

APPLICATION FORM

CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT
BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:
 Change in Concept Dev. Plan
 Utilization of an Underlying Zone in Planned Development
2. Name of Development TURFWAY BUSINESS PARK
3. Location of Development THOROUGHbred BLVD. & HOUSTON ROAD
4. Total Acreage of Site 13.22 ACRES (SAM'S CLUB) + 1.63 ACRES (PURCHASE TRACT)
5. Current Zoning PLANNED DEVELOPMENT W/C-2, COMMERCIAL, UNDERLYING
6. Date of Zone Change or Approved Concept Development Plan (if applicable) 1986
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) YES H-D STUDY
8. Proposed Uses (please specify each use)
EXPAND EXISTING SAM'S CLUB FOR FRESH MEATS AND PRODUCE DEPARTMENT.
ADDITIONAL PARKING FOR SAM'S CLUB (PURCHASE TRACT)
9. Name of Applicant(s) CEI ENGINEERING ASSOCIATES, INC. (David W. Walls)
 Phone Number(s) (501) 273-9472
10. Address of Applicant(s) 110 W. CENTRAL
BENTONVILLE, AR 72712
 City State Zip
11. Name of Property Owner(s) TINEB ASSOCIATES TRP Associates
C/O ANTHONY J. DINOME c/o Paul Hemmer Const.
 Phone Number(s) (212) 867-0990 (606) 341-8300
12. Address of Property Owner(s) 708 THIRD AVENUE 28TH FLOOR 250 Grandview Dr.
NEW YORK, NY 10017 Ft. Mitchell, KY
 City State Zip 41017
13. Proposed Building Intensities (please specify)
117,796 S.F. (BUILDING)/14.85 ACRE (SITE) = 9000.67 SQ. FT./ACRE
14. Are there any existing buildings on the site? YES, SEE PLANS
 How many? ONE
- 15.* Deed Book _____ Page No. _____ Group No. _____
16. Have you had a pre-application meeting with BCPC staff? YES W/DAVID GEOHEGAN

(COMPLETE OTHER SIDE OF APPLICATION)

* TO BE DELIVERED BY LOCAL RESOURCE

17. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- _____ Boone County Water and Sewer District
- _____ Florence Water and Sewer Commission
- _____ Union Light Heat and Power
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Road Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Works Department
- _____ City of Walton Public Works Department
- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

18. Are you also applying for:
NO Conditional Use Permit
NO Dimensional Variance

19. Applicant's Signature(s): _____

20. Property Owner's Signature(s): John H. TRP Associate

21. Have you submitted a Concept Development Plan? YES W/APPLICATION

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Fee Received _____
3. Check what has been submitted:
_____ Application _____ Fee _____ Legal Description
_____ Concept Development _____ Addresses of Adjoining
Plan Property Owners
_____ No. of copies of plan received**
4. Is application complete? _____ Yes _____ No
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
_____ Approval
_____ Approval With Conditions
_____ Disapproval
9. Other: _____

** FIVE (5) COPIES REQUIRED
BCPC: 7/11/88

APPLICATION FORM

CHANGE IN CONCEPT DEVELOPMENT PLAN
OR
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT
BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:
 Change in Concept Dev. Plan
 Utilization of an Underlying Zone in Planned Development
2. Name of Development TURFWAY BUSINESS PARK
3. Location of Development THOROUGHbred BLVD. & HOUSTON ROAD
4. Total Acreage of Site 13.22 ACRES (SAM'S CLUB) + 1.63 ACRES (PURCHASE TRACT)
5. Current Zoning PLANNED DEVELOPMENT W/C-2, COMMERCIAL, UNDERLYING
6. Date of Zone Change or Approved Concept Development Plan (if applicable) 1986
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) YES H-D STUDY
8. Proposed Uses (please specify each use)
EXPAND EXISTING SAM'S CLUB FOR FRESH MEATS AND PRODUCE DEPARTMENT.
ADDITIONAL PARKING FOR SAM'S CLUB (PURCHASE TRACT)
9. Name of Applicant(s) CEI ENGINEERING ASSOCIATES, INC. (David W. Walls)
 Phone Number(s) (501) 273-9472
10. Address of Applicant(s) 110 W. CENTRAL
BENTONVILLE, AR 72712

