

**ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
91577
NOV 04 2024
BOONE COUNTY
PLANNING COMMISSION

Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Name of Project: 7 Brew Coffee (US 42)
2. Location of Project: 8109 & 8111 US Hwy 42
3. Total Acreage of Project: 1.5+/-
4. Current Zoning of Property: O-2 and SR-1
5. Proposed Zoning of Property (classification being requested): C-3
6. Proposed Use(s) (specify each use):
Drive thru only coffee shop
7. Proposed Building Intensities (specify for each building):
540 sf for coffee stand and 280 sf for remote cooler/storage structure
8. Are you applying for any of the following (check all that apply):
 Conditional Use Permit Variance
9. Current Owner: ESTATE of George Rawlings + BEVERLY S. RAWLINGS
 Address: 3205 Highway 1694 ~~Eden Pkwy~~
Crosswood ~~LaGrange~~ KY 40031-40014
 City State Zip Code
 Phone Number: 502-664-0852 Fax Number: _____
 Email: BSRAWLINGS@icloud.com CC: ARNIXON@craborehardfarm.com
10. Applicant: Brew Team KY, LLC
 Address: 3108 Vestal Pkwy E
Vestal NY 13850
 City State Zip Code
 Phone Number: 502-528-1798 Fax Number: _____
 Email: brian.evans@7brewteam.com
11. Are there any existing buildings on the site: Yes No
 If yes, indicate how many: 2

12. 1202 755 2048B
Deed Book Page Number Group Number

13. Have you had a pre-application meeting with the BCPC staff: Yes No

14. Have you submitted a Concept Development Plan: Yes No

15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input checked="" type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input checked="" type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 1/16/25

Property Owner's Signature:

Beverly S. Rawlings

Applicant's Signature:

[Signature]

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 11/4/24 Fee Received: \$1,300 (variances)
\$2345.15 (ZMA) Receipt #: 91577
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
- Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: M. Schwartz
6. Committee Chairperson: R. Lunnemann
7. Scheduled Public Hearing Date: 12/4/2024
8. Boone County Planning Commission Action: _____ Date of Action: _____
- _____ Approved
- Approved with Conditions
- _____ Denial
- _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196

EXHIBIT

“A”

STAFF REPORT

#1

Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

December 4, 2024

REQUEST

- A. The first part of the submitted request is to rezone an approximate 1.56 acre area located at 8109-8113 US 42 from SR-1 and O-2 to C-3 to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.
- B. The second part of the submitted request is for a Change of Concept Development Plan from an office to an eating and drinking establishment for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42.
- C. The third part of the submitted request is for two Variances:
 1. The first variance is to reduce the Buffer Yard A width along the property line between the site in question and the property located at 8101 US 42 from ten (10) feet to three (3) feet.
 2. The second variance is to reduce the one-way drive aisle width between the off-street parking spaces and the drive-through lane from twenty (20) feet to sixteen (16) feet.

SITE HISTORY

- | | |
|-----------|---|
| 1949-1954 | Based on information contained in the Boone County GIS, houses were built on the site (8111 US 42 and 8113 US 42). |
| 1954-1960 | Based on information contained in the Boone County GIS, a house was built on the site (8109 US 42). |
| 1984 | A portion of the site in question was rezoned from C-3 to O-2 to allow the existing houses to be converted to office uses (R-8-84). |
| 1990 | On February 14, 1990, the Florence Board of Adjustment approved a Variance reducing the width of and access driveway from twenty (20) feet to ten (10) feet |

and reducing the width of a driveway aisle from twenty-five (25) feet to twenty (20) feet, subject to two (2) conditions (FBOA-90-003).

- 1990 On March 21, 1990, the Boone County Planning Commission approved a Site Plan for the structure located at 8109 US 42.
- 2019 On June 14, 2019, the Boone County Planning Commission approved a zoning permit for the demolition of the structure located at 8113 US 42.
- 2023 On February 22, 2023, the Boone County Planning Commission approved a Consolidation Plat, creating the approximate 1.56 acre site in question.

APPLICABLE REGULATIONS

- A. Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1. The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
 2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
 3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- B. Section 302.A.5 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, the property owner may also request a variance or a conditional use permit for the same development.
- C. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of these regulations pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. The Planning Commission should evaluate the requested variance as it relates to the criteria necessary for granting a Variance as stated in Section 204.D of the Boone County Zoning Regulations.
1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the

requirements of the zoning regulations. In making these findings, the board shall consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same district.
 - b. The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.
2. Section 204.E of the Boone County Zoning Regulations state that the Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- E. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.
- F. Section 1003.A of the Boone County Zoning Regulations states that "the purpose of the Commercial Services district is to provide, control, and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display, and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in ARTICLE 11. Such districts will generally be organized around regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from arterial roads. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting, and other spaces and improvements as possible."
- G. Section 3310.A of the Boone County Zoning Regulations states that the minimum width of a one-way off-street parking drive aisle for 60-degree angular parking shall be twenty (20) feet.
- H. Section 3645.B.8 of the Boone County Zoning Regulations require a Buffer Yard A, having a minimum width of ten (10) feet, between properties that are zoned C-3.

SITE CHARACTERISTICS

- A. The approximate 1.56 acre area is located along the south side of US 42, approximately three hundred fifty (300) feet west of Lacresta Drive and along the west side of Lacresta Drive, approximately three hundred (300) feet south of US 42.

- B. The site has approximately one hundred fifty (150) feet of frontage along US 42 and approximately fifty-seven (57) feet of frontage along Lacreata Drive.
- C. The site is currently occupied by two detached single-family residential dwellings that have been converted into office uses, both of which are identified in the Boone County GIS as having historical significance.
- D. A tree line exists along the south property line and along a portion of the west property line.
- E. Access is currently provided by two curb cuts onto US 42.
- F. Topographically, the western half of the site slopes downward from US 42, with an eight (8) foot change in grade. The eastern half of the site slopes downward, north to south, with a sixteen (16) foot change of grade.
- G. The site is located within the 60 day/night noise level of the airport.

ADJACENT LAND USES AND ZONES

North: Tire Discounters, Take 5 Oil Change, and White Castle (C-3)
South: Detached single-family residential dwellings (SR-1)
East: White Castle and Marathon Gas Station/Hop Shops Convenience Store (C-3)
West: O'Reilly Auto Parts (C-3)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the northern portion of the site for "Commercial" uses and the southern portion of the site for "Suburban Density Residential" uses. These two classifications are described as follows:
 - 1. Suburban Density Residential – Single family housing of up to four units per acre.
 - 2. Commercial - Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following are excerpts from Our Boone County - Plan 2040:
 - 1. 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; where appropriate, 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 both like and 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 (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

2. 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 soften 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 as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). 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 (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
3. 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. Utility lines should be placed underground wherever possible, and junction boxes screened from public view. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County. 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 as well as the "local identity" of the area. As discussed earlier in this document, certain natural and cultural resources in Boone County have implications for land use, including historic structures and districts, archaeological

sites, significant geological sites and viewsheds, and cemeteries. The management of some of these resources is regulated at the local, state and/or Federal level and, as such, their potential land use implications should be carefully considered prior to development. Of particular concern are ridges and hilltops overlooking the Ohio River as well as major stream valleys within Boone County such as those found along Big Bone Creek, Gunpowder Creek, Mudlick Creek, and Garrison Creek due to potential for Native American burial sites (Land Use, Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, page 97).

- C. US 42 is a state maintained arterial street providing for two way traffic within four driving lanes and a continuous left-turn storage lane. There are sidewalks along both sides of the roadway. Lacreata Drive is a city maintained subcollector street providing for two-way traffic within two driving lanes. There is a sidewalk along a portion of the west side of the roadway.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Demolition of the existing 1,322 square foot and 880 square foot structures.
 2. Construction of a 538 square foot drive-through only coffee shop.
 3. Construction of a 280 square foot cooler/storage structure.
 4. Construction of a trash enclosure.
 5. Provision for two (2) drive-through lanes.
 6. Provision for thirteen (13) off-street parking spaces.
 7. Provision for perimeter screening.
 8. Provision for an underground stormwater detention facility.
 9. Continued use of the two (2) existing curb cuts onto US 42, to be changed from full access points to one being one-way in and the other being one-way out.
 10. Construction of a driveway aisle with access onto Lacreata Drive.
- B. The applicant has provided a Project Narrative providing a description of the development and the reasons for the requested Variances and modifications to the required Design Standards.
- C. The applicant has provided a Trip Generation Memorandum indicating the following:
1. Trip generation for the existing site generates 9 am peak hour trips and 11 pm peak hour trips.
 2. Trip generation for the proposed use will generate 52 am peak hour trips and 22 pm peak hour trips.
 3. Trip generation between the existing and proposed use will increase by 43 am peak hour trips and 11 pm peak hour trips.
 4. Because the increase is less than 50 peak hour trips, no traffic analysis should be required.
 5. Since no new curb cuts are proposed on US 42 and that the proposed development will result in a net increase of less than 50 trips during the peak hour, no additional access management analysis is warranted.

6. Because no additional access is being proposed along US 42, adjacent access spacing will not change from the current conditions. In addition, the proposed development will result in a net increase of less than 50 peak hour trips, no additional distance analysis is warranted.
7. Because no additional access is being proposed along US 42, the intersection sight distance will not change from the current condition. In addition, the proposed development will result in a net increase of less than 50 peak hour trips, no additional sight distance analysis is warranted.
8. That the proposed queuing on the site meets their queue analysis.

D. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations:

1. Section 3155.A.2 states that drive-through lanes are for the exclusive use of the drive-through facility and parking spaces cannot be situated so that a vehicle must back into it.

The submitted plan shows that the handicap parking space will back out into the drive-through lane.
2. Section 3199.B.3 states that the primary entrance of a building shall face the primary street.

The submitted plan shows that the entrance to the building will be on the sides of the structure and not facing US 42.
3. Section 3199.B.4 states that the front elevation of commercial buildings shall provide a minimum of sixty (60) percent window transparency.

The submitted plan shows that the front of the building, facing US 42, will have approximately twenty-five (25) percent window transparency.
4. Section 3199.B.9 states that the use of high intensity, bright (sharp contrast), or metallic color shall be prohibited, unless it is used for trim purposes.

The submitted plan indicates that the building will be light and dark grey in color and that the canopy will be a contrasting pacific blue in color.
5. Section 3221.A.2 states that developments are permitted one (1) access point for each five hundred (500) feet of site frontage. The site in question has approximately one hundred (150) feet of frontage along US 42. Section 3223.A states that whenever the use of a parcel of land changes, the Planning Commission may require the reconstruction, relocation, or closure of access points, based on the new property use.

The submitted plan shows the continued use of the two existing curb cuts onto US 42.
6. Section 3645 states that when the thirty (30) foot width option is used for a Buffer

Yard C, a minimum six (6) foot high fence shall be provided.

The submitted plan indicates that the option will be utilized in the southeast portion of the site. The submitted plan also indicates the installation of a fence. However, the plan does not indicate the type or height of the proposed fence.

- E. Staff sent out an Agency Memo to the Boone County Building Department, Community Development Division, City of Florence, Florence Fire Department, and the Kentucky Transportation Cabinet.
1. Bridget Striker, Community Development Division, replied that both 8109 and 8111 US Hwy 42 are historic structures dating to the 1950s and reflect a period of growth along US HWY 42 in Florence. Both properties should be subject to an architectural survey documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey is acceptable.
 2. Linzy Brefeld, KYTC, replied that they have already coordinated our traffic requirements with this developer. A KYTC encroachment permit will be needed for the work in the right-of-way.
 3. Todd Morgan, City of Florence provided comments via email (see attached).

STAFF CONCERNS

- A. The following are exceptions to the regulations that are being requested:
1. Not having the entrance to the building facing US 42.
 2. Reducing the window transparency on the front façade from sixty (60) percent to approximately twenty-five (25) percent.
 3. Use of a contrasting pacific blue color.
 4. Use of two curb cuts onto US 42.
- B. While the submitted plan indicates potential signage, this was not evaluated as signage is reviewed by a separate application.
1. It should be noted that the submitted plan indicates that LED lighting will be provided along roof lines and canopy lines. Such lighting is considered signage under the zoning regulations and will be regulated as such.
- C. The existing houses are identified in the Boone County GIS as being historically significant. Before either of these structures are demolished, an architectural survey needs to be conducted documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey would be acceptable.
- D. The applicant's submitted project narrative states that the easternmost curb cut will be

modified to provide right-turn egress only. However, the submitted plan does not show such a design.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Articles 2 and 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



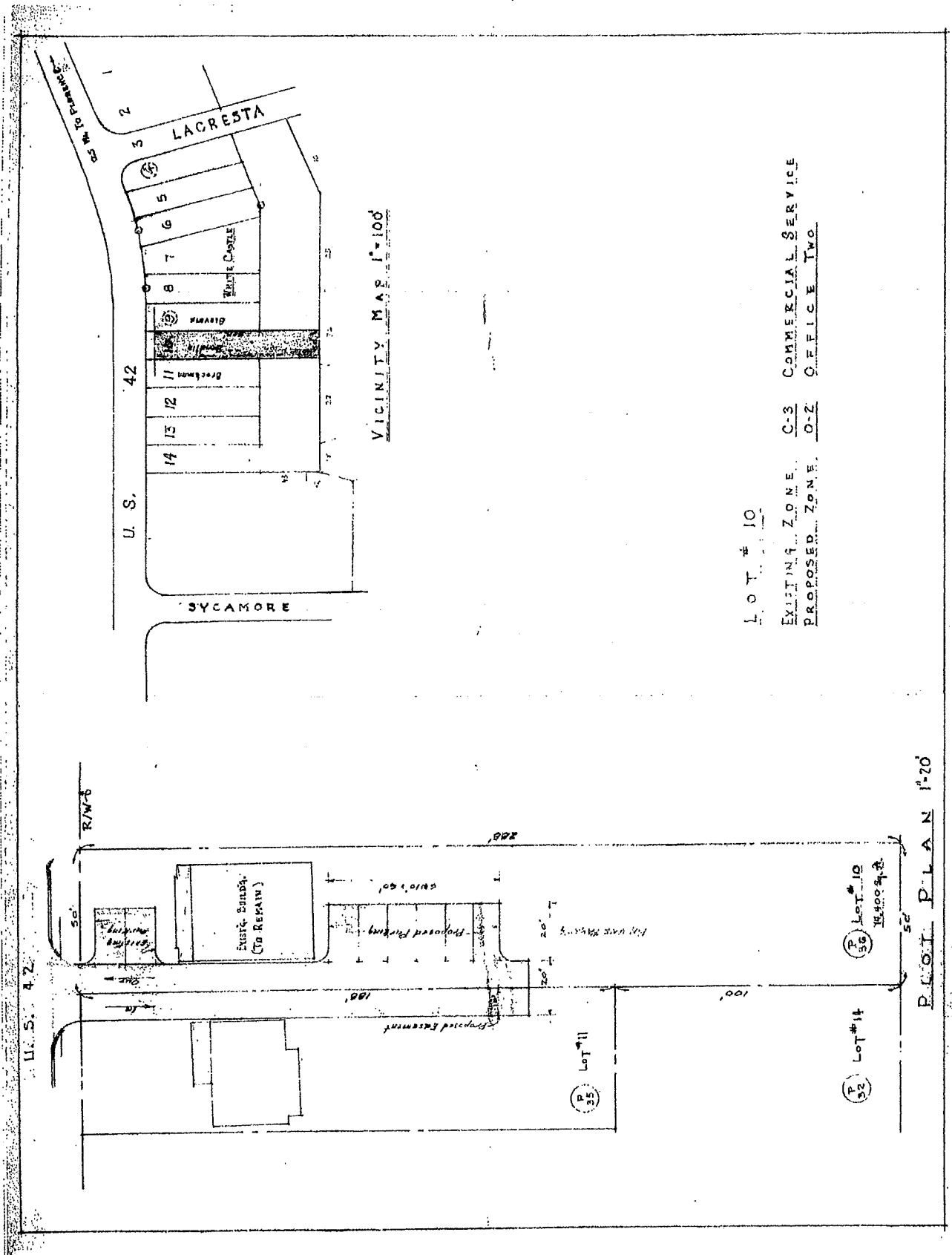
Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments:

- *Existing approved Concept Development Plan (R-8-84)
- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Noise Contour Map
- *Application
- *Project Narrative
- *Trip Generation Memorandum
- *Concept Development Plan

EXISTING APPROVED CONCEPT DEVELOPMENT PLAN - R-8-84

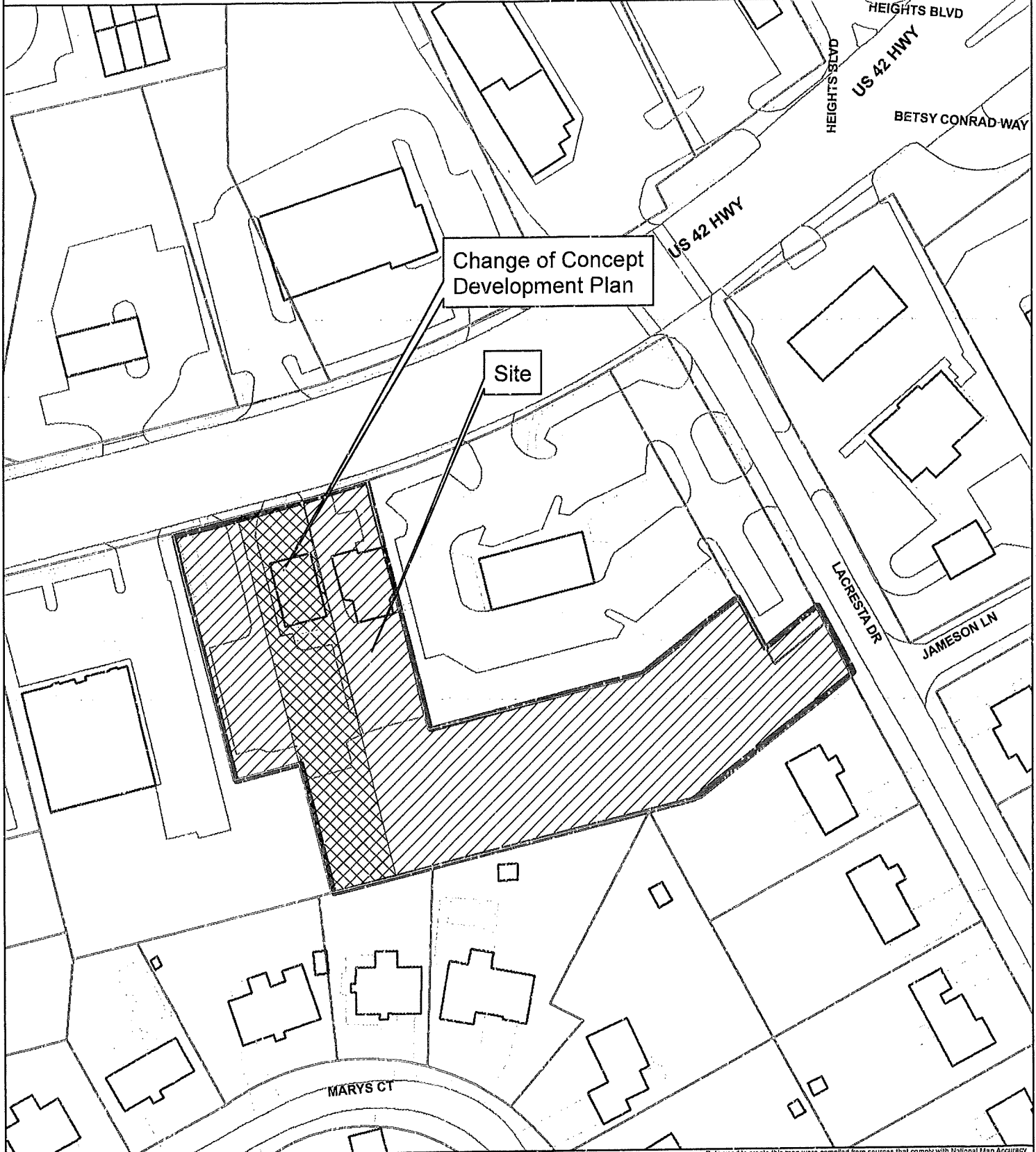


LOT # 10
 EXISTING ZONE C-3 COMMERCIAL SERVICE
 PROPOSED ZONE O-2 OFFICE TWO

PLOT PLAN 1"=20'

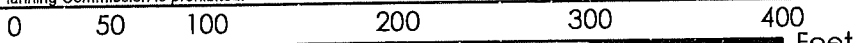
Vicinity Map

www.boonecountygis.com



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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map

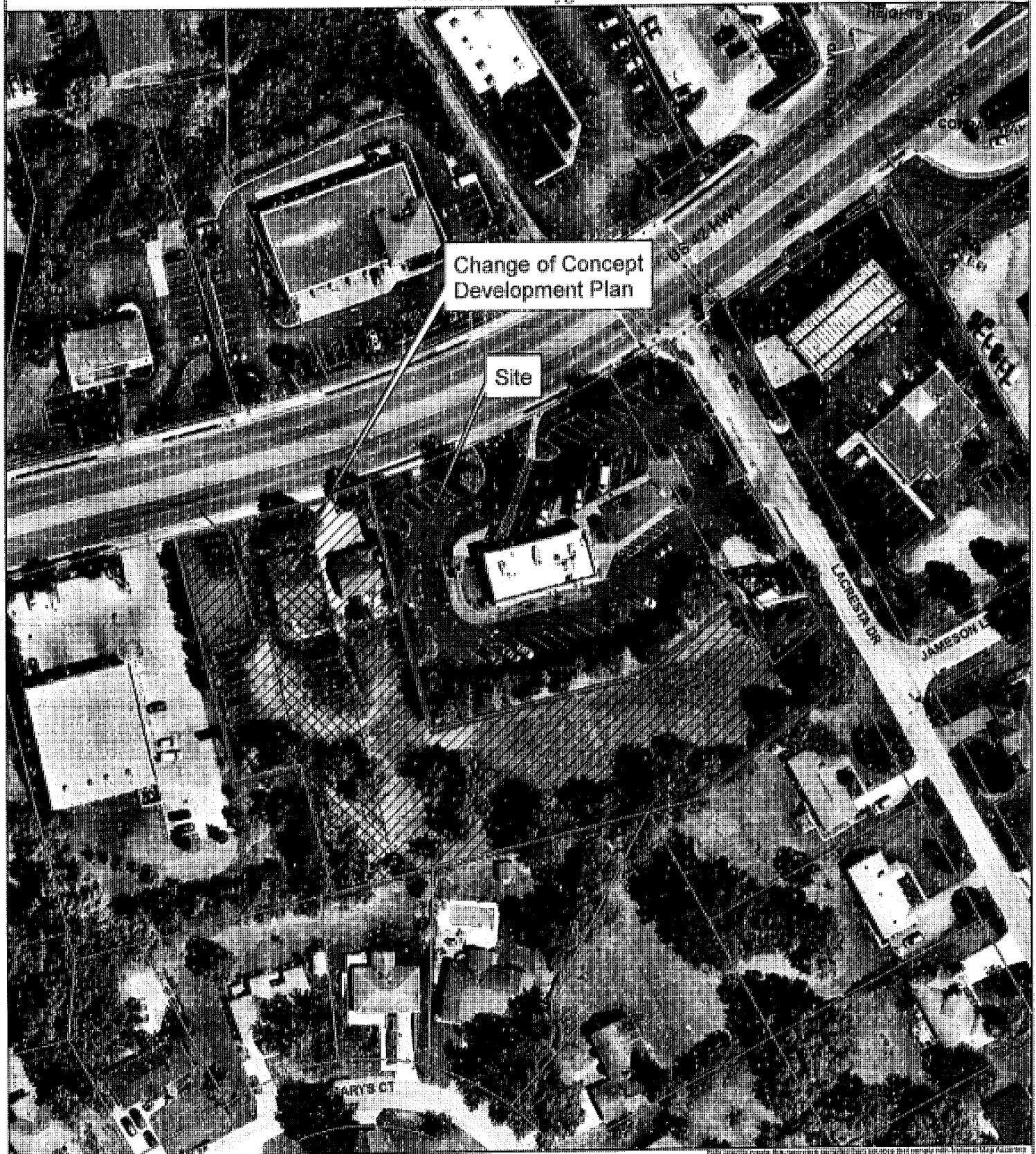


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Aerial Map

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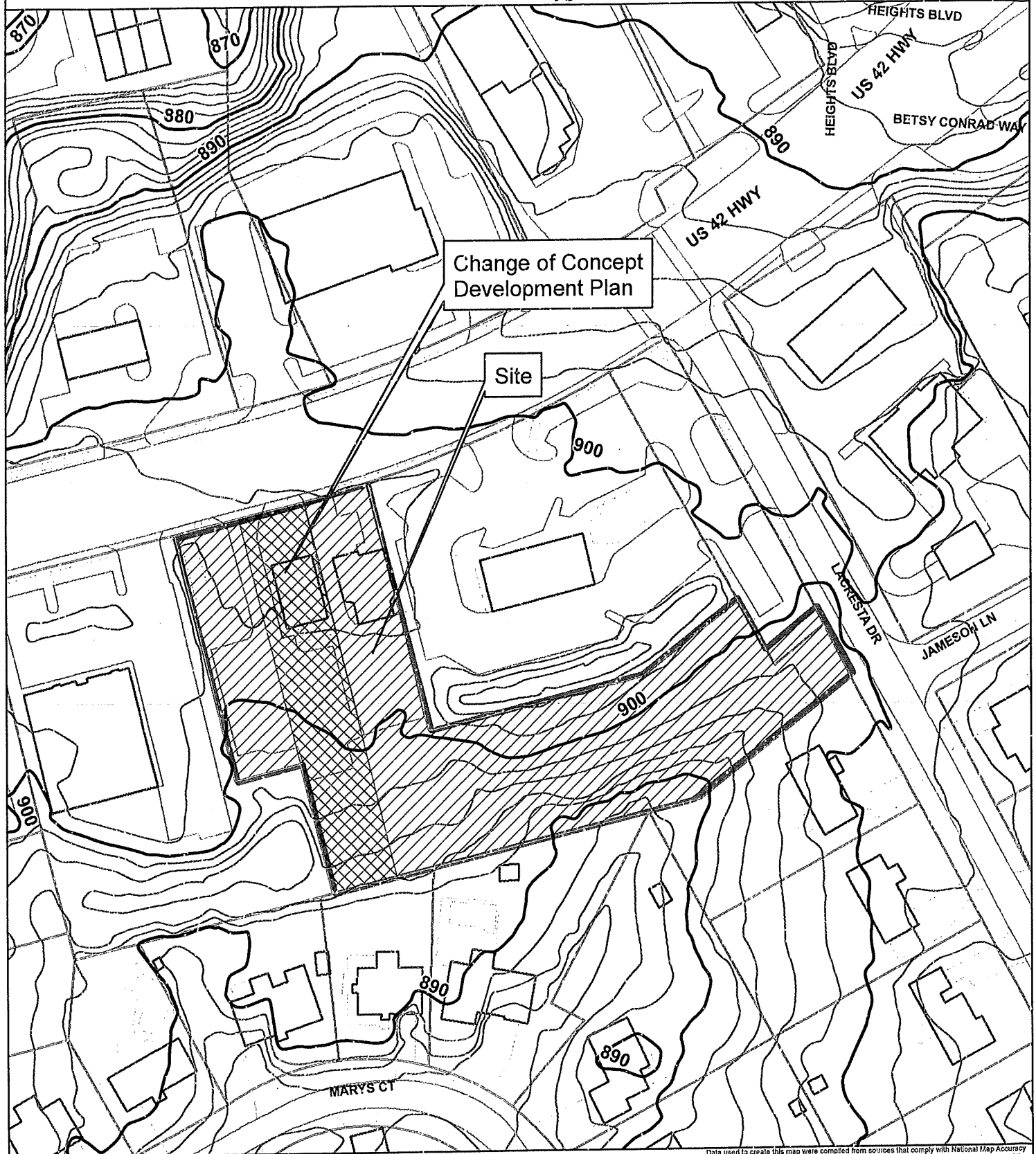


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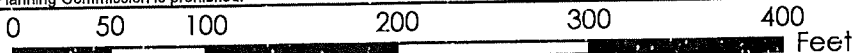
Topographic Map

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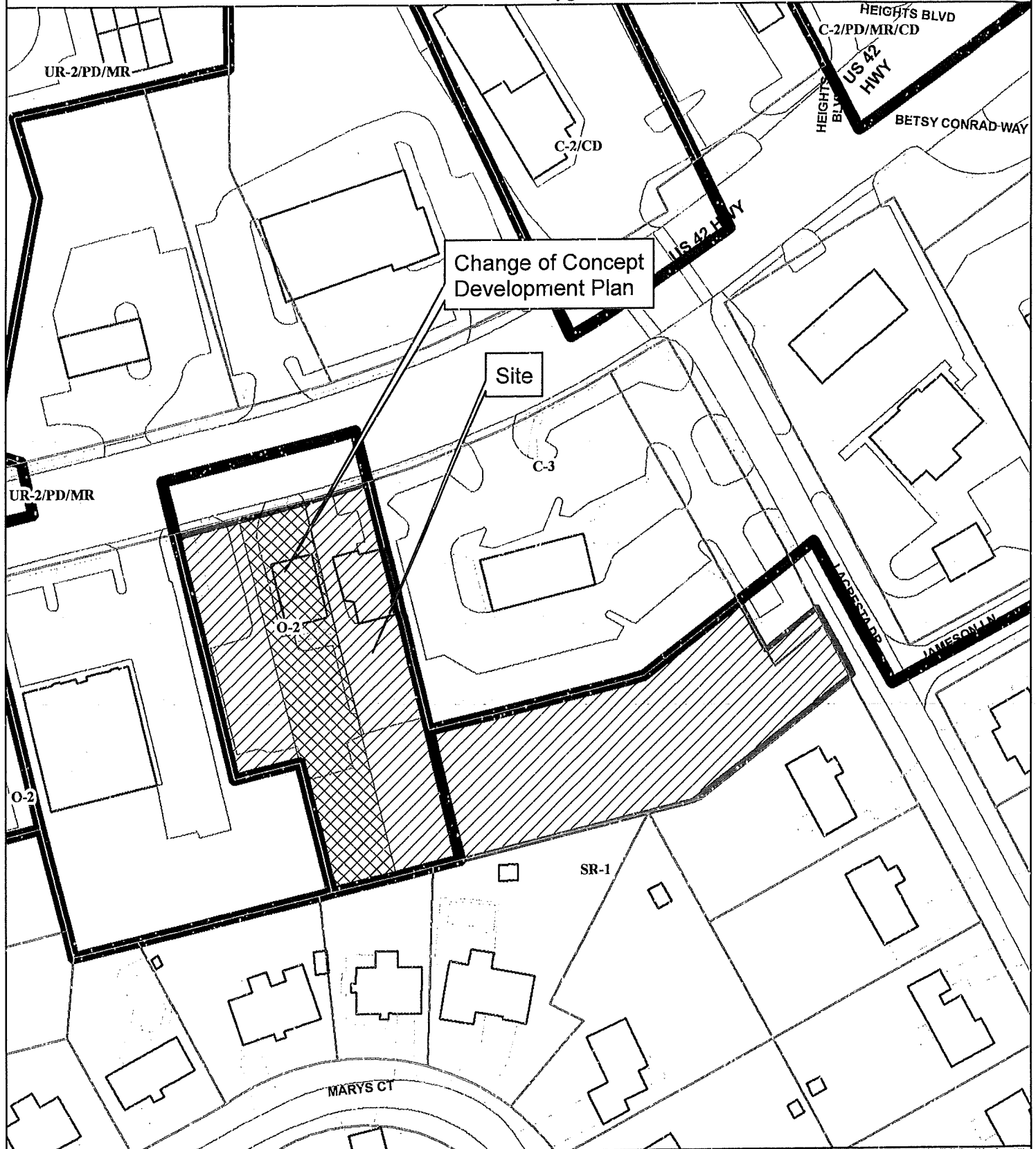


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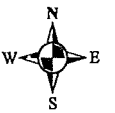
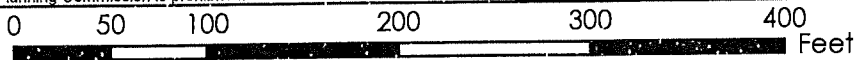
Zoning Map

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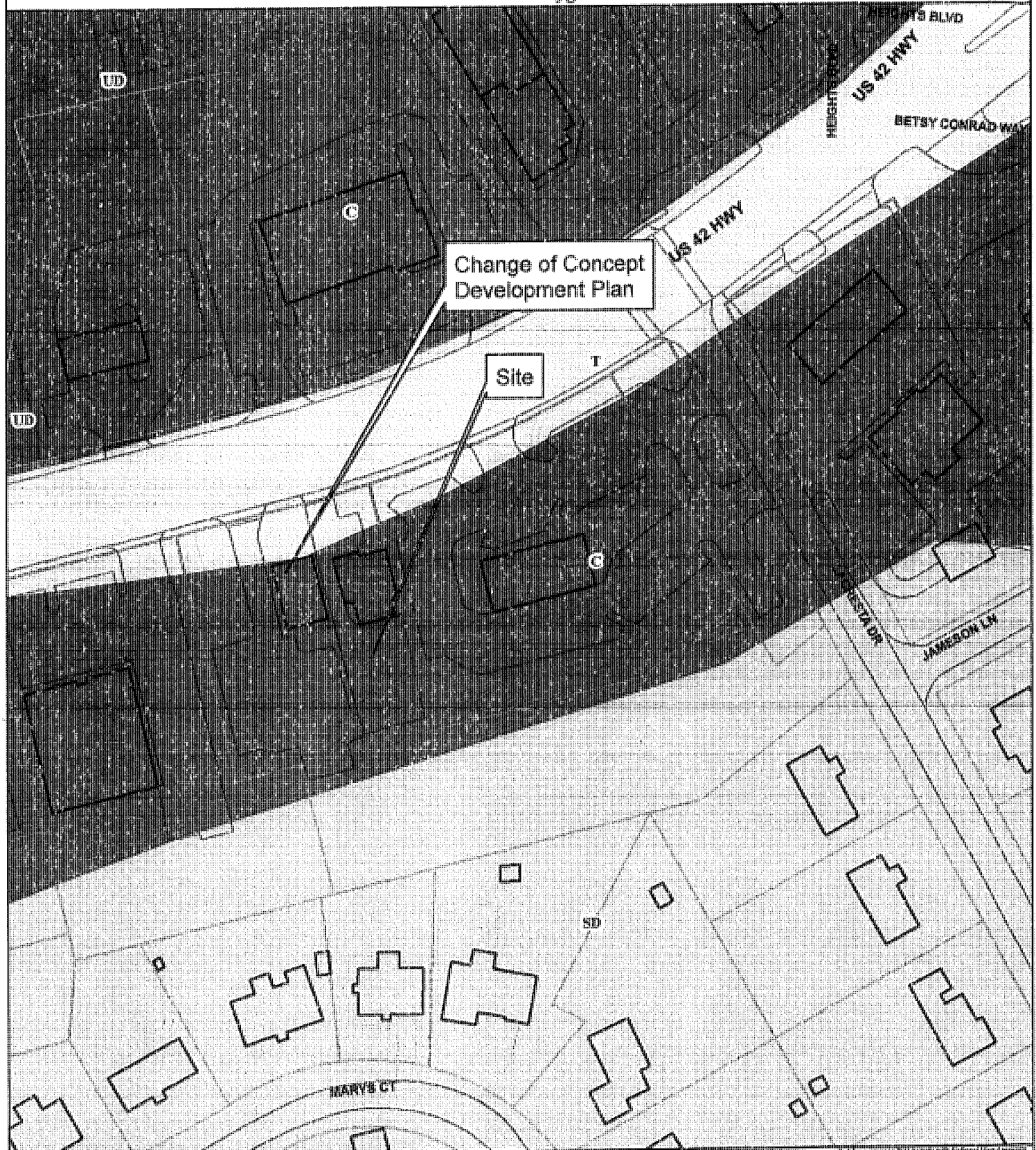
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Boone County GIS - Putting Northern Kentucky on the Map

2040 Future Land Use Map

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0 50 100 200 300 400 Feet

1 inch = 100 feet



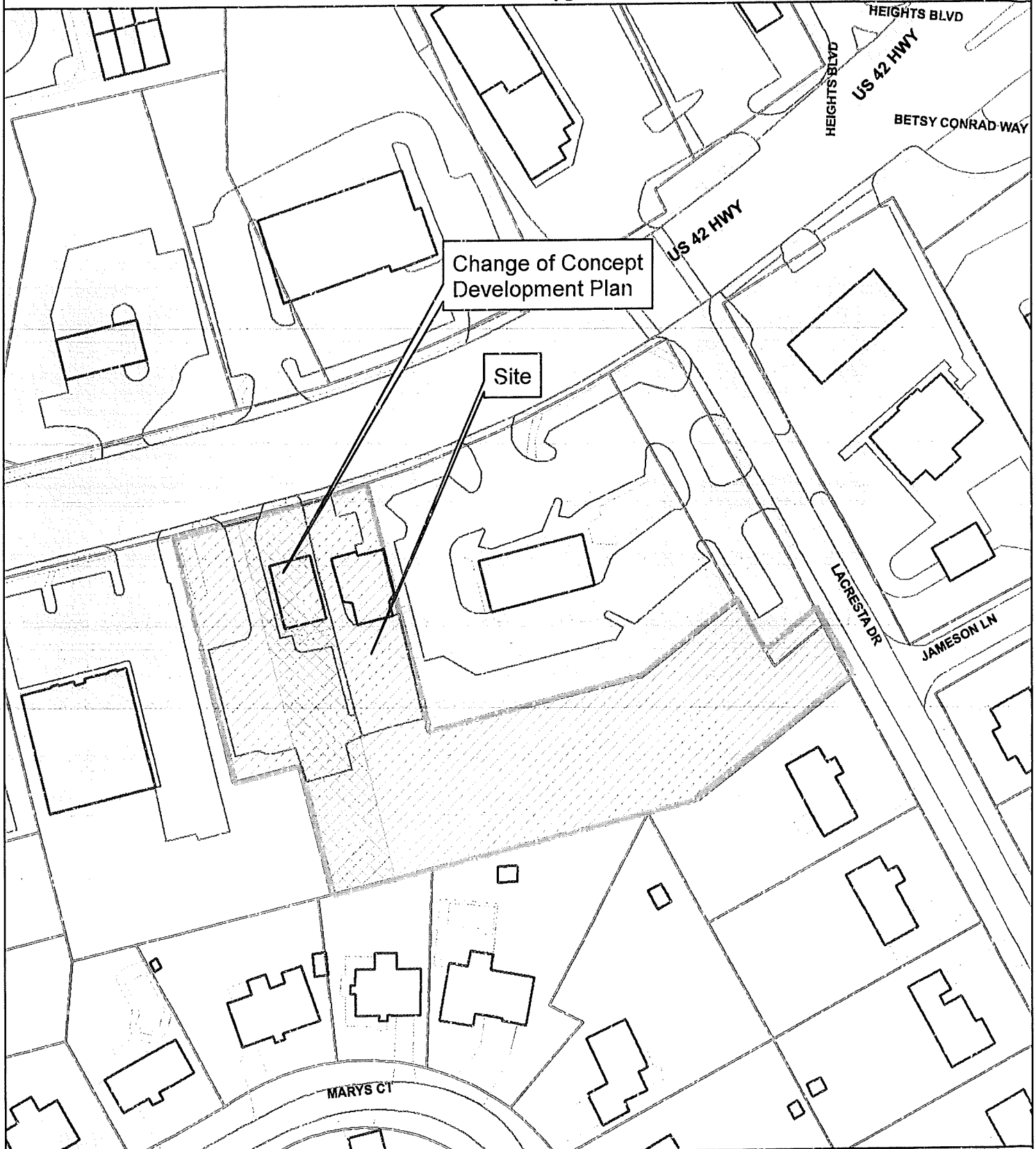
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Boone County GIS
Planning Commission

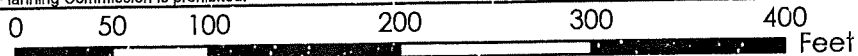
Noise Contour Map

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Michael Schwartz

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Friday, November 22, 2024 2:46 PM
To: Michael Schwartz
Cc: Justin Finke
Subject: RE: 7 Brew Coffee - 8109-8113 US 42

EXTERNAL MESSAGE

Michael,

The City of Florence has the following comments:

1. Business Operation
 - A. Can the applicant define their typical hours of operation?
 - B. Can customers walk-up to the building or into the building and place an order?
2. Traffic
 - A. We will be providing a separate email from the City Engineer which addresses the applicant's trip generation memorandum and other traffic related issues.
 - B. The project narrative indicates the eastern driveway on US 42 will be reconstructed to provide egress and that left hand turns will be prohibited by use of channelized curb and signage. We recommend that a channelized curb/signage note be added to the Concept Development Plan or a condition be added if the application is approved.
3. Site Design/Landscaping
 - A. The City of Florence recommends the driveway aisle Variance be withdrawn or denied. The lengths of the twelve parking stalls can be reduced from 23' to 18' by code. The extra 5' could be used to increase the driveway aisle between these parking stalls and "lane 2" to 21'.
 - B. The Concept Development Plan doesn't show any freestanding menu boards, preview boards, or clearance bars. Is this correct? Audibility of menu board speakers from residential property lines should be analyzed or conditioned if any freestanding menu boards with speakers are proposed.
 - C. What is the semi-circular pavement marking in the front parking lot? Some other 7 Brew sites have a raised concrete island in this area. The City would request this area be curbed and that some low-level shrubs be added.
 - D. Sidewalks
 - A sidewalk connection needs to be provided between the building and sidewalks on US 42.
 - Sidewalks need to be added along the LaCresta Drive frontage.
 - E. Lighting:
 - The plan shows three light poles in the parking lot. The heights of these light poles and the orientation of the fixtures should be analyzed to verify they will not cause any impacts on adjoining residential properties.
 - Is lighting proposed underneath the canopies? Light levels will be analyzed at the Site Plan stage to verify they meet code.
 - F. Landscaping

- We would like to make the applicant aware that the number of plantings in some of the buffer yards do not meet code and will need to be adjusted at the Site Plan stage if the application is approved.
Example 1 – The number of trees in the US 42 street frontage buffer does not appear to meet code. The only trees are located near the front and side property boundaries.
Example 2 – The rear property boundary is approximately 431 linear feet and Buffer Yard C is required. The tree requirements are 44 evergreens (List D) and 35 large or medium trees (Lists A or B). Tree credits can be applied for retained vegetation.

4. Architecture/Signage

A. Section 3199 Design Standard Comments

- Primary Entrance – The City doesn't have any issue with the primary entrance being located on the front façade due to number of windows that are proposed. We support a Waiver.
- Windows – We would like the applicant to consider adding a small window to the cooler/storage building man door.
- Building Lighting - The elevations show LED Flex Lighting on the rear façade. This needs to be eliminated since this building façade faces a residential area.
- Building Color – The City would like the applicant to provide some color samples of all materials so they can be evaluated.
- Loading Areas - When will deliveries occur? What types of vehicles make these deliveries?
- Mechanical Equipment – The City would like the applicant to confirm that all roof top mechanical units will be screened from public view by the building.
- Building Signage –
 - The applicant should verify their building mounted sign on the front façade meets Section 3199 standards.
 - The building mounted sign that is proposed on the front façade of the cooler/storage building is a board sign and doesn't meet Section 3199 standards. Is the Planning Commission and City of Florence okay with issuing a Waiver?
 - A building mounted menu board appears to be mounted on a canopy column. How large is this sign? How will the rear part of the sign facing US 42 be finished? Can the canopy column be widened so the sign doesn't overhang the column? The sign code does not allow a sign to overhand the wall/column on which it's mounted.

5. Florence Fire/EMS did not have any comments.

Thank you,

Todd K. Morgan, AICP
 Director of Community Development
 City of Florence
 (859) 647-8147

From: Michael Schwartz <mschwartz@boonecountyky.org>

Sent: Tuesday, November 5, 2024 6:18 AM

To: Paul Stephenson <Pstephenson@boonecountyky.org>; Mark Martin <mmartin@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-

KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; linzy.brefeld@ky.gov; John.Bandy@ky.gov
Subject: 7 Brew Coffee - 8109-8113 US 42

We are in receipt of the above referenced Zoning Map Amendment/Change of Concept Development Plan/Variances application.

If you have any comments that you would like to be included in our staff report to the Planning Commission, please forward them to me no later than **Monday, November 25, 2024.**

Michael D. Schwartz
Director, Zoning Services



BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

Michael Schwartz

From: Todd Morgan <todd.morgan@florence-ky.gov>
Sent: Monday, November 25, 2024 9:29 AM
To: Michael Schwartz
Subject: FW: 8211 US 42 - Drive Thru Coffee Project

EXTERNAL MESSAGE

Michael,

See the comments from Jon Girdler below and include them in the Staff Report.

Thanks,

Todd K. Morgan, AICP
Director of Community Development
City of Florence
(859) 647-8147

From: Jon Girdler <jgirdler@vioxinc.com>
Sent: Friday, November 22, 2024 5:36 PM
To: Justin Verst <jverst@vioxinc.com>; Todd Morgan <todd.morgan@florence-ky.gov>
Cc: Justin Finke <Justin.Finke@Florence-KY.gov>
Subject: RE: 8211 US 42 - Drive Thru Coffee Project

Good afternoon Justin and Todd,

I took a look at the additional trip generation info and compared that against the CarMax TIS that was previously completed. I am not concerned with the additional traffic. If you think about the US42/Lacresta signal and the number of cycles that occur in 1 hour (likely 20-22), you're probably talking about another 2-3 exiting vehicles for some of the cycles.

Regarding the proximity of the Lacresta driveway and Jameson, since the two approaches are so close, I do not anticipate conflicts between those movements. Both approaches will be able to see each other as they get to Jameson.

Thanks,

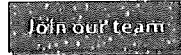


Jon Girdler, PE

Design Engineer

[vioxinc.com](mailto:jgirdler@vioxinc.com)

859-727-3293 | 859-415-8435



From: Justin Verst <jverst@vioxinc.com>
Sent: Tuesday, November 19, 2024 10:52 AM

To: Todd Morgan <todd.morgan@florence-ky.gov>; Jon Girdler <jgirdler@vioxinc.com>
Cc: Justin Finke <Justin.Finke@Florence-KY.gov>
Subject: RE: 8211 US 42 - Drive Thru Coffee Project

Todd, thanks for checking in. Jon and I briefly discussed. We'll get comments to you/Justin this week. Thanks.



Justin M. Verst, P.E.

V.P. Quality Management / Sr. Design
Engineer

vioxinc.com

859-727-3293 | 859-250-4179



From: Todd Morgan <todd.morgan@florence-ky.gov>

Sent: Tuesday, November 19, 2024 9:57 AM

To: Justin Verst <jverst@vioxinc.com>; Jon Girdler <jgirdler@vioxinc.com>

Cc: Justin Finke <Justin.Finke@Florence-KY.gov>

Subject: RE: 8211 US 42 - Drive Thru Coffee Project

Justin and Jon,

I hope all is well. Can you analyze a couple of specific issues regarding this project and provide your thoughts when you respond?

1. US 42/Lacresta Drive traffic signal – When considering the increased traffic from the proposed development and future developments (CarMax, etc.), will the green light time be adequate for motorists turning on US 42? The green light time is short, and there are concerns that some motorists might have to sit through several signal cycles before turning on US 42, especially during the AM peak.
2. The proposed egress point on LaCresta Drive and its alignment with Jameson Lane – Does this create traffic safety issues?

The Planning Commission has asked that we provide comments to them by next Monday (11/25). Can you have comments to us by that time so we can include them in the Planning Commission Staff Report? We apologize for the short review time.

Thanks for your help.

Todd K. Morgan, AICP
Director of Community Development
City of Florence
(859) 647-8147

From: Justin Finke <Justin.Finke@Florence-KY.gov>

Sent: Monday, November 18, 2024 4:47 PM

To: Justin Verst <jverst@vioxinc.com>

Cc: Jon Girdler <jjgirdler@vioxinc.com>; Todd Morgan <todd.morgan@florence-ky.gov>

Subject: 8211 US 42 - Drive Thru Coffee Project

Good afternoon Justin,

I hope you have been well. Back at the beginning of September, you and Jon had evaluated some preliminary traffic data for us in relation to a project slated to occur on US 42. The developer has made some alterations to their original plan, and provided us with additional traffic data beyond what you all had originally reviewed. I wanted to reach out to see if you guys would mind reviewing this new information and concept plan to determine if there are any foreseeable issues in relation to traffic created by this project?

Please let me know if you all have any questions about the attached information. I appreciate your help!
Thank you,

JUSTIN D. FINKE
Business Development Director

CITY OF FLORENCE, KENTUCKY
8100 Ewing Boulevard | Florence, KY 41042
P: 859.647.8152 | E: justin.finke@florence-ky.gov
Florence-ky.gov

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13. Have you had a pre-application meeting with the BCPC staff: Yes No

14. Have you submitted a Concept Development Plan: Yes No

15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Boone County Building Department | <input type="checkbox"/> Local Fire District |
| <input type="checkbox"/> Boone County Public Works Department | <input type="checkbox"/> Local School District |
| <input type="checkbox"/> Boone County Water District | <input type="checkbox"/> Northern Kentucky Health Department |
| <input type="checkbox"/> Cincinnati Bell | <input type="checkbox"/> Owen Cooperative Electric, Inc. |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1 |
| <input type="checkbox"/> Duke Energy | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input checked="" type="checkbox"/> Florence Public Services Department | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Kentucky Division of Water | |
| <input checked="" type="checkbox"/> Kentucky Transportation Cabinet | |

16. Concept Development Plan Jurisdiction/Location (check all that apply):
 Unincorporated Boone Florence Walton Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 1/16/25

Property Owner's Signature: Beverly S. Rawlings

Applicant's Signature: [Signature]

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 11/4/24 Fee Received: \$ 1,300 (variances)
\$ 2345.15 (ZMA) Receipt #: 91577
2. Number of Copies Received: _____
3. Has the following been submitted (check all that apply):
- Completed Application
 - Concept Development Plan
 - Legal Description
 - Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): _____
5. Staff Reviewer: _____
6. Committee Chairperson: _____
7. Scheduled Public Hearing Date: _____
8. Boone County Planning Commission Action: _____ Date of Action: _____
- _____ Approved
 - _____ Approved with Conditions
 - _____ Denial
 - _____ Other
9. Resolution Number: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196



Brew Team KY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

11/01/24

Boone County Planning Commission
2950 Washington St
Burlington, KY 41005
Attn: Michael Schwartz – Director, Zoning Services

RE: Proposed 7 Brew Coffee – 8111 US Hwy 42
Zone Map Amendment Narrative

Project Narrative

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order drinks, including coffees, teas, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate. Customers are welcomed at their vehicle by an energetic barista, who take their order via an iPad. This personal interaction cultivates a unique customer experience and allows for ultra-fast processing. Drinks are made to order and delivered to the customer's vehicle quickly allowing them to get in and out to tackle their day.

We propose to demolish the existing structures located at 8109 and 8111 US Hwy 42 in Florence, KY. The site will be redeveloped with a prefabricated 510 square foot drive thru only coffee shop and a 280 sf remote storage/cooler accessory structure. Canopies will extend from both sides of the building to provide cover from the elements over the drive thru pick up area and at the access point to the remote cooler.

The site is currently zoned O-2 and SR-1 and is proposed to be rezoned to C-3. The properties to the west, north and east of the site are zoned C-3 and the properties to the south of the site are zoned SR-1.

After preliminary coordination with KYTC District 6 and the City of Florence, we are proposing to reconstruct the western driveway currently serving the structure at 8111 US Hwy 42 to provide ingress to the development. The eastern driveway currently serving the structure at 8109 US Hwy 42 will be reconstructed to provide egress from the development. Left turns will be prohibited onto US 42 at this location thru the use of a channelized curb and signage. Secondary ingress/egress to the site will be from a driveway located at the rear of the site to a new curb cut on Lacreata Drive. A Trip Generation Memorandum is included with the application materials further describing trip generation, warrant analysis, and on-site queuing.

As there are no accommodations for indoor or outdoor seating, on-site parking is provided for staff only. There will be (13) on-site parking spaces, of which (1) will be handicapped accessible. There will also be (4) bicycle parking spaces.

All required buffering and landscaping requirements are being met with the exception of the eastern 50.18 feet of the property that adjoins 8101 US Hwy 42. A variance as described below is being requested in that location.





Brew Team KY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

Stormwater will be collected on site thru a series of catch basins and pipes and directed to an underground detention basin to be installed under the proposed rear driveway. Water will be released at predevelopment rates to the existing channel to the south.

Variance Requests

1. The Applicant requests a variance of Section 3645.A to not provide the required 10' buffer yard and landscaping along the easternmost 50.18' common boundary with the property located at 8101 US Hwy 42. This section of the adjacent property is the location of a dumpster enclosure and high-rise sign. Eliminating this buffer will not have an adverse effect on the adjoining property. The proposed driveway providing access to Lacresta Drive was located to provide the required 30' buffer (with a fence) adjacent to the SR-1. property located to the south.
2. The Applicant requests a variance of Section 3310.A to reduce the one-way drive width adjacent to the staff parking spaces from 20' to 16'. The one-way drive separates the staff parking spaces from Lane 2 of the drive thru. For this use, the code requires 8 queue spaces to be provided. This site has 23 queue spaces, which far exceeds the minimum required by code. Vehicles would be queued around the building in lane 2 adjacent to the drive aisle only during the peak hours of business, which does not coincide with shift changes and the entry and exit of cars into the parking spaces.

Section 3199 Design Standards

1. Building Massing: Existing building massing along US 42 range from approximately 25' wide (8050 US Hwy 42) to approximately 120' wide (8104 US Hwy 42). When taken in full context, the 7 Brew massing including the Building and Storage cooler is 25'9" wide and is 50' wide including the canopy structure.
2. Architectural Style and Detail: Most buildings along this commercial corridor are of 1 story construction, with mostly flat roofs with varying elements creating architectural relief (such as raised corner gables, parapets, etc.). Seven Brew has a combination of a barrel roof and flat roof that provides visual interest and breaks up the roof line.
3. Primary Entrances: As a drive thru only business, there are not interior public spaces in a 7 Brew, and thus there is not a traditional primary entrance. Employees enter the building through an access door at the rear that is under a canopy. Although 99 percent of orders occur in the drive thru, pedestrian traffic can order at a sliding glass door that is on the west elevation of the building and is under a canopy. Likewise, drinks are delivered to customers vehicles thru (2) sliding glass doors on the east side of the building. These delivery areas are also under a canopy. We request a modification to not have a primary entrance facing the street.
4. Windows: The front elevation of the building facing US Hwy 42 consist of (3) 1" insulated tempered thermal windows w/Low-E glass that are clear.





Brew Team KY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

5. **Roofs:** The front portion of the roof on the main building is a standing seam metal that slopes from front to back with a rear flat roof that has a parapet wall. The standing seam roof shields rooftop equipment from the street, with wall structure shielding them from both sides. To the rear, the mechanical units are further shielded with parapet walls.
6. **Awnings:** Awnings are not used on a 7 Brew building.
7. **Building Materials:** Existing materials along the corridor include (but are not limited to) block, split face block, brick, metal siding, and fiber cement siding. The 7 Brew building will utilize a two tone Nichiha fiber cement product that mimics the appearance of brick. The Nichiha panel is a solid high-density fiber composite panel with weather-resistant high-performance architectural coatings. Traditionally used as an accent material due to cost, the small scope of the 7 Brew building allows the entire building to be clad with Nichiha. The aesthetic and durable characteristics of Nichiha meet the intent of the building materials and therefore we request a modification of this requirement.
8. **Building Lighting:** The majority of the building lighting is provide via under canopy LED surface mounted lights. Flex LED rope lighting is used to accent the canopies and roof metal seam roof structure.
9. **Building Color:** The Nichiha façade is a combination of Modernbrick in both "Midnight" and "Shale Brown" colors, accented with Pacific Blue break metal on the canopies and roof.
10. **Mechanical Equipment:** All mechanical equipment is located on the roof and is screened.
11. **Building Signage:** Seven Brew stand branding package includes the use of internally lit box cabinet signs and we request a modification to this requirement. Signage will be similar in nature to other businesses in the immediate vicinity.

I look forward to working with you through the rezoning and development process and am excited to be bringing the 7 Brew concept to Florence.

Should you have any questions, please don't hesitate to contact me at 502-528-1798 or by email at brian.evans@7brewteam.com

Best

Brian Evans
Director of Entitlements

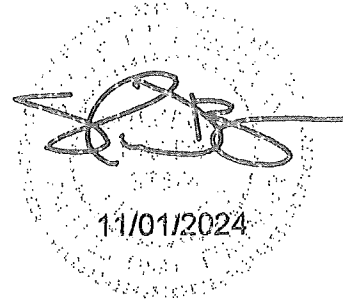




1550 East Republic Road
 Springfield, MO 65804
 tothassociates.com
 417.888.0645

10.31.2024

Justin D. Finke – Business Development Director
 City of Florence



RE: 7-Brew – Florence (Hwy 42) - Trip Generation Memorandum

Dear Mr. Finke,

Please accept this letter as documentation of our trip generation memorandum for the proposed 7-Brew at 8111 US-HWY42 in Florence KY.

- Location Description:** The site of the proposed 7-Brew Coffee is located on the west side of Interstate 71 along US-HWY 42, in between Mall Road and Lacreata Drive.
- Land Use – Existing and Proposed:** Land that the proposed 7-Brew Coffee shop site will be constructed on is currently part of an existing "Office Two" district that is zoned O-2 and "Suburban Residential One" district zoned SR-1. The existing development has two buildings totaling 3,400 S.F. of floor area. Both buildings will be demolished, and the site will be reconfigured to accommodate a 510 S.F. drive through only coffee restaurant. For the proposed site, a rezoning is being pursued. Access to the current site consists of two access points along US-HWY 42, the new development will keep two access points along US-HWY 42. A one-way ingress driveway will be 24-ft wide. The one-way egress driveway will be 14-ft wide and right turn only. New driveways and sidewalks will be ADA accessible. Drive-thru stacking/queueing for the proposed 7-Brew site will be contained within the site footprint and will not spill into the public right of way.
- Trip Generation Estimate:** Utilizing the 11th edition of the ITE Trip Generation Manual, Table 3.1 below represents trips generated for original land use (3,400 S.F. Office Space). Table 3.2 shown below represents the trips generated for the proposed land use for the 7 Brew Coffee Shop. Table 3.3 below compares the existing use with the proposed use and depicts the net change of trips between the two.

Table 3.1: Trip Generation Summary Table – Small Office Building

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
712	Small Office Building	1000 SF GFA	3.4	5	4	9	5	6	11



Table 3.2: Trip Generation Summary Table – Proposed 7 Brew

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window	1000 SF GFA	0.51	26	26	52	11	11	22

Table 3.3: Trip Generation Net Change – Trips

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
712	Existing Small Office Building	1000 SF GFA	3.4	5	4	9	5	6	11
937	Proposed Coffee/Donut Shop with Drive-Through Window	1000 SF GFA	0.51	26	26	52	11	11	22
	Net Change			21	22	43	6	5	11

Based on Table 3.3 above, the proposed 7-Brew is anticipated to increase the total number of new peak hour trips, during the peak hour, to levels beyond what could have reasonably been expected from the previously small office building, as depicted above.

- Warrant Analysis:** Based on the criteria found in the Traffic Study Policy for the Boone County Planning Commission, A traffic analysis is required for this development. Please see below for a summary of the warrants:

The Boone County Planning Commission should use the following table in making its determination:

TRAFFIC GENERATED BY PROPOSED DEVELOPMENT (peak hour)	ANALYSIS LEVEL
Less than 50 trips	No Analysis
50 - 75 trips	Traffic Analysis
75 - 100 trips	Intermediate Traffic Impact Study
More than 100 trips	Full Traffic Impact Study



5. **Access Management Review:** Because no additional access is being proposed along US-HWY 42, access management will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50 trips during the peak hour, therefore, no additional access management analysis is warranted.
6. **Adjacent Access Spacing -- Upstream & Downstream:** Because no additional access is being proposed along US-HWY 42, adjacent access spacing will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50 trips during the peak hour, therefore, no additional adjacent access spacing analysis is warranted.
7. **Intersection Sight Distance:** Because no additional access is being proposed to US HWY 42, the intersection sight distance will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50-trips during the peak hour, therefore, no additional intersection sight distance analysis is warranted.
8. **On-Site Vehicle Queueing Analysis:**

8.1 On-Site Vehicle Queueing - Calculations

According to the City of Florence Land Development Code, drive-through facilities, such as a fast-food restaurant are required to provide 4 spaces per drive-through lane. The site provides a total of 23 stacking spaces and is required to provide 8 stacking spaces, thereby complying with the City's code.

Toth and Associates seek to meet or exceed the queueing requirements laid out in the land development code. Although the minimum requirement of 8 stacking spaces is met, a queueing analysis will be performed and is described below.

Arrival rates and service rates are from the ITE trip generation manual. The 7-Brew arrival rates are based on average orders per hour. Computations were performed using the Stochastic Queueing Analysis method. Traffic intensity and average vehicle queue length are computed as follows:

$$\rho = \frac{\lambda}{\mu} \text{ (Eq. 1)}$$

Where:

ρ is the traffic intensity

λ is the mean arrival rate (vehicles per hour)

μ is the mean service rate (vehicles per hour)

The average vehicle queue is then calculated as follows:



$$E(n) = \frac{\rho}{1 - \rho} \quad (\text{Eq. 2})$$

Where:

$E(n)$ is the average vehicle queue in the drive-through lane.

The mean arrival rate described in Equation 1 primarily depends on projected trip generation, which has been estimated by reviewing ITE trip generation estimates.

The ITE trip generation rate is 52 vehicles per hour (of which 26 are mean arrivals and 26 are mean departures), derived from the weekday AM peak hour volume.

The mean service rate described in Equation 1 depends on the total time spent at the final window. For the 7-Brew development, this is the time required for a vehicle operator to stop, pay, and receive the order. Orders are received by employees who walk to the location of a stopped vehicle. This method of service reduces the average wait for placing an order, compared to a development with a static order window. The value used for mean service rate is discussed below, using estimates from 7-Brew and records from a similar coffeehouse.

The service rate attained by 7-Brew for single-drink orders can be as low as 30 seconds per vehicle, and the service rate attained for nearly 100% of orders is 45 seconds per vehicle. A coffeehouse in Council Bluffs, IA (similar to 7-Brew Coffee) recorded an average service rate of 38 seconds per vehicle for the peak hour. The service rate for this development is therefore considered to be in the range of 30 to 45 seconds per vehicle. An average of these values yields a mean service rate of 37.5 seconds per vehicle.

Using Equations 1 and 2, and averages of the available data, the expected vehicle queues for each peak hour are shown in Table 7.1.3 below.

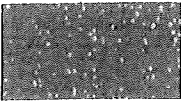
Table 7.1.3: Queueing Analysis Results

	Mean Arrival Rate [λ] (veh/hr)	Mean Service Rate [μ] (veh/hr)	Intensity [ρ] (dimensionless)	Queue (vehicles)
Peak Hour	52	96	0.542	2

The site provides a total of 23 stacking spaces and is required to provide 6 stacking spaces, thereby complying with the City's code.

- Recommended Improvements:** Since the proposed 7 Brew Coffee generates more trips than the prior use but less than the net increase of 50 trips during the peak hour, no analysis is required.





Toth & Associates, Inc.

In summary, construction of the proposed 7 Brew Coffee at 8111 US HWY-42 will have negligible traffic impacts from what was previously approved for this site. Future additions to this site would warrant additional traffic generation memoranda, for consideration and review by City Staff.