| | | |
|------------------------|----------------|-----|
| City | State | Zip |
| C/O ANTHONY J. DINOME | TRP Associates | |
| c/o Paul Hemmer Const. | | |
11. Name of Property Owner(s) TINEB ASSOCIATES
 Phone Number(s) (212) 867-0990
(606) 341-8300
12. Address of Property Owner(s) 708 THIRD AVENUE 28TH FLOOR 250 Grandview Dr.
NEW YORK, NY 10017 Ft. Mitchell, KY

| | | |
|------|-------|-------|
| City | State | Zip |
| | | 41017 |
13. Proposed Building Intensities (please specify)
117,796 S.F. (BUILDING)/14.85 ACRE (SITE) = 9000.67 SQ. FT./ACRE
14. Are there any existing buildings on the site? YES, SEE PLANS
 How many? ONE
- 15.* Deed Book _____ Page No. _____ Group No. _____
16. Have you had a pre-application meeting with BCPC staff? YES W/DAVID GEOHEGAN

(COMPLETE OTHER SIDE OF APPLICATION)

* TO BE DELIVERED BY LOCAL RESOURCE

APPLICATION FORM
CHANGE IN CONCEPT DEVELOPMENT PLAN
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT

17. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- _____ Boone County Water and Sewer District
- _____ Florence Water and Sewer Commission
- _____ Union Light Heat and Power
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Road Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Works Department
- _____ City of Walton Public Works Department
- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

18. Are you also applying for:
 NO Conditional Use Permit
 NO Dimensional Variance

19. Applicant's Signature(s): _____

20. Property Owner's Signature(s): Charles P. Bowen

21. Have you submitted a Concept Development Plan? YES W/APPLICATION

SECTION B (To be completed by BCPC Staff)

1. Date Received _____
2. Fee Received _____
3. Check what has been submitted:
 Application Fee Legal Description
 Concept Development Addresses of Adjoining
Plan Property Owners
 No. of copies of plan received**
4. Is application complete? Yes No
5. Staff Reviewer _____
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 Approval
 Approval With Conditions
 Disapproval
9. Other: _____

EXHIBIT "A"

STAFF REPORT

Request of CEI Engineering Associates, Inc. (applicant)
for TINEB Associates and TRP Associates (owners)
for a change in an approved Concept Development
Plan for a 14.85 acre tract located at Thoroughbred
Boulevard and Houston Road, Florence, Kentucky.
The request is to expand the existing **Sam's Wholesale
Warehouse Club** building.
The site is currently zoned Commercial Two/Planned
Development (C-2/PD).

March 10, 1993

This is a request for a Change in Concept Development Plan on a 14.85 acre site located at Spiral Drive and Thoroughbred Boulevard, Florence, Kentucky. The request involves an expansion to the existing Sam's Warehouse and extension of the parking area. To extend the parking area, a previously approved restaurant site would be eliminated. The following table indicates the existing and proposed land uses and intensities.

| <u>Existing</u> | <u>Proposed</u> |
|----------------------------------|-------------------------------|
| Existing Sam's - 107,416 s.f. | Proposed Sam's - 117,796 s.f. |
| Approved rest. site - 5,000 s.f. | (10,380 s.f. expansion) |
| Existing 696 parking | Proposed 803 parking |

For the September, 1992 request, the applicant had prepared a Traffic Impact Analysis which forecasted future traffic counts and movements based on studies at other Sam's locations across the country. The Study recommended no road improvements to handle the retail expansion, but reinforced previous traffic studies by noting that existing traffic is sufficient to warrant a traffic signal at Spiral Drive and Houston Road.

The proposed expansion is to provide increased space for bakery and meat sales in the existing structure. The tire facility will also be expanded.