If you have any additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Shawn Barry PE
Vice President
Toth and Associates, Inc.



Small Office Building (712)

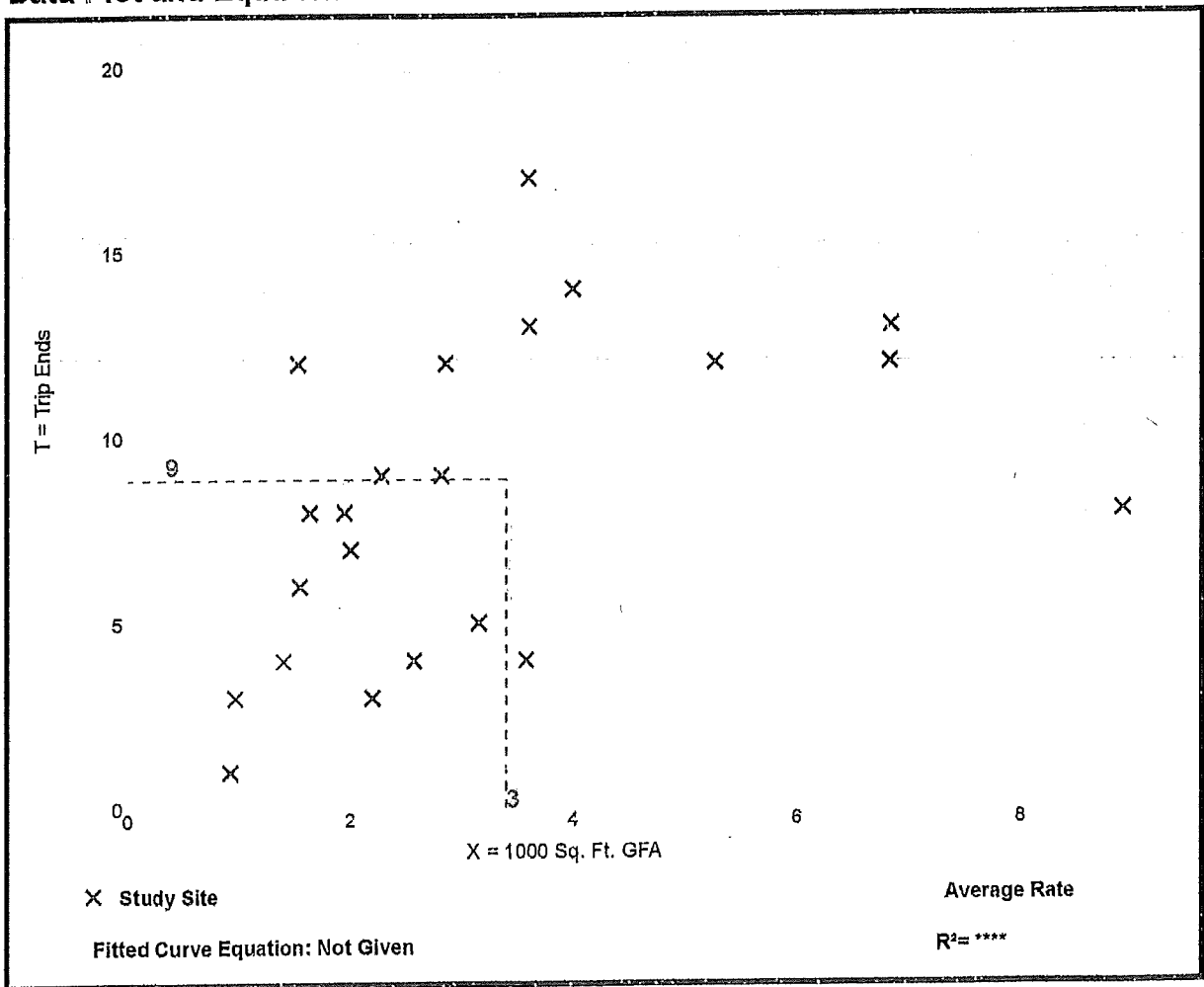
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 22
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

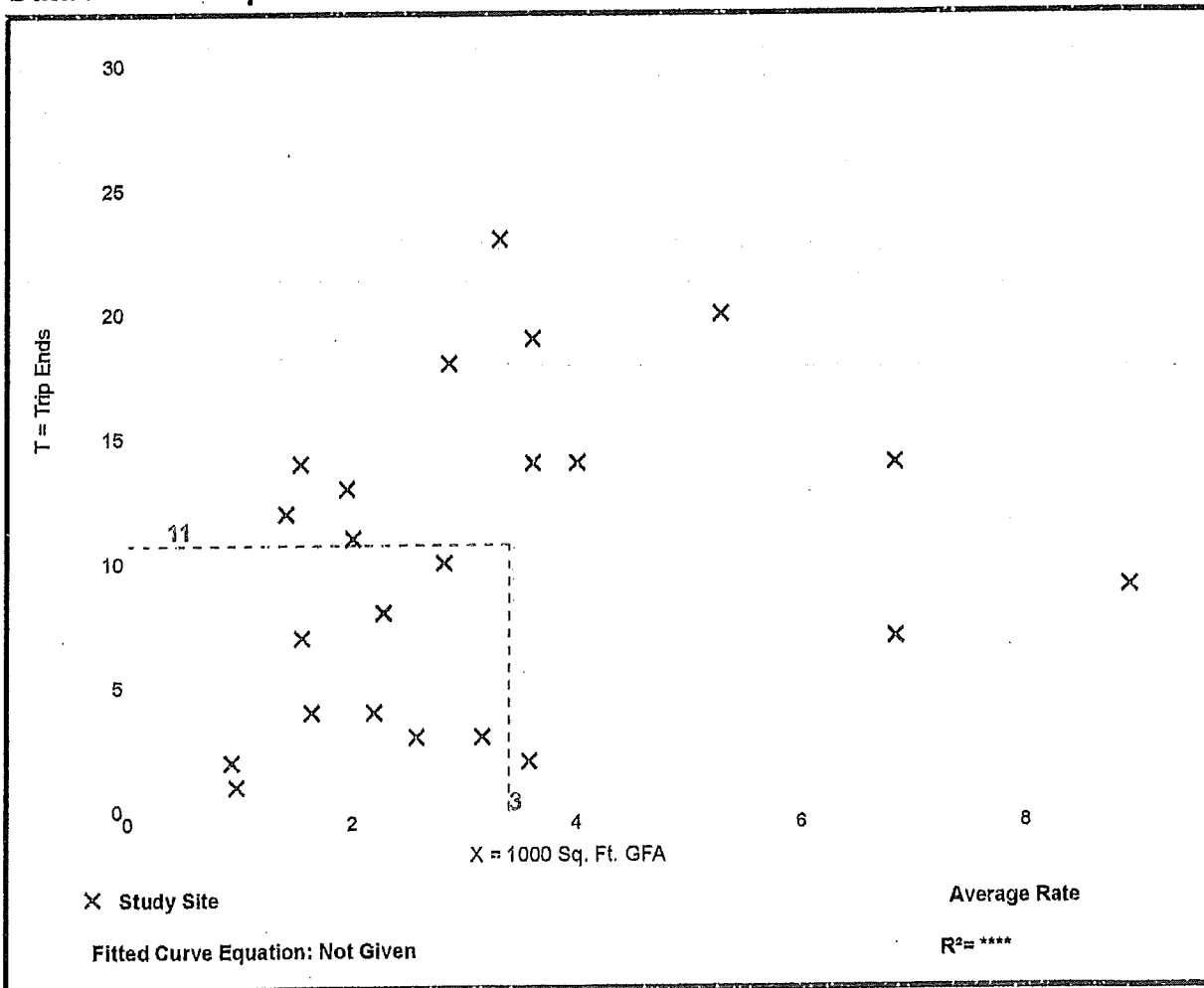
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 23
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

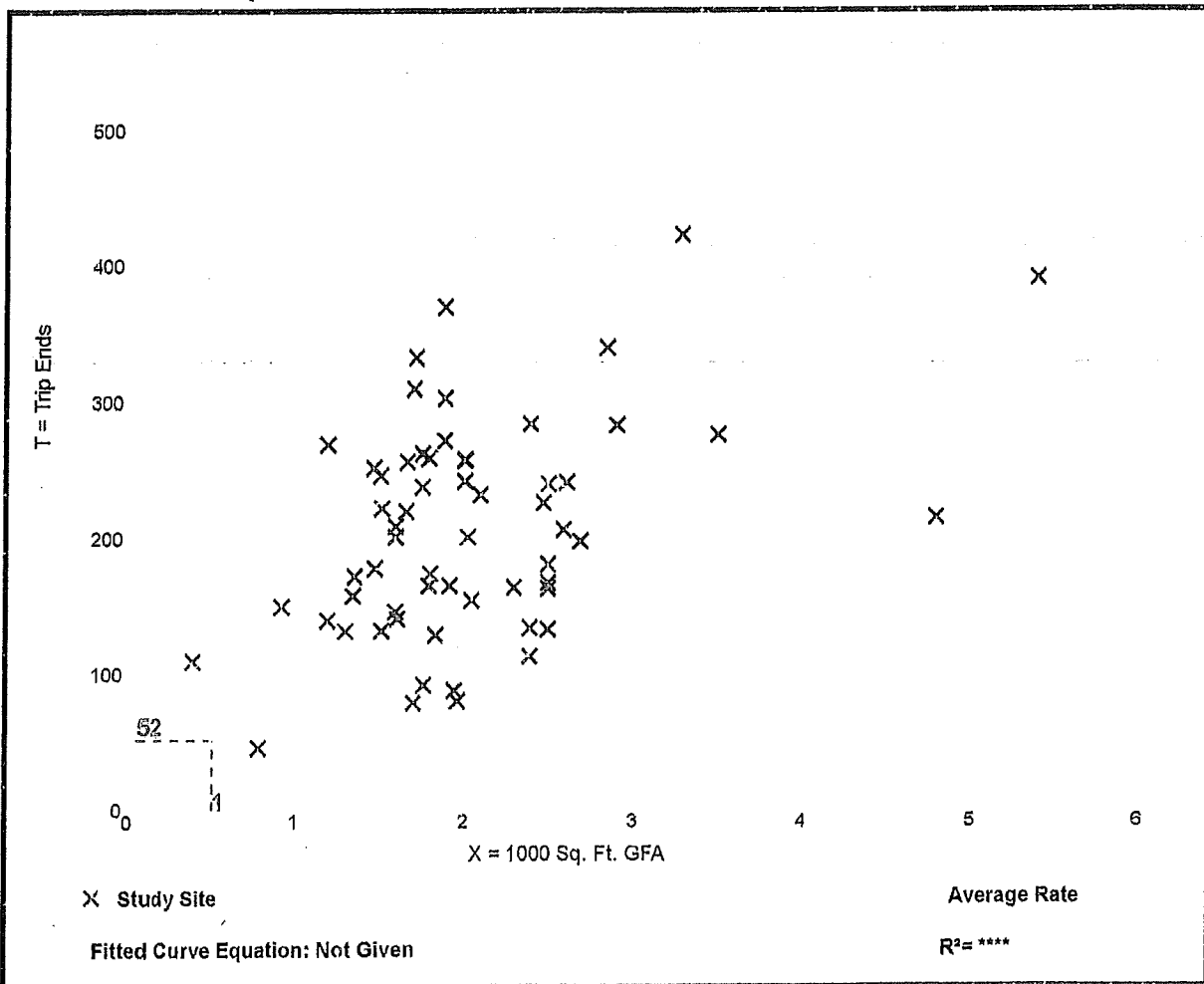
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 62
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
101.27	40.82 - 282.05	41.74

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

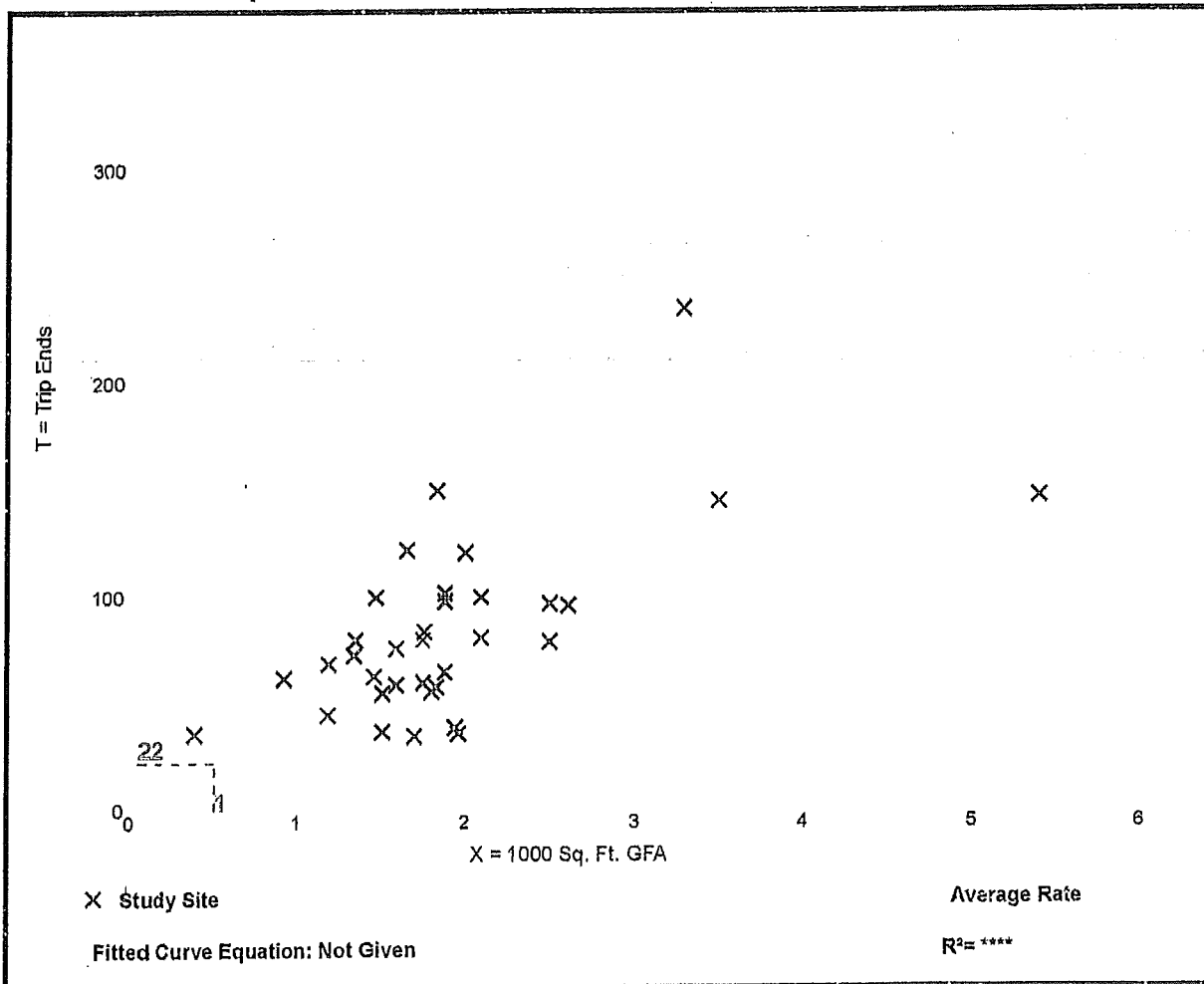
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 34
 Avg. 1000 Sq. Ft. GFA: 2
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
43.65	18.37 - 92.31	16.74

Data Plot and Equation

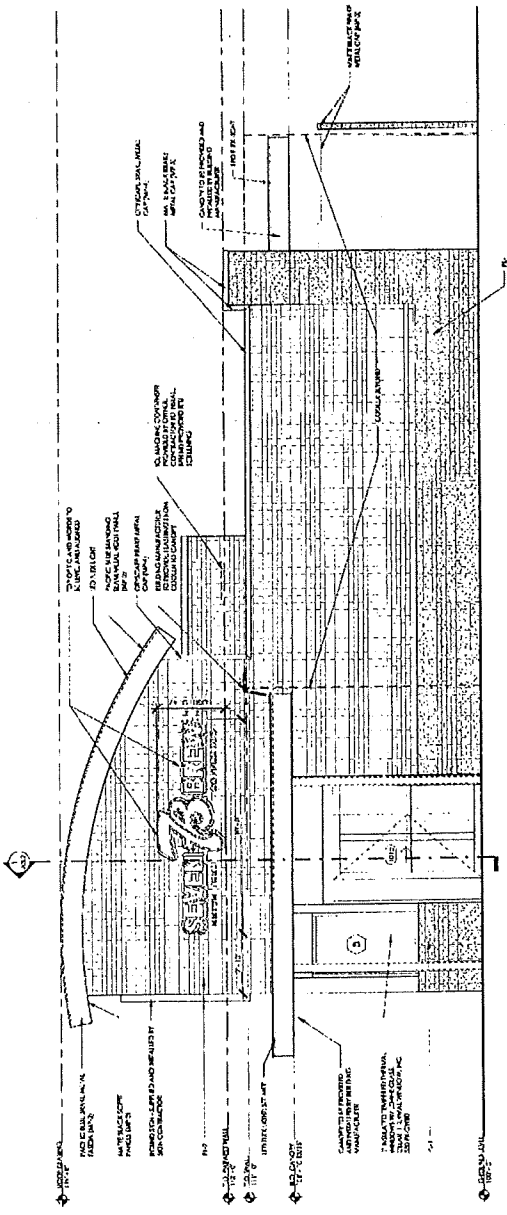




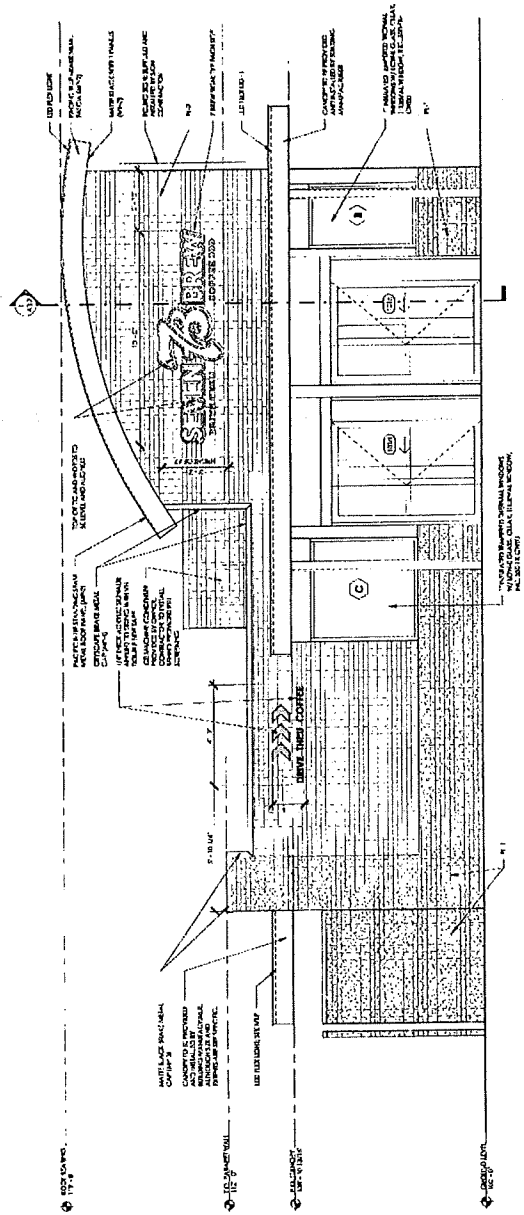
ARCHITECT OF RECORD
 NAME: JOHN A. GAULT
 NUMBER: 12345
 EXPIRES: 12/31/2024

7 BREW COFFEE
 FLORENCE, KY
 8111 US HWY 42,
 FLORENCE, KY 4042

A2.2
 EXTERIOR ELEVATIONS
 DATE: 05/15/24
















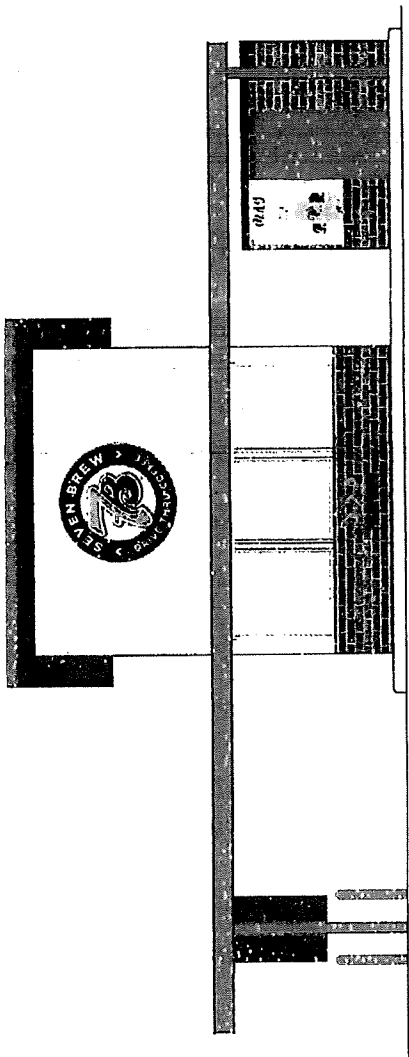
1 EXTERIOR ELEVATION - RIGHT SIDE



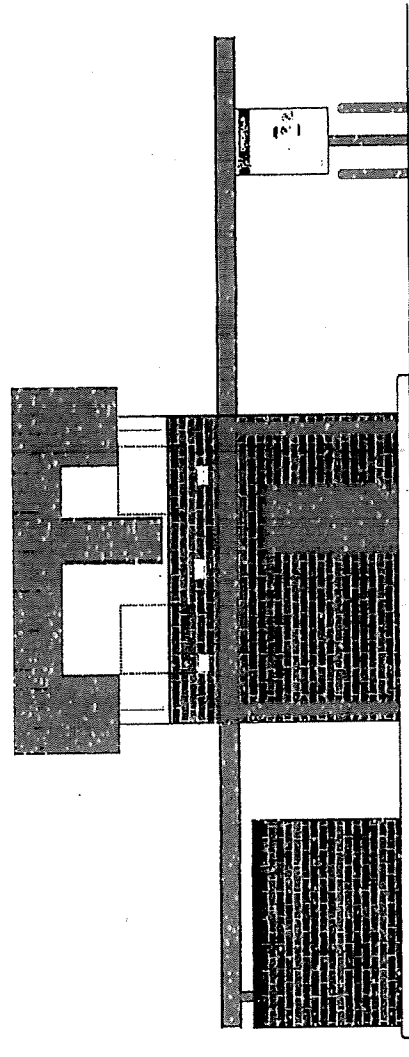
2 EXTERIOR ELEVATION - LEFT SIDE

EXTERIOR FINISH LEGEND

	Brick
	Nichiha
	Modernbrick
	Midnight
	Brick
	Nichiha
	Canyonbrick
	Shale Brown
	Brake Metal Pacific Blue
	Columns, Fascia, and Roof
	White Metal Storefront and Windows
	Coping Cap Matte Black
	Brake Metal Soffit



① EXTERIOR ELEVATION - FRONT



② EXTERIOR ELEVATION - BACK

7 BREW COFFEE
STANDARD
PROJECT ADDRESS

ARCHITECT: JAMES
LINDSAY ARCHITECTS
1000 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.JLARCHITECTS.COM

A2.1
EXTERIOR ELEVATIONS
05.14.2019

EXTERIOR FINISH LEGEND



Brick
Nichiha
Modernbrick
Midnight



Brake Metal
Pacific Blue
Columns, Post &
and Roof



White Metal
Storefront and
Windows



Coping Cap
Matte Black



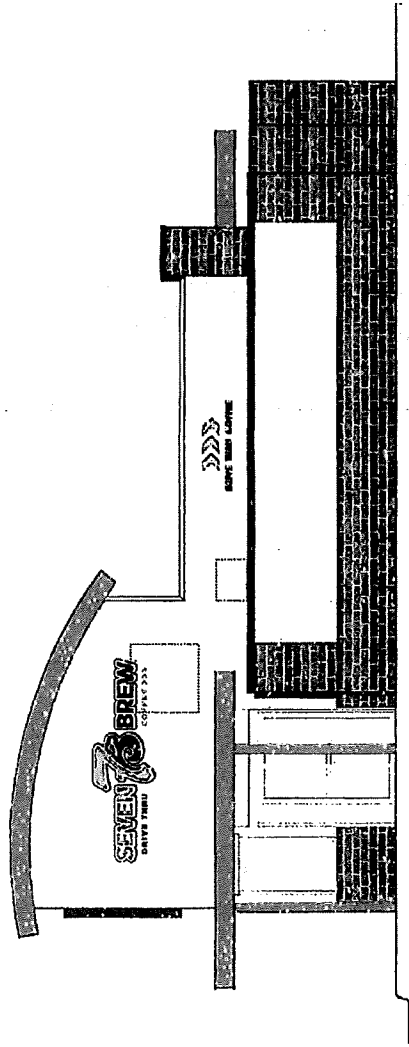
Brake Metal
Soffit

REVISIONS TO
DESIGN SHALL BE ONLY
THOSE APPROVED BY THE ARCHITECT.
NO CHANGES TO THE CONTRACT
OR THE SCOPE OF WORK SHALL BE
MADE WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

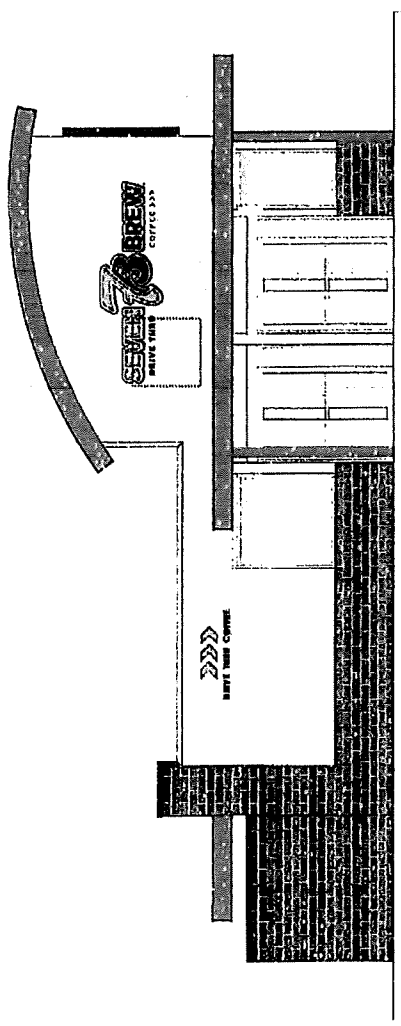
PROJECT NO. 111-111-111
DATE: 11/11/11

7 BREW COFFEE
STANDARD
PROJECT ADDRESS

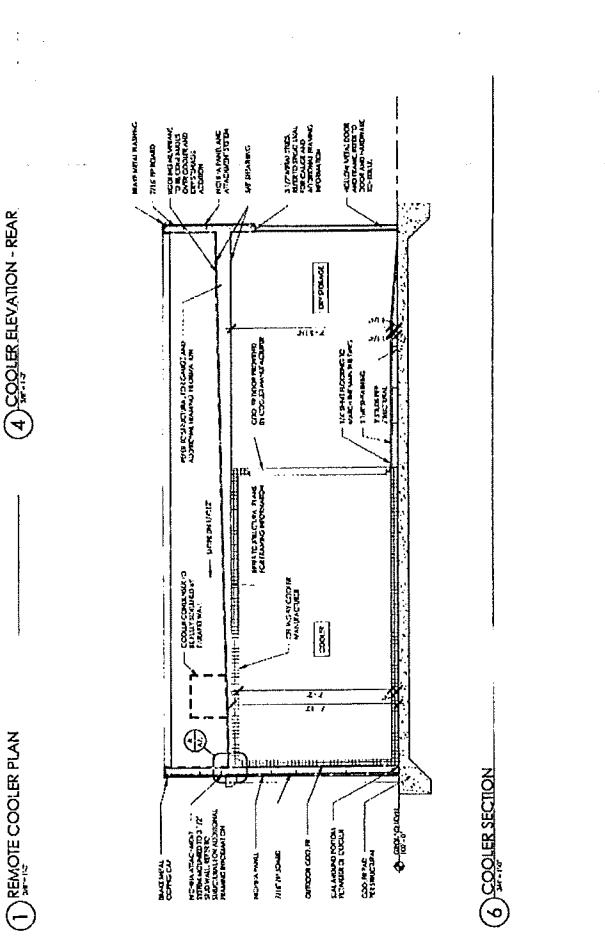
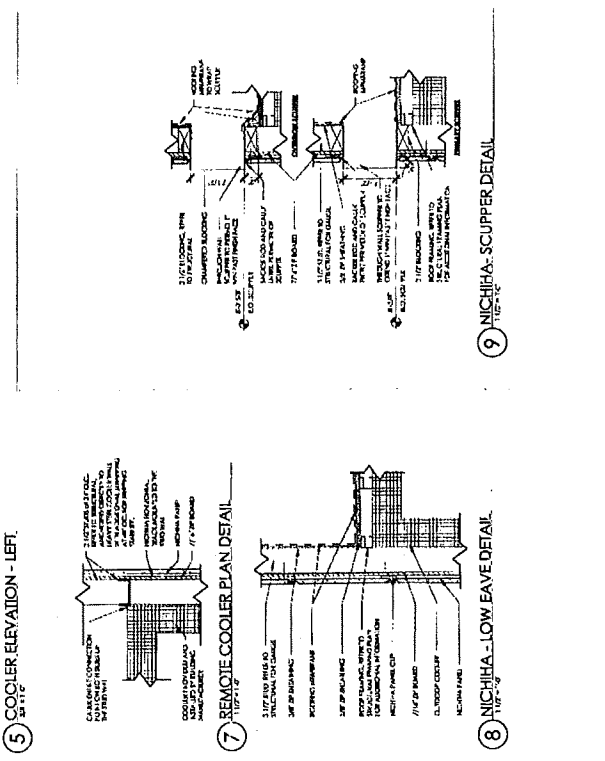
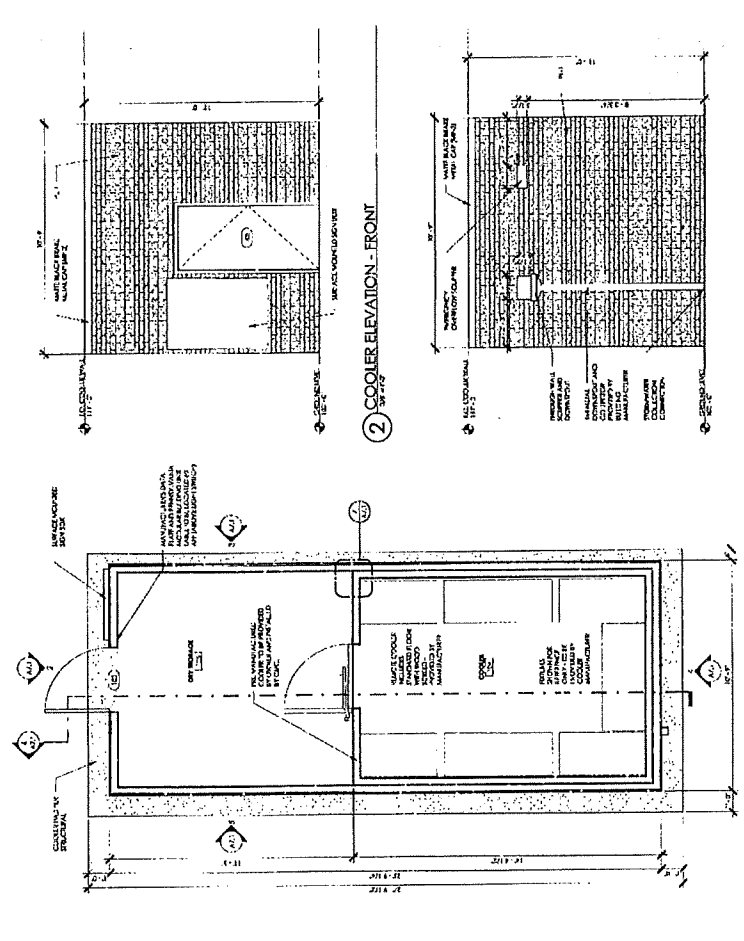
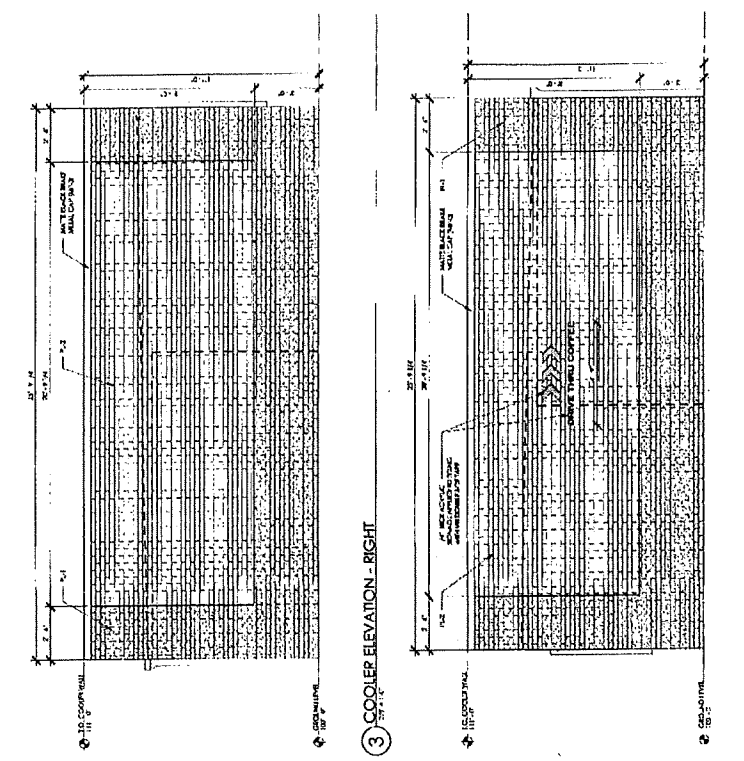
A2.2
EXTERIOR ELEVATIONS
DATE: 11/11/11



① EXTERIOR ELEVATION - RIGHT SIDE



② EXTERIOR ELEVATION - LEFT SIDE



① REMOTE COOLER PLAN
 ② COOLER ELEVATION - FRONT
 ③ COOLER ELEVATION - RIGHT
 ④ COOLER ELEVATION - REAR
 ⑤ COOLER ELEVATION - LEFT
 ⑥ COOLER SECTION
 ⑦ REMOTE COOLER PLAN DETAIL
 ⑧ NICHIA - LOW EAVE DETAIL
 ⑨ NICHIA - SCUPPER DETAIL

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
DECEMBER 4, 2024
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:37 p.m. and welcomed the audience to the Planning Commission's December 4, 2024 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,
Michael Schwartz, Staff

1. Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is to rezone the site from SR-1 and O-2 to C-3, a Change in Concept Development Plan request along with some Variances. The 1.56 acre site is located on the south side of U.S. 42 and approximately 300 feet west of LaCresta Drive. It has about 150 feet of frontage along LaCresta Drive. The history of the site is found on Pages 1-2 of the Staff Report. Mr. Schwartz showed a copy of the approved Concept Development Plan from 1984. It allowed the existing houses at the time to be converted into offices. The existing buildings have some historical significance and the site has a tree line along the southern property line and the west property line. Access to the site is currently provided by 2 curb cuts onto U.S. 42. Mr. Schwartz described the surrounding land use and zoning. Pages 2-3 of the Staff Report include the applicable regulations. The change in grade of the site ranges from 8 to 16 feet. The site is located in the 60 DNL noise contour of the Airport. The 2040 Future Land Use Map designates the site for Commercial (C) and Suburban Density Residential (SD) uses. Pages 4-6 of the Staff Report reference the appropriate sections from the Boone County Comprehensive Plan. Mr. Schwartz showed photos of the site and adjoining properties. The submitted Concept Development Plan shows the demolition of the two office buildings. The Plan also shows the construction of a 538 square foot drive-thru only coffee shop, a 280 square foot cooler/storage structure, a trash enclosure, 13 off-street parking spaces, perimeter landscaping, underground stormwater facility and the conversion of the two existing curb cuts from full access to entrance and exit only. There is also a planned driveway to LaCresta Drive in order to get to a traffic signal. Building elevations have been provided along with a project narrative and a trip generation memorandum. The development will generate fewer than 100 cars per peak hour. Pages 7-8 of the Staff Report include an analysis of the project by Staff. Comments from various agencies were included in the Staff Report. It includes a requirement for an architectural survey of the existing buildings, the Transportation Cabinet comments as well as the City of Florence. Staff concerns are listed on Pages 8-9 of the Staff Report. Mr. Schwartz noted that social media posts include a reference of making LaCresta Drive a one way street as a result of this development. Mr. Schwartz replied that it is absolutely false. There is nothing that the

Planning Commission and applicant can do about this because the City of Florence owns the road. The City of Florence has that authority only.

Chairman Rolfsen asked if the proposed exit onto U.S.42 is a full access? Mr. Schwartz replied that the narrative states that it is right turn only but the design of it suggests differently. There is planned full access to LaCresta Drive. The Variances in the buffer area relate to an irregular property line on the south side as well as the width of the driveway aisle.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Mike Hill, Land Design and Development, stated that Brian Evans could not make the meeting. He explained that they intend to address the Staff Concerns in a revised plan. The access points on U.S. 42 will be modified for enter only and for right turn only for exiting purposes. He feels that the width of the driveway aisle can be widened so the variance may be withdrawn. Because of the location of the access road, they can't provide a 10 foot buffer. However, they will provide additional plantings. 7 Brew is a drive-thru only drink shop. It is more than coffee. It is drinks only and no food. They like to have people through the site in 3-5 minutes. There is no menu board or speaker. Workers have I-pads and come to each vehicle to take orders. There are two lanes of queueing. The parking is for employees and shift changes. About 1% of their traffic is walk up.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Kim Briedis, 11 Mary's Court, stated that she was one of only three neighbors who were notified of the request. Mr. Costello explained that the law requires notifying the adjoining property owners only. She expressed a concern about the road being located close to her pool where one can look down from the road even though they will plant trees. There is currently run off problems in the area. Her fence is 6 feet from the property line because the ground stays wet. The traffic signal on LaCresta can't handle the traffic from White Castle and the gas stations. Traffic is always backed up. There is a coffee shop less than a quarter of a mile away. There is also a group home located next to the exit proposed driveway on LaCresta.

Ms. Molly Mc Evoy Boh, LaCresta Drive, stated that she was representing herself and a bunch of other residents on the street. She stated that she is against the zone change as it relates to the back portion as it goes against the Comprehensive Plan. "The commercial uses should not expand along the west side of the interstate beyond the self-storage facility." It should stay residential. If they have an issue in getting out of their site, maybe they should work out something with White Castles. There is a huge blind spot where the White Castle sign is located. Traffic from White Castles usually blocks the intersection. It is gridlock. Her group is against the access drive. But what happens if the coffee shop goes out of business? LaCresta Drive is not suited for any access.

Mr. Chris Hemsath, 21 Sycamore Drive, stated that he has very bad issues with stormwater. The extra lane will make everything worse.

Chairman Rolfsen asked if the Commissioners had any questions or comments?

Dr. Clark inquired where the parking area is located if you have a longer wait for drinks? Mr. Hill replied 24 cars can fit around the building. By the time one reaches the window, the drink or drinks are there. If a drink is ready earlier, a worker will bring the drink to you. The hours of operation are 5:30 a.m. to 10:00 p.m. from Sunday through Thursday and 5:30 a.m. to 11:00 p.m. on Friday and Saturday. Mr. Hill explained that they will have an underground retention basin underneath the access road. Stormwater will then be released towards the south end of the site per City rules.

Mrs. Steele asked if the applicant could still do the project without the access road? Mr. Hill replied that he would have to ask 7 Brew that question directly. They do like the use of the traffic signals in order to make a left turn. The peak hours are 6:00 – 8:00 a.m.

Mr. Costello wished the owner was present to explain the business. There is an advantage of being on the right side of the road to get to the interstate. Does the applicant really need to spend funds to get to a traffic signal that is not efficient at times? He asked the applicant if he has witnessed the traffic on U.S. 42 in the early morning? Mr. Costello suggested that the bulk of the traffic would be right turn in and out. The customers will be frustrated getting onto and off LaCresta Drive.

Ms. Gulick disagreed with the analysis. She felt that if the access road is not built then customers will turn right on LaCresta and then double back to go left at the light as a U turn. It will create further problems. It would be the same people. It would be good to know the proportion of people turning right in and out of the site. Maybe the access road could be exit only and not allow two way travel in and out of the site. In addition, a sight line study needs to be done for the access road to assure safety in peak times. Also, the sight line from the access road to the neighbor's pool. Mr. Hill explained that they will preserve as many trees as possible.

Mr. Szurlinski inquired about the status of CarMax on the other side of LaCresta Drive? Mr. Costello noted that the hotel has now been torn down. Staff will check the status. Mr. Szurlinski stated that any traffic count regarding the proposed project should take into account the new roadways and traffic counts from that project.

Mr. Lunnemann noted that to make a left turn out of the site, a customer has to drive around the building twice to get to the access road. Chairman Rolfsen stated that it could be impacted where the employee parking is located.

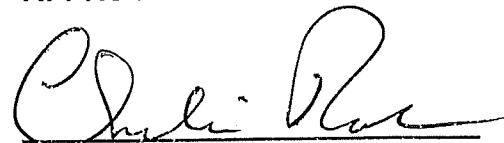
Mr. Hincks inquired about parking lot lighting? Mr. Hill replied that the flex lighting on the rear of the façade facing the residential uses will be eliminated. They will also provide a photometric plan at the appropriate time.

Mrs. Goetting inquired about the perception of the product and business activity? This information would help the Board understand the impact. Where are they located in other markets. Are they similar? Mr. Hill noted they are located in Missouri and offered to bring additional information about the business to the Committee Meeting.

Mr. Lunnemann asked if the applicant could bring more information about the building materials to the Committee Meeting? Mr. Hill explained that the building is made of brick and fiber cement. He showed the building elevations facing U.S. 42. Mechanical equipment will be hidden.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:18 p.m.

APPROVED:


Charlie Rolfsen
Chairman

Attest:


Kevin P. Costello, AICP
Executive Director

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY FISCAL COURTROOM
BURLINGTON, KENTUCKY
BUSINESS MEETING
JANUARY 8, 2025
7:00 P.M.**

Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 8, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski
Mr. Steve Turner

COMMISSION MEMBERS NOT PRESENT:

Mr. Eric Richardson
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael Schwartz, Director, Zoning Services
Mr. Steve Lilly, GISP, Planner
Ms. Lauren Elliott, Planner

APPROVAL OF THE MINUTES:

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the December 18, 2024 Business Meeting. He asked if there were any comments or corrections?

Mrs. Goetting moved to approve the Minutes as presented. Dr. Clark seconded the motion and it carried unanimously.

BILLS:

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between December 5, 2024 and January 8, 2025.

EXPENSES:

Accounting Fees	2,072.08
Attorney Fees	4,800.00
Auto Expense	63.49
Consultant/Professional Svcs Fees	1,041.25
Filing Fees (CLURS)	450.00
GIS Operations	285.00
Legal Ads/Recruitment	747.13
Miscellaneous Expense	164.49
Office & Board Meeting Supplies	915.45
Office Equipment / Expense	307.02
Postage Expense	132.79
Professional Development	<u>400.00</u>

TOTAL: \$ 11,378.70

SALARIES AND BENEFITS:

FICA-BCPC Portion	\$ 8,780.28
Health/Dental/Life/LTD	21,424.20
Retirement – BCPC Portion	18,797.49
Salaries – Staff Expenses	120,715.40
Salaries – BCPC & BOA	<u>1,515.00</u>

TOTAL: \$ 171,232.37

GRAND TOTAL: \$ 182,611.07

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Kegley seconded the motion and it carried unanimously.

ACTION ON PLAN REVIEWS:

CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff

1. Request of **Bayer Becker, per Rob Keller (applicant)** for **Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

Mr. Lunnemann moved to defer the request until the February 5, 2025 Business Meeting. Mr. Szurlinski seconded the motion and it passed unanimously. The next Committee Meeting for the request is scheduled for January 22, 2025 at 5:00 p.m.

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Rick Lunnemann, Chairman, Michael Schwartz, Staff

2. Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment and Variance based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The other Variance request of reducing the drive aisle width has been withdrawn. Mrs. Kegley, Mr. Lunnemann, Mr. Harper and Ms. Gulick voted in favor of the request. Action by the Board regarding the Variance will become final should the Zoning Map Amendment request be approved by the City of Florence.

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

Mr. Brian Evans, applicant, stated that he was available to answer any questions.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Florence to recommend approval of the Zoning Map Amendment, Change in Concept Development Plan and Variance based on the Committee Report, Findings of Fact and Conditions. Mrs. Kegley seconded the motion.** Chairman Rolfsen asked if there were any questions or comments?

Mr. Szurlinski commented that we have overlooked traffic on LaCresta Drive. At what point does it end? Mr. Lunnemann responded that is why the drive is exit only to LaCresta Drive. The applicant explained that if they didn't have an exit only to LaCresta Drive to a traffic signal, it would kill the project. The access on U.S. 42 is right turn in and out only.

Mrs. Kegley noted that at the busiest hour, most people will be making a right turn in only. When it is not as busy, people still need to turn left.

The applicant noted that the peak hours for business are 7:00 to 9:00 a.m. The rest of the day is pretty steady. Usually, it is 75 vehicles per hour vs 30-40 cars per hour. Mr. Evans explained that his group is trying to build 72 locations this year. It will be a June construction for the proposed site. The building is pre-manufactured. It takes 12 weeks to open the store from the start.

Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. The vote found Mr. Bessler, Dr. Clark, Mrs. Goetting, Ms. Gulick, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann, Chairman Rolfsen, Mr. Schwenke, Mrs. Steele and Mr. Turner in favor of the request and Mr. Szurlinski against the request. The motion passes by a vote of 12-1.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Lauren Elliott, Staff

3. **Request of Connections: Skills for Life, Inc., per Deb Geers (applicant) for Kathleen Bishop (owner) for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 8.8 acre area located At 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.**

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change in Concept Development Plan, based upon Findings of Facts and a Condition. The Committee voted 4-0 in favor of the request and the applicant has signed the Condition Letter and provided a landscaping plan.

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

Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan, based on the Committee Report and Findings of Fact and with one Condition. Mr. Szurlinski seconded the motion and it passed unanimously.**

CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Steve Lilly, Staff

4. Request of **SMJ International, on behalf of Tesla, per Aaron Adelman (applicant) for Meijer Stores Limited Partnership (owner)** for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The request is for a Change of Concept Development Plan to allow for the expansion of electric vehicle charging stations.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Committee voted 4-0 in favor of the request and the applicant and owner have signed the Condition Letter.

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

Seeing no further comment, **Mr. Harper moved, by Resolution to the City of Florence to recommend approval of the Concept Development Plan based on the Committee Report outlining Findings of Fact and Conditions. Mr. Schwenke seconded the motion and the motion passed unanimously.**

ZONING TEXT AMENDMENT, Rick Lunnemann, Chairman, Michael Schwartz, Staff

5. Request of **Walton City Council** to consider a Zoning Text Amendment to Section 505.3 (Use District Matrix), of the Boone County Zoning Regulations adding 'Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises as a conditional use within the Commercial Two (C-2) district.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Text Amendment based upon Findings of Fact and a Condition (see January 8, 2025 Committee Report). The Committee voted unanimously in favor of the request.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Walton to recommend approval of the Zoning Text Amendment based on the Committee Report as read. Mrs. Steele seconded the motion and it passed unanimously.**

ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Steve Lilly, Staff

6. Request of **Viox and Viox (applicant)** for **James W. and Jacqueline Turner (owners)** for a Zoning Map Amendment from Agriculture (A-1) and Suburban Residential One (SR-1) to Agricultural Estate (A-2) for an approximate 37 acre area located at 8369 Locust Grove Road, Boone County, Kentucky. The request is for a zone change to allow for the creation of two (2) additional building lots.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Fact. The Committee voted 4-0 in favor of the request.

Chairman Rolfsen noticed that Mrs. Kegley signed the Committee Report but she did not mark a box for a vote. Mrs. Kegley confirmed that she intended to vote in favor of the request.

Seeing no further comment, **Mr. Lunnemann noted that the applicant did provide documentation that Annie Hill Lane provides legal access to the proposed lots. He moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendments based on the Committee Report and the Findings of Fact. Mrs. Kegley seconded the motion.** Chairman Rolfsen asked about the condition of the road. Did the Committee discuss it? Mr. Lunnemann replied not in any detail since it was only 2 lots. Mrs. Kegley stated that 2 more landowners can help pay to maintain the road. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. It passed unanimously.**

NEW BUSINESS

CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Lauren Elliott, Staff

7. Request of **Brew Team KY, LLC (applicant)** for **Massive 2.0, LLC (owner)** for a Change of Concept Development Plan and Variances in a Commercial Services (C-3) district, for an approximate 0.56 acre area lot located at 7303 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the development of a 543 square foot drive-through only coffee shop and a 277 square foot remote storage/cooler accessory structure. The Variances are to: (1) reduce the front yard setback from fifty (50) feet to thirty-seven (37) feet; and (2) reduce the Buffer Yard width from ten (10) feet to seven (7) feet along the west property line, five (5) feet along the south property line, and eight (8) feet along the east property line.

CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff

8. Request of **Viox and Viox Inc, per Brock MacKay (applicant)** for **CCM LLC (owner)** for a Change of Concept Development Plan and Variance in a Commercial Services (C-3) district, for an approximate 6.7 acre area lot located at 10855 Dixie Highway, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the construction of an approximate 6,400 square foot building addition and the construction of an approximate 28,500 square foot commercial building and an approximate 11,000 square foot commercial building. The Variance is to reduce the Buffer Yard A width along the south property line from ten (10) feet to zero (0) feet.

ZONING MAP AMENDMENT, Michael Schwartz, Staff

9. Request of **Steve Berling (applicant)** for **Corporex Parks of Kentucky LLC (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Commercial Two (C-2) for an approximate 2.8 acre area located at 1681 Erlanger Road, Boone County, Kentucky, and including those properties with the following Parcel Identification Numbers (PIDN's): 071.00-01-020.00, 071.00-01-021.00, 071.00-01-022.00, and 071.00-01-024.00. The request is for a zone change to allow for the construction of a 6,000 square foot restaurant and a 2,800 square foot restaurant with drive-through service.

ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT, Michael Schwartz, Staff

10. Request of **Bluegrass Cannacare LLC (applicant)** for **NKH Investment LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Commercial Services (C-3) and a Conditional Use Permit for an approximate 0.35 acre area located at 6809 Burlington Pike, Florence, Kentucky. The request is for a Zoning Map Amendment and Conditional Use Permit to allow the existing building to be occupied by a medical cannabis dispensary business.

ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, Michael Schwartz, Staff

11. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

Mrs. Goetting moved to schedule the Public Hearings for Items #7,#8, #9, #10 and #11 on February 5, 2025 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.

H. **EXECUTIVE DIRECTOR'S REPORT:**

No Report

I. COMMITTEE REPORTS:

- Airport (Randy Bessler)
No Report
- Administrative/Personnel (Tom Szurlinski)
No Report
- Enforcement (Tom Szurlinski)
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)
No Report
- Technical/Design Review (Rick Lunnemann)
No Report
- Executive (Charlie Rolfsen)

Chairman Rolfsen complimented the County as well as three cities for doing a good job in removing snow in the past two days. It was a record snow amount in a short period of time. There were minimal disruptions.

J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

Election of Officers for 2025 – Mr. Schwenke announced that the present officers wanted to serve another year in the same positions. The Nominating Committee is Mr. Schwenke and Mrs. Kegley. He asked if there was anyone else interested in being nominated? Mr. Wilson stated for the record, there are no nominations from the floor. **Mrs. Kegley moved to elect the current officers in the same positions for the year 2025.**

Charlie Rolfsen - Chairman
Corrin Gulick - Vice-Chairwoman
Jackie Steele - Secretary/Treasurer
Steve Harper - Temporary Presiding Officer

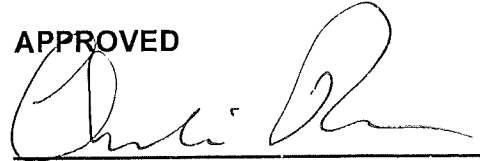
Mr. Schwenke seconded the motion and is passed unanimously.

K. OKI REPORT: (Randy Bessler)
No Report

L. ADJOURNMENT:

There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Turner seconded the motion and it passed unanimously. The meeting was adjourned at 7:38 p.m.**

APPROVED



Charlie Rolfsen
Chairman

Attest:



Kevin P. Costello, AICP
Executive Director

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chair

DATE: January 8, 2025

RE: Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

REMARKS:

1. 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 finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

FINDINGS OF FACT (Zoning Map Amendment/Change of Concept Development Plan):

1. The proposed zoning map amendment and change of concept development plan is consistent with the 2040 Future Land Use Map of the comprehensive plan, Our Boone County Plan 2040, which identifies the northern portion of the site for commercial uses.

The proposed zoning map amendment to C-3, and the change of concept development plan, will allow the site to be redeveloped with a commercial use.

While the southern portion of the site is identified for residential uses, the boundaries of the comprehensive plan are not intended to be precise and can be modified based upon closer evaluation.

2. The proposed zoning map amendment and change of concept development plan is consistent with the 2040 Future Land Use Buffering Design Guideline of the comprehensive plan, Our Boone County Plan 2040.

The submitted concept development plan provides for extensive landscaping to appropriately buffer the site in question from the adjacent residential uses.

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

7 Brew Coffee

January 8, 2025

Page 2

3. The submitted building design generally meets the requirements of Section 3199 of the zoning regulations. Based on the submitted materials and colors, specific requirements are being modified as the proposal will not diminish the design character of the area.
4. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. Except for those items specifically shown on the submitted concept development plan, or conditioned herein, the proposed development shall meet the minimum requirements of the Boone County Zoning Regulations.
2. Signage shall meet the minimum requirements of the Boone County Zoning Regulations.
3. The access drive paralleling the south property line shall be a one-way out only, having a minimum width of fourteen (14) feet.
4. Before either of these structures are demolished, an architectural survey needs to be conducted documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey would be acceptable.
5. A sidewalk shall be constructed along Lacreata Drive, from the terminus of the existing sidewalk fronting White Castle to the south property line of the site in question.
6. The proposed evergreen trees to be planted along the south side of the proposed access drive paralleling the south property line shall have a minimum height of five (5) feet when planted.
7. The easternmost curb cut onto US 42 shall be designed and constructed to channel traffic so that only right-turn-out movements can be made.

FINDINGS OF FACT (Variance – Drive Aisle Width):

1. The proposed Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet has been withdrawn by the applicant.

FINDINGS OF FACT (Variance – Buffer Yard A Width):

1. The proposed Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet meets the requirements of Section 204.D and 204.E of the zoning regulations.

The are located to the north of the site in question, adjacent to the proposed variance area, currently has an established buffer yard. Additionally, the proposed variance is to be applied to a very small area as opposed to the entire length of the property line.

2. The following condition is necessary in the event that the legislative body denies the companion zoning map amendment application.

CONDITION:

1. The variance shall only be approved if the City of Florence takes action to approve the proposed Zoning Map Amendment/Change of Concept Development Plan.

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 Development Plan Committee Vote.

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

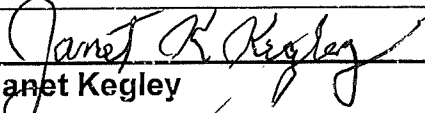
DATE: December 18, 2024

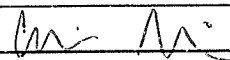
REMARKS:

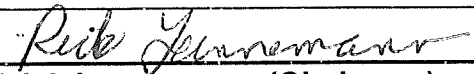
We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,
Rick Lunnemann, Chairman, Michael Schwartz, Staff**

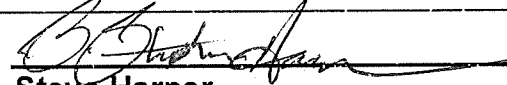
1. Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.


Janet Kegley
For Project Absent
Against Project
Abstain Deferred


Corrin Gulick
For Project Absent
Against Project
Abstain Deferred


Rick Lunnemann (Chairman)
For Project Absent
Against Project
Abstain Deferred

Kathy Clark (Alternate)
For Project Absent
Against Project
Abstain Deferred


Steve Harper
For Project Absent
Against Project
Abstain Deferred

Steve Turner (Alternate)
For Project Absent
Against Project
Abstain Deferred

David Hincks
For Project Absent
Against Project
Abstain Deferred

Jackie Steele (Alternate)
For Project Absent
Against Project
Abstain

TOTAL: - DEFERRED 4 FOR PROJECT 1 ABSENT
 - AGAINST PROJECT - ABSTAIN

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
PUBLIC HEARINGS
DECEMBER 4, 2024
7:30 P.M.**

Chairman Rolfsen opened the Public Hearings at 7:37 p.m. and welcomed the audience to the Planning Commission's December 4, 2024 Public Hearings.

COMMISSION MEMBERS PRESENT:

Mr. Randy Bessler
Mrs. Kathy Clark
Mrs. Pamela Goetting
Ms. Corrin Gulick, Vice Chairwoman
Mr. Steve Harper, Temporary Presiding Officer
Mr. David Hincks
Mrs. Janet Kegley
Mr. Rick Lunnemann
Mr. Eric Richardson
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke
Mrs. Jackie Steele, Secretary/Treasurer
Mr. Tom Szurlinski

COMMISSION MEMBERS NOT PRESENT:

Mr. Steve Turner
Mr. Kenny Vaught

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Michael D. Schwartz, Director, Zoning Services
Mr. Steve Lilly, PLS, GISP, Planner
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,
Michael Schwartz, Staff

1. Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is to rezone the site from SR-1 and O-2 to C-3, a Change in Concept Development Plan request along with some Variances. The 1.56 acre site is located on the south side of U.S. 42 and approximately 300 feet west of LaCresta Drive. It has about 150 feet of frontage along LaCresta Drive. The history of the site is found on Pages 1-2 of the Staff Report. Mr. Schwartz showed a copy of the approved Concept Development Plan from 1984. It allowed the existing houses at the time to be converted into offices. The existing buildings have some historical significance and the site has a tree line along the southern property line and the west property line. Access to the site is currently provided by 2 curb cuts onto U.S. 42. Mr. Schwartz described the surrounding land use and zoning. Pages 2-3 of the Staff Report include the applicable regulations. The change in grade of the site ranges from 8 to 16 feet. The site is located in the 60 DNL noise contour of the Airport. The 2040 Future Land Use Map designates the site for Commercial (C) and Suburban Density Residential (SD) uses. Pages 4-6 of the Staff Report reference the appropriate sections from the Boone County Comprehensive Plan. Mr. Schwartz showed photos of the site and adjoining properties. The submitted Concept Development Plan shows the demolition of the two office buildings. The Plan also shows the construction of a 538 square foot drive-thru only coffee shop, a 280 square foot cooler/storage structure, a trash enclosure, 13 off-street parking spaces, perimeter landscaping, underground stormwater facility and the conversion of the two existing curb cuts from full access to entrance and exit only. There is also a planned driveway to LaCresta Drive in order to get to a traffic signal. Building elevations have been provided along with a project narrative and a trip generation memorandum. The development will generate fewer than 100 cars per peak hour. Pages 7-8 of the Staff Report include an analysis of the project by Staff. Comments from various agencies were included in the Staff Report. It includes a requirement for an architectural survey of the existing buildings, the Transportation Cabinet comments as well as the City of Florence. Staff concerns are listed on Pages 8-9 of the Staff Report. Mr. Schwartz noted that social media posts include a reference of making LaCresta Drive a one way street as a result of this development. Mr. Schwartz replied that it is absolutely false. There is nothing that the

Planning Commission and applicant can do about this because the City of Florence owns the road. The City of Florence has that authority only.

Chairman Rolfsen asked if the proposed exit onto U.S.42 is a full access? Mr. Schwartz replied that the narrative states that it is right turn only but the design of it suggests differently. There is planned full access to LaCresta Drive. The Variances in the buffer area relate to an irregular property line on the south side as well as the width of the driveway aisle.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Mike Hill, Land Design and Development, stated that Brian Evans could not make the meeting. He explained that they intend to address the Staff Concerns in a revised plan. The access points on U.S. 42 will be modified for enter only and for right turn only for exiting purposes. He feels that the width of the driveway aisle can be widened so the variance may be withdrawn. Because of the location of the access road, they can't provide a 10 foot buffer. However, they will provide additional plantings. 7 Brew is a drive-thru only drink shop. It is more than coffee. It is drinks only and no food. They like to have people through the site in 3-5 minutes. There is no menu board or speaker. Workers have I-pads and come to each vehicle to take orders. There are two lanes of queueing. The parking is for employees and shift changes. About 1% of their traffic is walk up.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Kim Briedis, 11 Mary's Court, stated that she was one of only three neighbors who were notified of the request. Mr. Costello explained that the law requires notifying the adjoining property owners only. She expressed a concern about the road being located close to her pool where one can look down from the road even though they will plant trees. There is currently run off problems in the area. Her fence is 6 feet from the property line because the ground stays wet. The traffic signal on LaCresta can't handle the traffic from White Castle and the gas stations. Traffic is always backed up. There is a coffee shop less than a quarter of a mile away. There is also a group home located next to the exit proposed driveway on LaCresta.

Ms. Molly Mc Evoy Boh, LaCresta Drive, stated that she was representing herself and a bunch of other residents on the street. She stated that she is against the zone change as it relates to the back portion as it goes against the Comprehensive Plan. "The commercial uses should not expand along the west side of the interstate beyond the self-storage facility." It should stay residential. If they have an issue in getting out of their site, maybe they should work out something with White Castles. There is a huge blind spot where the White Castle sign is located. Traffic from White Castles usually blocks the intersection. It is gridlock. Her group is against the access drive. But what happens if the coffee shop goes out of business? LaCresta Drive is not suited for any access.

Mr. Chris Hemsath, 21 Sycamore Drive, stated that he has very bad issues with stormwater. The extra lane will make everything worse.

Chairman Rolfsen asked if the Commissioners had any questions or comments?

Dr. Clark inquired where the parking area is located if you have a longer wait for drinks? Mr. Hill replied 24 cars can fit around the building. By the time one reaches the window, the drink or drinks are there. If a drink is ready earlier, a worker will bring the drink to you. The hours of operation are 5:30 a.m. to 10:00 p.m. from Sunday through Thursday and 5:30 a.m. to 11:00 p.m. on Friday and Saturday. Mr. Hill explained that they will have an underground retention basin underneath the access road. Stormwater will then be released towards the south end of the site per City rules.

Mrs. Steele asked if the applicant could still do the project without the access road? Mr. Hill replied that he would have to ask 7 Brew that question directly. They do like the use of the traffic signals in order to make a left turn. The peak hours are 6:00 – 8:00 a.m.

Mr. Costello wished the owner was present to explain the business. There is an advantage of being on the right side of the road to get to the interstate. Does the applicant really need to spend funds to get to a traffic signal that is not efficient at times? He asked the applicant if he has witnessed the traffic on U.S. 42 in the early morning? Mr. Costello suggested that the bulk of the traffic would be right turn in and out. The customers will be frustrated getting onto and off LaCresta Drive.

Ms. Gulick disagreed with the analysis. She felt that if the access road is not built then customers will turn right on LaCresta and then double back to go left at the light as a U turn. It will create further problems. It would be the same people. It would be good to know the proportion of people turning right in and out of the site. Maybe the access road could be exit only and not allow two way travel in and out of the site. In addition, a sight line study needs to be done for the access road to assure safety in peak times. Also, the sight line from the access road to the neighbor's pool. Mr. Hill explained that they will preserve as many trees as possible.