Surrounding Land Uses and Zoning

North - Homequarters, C-2/PD
East - Houston Lakes site, O-2/PD
South - Wal-Mart, C-2/PD
West - Office Research, I-1/PD

Relationship to Comprehensive Plan and Houston-Donaldson Study

The Specific Development Guidelines section of the Houston-Donaldson Study recommends that any commercial development near the corner of Houston Road and Thoroughbred Boulevard be subordinate to other uses in the area and not be regional in character. Pages 53 and 54 recommend that commercial uses be consistent with adjacent planned developments and that they contain creative floor plans versus block buildings that overpower adjacent development, as well as substantial green space. Design review and signage design are important considerations at this location.

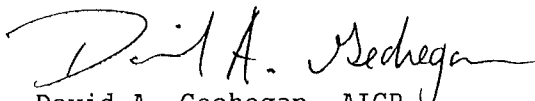
The Study and the 1990 Boone County Comprehensive Plan recognize the traffic sensitivity of the area.

Staff Concerns

1. The design of the additions, the tire storage area, and landscaping would have to be carefully reviewed. The bakery and meat expansions would be located in prominent landscaped areas.
2. In Staff's opinion, the proposed changes to the parking aisles south of the building would help correct existing problems with circulation in this area.

Conclusion

The Planning Commission and City of Florence must review this request in light of the Houston-Donaldson Study, Article Three, and Article Fifteen of the 1991 Boone County Zoning Regulations. Should the request be approved, minor adjustments to both the 1987 and 1992 Houston-Donaldson Study would be needed, primarily in the traffic generation section.



David A. Geohegan, AICP
Senior Planner

DAG:par

BOONE COUNTY PLANNING COMMISSION

March 10, 1993
7:00 P.M.

PUBLIC HEARING

Mr. William Viox, Chairman, called the meeting to order at 8:20 P.M.. Following an explanation of the Public Hearing process, the Chairman introduced the item on the Agenda:

1. Applicant: CEI Engineering Associates, Inc. for
Tineb Associates and TRP Associates (owners)
Request: Change in Concept Development Plan

The request of CEI Engineering Associates, Inc. (applicant) for Tineb Associates and TRP Associates (owners) for a Change in a previously approved Concept Development Plan for a 14.85-acre area at Thoroughbred Boulevard and Houston Road, Florence, Kentucky. The site is currently zoned Commercial Two/Planned Development (C-2/PD). The request is to increase the square footage of the Sam's Wholesale Warehouse Club building.

Staff Member Dave Geohegan presented the Staff Report (see Staff Report). Mr. Geohegan advised that the property this applicant is buying from Hemmer was previously approved for a restaurant and will now be used for parking lot expansion. Therefore, this request involves less traffic than the use previously approved by the Commission and subsequently withdrawn. He added that this request will have to go through architectural Design Review.

Mr. Dave Walls of CEI Engineering introduced the Sam's store manager, Mr. Scott Goodman, and Mr. John Curtin.

Mr. Walls stated that the corporation decided that they did not want an expansion quite as large as what was proposed previously. The comments made in regard to the previous request were considered in the new design. The new plan was designed with the idea of breaking up the expansion and breaking up the building lines to give it a better appearance. They are creating some new landscaped areas. Using a larger copy of the Plan, he indicated the new landscaping colored in green. He stated that they have corrected the difficult traffic situation that occurred between the store and the adjacent center with a large landscaped island and believe that they can control the traffic flow better. Any of the on-site landscaping that is displaced by the building will be relocated on the site and they will add more landscaping. They will add significant landscaping to the parking area they propose in the location where the restaurant site was approved. They will not regrade the slope.

Mr. Walls showed an architectural rendering of the exterior of the building. The architecture is being kept in character with the finish of the existing building and it is difficult to tell the expansion from the

existing building. They have made a serious attempt to address the comments and concerns raised at the meeting in 1992.

Mr. Neltner noted the locations of the proposed bakery and meat departments and questioned if there would be an entrance from the sidewalk. Mr. Walls stated that the only entry will be through the front door. There will be no entrance from the sidewalk.