Mr. Szurlinski inquired about the status of CarMax on the other side of LaCresta Drive? Mr. Costello noted that the hotel has now been torn down. Staff will check the status. Mr. Szurlinski stated that any traffic count regarding the proposed project should take into account the new roadways and traffic counts from that project.

Mr. Lunnemann noted that to make a left turn out of the site, a customer has to drive around the building twice to get to the access road. Chairman Rolfsen stated that it could be impacted where the employee parking is located.

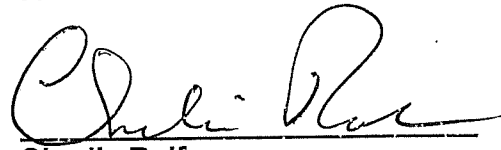
Mr. Hincks inquired about parking lot lighting? Mr. Hill replied that the flex lighting on the rear of the façade facing the residential uses will be eliminated. They will also provide a photometric plan at the appropriate time.

Mrs. Goetting inquired about the perception of the product and business activity? This information would help the Board understand the impact. Where are they located in other markets. Are they similar? Mr. Hill noted they are located in Missouri and offered to bring additional information about the business to the Committee Meeting.

Mr. Lunnemann asked if the applicant could bring more information about the building materials to the Committee Meeting? Mr. Hill explained that the building is made of brick and fiber cement. He showed the building elevations facing U.S. 42. Mechanical equipment will be hidden.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:18 p.m.

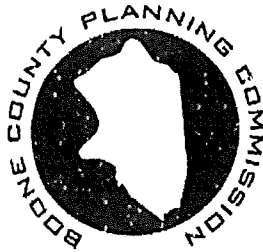
APPROVED:


Charlie Rolfsen
Chairman

Attest:


Kevin P. Costello, AICP
Executive Director

SUPPORTING INFORMATION



BOONE COUNTY PLANNING COMMISSION

www.bcpccky.org
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@boonecountky.org

December 19, 2024

Brian Evans
Brew Team KY, LLC
3108 Vestal Parkway E
Vestal, New York 13850

RE: Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Dear Mr. Evans:

The following represents the recommended conditions of approval for the above referenced application as discussed by the Planning Commission at their December 18, 2024 meeting. As you verbally agreed to these conditions at that meeting, please so indicate by signing in the space provided at the end of this letter and return the original letter to the Planning Commission's office no later than January 3, 2025.

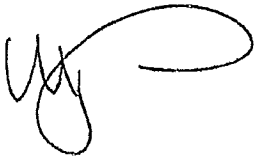
CONDITIONS

1. Except for those items specifically shown on the submitted concept development plan, or conditioned herein, the proposed development shall meet the minimum requirements of the Boone County Zoning Regulations.
2. Signage shall meet the minimum requirements of the Boone County Zoning Regulations.
3. The access drive paralleling the south property line shall be a one-way out only, having a minimum width of fourteen (14) feet.
4. Before either of these structures are demolished, an architectural survey needs to be conducted documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state

review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey would be acceptable.

5. A sidewalk shall be constructed along Lacresta Drive, from the terminus of the existing sidewalk fronting White Castle to the south property line of the site in question.
6. The proposed evergreen trees to be planted along the south side of the proposed access drive paralleling the south property line shall have a minimum height of five (5) feet when planted.
7. The easternmost curb cut onto US 42 shall be designed and constructed to channel traffic so that only right-turn-out movements can be made.

Sincerely,

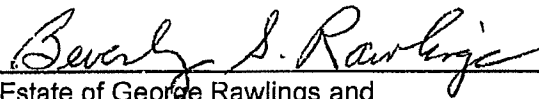


Michael D. Schwartz
Director, Zoning Services

MDS/ss


AGREEMENT

We, the property owner/developer of the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, agree to the conditions listed herein for the above referenced Zoning Map Amendment/Change of Concept Development Plan.



Estate of George Rawlings and
Beverly S. Rawlings (owner)

12/30/2024
Date



Brew Team KY, LLC (Developer)

01/02/25
Date

7 Brew Coffee

8111 US Hwy 42

DB 1202, Pg 755

Group Number 2048B

Legal Description

Beginning at found iron pin in the south right-of-way line of US 42 Highway, said iron pin marking the northwest corner of Lott 11 of the V. Parr Subdivision as shown in Plat Book 2, Page 26, of the Boone County Clerk's Records in Burlington, Kentucky, and marking the northwest corner of the Rawlings property as described in Deed Book 1116, Page 212, of the Boone County Clerk's Records in Burlington, Kentucky; thence S 14°14'43" E along the west lines of said Lot 11 and said Rawlings property 188.13 feet to a set iron pin marking the southwest corner of said Lot 11 and said Rawlings property; then N 75°45'29" E along the south line of said Lot 11 and said Rawlings property 50.00 feet to found iron pin marking the southeast corner of Said Lot 11 and said Rawlings property, said iron pin being in the west line of the Rawling Company LLC property as described in Deed Book 768, Page 92, of the Boone County Clerk's Records in Burlington, Kentucky; then S 13°47'56" E along the west line of The Rawlings Company LLC property 99.98 feet to a found iron pin marking the southwest corner of said the Rawlings Company LLC property; thence along the south line of said The Rawlings Company LLC property, the south line of The Rawlings Company LLC property as described in Deed Book 768, Page 88, (Parcel 2) of the Boone County Clerk's Records in Burlington, Kentucky and the south line of the Rawlings property as described in Deed Book 958, Page 196 (Parcel I, Tracts II and I) N 75°58'09" E a distance of 277.93 feet to a set iron pin; thence N 52°12'11" E along the south line of said Rawlings property (Parcel I, Tracts II and I) 153.33 feet to a set iron in the west right-of-way line of LaCresta Drive marking the southeast corner of the Rawlings property (Parcel II); thence N 28°51'30" W along said right-of-way line and east line of said Rawlings property (Parcel II) 56.70 feet to a set iron pin marking the northeast corner of said Rawlings property (Parcel II); thence leaving said right-of-way line S 51°24'29" W along the north line of Rawlings property (Parcel II) 50.18 feet to a set iron pin marking the northwest corner of the Rawlings property (Parcel II) and in the east line of the Rawlings property (Parcel I, Tract III); thence N 28°51'30" W along said east line 44.00 feet to a set iron pin marking the northeast corner of said Rawlings property (Parcel I, Tract III) and the southeast corner Lot 5 of said V. Parr Subdivision; thence along the north line of said Rawlings property (Parcel I, Tract III) and the south line of said Lot 5 and Lot 6 of said V. Parr Subdivision S 51°24'29" W a distance of 89.82 feet to a set iron pin; thence along the north line of said Rawlings property (Parcel I, Tracts III, I, and II) and the south line of said Lot 6 and Lot 7 and Lot 8 of said V. Parr Subdivision S 75°45'29" W a distance of 164.75 feet to a set iron pin marking the northwest corner of the Rawlings property (Parcel I, Tract II), the southeast corner of Lot 9 of said V. Parr Subdivision, and the southeast corner of said The Rawlings Company LLC property (Parcel I); thence N 14°14'31" W along the east lines of said The Rawlings Company LLC property (Parcel I) and said Lot 9 a distance of 191.09 feet to a set iron pin in the said south right-of-way line of US 42 Highway marking the northeast corner of said The Rawlings Company LLC property (Parcel I) and said Lot 9; thence along said south right-of-way line for the next three courses, S 73°17'19" W along the north lines of said Rawlings property (Parcel I), Deed Book 768, Page 88 and said Lot 9 a distance of 50.08 feet to a point; thence S 74°50'20" W along the north lines of said Rawlings property, Deed Book 768, Page 92 and Lot 10 of said V. Parr Subdivision 49.97 feet to a point; thence S 75°45'29" W along the north lines of said Rawlings property, Deed Book 1116, Page 212 and said Lot 11 a distance of 50.00 feet to the Place of Beginning, containing 1.5575 acres of land.

See Consolidation Boundary Survey Plat of George & Beverly Rawlings Property of record in Plat Cabinet 6, Slide 439, in the Boone County Clerk's Office.

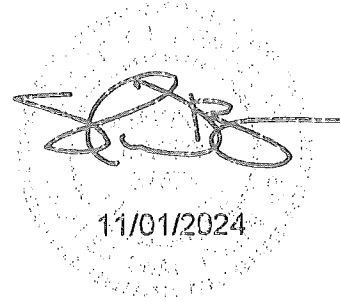
Being the same property conveyed to George Rawlings and Beverly Rawlings, husband and wife, by Deed of Consolidation from George Rawlings and Beverly Rawlings, husband and wife of record in Deed Book 1202, Page 755, Clerk's Office for Boone County, Kentucky, dated March 1, 2023 and recorded March 23, 2023.



1550 East Republic Road
 Springfield, MO 65804
 tothassociates.com
 417.888.0645

10.31.2024

Justin D. Finke – Business Development Director
 City of Florence



RE: 7-Brew -- Florence (Hwy 42) - Trip Generation Memorandum

Dear Mr. Finke,

Please accept this letter as documentation of our trip generation memorandum for the proposed 7-Brew at 8111 US-HWY42 in Florence KY.

- Location Description:** The site of the proposed 7-Brew Coffee is located on the west side of Interstate 71 along US-HWY 42, in between Mall Road and Lacresta Drive.
- Land Use – Existing and Proposed:** Land that the proposed 7-Brew Coffee shop site will be constructed on is currently part of an existing "Office Two" district that is zoned O-2 and "Suburban Residential One" district zoned SR-1. The existing development has two buildings totaling 3,400 S.F. of floor area. Both buildings will be demolished, and the site will be reconfigured to accommodate a 510 S.F. drive through only coffee restaurant. For the proposed site, a rezoning is being pursued. Access to the current site consists of two access points along US-HWY 42, the new development will keep two access points along US-HWY 42. A one-way ingress driveway will be 24-ft wide. The one-way egress driveway will be 14-ft wide and right turn only. New driveways and sidewalks will be ADA accessible. Drive-thru stacking/queueing for the proposed 7-Brew site will be contained within the site footprint and will not spill into the public right of way.
- Trip Generation Estimate:** Utilizing the 11th edition of the ITE Trip Generation Manual, Table 3.1 below represents trips generated for original land use (3,400 S.F. Office Space). Table 3.2 shown below represents the trips generated for the proposed land use for the 7 Brew Coffee Shop. Table 3.3 below compares the existing use with the proposed use and depicts the net change of trips between the two.

Table 3.1: Trip Generation Summary Table – Small Office Building

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
712	Small Office Building	1000 SF GFA	3.4	5	4	9	5	6	11



Table 3.2: Trip Generation Summary Table – Proposed 7 Brew

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window	1000 SF GFA	0.51	26	26	52	11	11	22

Table 3.3: Trip Generation Net Change – Trips

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
712	Existing Small Office Building	1000 SF GFA	3.4	5	4	9	5	6	11
937	Proposed Coffee/Donut Shop with Drive-Through Window	1000 SF GFA	0.51	26	26	52	11	11	22
	Net Change			21	22	43	6	5	11

Based on Table 3.3 above, the proposed 7-Brew is anticipated to increase the total number of new peak hour trips, during the peak hour, to levels beyond what could have reasonably been expected from the previously small office building, as depicted above.

- Warrant Analysis:** Based on the criteria found in the Traffic Study Policy for the Boone County Planning Commission, A traffic analysis is required for this development. Please see below for a summary of the warrants:

The Boone County Planning Commission should use the following table in making its determination:

TRAFFIC GENERATED BY PROPOSED DEVELOPMENT (peak hour)	ANALYSIS LEVEL
Less than 50 trips	No Analysis
50 - 75 trips	Traffic Analysis
75 - 100 trips	Intermediate Traffic Impact Study
More than 100 trips	Full Traffic Impact Study



5. **Access Management Review:** Because no additional access is being proposed along US-HWY 42, access management will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50 trips during the peak hour, therefore, no additional access management analysis is warranted.
6. **Adjacent Access Spacing – Upstream & Downstream:** Because no additional access is being proposed along US-HWY 42, adjacent access spacing will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50 trips during the peak hour, therefore, no additional adjacent access spacing analysis is warranted.
7. **Intersection Sight Distance:** Because no additional access is being proposed to US HWY 42, the intersection sight distance will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50-trips during the peak hour, therefore, no additional intersection sight distance analysis is warranted.
8. **On-Site Vehicle Queueing Analysis:**

8.1 On-Site Vehicle Queueing - Calculations

According to the City of Florence Land Development Code, drive-through facilities, such as a fast-food restaurant are required to provide 4 spaces per drive-through lane. The site provides a total of 23 stacking spaces and is required to provide 8 stacking spaces, thereby complying with the City's code.

Toth and Associates seek to meet or exceed the queueing requirements laid out in the land development code. Although the minimum requirement of 8 stacking spaces is met, a queueing analysis will be performed and is described below.

Arrival rates and service rates are from the ITE trip generation manual. The 7-Brew arrival rates are based on average orders per hour. Computations were performed using the Stochastic Queueing Analysis method. Traffic intensity and average vehicle queue length are computed as follows:

$$\rho = \frac{\lambda}{\mu} \text{ (Eq. 1)}$$

Where:

- ρ is the traffic intensity
- λ is the mean arrival rate (vehicles per hour)
- μ is the mean service rate (vehicles per hour)

The average vehicle queue is then calculated as follows:



$$E(n) = \frac{\rho}{1 - \rho} \text{ (Eq. 2)}$$

Where:

E(n) is the average vehicle queue in the drive-through lane.

The mean arrival rate described in Equation 1 primarily depends on projected trip generation, which has been estimated by reviewing ITE trip generation estimates.

The ITE trip generation rate is 52 vehicles per hour (of which 26 are mean arrivals and 26 are mean departures), derived from the weekday AM peak hour volume.

The mean service rate described in Equation 1 depends on the total time spent at the final window. For the 7-Brew development, this is the time required for a vehicle operator to stop, pay, and receive the order. Orders are received by employees who walk to the location of a stopped vehicle. This method of service reduces the average wait for placing an order, compared to a development with a static order window. The value used for mean service rate is discussed below, using estimates from 7-Brew and records from a similar coffeehouse.

The service rate attained by 7-Brew for single-drink orders can be as low as 30 seconds per vehicle, and the service rate attained for nearly 100% of orders is 45 seconds per vehicle. A coffeehouse in Council Bluffs, IA (similar to 7-Brew Coffee) recorded an average service rate of 38 seconds per vehicle for the peak hour. The service rate for this development is therefore considered to be in the range of 30 to 45 seconds per vehicle. An average of these values yields a mean service rate of 37.5 seconds per vehicle.

Using Equations 1 and 2, and averages of the available data, the expected vehicle queues for each peak hour are shown in Table 7.1.3 below.

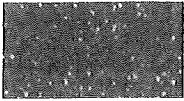
Table 7.1.3: Queueing Analysis Results

	Mean Arrival Rate [λ] (veh/hr)	Mean Service Rate [μ] (veh/hr)	Intensity [ρ] (dimensionless)	Queue (vehicles)
Peak Hour	52	96	0.542	2

The site provides a total of 23 stacking spaces and is required to provide 6 stacking spaces, thereby complying with the City's code.

- Recommended Improvements:** Since the proposed 7 Brew Coffee generates more trips than the prior use but less than the net increase of 50 trips during the peak hour, no analysis is required.





Toth & Associates, Inc.

In summary, construction of the proposed 7 Brew Coffee at 8111 US HWY-42 will have negligible traffic impacts from what was previously approved for this site. Future additions to this site would warrant additional traffic generation memoranda, for consideration and review by City Staff.

If you have any additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Shawn Barry PE
Vice President
Toth and Associates, Inc.



Small Office Building (712)

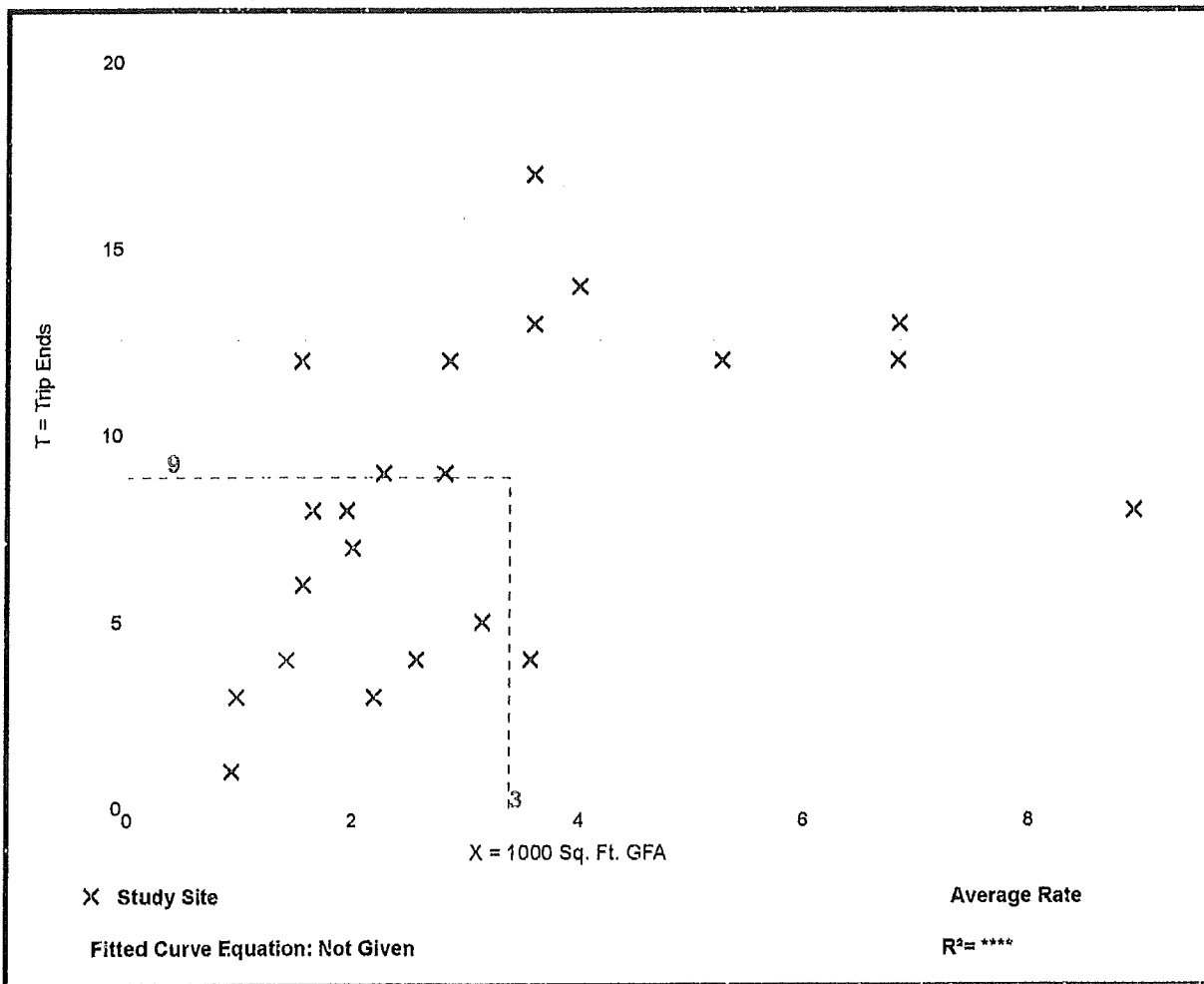
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 22
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

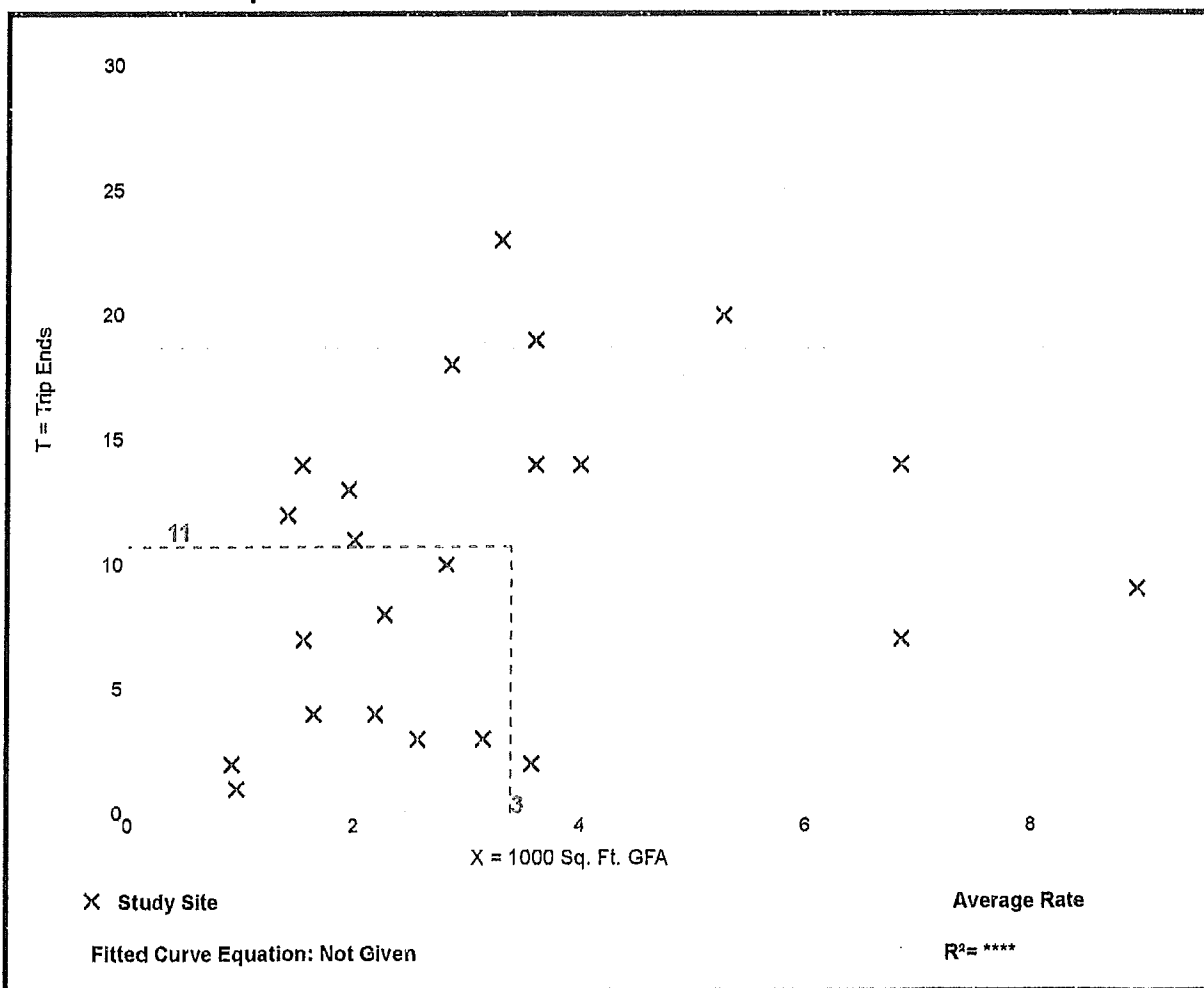
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 23
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



**CITY OF FLORENCE, KENTUCKY
READING SUMMARY**

ORDINANCE O-5-2025

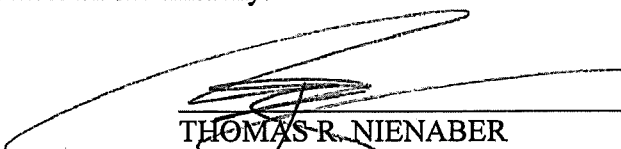
AN ORDINANCE ADOPTING AND APPROVING (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND OFFICE TWO (O-2) TO COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 0.3 ACRE PORTION OF THE APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; AND (3) A VARIANCE REDUCING THE BUFFER YARD WIDTH ALONG THE EASTERNMOST BOUNDARY LINE FROM TEN (10) FEET TO THREE (3) FEET, TO ALLOW FOR THE DEVELOPMENT OF A 510 SQUARE FOOT DRIVE-THROUGH ONLY COFFEE SHOP AND A 280 SQUARE FOOT REMOTE STORAGE/COOLER ACCESSORY STRUCTURE. (BREW TEAM KY, LLC)

The effect of this Ordinance is to allow (1) a zoning map amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a change of concept development plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a variance reducing the buffer yard width along the easternmost boundary line from ten (10) feet to three (3) feet, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

The full text of Ordinance O-5-2025 including its exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Government Center, 8100 Ewing Blvd., Florence, Kentucky, during regular office hours.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance O-5-2025 and that it has been prepared by me on the 25th day of February 2025, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.



THOMAS R. NIENABER
SKEES, WILSON & NIENABER, PLLC
7699 Ewing Boulevard, P.O. Box 756
Florence, Kentucky 41022-0756
Phone: (859) 371-7407
Fax: (859) 371-9872
Email: tnienaber@fuse.net

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-5-2025**

AN ORDINANCE ADOPTING AND APPROVING (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND OFFICE TWO (O-2) TO COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 0.3 ACRE PORTION OF THE APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; AND (3) A VARIANCE REDUCING THE BUFFER YARD WIDTH ALONG THE EASTERNMOST BOUNDARY LINE FROM TEN (10) FEET TO THREE (3) FEET, TO ALLOW FOR THE DEVELOPMENT OF A 510 SQUARE FOOT DRIVE-THROUGH ONLY COFFEE SHOP AND A 280 SQUARE FOOT REMOTE STORAGE/COOLER ACCESSORY STRUCTURE. (BREW TEAM KY, LLC)

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-25-001-A recommended approval, with conditions, for a zoning map amendment, change in concept development plan, and a variance, and

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

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

SECTION I

That the request of Brew Team KY, LLC, per Brian Evans (Applicant) for George and Beverly Rawlings (Owner) for: (1) a zoning map amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a change of concept development plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a variance reducing the buffer yard width along the easternmost boundary line from ten (10) feet to three (3) feet, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure, shall be and is hereby approved.

The real estate which is the subject of this request is more particularly described in Exhibit "A," attached hereto and incorporated herein by reference. The zoning map of Boone

County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning map amendment, change in concept development plan, and variance for this subject property.

SECTION II

The approval of this zoning map amendment, change in concept development plan, and variance is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-25-001-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-25-001-A, marked Exhibit "B", and attached hereto.

SECTION IV

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

SECTION V

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

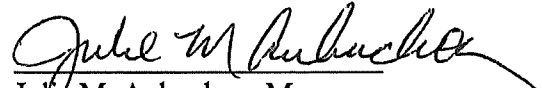
SECTION VI

This Ordinance shall be published by posting on the City's internet website.

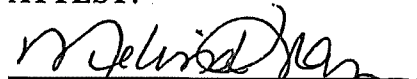
PASSED AND APPROVED ON FIRST READING THIS 25th DAY OF FEBRUARY 2025.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED
THIS 11th DAY OF MARCH, 2025.

APPROVED:


Julie M. Aubuchon, Mayor

ATTEST:


Melissa Kramer, City Clerk

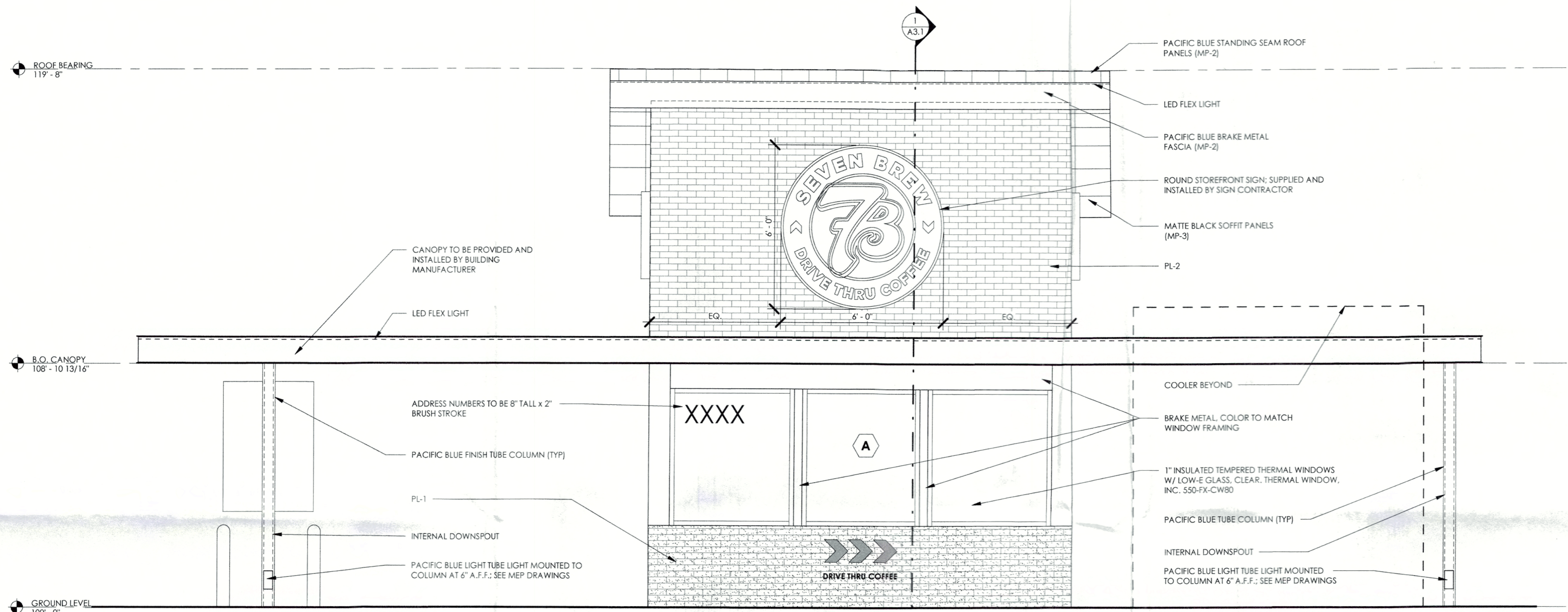
CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF BREW TEAM KY, LLC, PER BRIAN EVANS (APPLICANT) FOR GEORGE AND BEVERLY RAWLINGS (OWNER) FOR: (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND OFFICE TWO (O-2) TO COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 0.3 ACRE PORTION OF THE APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (3) A VARIANCE REDUCING THE BUFFER YARD A WIDTH ALONG THE EASTERNMOST BOUNDARY LINE FROM TEN (10) FEET TO THREE (3) FEET; (4) A VARIANCE REDUCING THE ONE-WAY DRIVE AISLE WIDTH FROM TWENTY (20) FEET TO SIXTEEN (16) FEET. THE REQUEST IS FOR A ZONE CHANGE, CHANGE OF CONCEPT DEVELOPMENT PLAN, AND VARIANCES FOR THE APPROXIMATE 1.56 ACRE PROPERTY LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY, TO ALLOW FOR THE DEVELOPMENT OF A 510 SQUARE FOOT DRIVE-THROUGH ONLY COFFEE SHOP AND A 280 SQUARE FOOT REMOTE STORAGE/COOLER ACCESSORY STRUCTURE.