Mr. DeLong questioned the tire storage area. Mr. Walls stated that there is a small chainlink enclosure that will remain at the rear of the building. The primary expansion in regard to tires is related to internal merchandising. They are not increasing the number of service bays. They are moving the tires from the present location in the store into the new area to have sales adjacent to the service area. The space currently occupied by the tires will be redistributed through the store. The character of the rear of the building is not being changed.

Mr. Geohegan explained that Staff's concerns relate to a Zoning Enforcement issue. The original Sam's store was approved without any outside storage of tires. The chainlink enclosure in the back was added in about 1989. The Zoning Enforcement Officer went out and talked to them about enclosing it in concrete block and painting it the same as the building. The enclosure should not be chainlink.

Chairman Viox noted that the building was approved as a Price Savers. He stated that Sam's probably purchased the building and did not know the conditions.

Mr. Goodman, the store manager, stated that the used tires are hauled away. There is a chainlink fence there with slats and all that is stored in it is bars and fixtures. Mr. Walls stated that if there is no block wall there now, there will be as part of this expansion. He stated that it will be properly screened.

Mr. Bailey stated that he is concerned about the traffic. He stated that when this was discussed before, there was mention of reports to come back from a committee that had studied the traffic situation there. He has not heard of any results from this traffic study. He stated that the traffic is becoming more congested and we are headed for serious problems there.

Chairman Viox questioned the traffic count with the expansion versus the traffic count with the restaurant. Mr. Geohegan stated that they did a traffic count in September and there was a net decrease. This expansion is even smaller than what was proposed at that time.

Mr. Bailey stated that the traffic information was going to OKI and the state that they were going to come back to the Commission with information. Mr. Geohegan stated that this was to do with the Turfway Interchange Committee. Chairman Viox stated that he was on the committee.

Mr. Bailey stated that there were many years in the Comprehensive Plan where regional businesses catering to a regional draw were to go to Mall Road. In the 1980's, those roads were widened and ramps built to take care of the regional businesses. Now, less development is occurring there

and some of the businesses are leaving. The road improvements have not happened in the Houston Road area and we are getting all the regional businesses there. If this is going to continue, the road improvements have to occur. He stated that the only traffic figures he knows about are supplied by the people who are developing and he would like to see some information from the other sources.

Chairman Viox stated that the study is done and a workshop is being planned for next month. One of the leading subjects would be a comparison of the Houston-Donaldson Study as to what was approved and what has occurred, and where we are traffic-wise. He stated that a restaurant was approved for this site and they are eliminating it. There was a reduction in traffic in the previous request, and this is even a lesser request. He stated that the Houston-Donaldson Study occurred after the restaurant was approved there and now that restaurant and that traffic are being taken out. There is a net reduction in the traffic. He suggested that the Staff may be able to provide data for Mr. Bailey.


Counselor Wilson advised that the Houston-Donaldson Study projects traffic counts for recommended development. When an application comes in to utilize the site, the Staff compares those projected figures with what the applicant submits. The Staff puts the uses proposed by the applicant into the ITE Manual to determine the amount of traffic each use will generate. The Staff at times reclassifies uses to get a worst-case scenario and has not adopted the applicant's traffic study per se.

Mr. McMillian asked if this request is just an expansion of the meat department and the bakery department. Mr. Walls advised that currently there is no meat department and no bakery. They are bringing new facilities into the store.

Mr. McMillian questioned the new loading dock. Mr. Walls advised that there will be no new loading dock. The internal store will be rearranged to accommodate the deliveries. Mr. McMillian questioned meat and tires going through the same loading dock. Mr. Walls offered to review the plan of the facility after it is expanded with Mr. McMillian.

There being no further comments, Chairman Viox advised that Mr. Geohegan will arrange the Committee Meeting and notify the parties. The Chairman stated that this item will be on the Agenda for the Business Meeting on March 17, 1993 at 8 P.M..

APPROVED:


William R. Viox, Chairman

Attest:


Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION
BUSINESS MEETING

March 17, 1993 - 8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:15 P.M..