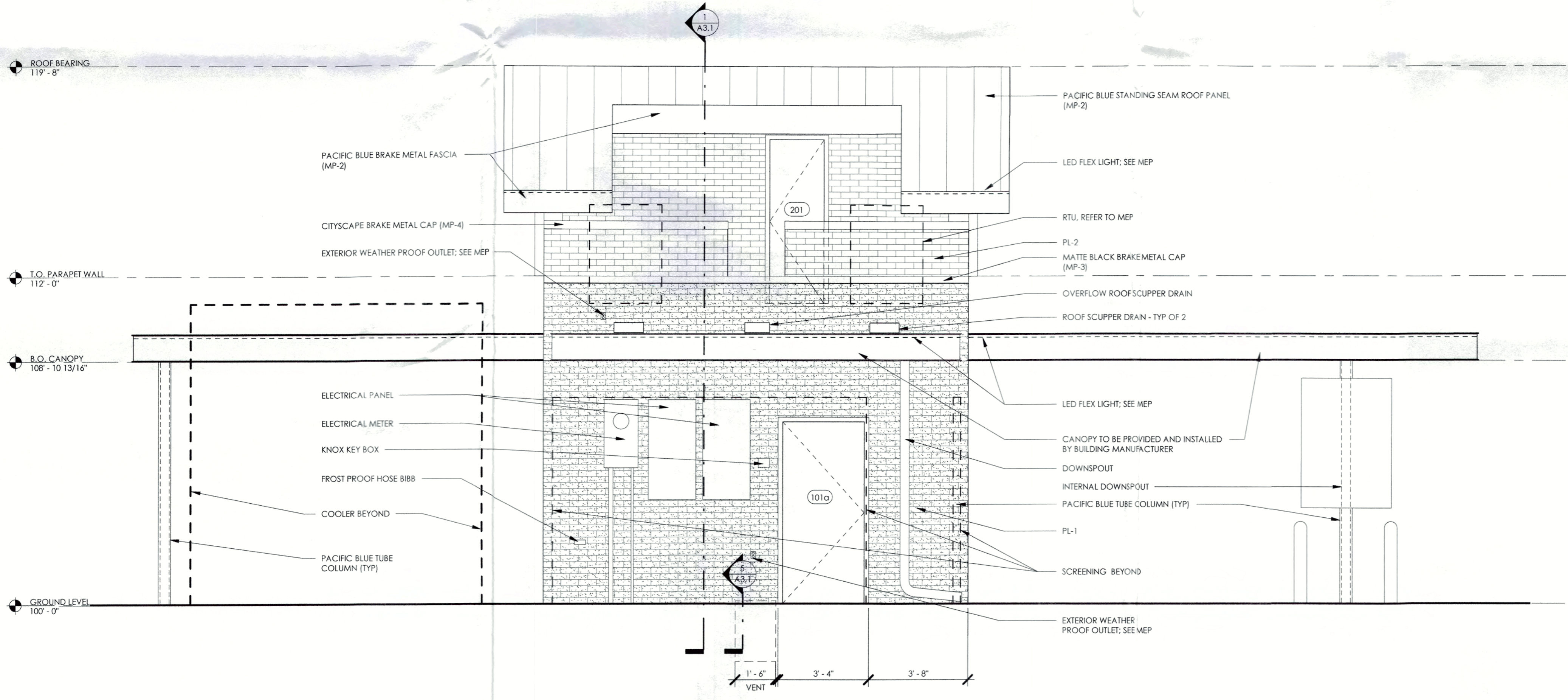
The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional conditions shall apply to the request described above.

1. The semi-circular pavement marking area shown in front parking lot shall be converted to a landscaping area with curbing, grass, low level shrubbery, and a sidewalk connection.
2. Site lighting shall comply with the photometric plan that was submitted at the February 12, 2025, Planning and Zoning Committee meeting.
3. Curbing shall be required on both sides of the rear driveway that connects to LaCresta Drive.
4. Flex LED lighting shall not be permitted on the rear building facade.
5. When the Major Site Plan is submitted for review, the City of Florence Engineer shall review the location and orientation of the underground detention outflow pipe and associated rip-rap/channel liner, to mitigate storm water impacts on the adjoining property owner to the south.
6. A Change in Concept Development Plan application shall be required if the restaurant changes from beverage sales only to food and beverage sales. This condition is being added to allow vehicle stacking, que lengths, and traffic safety in the parking lot and public streets to be re-evaluated based on the proposed restaurant model. This condition does not apply to pre-packaged food, which is served in a wrapper and possibly heated in a microwave.
7. Planning Commission condition #6 shall be modified as follows:

The proposed evergreen trees to be planted along the south side of the proposed access drive paralleling the south property line shall have a minimum height of ~~five (5)~~ six (6) feet when planted.



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

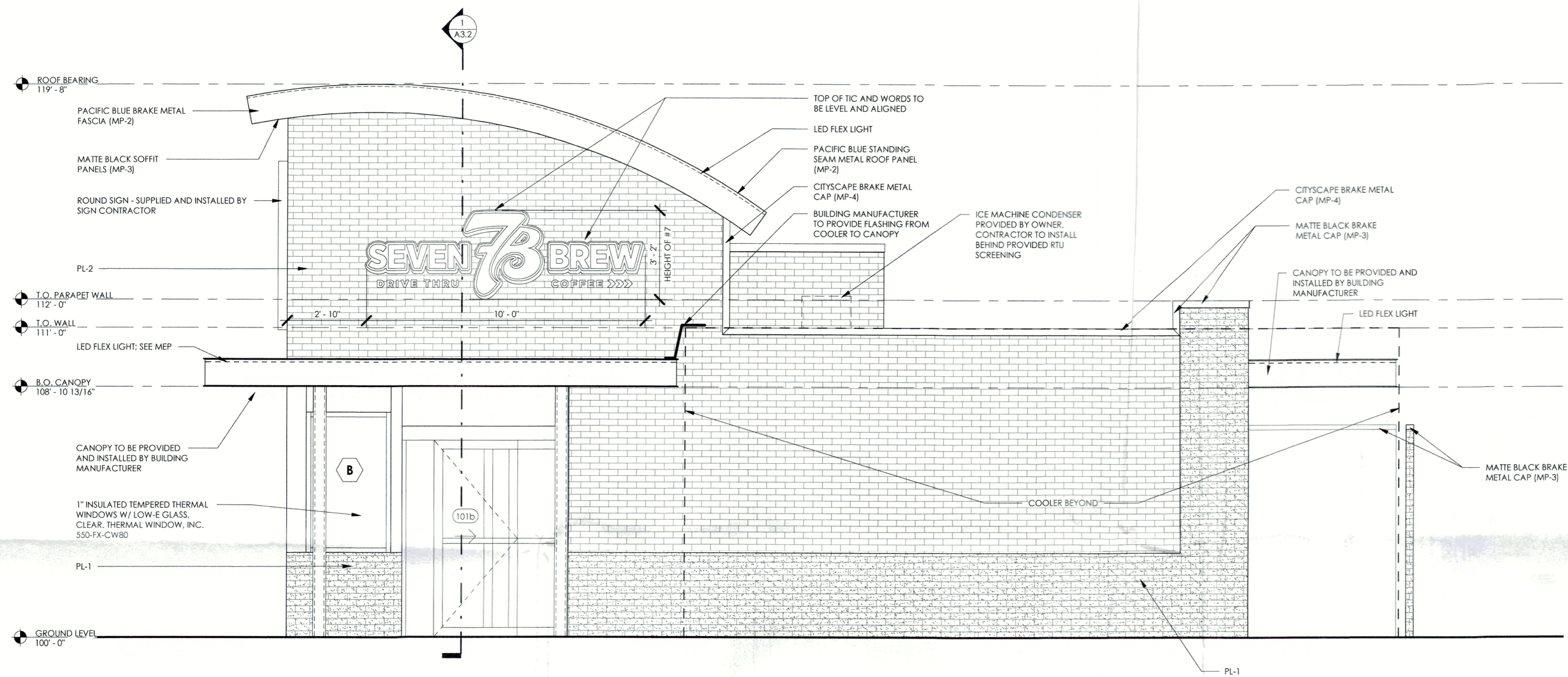


ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 7077

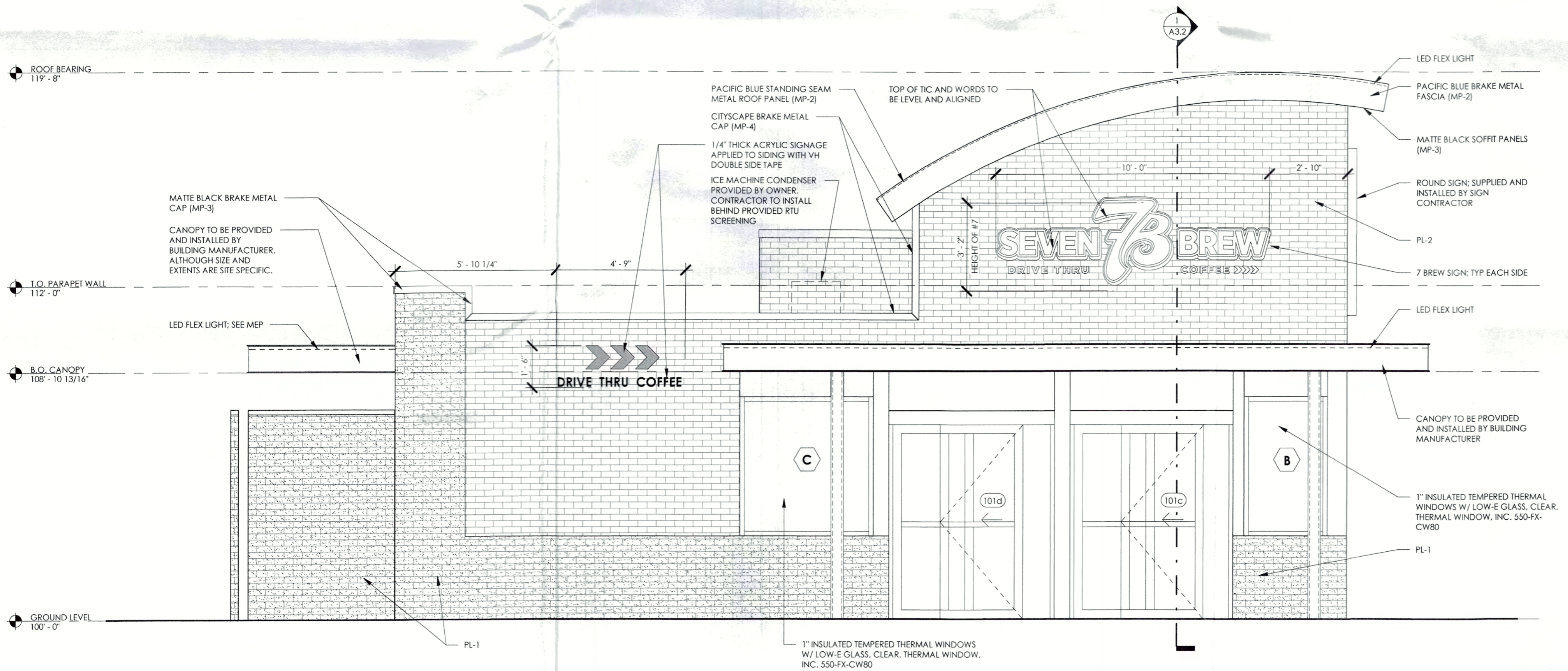
PROJECT NUMBER: 24262 7BFK
REVISION:

7 BREW COFFEE
FLORENCE, KY
8111 US HWY 42,
FLORENCE, KY 41042

A2.1
EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



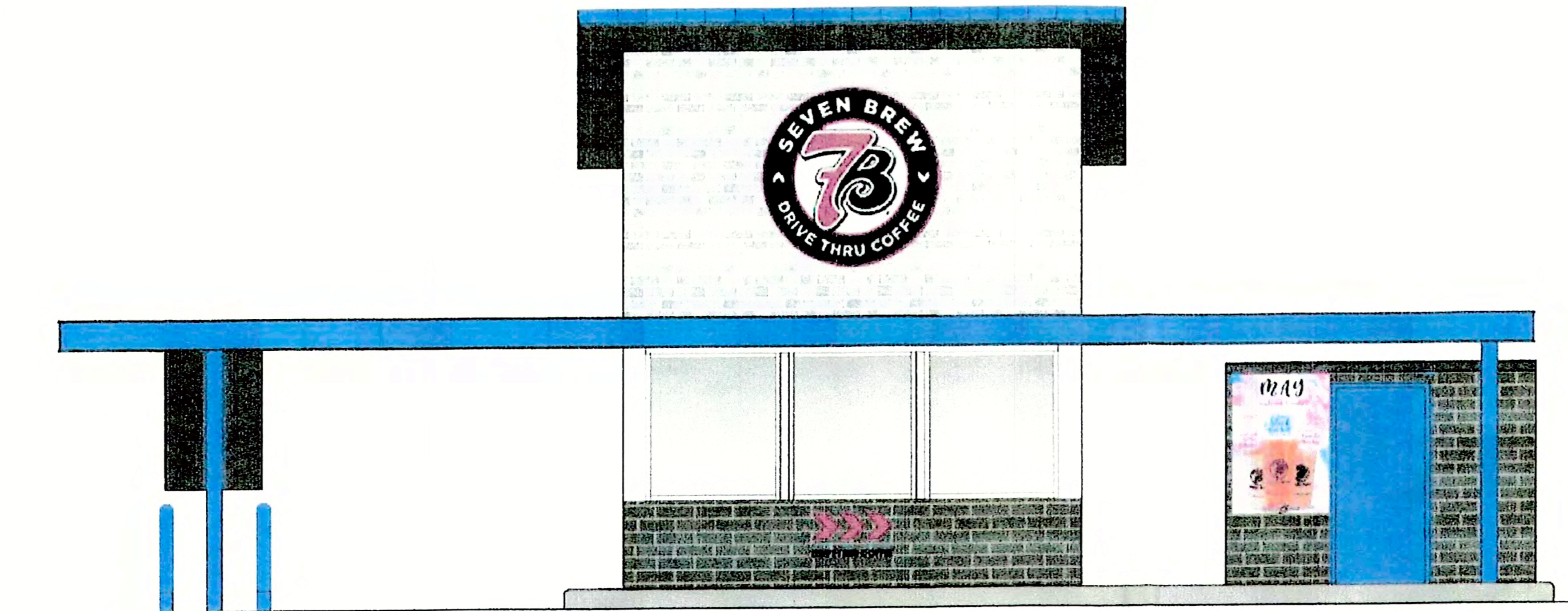
2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"



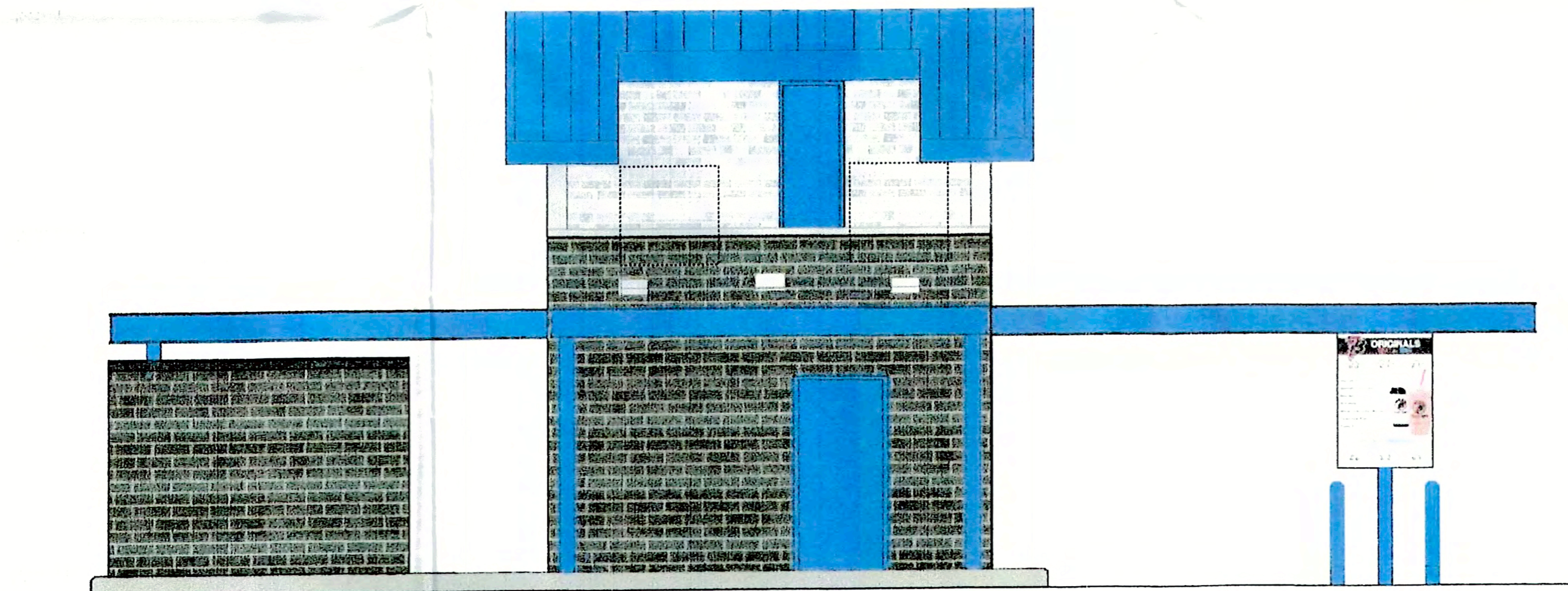
ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 7077

PROJECT NUMBER: 24262 78FK
REVISION:

7 BREW COFFEE
FLORENCE, KY
8111 US HWY 42,
FLORENCE, KY 41042

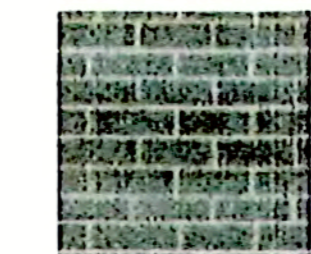



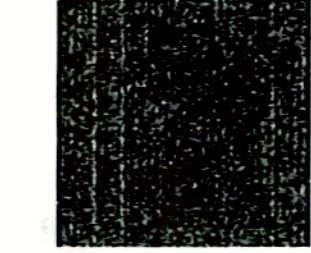



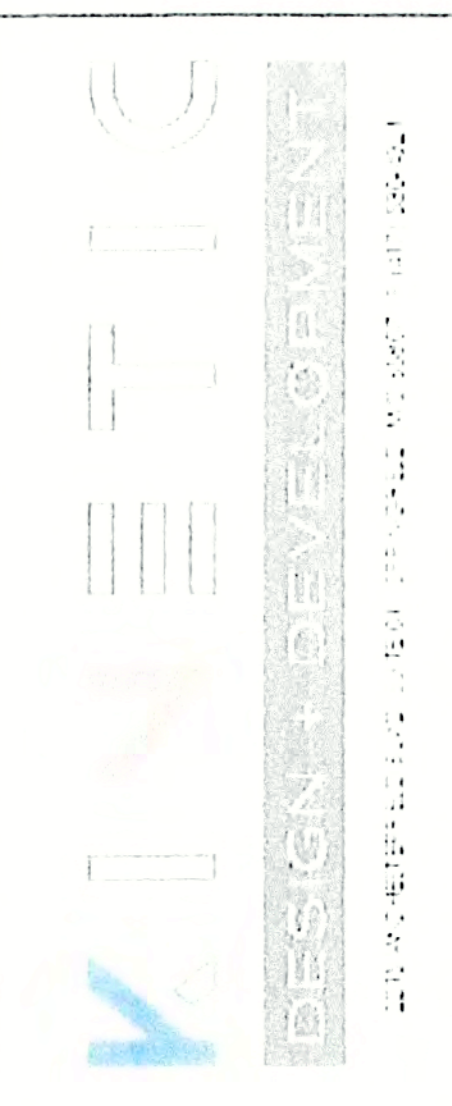
1 EXTERIOR ELEVATION - FRONT



2 EXTERIOR ELEVATION - BACK

EXTERIOR FINISH LEGEND

-  Brick
Nichiha
Modernbrick
Midnight
-  Brick
Nichiha
Canyonbrick
Shale Brown
-  Brake Metal
Pacific Blue
Columns, Fascia,
and Roof
-  White Metal
Storefront and
Windows
-  Coping Cap
Matte Black
-  Brake Metal
Soffit



APPLICANCE NO. 10
INTERIM REVIEW ONLY
 These documents are for informational purposes only and are not intended for regulatory approval, bidding, permit or construction purposes.

ARCHITECT OF RECORD
 NAME: TD
 LICENSE NO.: 10

PROJECT NUMBER: 22-01-01-001
 REVISION:

7 BREW COFFEE
STANDARD
 PROJECT ADDRESS

A2.1
 EXTERIOR ELEVATIONS
 DATE: 1-10-2024 FOR CONSTRUCTION

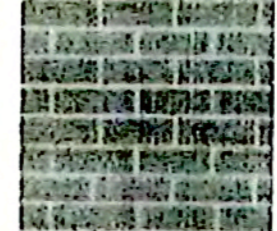



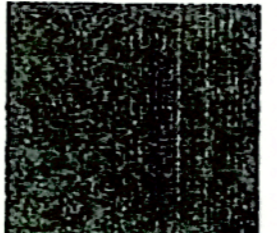



1 EXTERIOR ELEVATION - RIGHT SIDE



2 EXTERIOR ELEVATION - LEFT SIDE

EXTERIOR FINISH LEGEND

-  Brick
Nichiha
Modernbrick
Midnight
-  Brick
Nichiha
Canyonbrick
Shale Brown
-  Brake Metal
Pacific Blue
Columns, Fascia,
and Roof
-  White Metal
Storefront and
Windows
-  Coping Cap
Matte Black
-  Brake Metal
Soffit

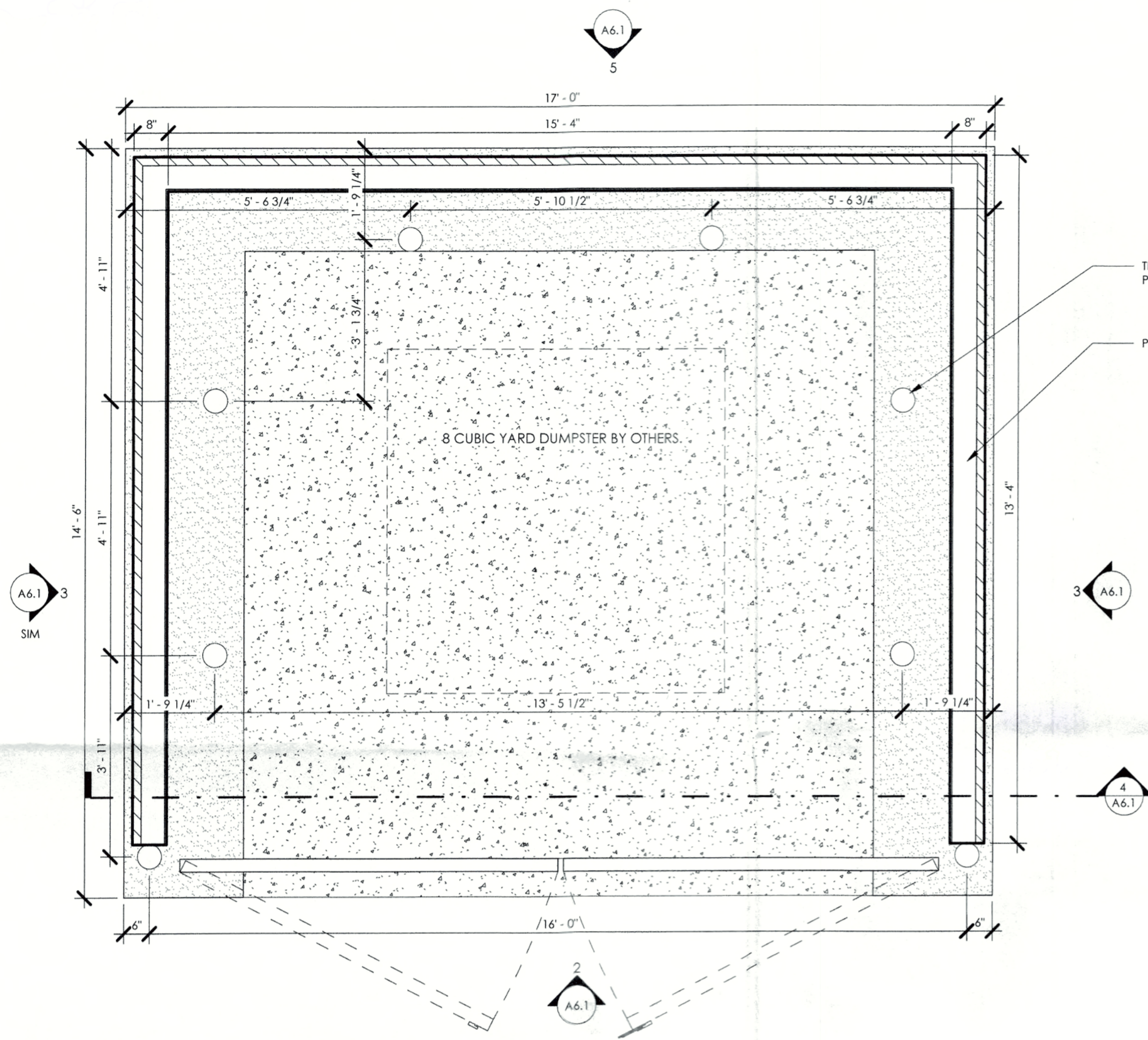


ARCHITECT OF RECORD
 NAME: THE
 LICENSE NO.: 146

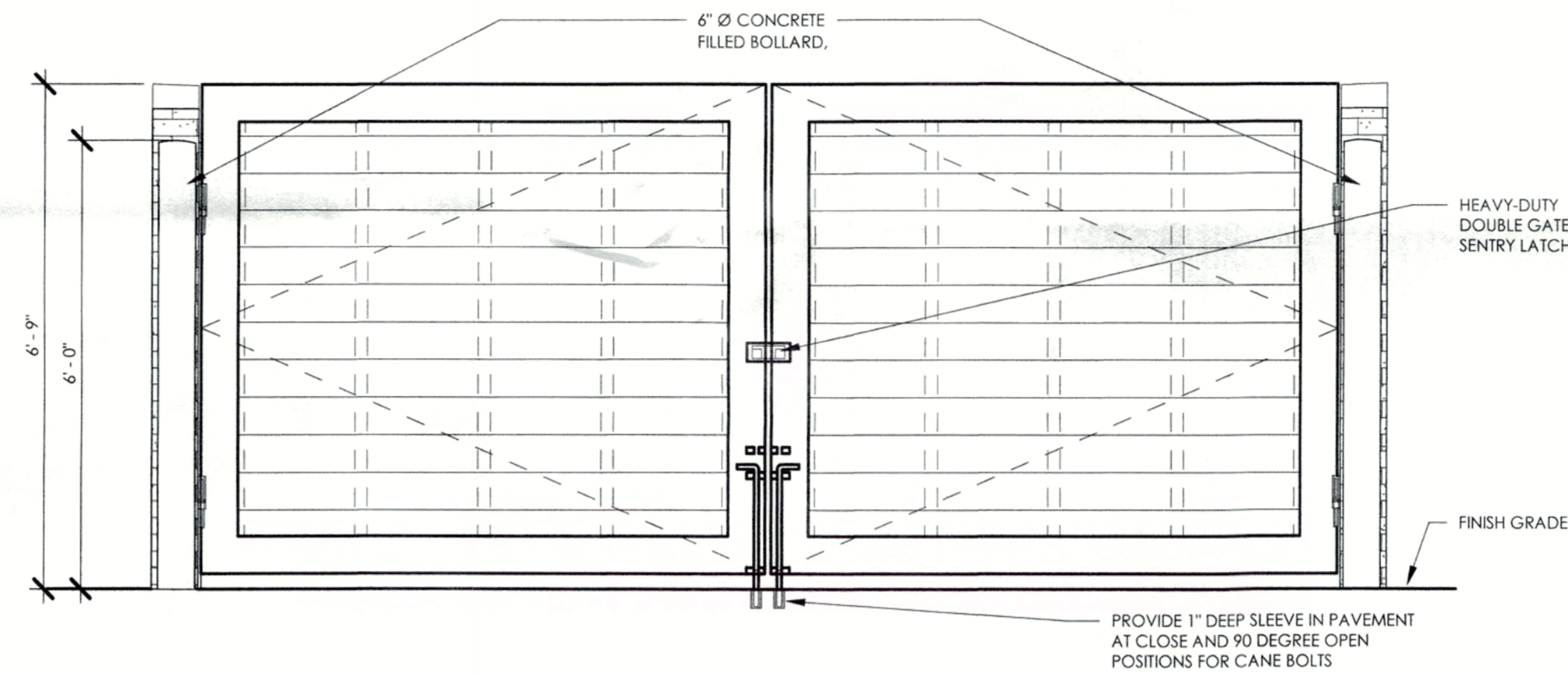
PROJECT NUMBER: 222-12-11-001
 REVISION:

7 BREW COFFEE
STANDARD
 PROJECT ADDRESS

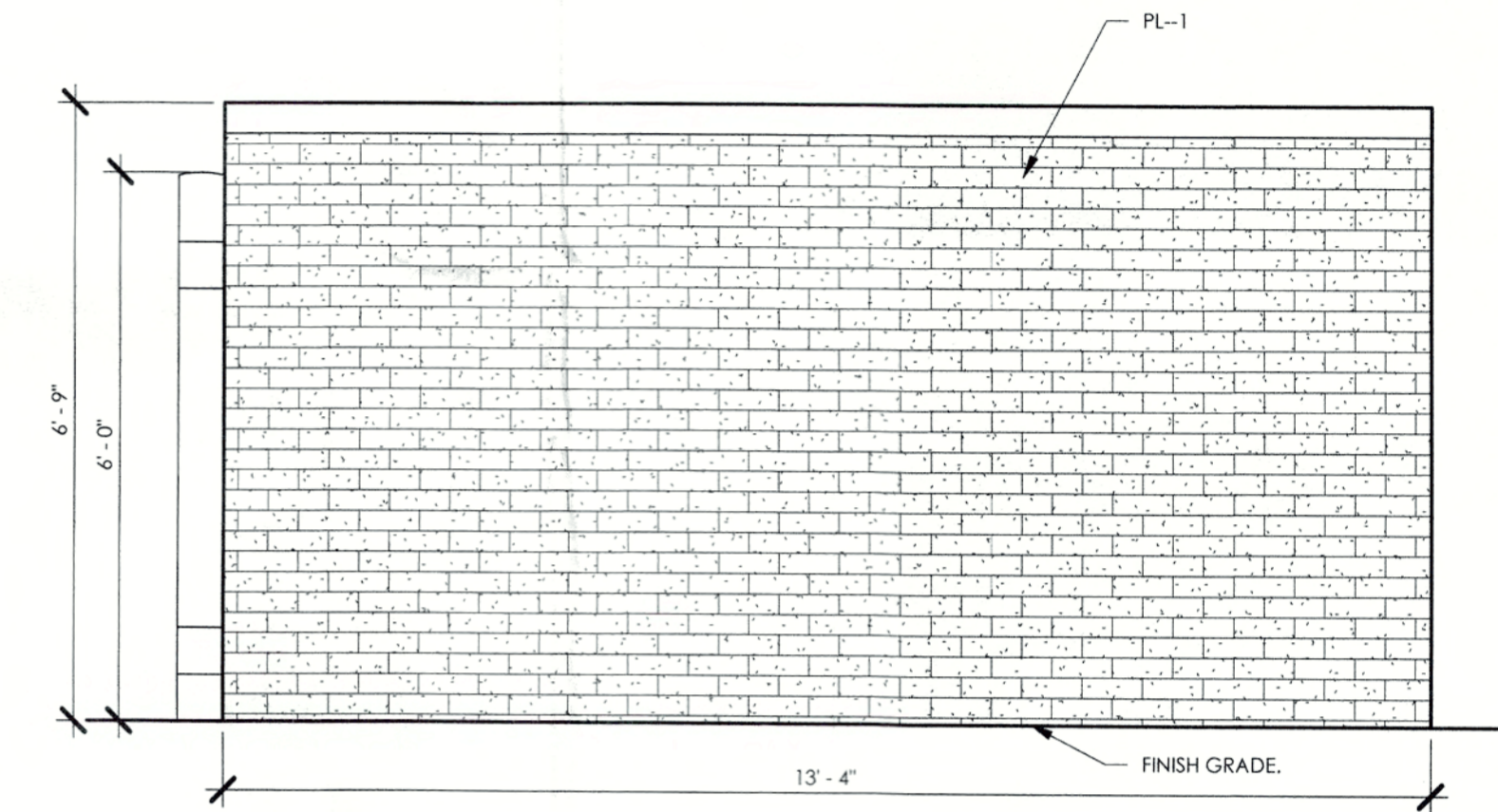
A2.2
 EXTERIOR ELEVATIONS
 DATE: 1/10/2024 FOR CONSTRUCTION