COMMISSION MEMBERS PRESENT:

Mrs. Judy Arnett
Mr. William Bailey
Mr. Fred Burch, Vice Chairman
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Robert Kirby, Jr.
Mr. Gayle McElroy
Mr. Don McMillian
Mr. Barry Neltner
Mr. Thurman Owens
Mr. Robert Ries
Mr. Ralph Rush
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mrs. Carol Smith

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Approval of the Minutes:

Chairman Viox stated that each Commission member had received copies of the Minutes of the Public Hearings of March 3, 1993 and March 10, 1993 and the Business Meeting of March 3, 1993. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. McMillian moved that they be approved as mailed. Mr. Ries seconded the motion and it carried unanimously.

1. Change in Concept Development Plan

The request of CEI Engineering Associates, Inc. (applicant) for Tineb Associates and TRP Associates (owners) for a Change in a previously approved Concept Development Plan for a 14.85-acre area at Thoroughbred Boulevard and Houston Road, Florence, Kentucky. The site is currently zoned Commercial Two/Planned Development (C-2/PD). The request is to increase the square footage of the Sam's Wholesale Warehouse Club building.

Staff Member Dave Geohegan presented the Committee Report using the overhead slide projector. He advised that the applicant has signed the letter agreeing to the conditions. Mr. Ralph Rush, Committee Chairman, stated that the Committee recommends approval of the request based on the findings of fact, subject to two conditions (see Committee Report).

Mr. Rush moved that the request be approved based on the Committee Report, including the conditions. Mr. Kirby seconded the motion. A roll call vote on the motion found Mr. Burch, Mr. Damstrom, Mr. DeLong, Mr. Greene, Mr. Kirby, Mr. McElroy, Mr. Neltner, Mr. Owens, Mr. Rush, and Chairman Viox in favor. Mrs. Arnett, Mr. Bailey, Mr. McMillian, and Mr. Ries were opposed. The motion carried by a vote of 10 to 4.

2. Concept Development Plan

The request of A & C Auto Sales - Arnold Caddell (applicant) for Dr. John Miracle (owner) for the Utilization of an Underlying Zone in Planned Development on a 0.5-acre (approx.) site at 7484 Burlington Pike, Florence, Kentucky. The site is currently zoned Commercial Two/Planned Development (C-2/PD) and an auto sales business is proposed on the subject property.

Staff Member Jeff Hayes presented the Committee Report using the overhead slide projector. Mr. Hayes stated that the applicant has signed the letter agreeing to the conditions. Mr. Neltner, Committee Chairman, stated that the Committee recommends approval of the request based on the findings of fact, but subject to three conditions (see Committee Report).

Mr. Burch moved that the request be approved based on the Committee Report, including the conditions. Mr. Greene seconded the motion.

Mr. DeLong questioned access management in regard to a connection to the adjoining property. Mr. Hayes advised that the pavements of the two properties meet and adjoining access is a matter of moving the cars in order to drive between the two properties. Mr. Neltner stated that it is a small site and requiring the applicant to open a lane to the adjoining property could force him to take out some of the trees that he has agreed to leave for the benefit of the neighborhood.

There being no further discussion, Chairman Viox asked for a vote on the motion made by Mr. Burch and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Ralph Rush, Chairman

DATE: March 17, 1993

RE: Request of CEI Engineering Associates, Inc. (applicant) for Tineb Associates and TRP Associates (owners) for a Change in a previously approved Concept Development Plan for a 14.85 acre area located at Thoroughbred Boulevard and Houston Road, Florence, Kentucky. The site is currently zoned Commercial Two/Planned development (C-2/PD). The request is to increase the square footage of the Sam's Wholesale Warehouse Club building.

REMARKS:

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

Findings of Fact

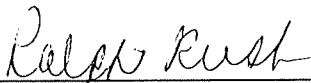
1. The proposed development would result in a decrease of forecasted traffic when compared to existing and approved uses on the site. Since minimizing traffic impact is a primary objective of the Houston-Donaldson Study, the request is in conformance with the Study. Specific references to the Study are made in the 3/10/93 Staff report.
2. The proposed development indicates improvements to the overall layout and circulation of the parking lot. These improvements help make the proposed plan appropriate for the site.