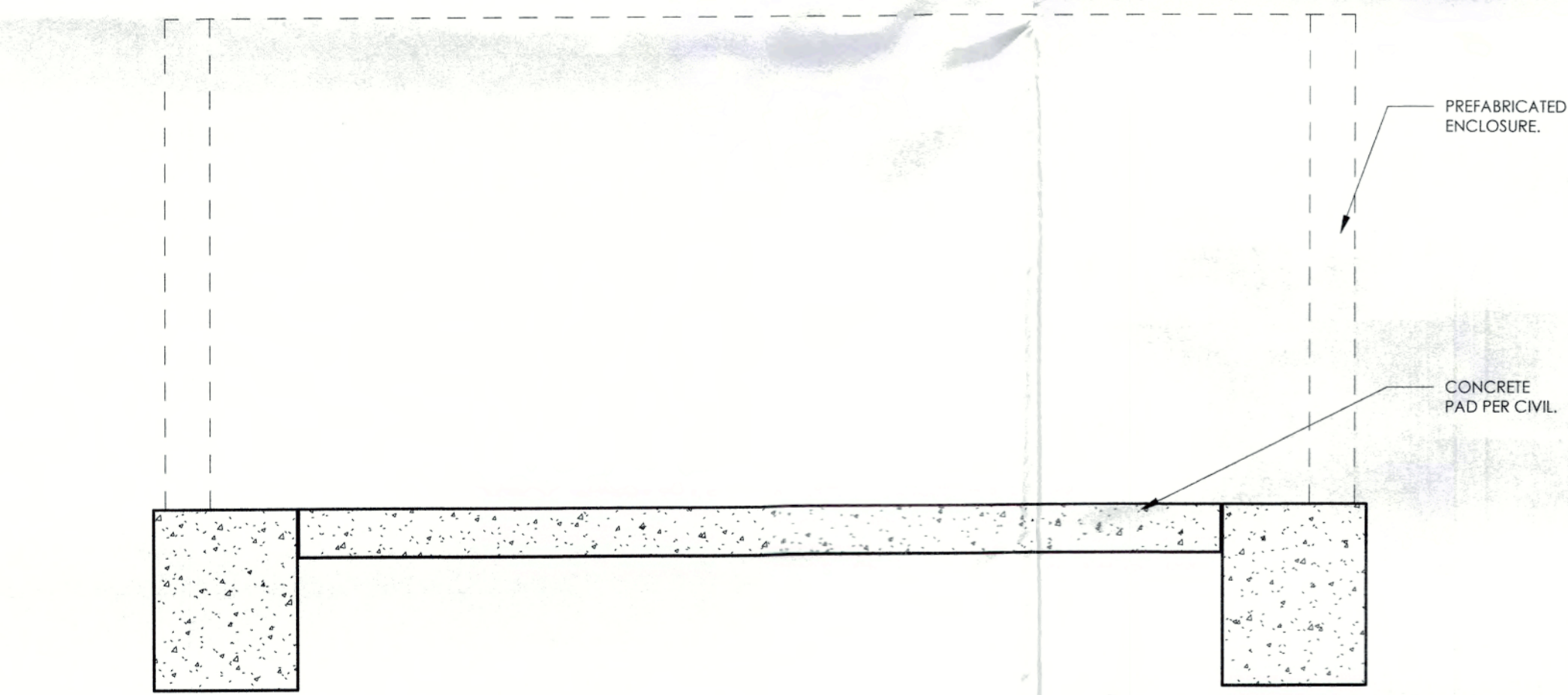
1 TRASH ENCLOSURE
1/2" = 1'-0"



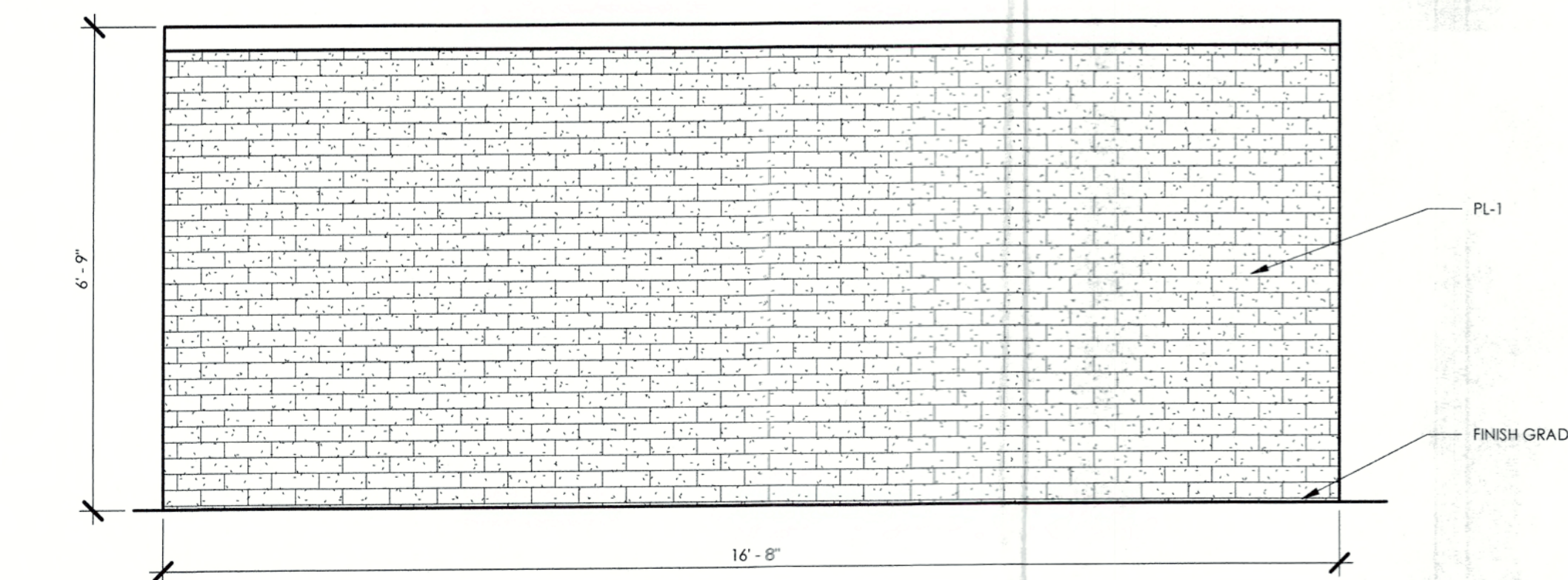
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



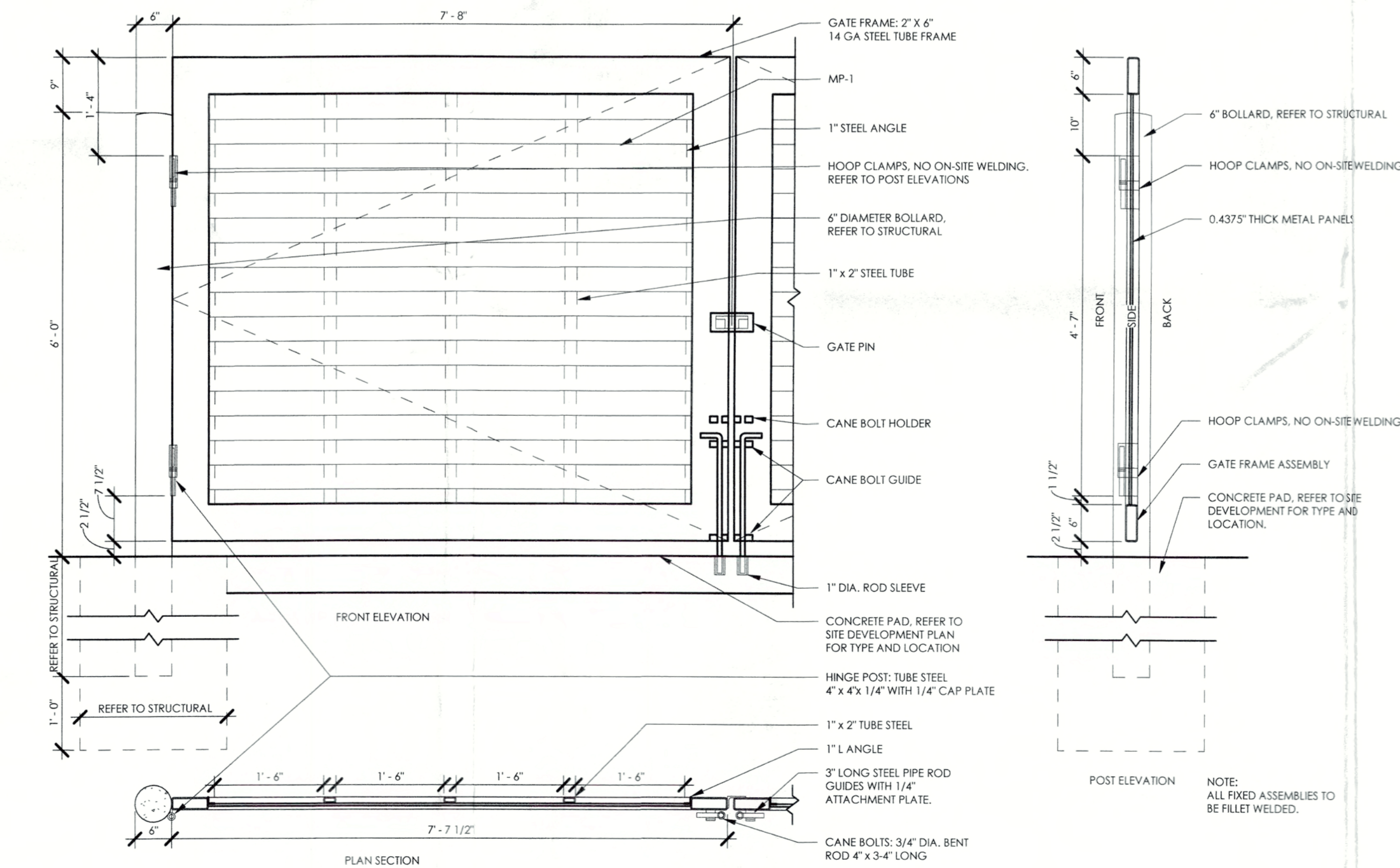
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"



5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"



6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"



ARCHITECT OF RECORD:
NAME: ADAM KREHER
LICENSE NO. 7077

PROJECT NUMBER: 24262 7BFK
REVISION:

7 BREW COFFEE
FLORENCE, KY
8111 US HWY 42,
FLORENCE, KY 41042

A6.1
TRASH ENCLOSURE DETAILS



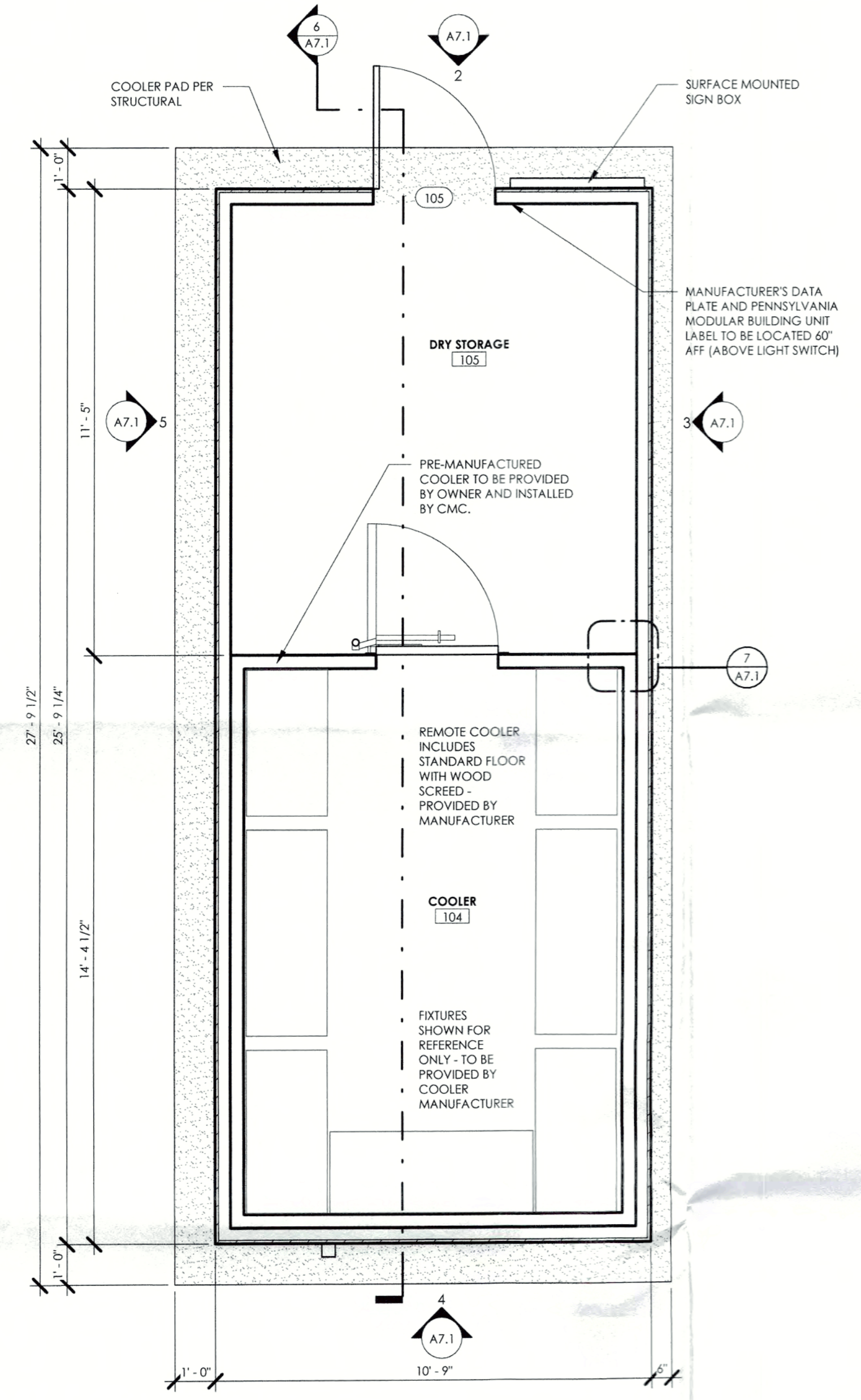
ARCHITECT OF RECORD:
 NAME: ADAM KREHER
 LICENSE NO. 7077

PROJECT NUMBER: 24262 7BFK
 REVISION:

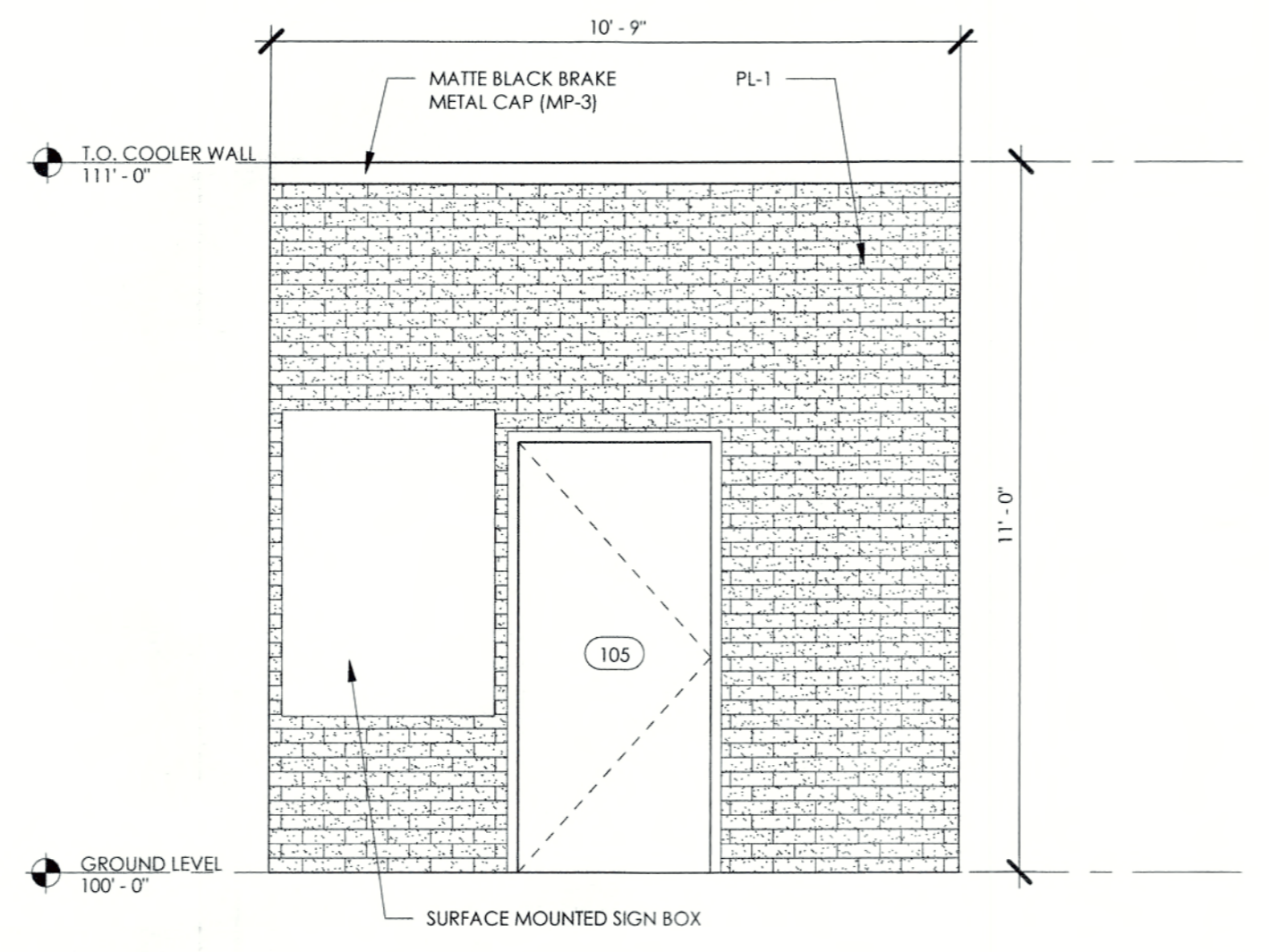
7 BREW COFFEE
FLORENCE, KY
 8111 US HWY 42,
 FLORENCE, KY 41042

A7.1
 REMOTE COOLER DETAILS

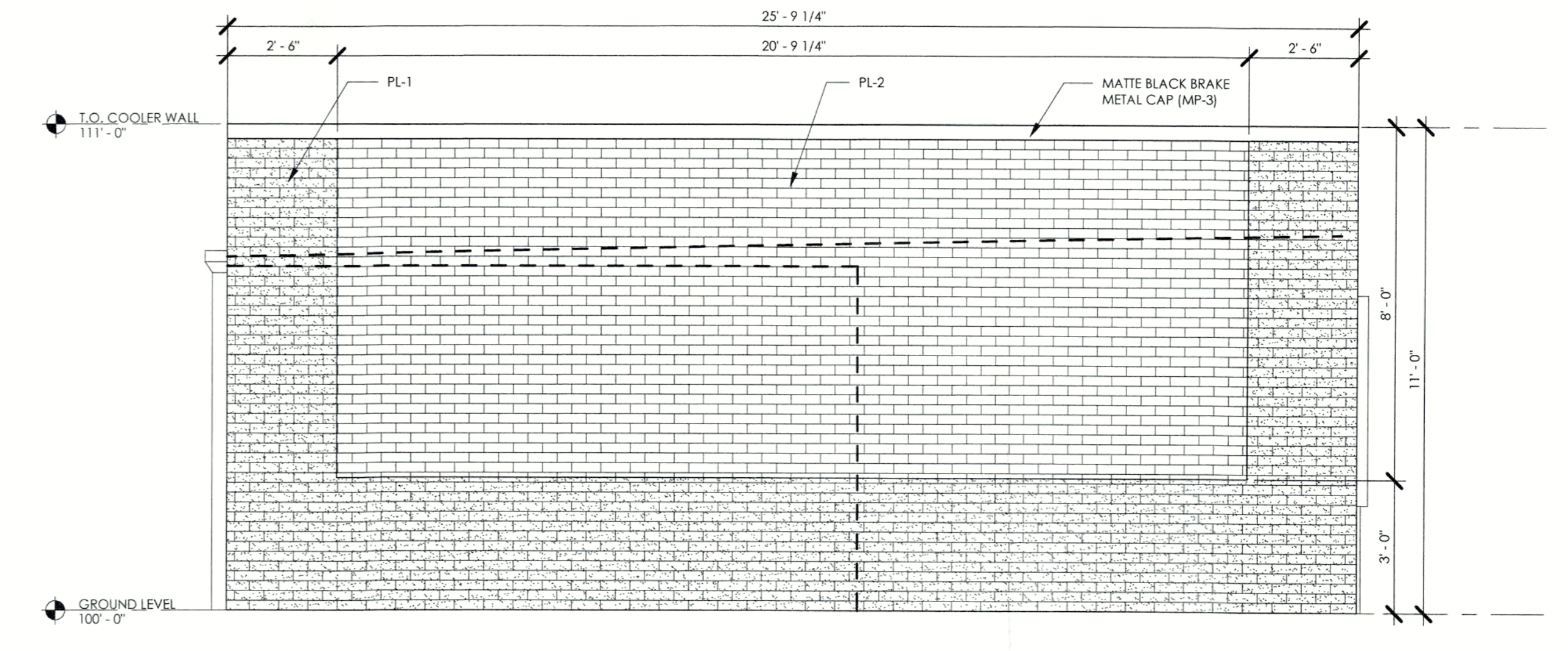
DATE: OCTOBER 10, 2024



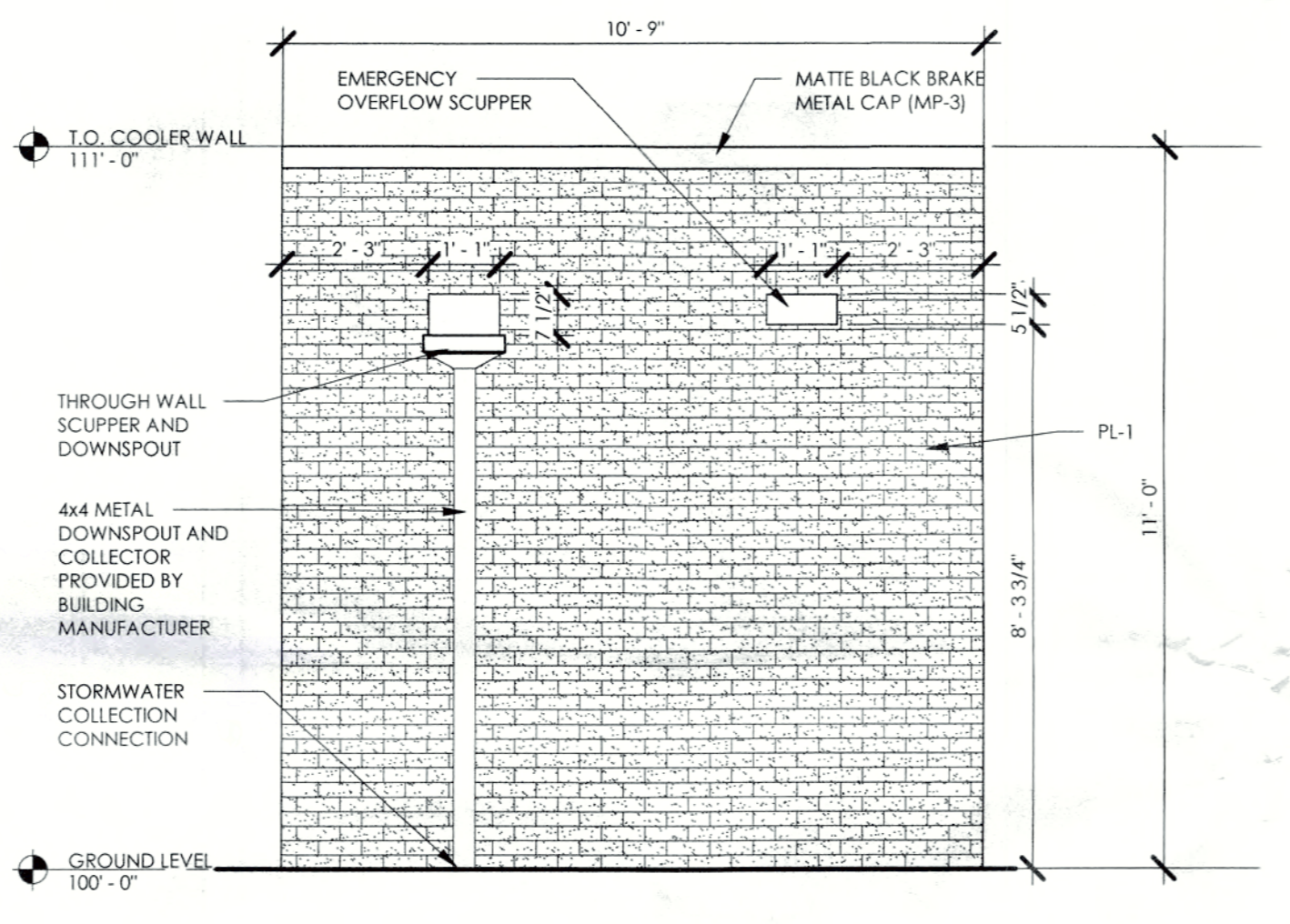
1 REMOTE COOLER PLAN
 3/8" = 1'-0"



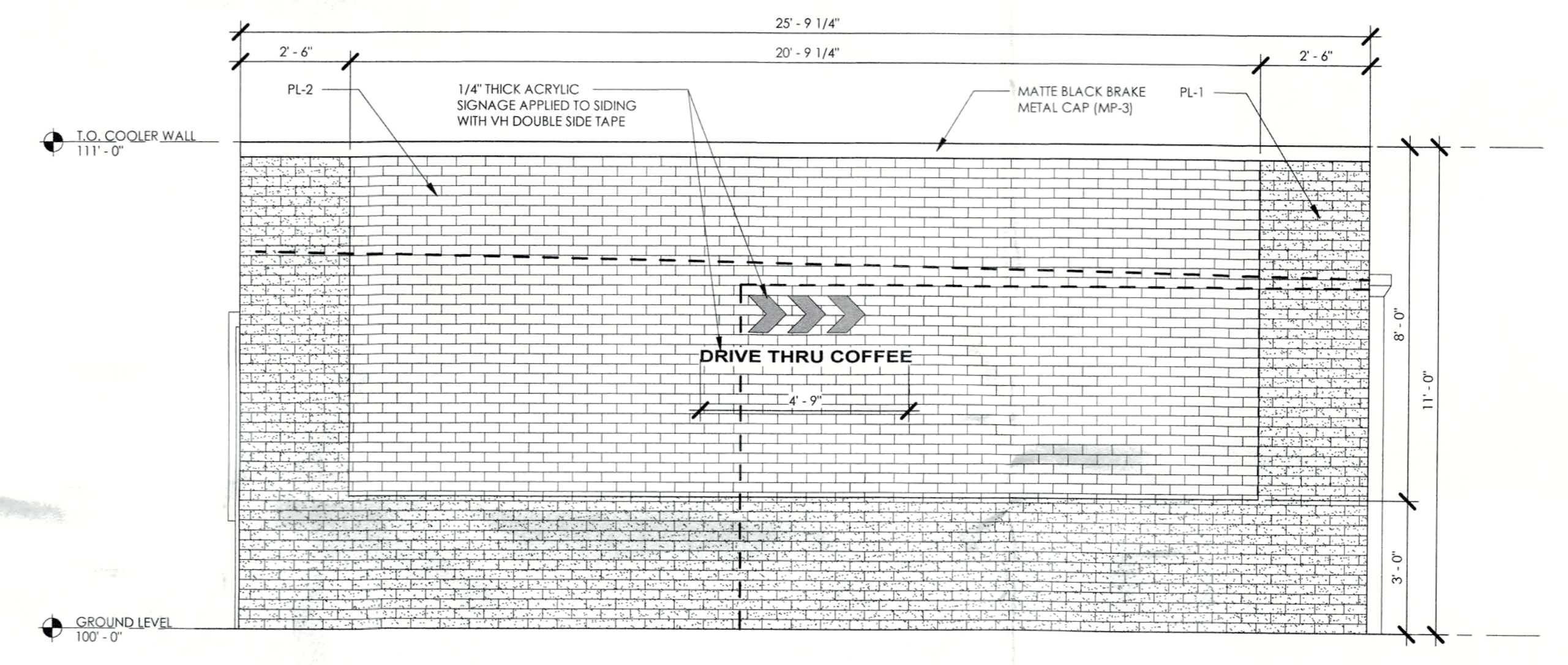
2 COOLER ELEVATION - FRONT
 3/8" = 1'-0"



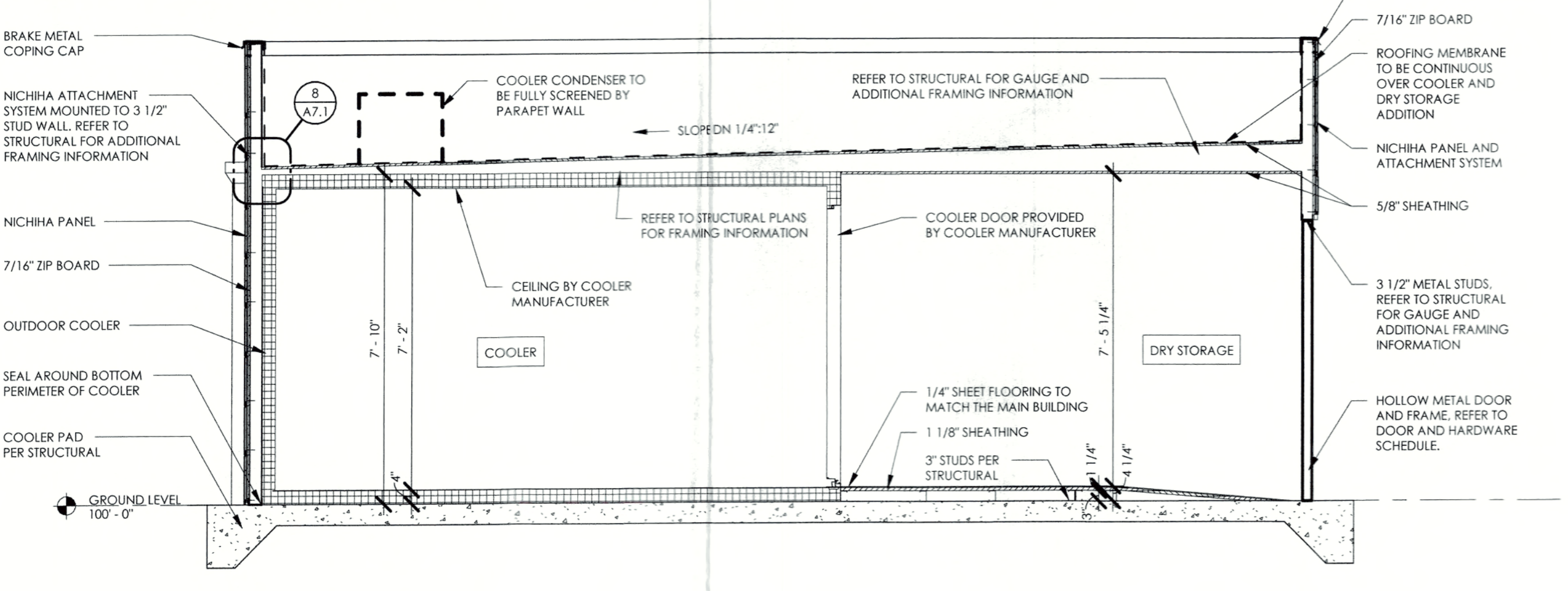
3 COOLER ELEVATION - RIGHT
 3/8" = 1'-0"