Conditions


" The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the March 10, 1993 Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan."

1. Any exterior storage facilities shall be enclosed with masonry walls to match the building facade in color and materials.
2. Landscaping and building facade design are subject to Architectural Design Review.

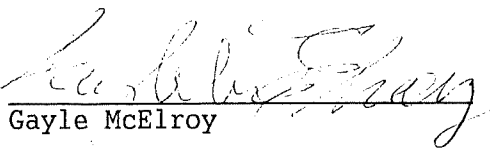
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.



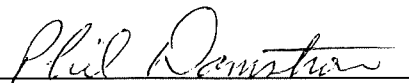
Ralph Rush, Chairman




Fred Burch



Gayle McElroy



Phil Damstrom



Thurman Owens



Barry Neltner

Carol Smith

:par

BOONE COUNTY PLANNING COMMISSION

March 10, 1993
7:00 P.M.

PUBLIC HEARING

Mr. William Viox, Chairman, called the meeting to order at 8:20 P.M.. Following an explanation of the Public Hearing process, the Chairman introduced the item on the Agenda:

1. Applicant: CEI Engineering Associates, Inc. for
Tineb Associates and TRP Associates (owners)
Request: Change in Concept Development Plan

The request of CEI Engineering Associates, Inc. (applicant) for Tineb Associates and TRP Associates (owners) for a Change in a previously approved Concept Development Plan for a 14.85-acre area at Thoroughbred Boulevard and Houston Road, Florence, Kentucky. The site is currently zoned Commercial Two/Planned Development (C-2/PD). The request is to increase the square footage of the Sam's Wholesale Warehouse Club building.

Staff Member Dave Geohegan presented the Staff Report (see Staff Report). Mr. Geohegan advised that the property this applicant is buying from Hemmer was previously approved for a restaurant and will now be used for parking lot expansion. Therefore, this request involves less traffic than the use previously approved by the Commission and subsequently withdrawn. He added that this request will have to go through architectural Design Review.

Mr. Dave Walls of CEI Engineering introduced the Sam's store manager, Mr. Scott Goodman, and Mr. John Curtin.

Mr. Walls stated that the corporation decided that they did not want an expansion quite as large as what was proposed previously. The comments made in regard to the previous request were considered in the new design. The new plan was designed with the idea of breaking up the expansion and breaking up the building lines to give it a better appearance. They are creating some new landscaped areas. Using a larger copy of the Plan, he indicated the new landscaping colored in green. He stated that they have corrected the difficult traffic situation that occurred between the store and the adjacent center with a large landscaped island and believe that they can control the traffic flow better. Any of the on-site landscaping that is displaced by the building will be relocated on the site and they will add more landscaping. They will add significant landscaping to the parking area they propose in the location where the restaurant site was approved. They will not regrade the slope.

Mr. Walls showed an architectural rendering of the exterior of the building. The architecture is being kept in character with the finish of the existing building and it is difficult to tell the expansion from the

existing building. They have made a serious attempt to address the comments and concerns raised at the meeting in 1992.

Mr. Neltner noted the locations of the proposed bakery and meat departments and questioned if there would be an entrance from the sidewalk. Mr. Walls stated that the only entry will be through the front door. There will be no entrance from the sidewalk.

Mr. DeLong questioned the tire storage area. Mr. Walls stated that there is a small chainlink enclosure that will remain at the rear of the building. The primary expansion in regard to tires is related to internal merchandising. They are not increasing the number of service bays. They are moving the tires from the present location in the store into the new area to have sales adjacent to the service area. The space currently occupied by the tires will be redistributed through the store. The character of the rear of the building is not being changed.

Mr. Geohegan explained that Staff's concerns relate to a Zoning Enforcement issue. The original Sam's store was approved without any outside storage of tires. The chainlink enclosure in the back was added in about 1989. The Zoning Enforcement Officer went out and talked to them about enclosing it in concrete block and painting it the same as the building. The enclosure should not be chainlink.