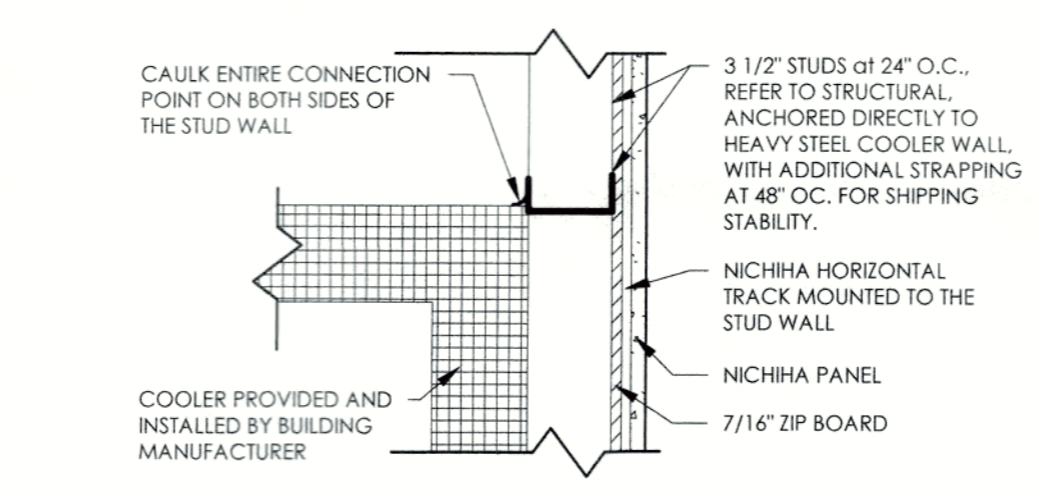
4 COOLER ELEVATION - REAR
 3/8" = 1'-0"



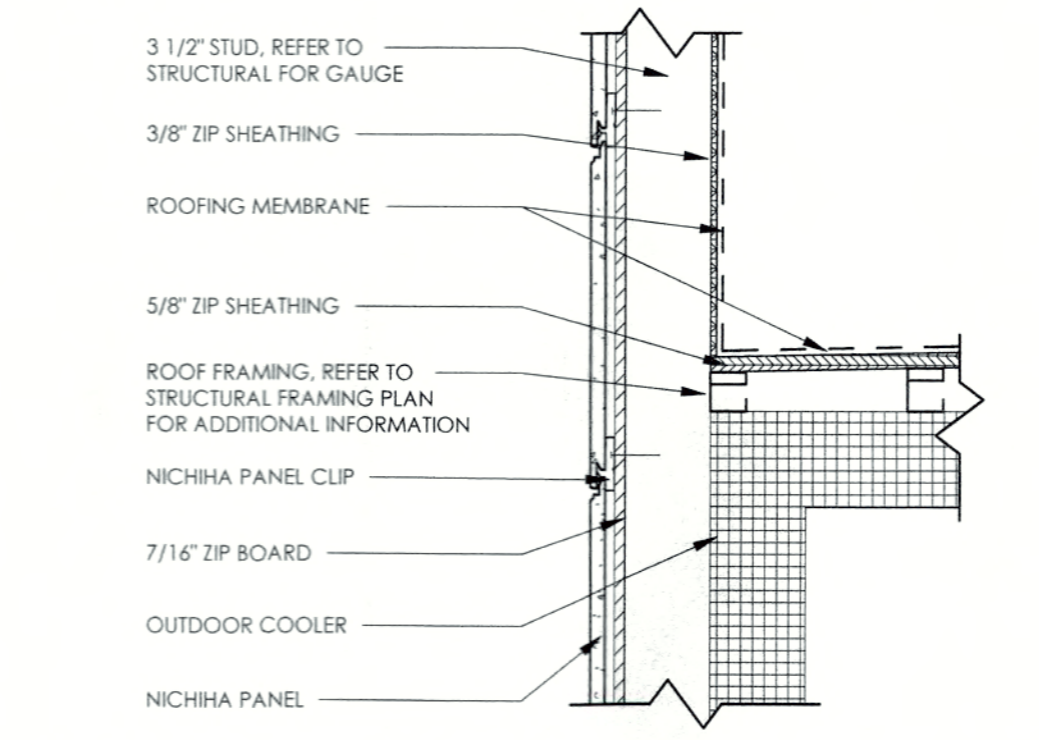
5 COOLER ELEVATION - LEFT
 3/8" = 1'-0"



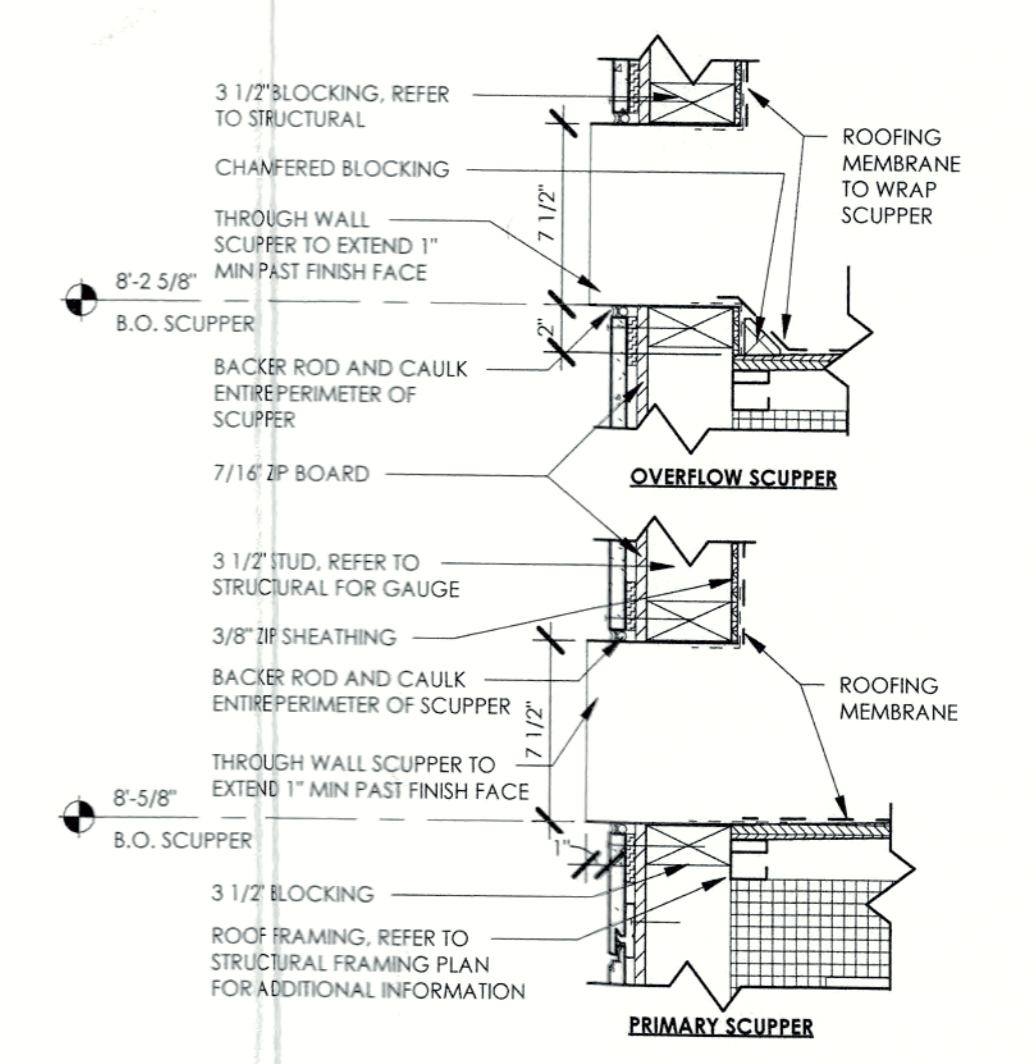
6 COOLER SECTION
 3/8" = 1'-0"



7 REMOTE COOLER PLAN DETAIL
 1/2" = 1'-0"



8 NICHHA - LOW EAVE DETAIL
 1/2" = 1'-0"



9 NICHHA - SCUPPER DETAIL
 1/2" = 1'-0"

EQUIPMENT AND FIXTURE SCHEDULE							
FEB NO.	EQ NO.	QTY.	MANUFACTURER	PRODUCT	PRODUCT NO.	SIZE	NOTES
#1	EQ-1	1	NORLAKE / KOLPAK / APPROVED EQ	REMOTE WALK-IN COOLER		675 CUBIC SF	B, F
	EQ-1.2	1	NORLAKE - CAPSULE PAK / APPROVED EQ	WALK-IN CONDENSER	CPB100JC-E-4-EV		B, F
#9	EQ-2	1	GRINDMASTER	DISPENSER	WTH20		
	EQ-3	1	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV) - 3		
	EQ-4	2	LA MARZOCCO	ESPRESSO MACHINE	LINEA PB (AV) - 4		
#2	EQ-5	2	MANITOWOC	ICE MAKER HEADS	IYF 1800 C		A
#3	EQ-6	1	MANITOWOC	ICE MAKER BIN	LB 1760	60"	
	EQ-7	27	TORRANI	SYRUP RACK			C
	EQ-8	3	VITAMIX	BLENDER			C, H
	EQ-9	4	BUILDING MANUFACTURER	STAINLESS STEEL STORAGE SHELVING		[A] SS 34" X 36" X 37" [B] SS 36" X 60" X 66" [C] SS 12" X 33" X 80" [D] SS 14" X 18" X 36"	B, D, G
#10	EQ-10	2	SPACEMAN	CHILLER MACHINE	6695-C		
	EQ-10.1	1	PROVIDED BY CMC	STAND/ ROLLING CART	CART - 550		
	EQ-11	3	MAZZER	COFFEE BEAN GRINDER	ROBUR S NERO		
	EQ-12	1	MAZZER	DECAF COFFEE BEAN GRINDER	SUPER JOLLY PRO V (E) NERO		
	EQ-13	3	RUBBERMAID	TRASH CONTAINER			C, E
#13	EQ-14	1	ATOSA	REFRIGERATED MERCHANDISER	MCFB723GR	54"	B
#4	EQ-15	3	JOHN BOOS	MOBILE ICE BINS	513034 CL-24ICAB-31	36"	B
#12.1	EQ-16	1	ATOSA	UNDERCOUNTER REFRIGERATOR	MGF36RGR	36"	B
	EQ-17	3	STRONGWAY	AIR CURTAIN	49947	36"	D
#14.2	EQ-18	4	BLEND TECH	RAPID RINSER			B
#14.1	EQ-19	3	T&S BRASS	RINSE WELL W/ STEM	B-2282-01-F05		
#14.3	EQ-20	1	ATOSA	HAND WASH SINK	MRS-HS-18(W)	18" X 14" X 5"	B
#15	EQ-21	2	QUANTUM	WALL MOUNTED SHELF	1448GY	48" X 14"	B, E
	EQ-22	4	EPOXY COATED SHELVING UNIT	COOLER SHELVING		[2] 24" X 48" [2] 24" X 60"	B, F
	EQ-23	0	STAINLESS WALL SHELF	WALL MOUNTED SHELF		36" X 14"	B
	EQ-24	1	MULTI PURPOSE DRY CHEMICAL (2A:10BC) FIRE EXTINGUISHER	FIRE EXTINGUISHER	PER NFPA 10		C, I

EQUIPMENT SCHEDULE NOTES:

- A. REMOTE CONDENSOR - IF 1800C
- B. EQUIPMENT MANUFACTURER SPEC IS OPTIONAL BUT MUST BE EQUAL APPROVED BY 7RBREW - U.N.O.
- C. PROVIDED BY SMALLWARES PROVIDER
- D. PROVIDED BY BUILDING MANUFACTURER
- E. NOT SHOWN ON FLOOR PLAN, REFER TO INTERIOR ELEVATIONS
- F. NOT SHOWN ON FLOOR PLAN, REFER TO A7.1
- G. EQ-9D NOT ANCHORED AND LOCATION IS APPROXIMATE.
- H. 3RD EQ-9'S LOCATION IS MARKET AND OPERATION SPECIFIC
- I. PROVIDED AND INSTALLED BY GC

GENERAL SCHEDULE NOTES:

ALL EQUIPMENT TO BE INSTALLED BY A LICENSED INSTALLER AND TO THE MANUFACTURERS SPECIFICATIONS

FINISH MATERIALS SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS	INTERIOR FINISH CLASSIFICATION
W1	ASET LAMINATI "STRATIFICATO"	8MM 405 WHITE 63 X 165	INTERIOR WALL FINISH	CLASS A
C1	ACOUSTIC CEILING TILE	VINYLRACK 2X4 CEILING TILE VINYL FACED	MAIN BUILDING CEILING FINISH	CLASS A
MP-1	METAL SIDING	PAC-CLAD 16" METAL WALL PANEL COLOR: CITYSCAPE	EXTERIOR FINISH	
MP-2	BRAKE METAL	COLOR: PACIFIC BLUE FINISH: SMOOTH	METAL ROOF, CORING AND CANOPY COLUMNS	
MP-3	BRAKE METAL	COLOR: MATTE BLACK FINISH: SMOOTH	METAL SOFFIT	
MP-4	BRAKE METAL	COLOR: CITYSCAPE FINISH: SMOOTH	METAL COPING AT SIDE WALLS	
PL-1	DECORATIVE PANEL	NICHIHA MODERNBRICK COLOR: MIDNIGHT FIBER CEMENT PANEL	EXTERIOR FINISH	
PL-2	DECORATIVE PANEL	NICHIHA CANYONBRICK COLOR: SHALE BROWN FIBER CEMENT PANEL	EXTERIOR FINISH	
F1	RESILIENT VINYL FLOORING	PROTECT-ALL FLOORING COLOR: LIGHT GRAY	SERVICE AREA AND OILET	
B1	METAL COVE BASE	METAL BASE COLOR: WHITE	SERVICE AREA AND OILET	
GL-1	GALVALUME METAL PANEL	FLOOR AND WALL FINISH COLOR: FACTORY FINISH	DRY STORAGE WALLS AND CEILING FINISH	CLASS A

FINISH MATERIALS SCHEDULE NOTES:

- a. ALL BUILDING FINISH ITEMS ARE PROVIDED BY CMC.
- b. CEILING AND WALLS ARE PRE-FINISHED/FACTORY FINISHED AND DO NOT REQUIRE PAINTING IN FIELD.

GENERAL CONSTRUCTION PROCEDURES

- ALL CONSTRUCTION SHALL BE EXECUTED IN STRICT COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES. GENERAL CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REGULATIONS AND PROCEDURES ESTABLISHED BY THE LANDLORD.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING APPLICATIONS FOR AND PROCURING ALL PERMITS AND CERTIFICATES AS MIGHT BE REQUIRED BY GOVERNING AGENCIES AND SHALL BEAR THE COST FOR SUCH PERMITS AND CERTIFICATES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS OF THE SITE.
- EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURATE CONSTRUCTION DOCUMENTS, BUT IF A CONFLICT EXISTS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION. THESE DOCUMENTS INDICATE THE DESIGN INTENT AND IF EXISTING CONDITIONS ARE IN CONFLICT THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN DIRECT SUPERVISION OVER ALL SUBCONTRACTORS AND SHARE RESPONSIBILITY FOR THEIR PERFORMANCE AND QUALITY OF WORK. A LIST OF ALL SUBCONTRACTORS SHALL BE PROVIDED TO THE OWNER AND THE ARCHITECT. A COPY OF THIS LIST SHALL BE POSTED ON THE JOB SITE.
- ALL SIGNAGE AND MOUNTING DEVICES SHALL BE PROVIDED, AND ALL SIGNAGE APPROVALS OBTAINED, BY OWNERS SIGN CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL POWER AS REQUIRED AND ENSURE SUFFICIENT SPACE AND CLEARANCE IS PROVIDED FOR PROPER INSTALLATION. SIGNAGE CONTRACTOR SHALL APPLY FOR AND SECURE ALL APPROVALS REQUIRED BY ALL LOCAL GOVERNING AGENCIES AND SUPPLY ANY DRAWINGS OR GRAPHIC REPRESENTATIONS REQUIRED BY LANDLORD.
- ALL CONCEALED WOOD BLOCKING USED IN CONSTRUCTION SHALL BE FIRE-RETARDANT TREATED (IF APPLICABLE).
- GENERAL CONTRACTOR SHALL PERFORM AND/OR CAUSE TO BE PERFORMED ALL WORK IN A FIRST-CLASS WORKMANLIKE MANNER AND IN ACCORDANCE WITH EACH TRADE'S ESTABLISHED PROCEDURES AND MANUFACTURER'S RECOMMENDATIONS FOR PRODUCT USE AND INSTALLATION.
- ALL PRODUCTS USED ON THIS PROJECT SHALL BE FIRST QUALITY, NEW, AND FREE OF ASBESTOS OR OTHER ENVIRONMENTALLY UNSAFE SUBSTANCES.
- MILLWORK, BASE, DESIGNATED TRIM, ETC. SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR WHERE INDICATED ON THE DRAWINGS AND/OR SCHEDULES.
- GENERAL CONTRACTOR SHALL CONTACT ARCHITECT PRIOR TO CONSTRUCTION START DATE TO CONFIRM THAT THEY HAVE THE LATEST APPROVED CONSTRUCTION DOCUMENTS FOR THIS LOCATION.

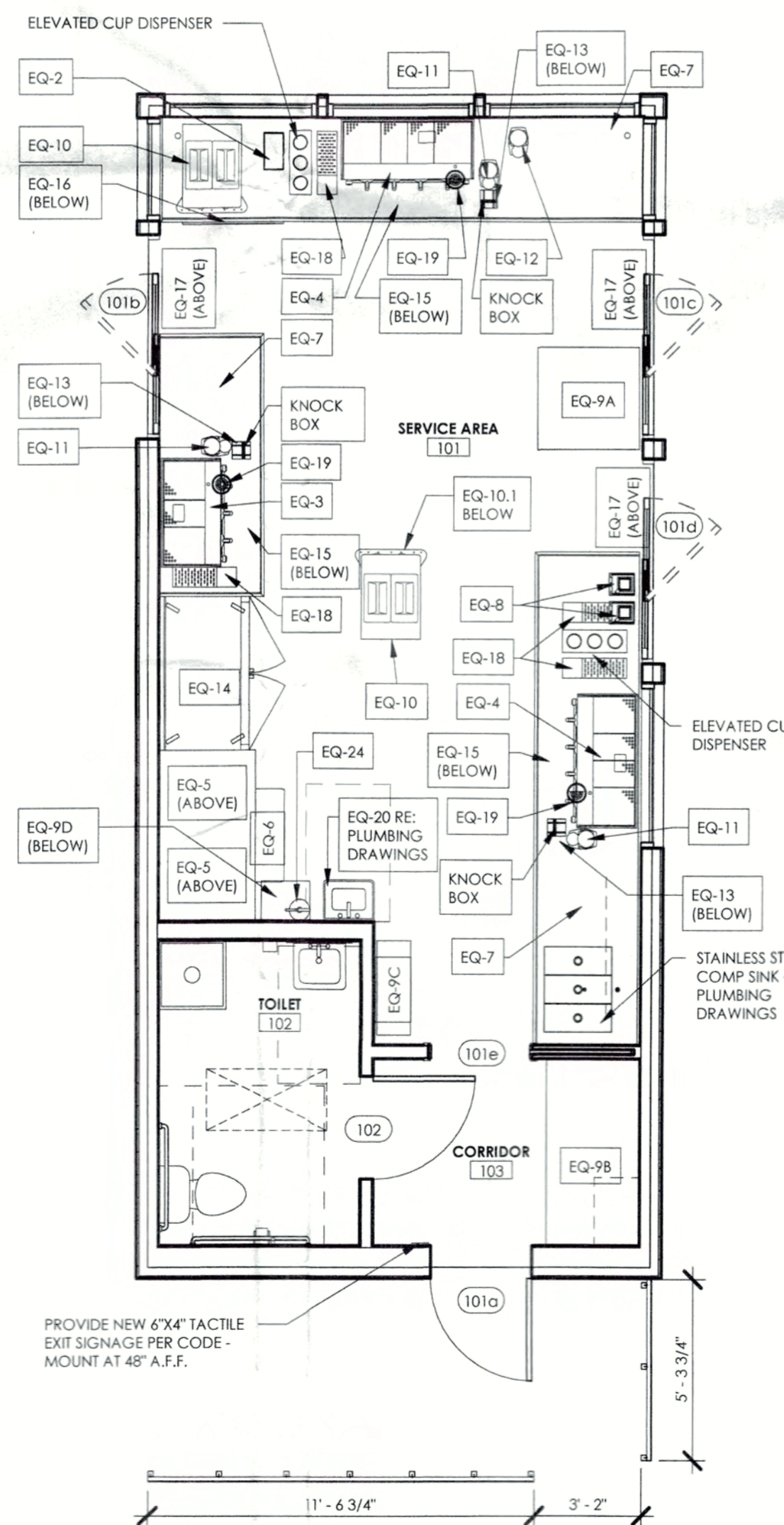
SUSTAINABILITY GUIDELINES

THE FOLLOWING GUIDELINES TO BE USED BY GENERAL CONTRACTOR ARE VOLUNTARY IN NATURE. IT IS HIGHLY RECOMMENDED THAT THE GENERAL CONTRACTOR FOLLOW THESE GUIDELINES TO THE EXTENT IT IS FEASIBLE.

- IMPROVE INDOOR AIR QUALITY:
 - A. REDUCE CONSTRUCTION DUST AND AIR PARTICULATES WITH DUST CONTAINMENT SYSTEMS AND/OR SHUT OFF CIRCULATING AIR.
 - B. CHANGE HVAC FILTERS AT THE CONCLUSION OF THE JOB.
 - C. USE LOW V.O.C. PAINTS, ADHESIVES, SEALANTS, ETC.

PREFABRICATED BUILDING

THIS BUILDING IS BEING FABRICATED IN A CONTROLLED ENVIRONMENT AND TRANSFERRED TO THE JOB SITE. THIS BUILDING WILL BE FULLY INSPECTABLE ON SITE. 3RD PARTY INSPECTIONS WILL BE PROVIDED FOR STRUCTURAL FRAMING, BUILDING, PLUMBING AND ELECTRICAL.



1 FIXTURE PLAN
1/4" = 1'-0"

TYPICAL SYMBOL LEGEND

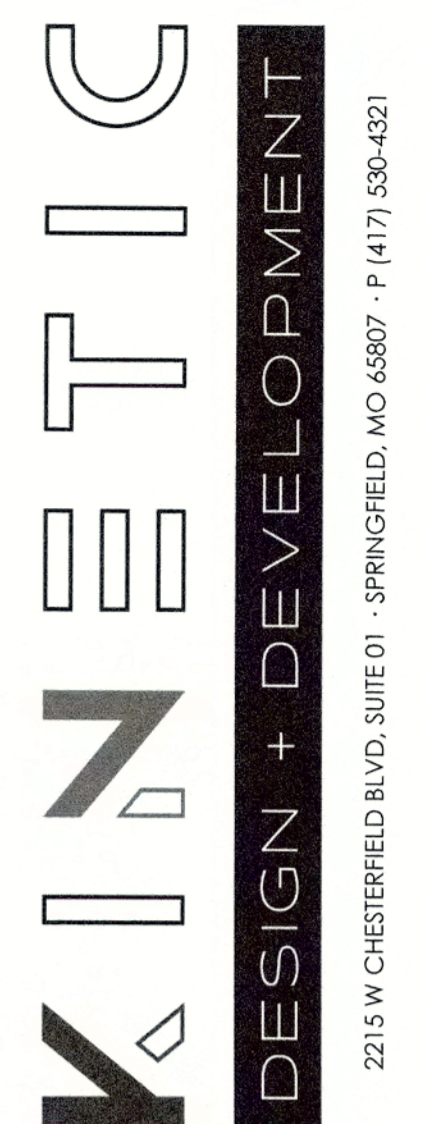
DETAIL NUMBER DETAIL DESIGNATION 12/A3.4	SHEET NUMBER	ELEVATION HEIGHT T.O. WALL 106'-0"
SQUARE FOOTAGE ROOM TAG 101 ### SF	ROOM NAME ROOM NUMBER 101	ELEVATION TAG 100.0 100.0
DOOR TAG 000A		CEILING HEIGHT 0'-0"
SECTION CUT TAG 1 101		WINDOW TAG W1
ROOF SLOPE 12 2		REVISION DELTA A
WALL TYPE/ PARTITION TYPE W1		GRID BUBBLE 0.00
WALL PARTITION		ENLARGED DETAIL 101
EXISTING WALL		FINISH TAG PT-1

MATERIAL INDICATION

CONCRETE		FINISHED WOOD	
DIMENSIONAL LUMBER		GYPSUM BOARD	
RIGID INSULATION		PLYWOOD	
BATT OR BLOWN INSULATION		GLASS	
EARTH/BACKFILL		CMU	

ABBREVIATIONS

ACCOUST.	ACOUSTICAL	L.H.B.	LEFT HAND BEVEL
ADD'	ADDITIONAL	L.H.R.B.	LEFT HAND REVERSE BEVEL
A.F.F.	AS FINISHED	LN	LINEAR / LINEAL
AF	AS INSTALLED	LVR	LOUVER
AI	ALTERNATE	MAS	MASONRY
AL	ALUMINUM	MATL	MATERIAL
ALUM.	ALUMINUM	MAX	MAXIMUM
ANCH.	ANCHOR	MEZ	MEZZANINE
ARCH.	ARCHITECT	MFRD	MANUFACTURED
@	AT	MFR	MANUFACTURER
B	BOTTOM OF BEAM	MED	MIDDLE
B.F.	BOTTOM OF FOOTING	MIR	MIRROR
BD	BOARD	MN	MINIMUM
BK	BRACKET	MOC	MISCELLANEOUS
BLDG.	BUILDING	MCT	MASONRY OPENING
BLK/G	BLOCKING	MD	MOUNTED
BM	BENCH MARK	MTD	MASONRY TIE
B.O.	BOTTOM OF	MTL	METAL
BRG	BEARING	MBLN	MILLION
BSMT	BASEMENT	NOM	NOMINAL
C.S.	COUNTERSUNK	NTS	NOT TO SCALE
CAB.	CABINET	O.A.	OVERALL
C.C.	CENTER-TO-CENTER	OC	ON CENTER
CEM.	CEMENT	OD	OUTSIDE DIAMETER
CF	CONTRACTOR FURNISHED	OFCC	OWNER FURNISHED CONTRACTOR INSTALLED
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	OFI	OWNER FURNISHED CONTRACTOR INSTALLED
CI	CONTRACTOR INSTALLED	O/H	OVERHEAD
CJ	CEILING	OJ	OVER
CLG	CLEAN OUT	OP	OPENING
C.O.	COLUMN	OPPT	OPPOSITE
COL	COLUMN	PART	PARTITION
CONC	CONCRETE	P.E.M.B.	PRE-ENGINEERED METAL BUILDING
CONF	CONFERENCE	PERMA	PERMANENT
CONN	CONNECTION	P.F.	PRESENT GRADE
CONSTR	CONSTRUCTION	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PLAS	PLASTIC
CONF	CONTRACTOR	PL	PROPERTY LINE
COORD	COORDINATE	PLMB/G	PLUMBING
CORR	CORRUGATED / CORRIDOR	PLY	PLYWOOD
CR	CORNER	P.P.	POWERPOLE
CYL	CYLINDER	PAR	PARK
4	CENTERLINE	PR	PIPE
C.W.	COLD WATER	PVC	POLYVINYL CHLORIDE
DEP	DEPTH	Q.T.	QUARTZ TILE
DBL	DOUBLE	R	RADIUS
DEG	DEGREE	RCP	REINFORCED CONCRETE PIPE
D.F.	DEMOLITION	RE	REFER
DEMO	DEMOLITION	R.H.B.	RIGHT HAND BEVEL
DIAM	DIAMETER	R.H.R.B.	RIGHT HAND REVERSE BEVEL
DIAG	DIAGONAL	RL	RAIN LEADER
DM	DIAMENSION	RM	ROOM
D.O.	DO-OVER	R.O.	ROUGH OPENING
D.O.	DO-OVER	RES	RESIDENT
DTL	DETAIL	REQD	REQUIRED
DR	DOWNSPOUT	REGMT	REGULATORY
D.S.	DOWNSPOUT	R.F.V.	ROTARY TURBINE VENT
EACH	EACH	REG	REGULAR
ELEC	ELECTRICAL	REG	REGULATORY
ELEV	ELEVATION (VIEW)	SAN	SANITARY
ELEV	ELEVATION (VIEW)	SAT	SAFETY
E.W.C.	ELECTRIC WATER COOLER	SCHED	SCHEDULE
EQUIP.	EQUIPMENT	S.C.	SOLID CORE
EXPNG	EXPOSED	SECT	SECTION
EXPNG	EXPOSED	SHT	SHEET
EXT	EXTENSION	SIM	SMALLER
F.B.O.	FURNISHED BY OTHERS	SPEC	SPECIFICATION
F.F.	FLOOR FINISH	STND	STANDARD
F.F.	FLOOR FINISH	STUD	STUD
F.E.C.	FIRE EXTINGUISHER	STL	STEEL
F.E.B.	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FIN	FINISH	STRCT	STRUCTURE / STRUCTURAL
FIN	FINISH	SURF	SURFACE
F.G.	FINISH GRADE	SUSP	SUSPENDED
F.L.	FLASHING	SYST	SYSTEM
FLASHG	FLASHING	S.W.	STORM WATER
FLR	FLOOR	TYP	TYPICAL
F.M.	FACE OF MASONRY	TOP OF	TOP OF
FOUN	FOUNDATION	U.A.O	UNLESS NOTED OTHERWISE
FR	FIRE RETARDANT	VCP	VENT CLAY PIPE
FRM	FRAME	VEST	VESTIBULE
FURN	FURNISHED	VERT	VERTICAL
F.R.T.	FIRE RETARDANT TREATED	VOL	VOLUME
FTG	FASTENING	V.T.R.	VENT THROUGH ROOF
FURN	FURNISHED	VCT	VINYL COMPOSITION TILE
FUR	FURNISHING	W	WIDE
G.A.	GALVANIZED	W/	WITH
GAL	GALVANIZED	WD	WOOD
GALV	GALVANIZED	W.D.	WINDOW DIMENSION
G.C.	GENERAL CONTRACTOR	WDW	WINDOW
G.I.	GALVANIZED IRON	WBR	WEATHER RESISTANT BARRIER
GLAZ	GLAZING	WFB	WEALED WIRE FABRIC
GOVT	GOVERNMENT	W.F.	WEATHER PROOF
G.S.	GRAVEL STOP	WT	WEIGHT
GEN	GENERAL		
GYP	GYPSUM		
HWARE	HARDWARE		
H.C.	HOLLOW CORE		
HOL	HOLLOW		
HORIZ	HORIZONTAL		
H	HIGH		
HT	HEIGHT		
HTG.	HEATING		
HTR	HEATER		
H.W.	HOT WATER		
ID.	INSIDE DIAMETER		
INSUL	INSULATION		
INT	INTERIOR		
INVT	INVEST		
JNT	JOINT		
JST	JOISTS		
K.E.S.	KITCHEN EQUIPMENT SUPPLIER		
LAM	LAMINATE		
LAV	LAVATORY		
LG	LONG		



ARCHITECT OF RECORD:
NAME: ADAM KREHMER
LICENSE NO. 7077

PROJECT NUMBER: 24262 78FK
REVISION:

7 BREW COFFEE
FLORENCE, KY
8111 US HWY 42,
FLORENCE, KY 41042

GO.1
GENERAL NOTES & SCHEDULES

DATE: OCTOBER 10, 2024