Chairman Viox noted that the building was approved as a Price Savers. He stated that Sam's probably purchased the building and did not know the conditions.

Mr. Goodman, the store manager, stated that the used tires are hauled away. There is a chainlink fence there with slats and all that is stored in it is bars and fixtures. Mr. Walls stated that if there is no block wall there now, there will be as part of this expansion. He stated that it will be properly screened.

Mr. Bailey stated that he is concerned about the traffic. He stated that when this was discussed before, there was mention of reports to come back from a committee that had studied the traffic situation there. He has not heard of any results from this traffic study. He stated that the traffic is becoming more congested and we are headed for serious problems there.

Chairman Viox questioned the traffic count with the expansion versus the traffic count with the restaurant. Mr. Geohegan stated that they did a traffic count in September and there was a net decrease. This expansion is even smaller than what was proposed at that time.

Mr. Bailey stated that the traffic information was going to OKI and the state that they were going to come back to the Commission with information. Mr. Geohegan stated that this was to do with the Turfway Interchange Committee. Chairman Viox stated that he was on the committee.

Mr. Bailey stated that there were many years in the Comprehensive Plan where regional businesses catering to a regional draw were to go to Mall Road. In the 1980's, those roads were widened and ramps built to take care of the regional businesses. Now, less development is occurring there

and some of the businesses are leaving. The road improvements have not happened in the Houston Road area and we are getting all the regional businesses there. If this is going to continue, the road improvements have to occur. He stated that the only traffic figures he knows about are supplied by the people who are developing and he would like to see some information from the other sources.

Chairman Viox stated that the study is done and a workshop is being planned for next month. One of the leading subjects would be a comparison of the Houston-Donaldson Study as to what was approved and what has occurred, and where we are traffic-wise. He stated that a restaurant was approved for this site and they are eliminating it. There was a reduction in traffic in the previous request, and this is even a lesser request. He stated that the Houston-Donaldson Study occurred after the restaurant was approved there and now that restaurant and that traffic are being taken out. There is a net reduction in the traffic. He suggested that the Staff may be able to provide data for Mr. Bailey.

Counselor Wilson advised that the Houston-Donaldson Study projects traffic counts for recommended development. When an application comes in to utilize the site, the Staff compares those projected figures with what the applicant submits. The Staff puts the uses proposed by the applicant into the ITE Manual to determine the amount of traffic each use will generate. The Staff at times reclassifies uses to get a worst-case scenario and has not adopted the applicant's traffic study per se.

Mr. McMillian asked if this request is just an expansion of the meat department and the bakery department. Mr. Walls advised that currently there is no meat department and no bakery. They are bringing new facilities into the store.

Mr. McMillian questioned the new loading dock. Mr. Walls advised that there will be no new loading dock. The internal store will be rearranged to accommodate the deliveries. Mr. McMillian questioned meat and tires going through the same loading dock. Mr. Walls offered to review the plan of the facility after it is expanded with Mr. McMillian.

There being no further comments, Chairman Viox advised that Mr. Geohegan will arrange the Committee Meeting and notify the parties. The Chairman stated that this item will be on the Agenda for the Business Meeting on March 17, 1993 at 8 P.M..

APPROVED:

William R. Viox, Chairman

Attest:

Jan Hancock, Recording Secretary

Boone County Recorder

May 5, 1993

CITY OF FLORENCE, KENTUCKY

SUMMARY OF ORDINANCE NO. 0-10-93

The City of Florence, Kentucky, enacted on second reading Ordinance No. 0-10-93 on April 27, 1993. The title of this Ordinance is as follows:

ORDINANCE NO. 0-10-93

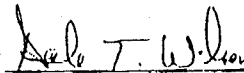
AN ORDINANCE ADOPTING AND APPROVING A CHANGE IN A PREVIOUSLY APPROVED CONCEPT DEVELOPMENT PLAN FOR UTILIZATION OF AN UNDERLYING ZONE FOR A 14.85 ACRE TRACT LOCATED AT THOROUGHbred BOULEVARD AND HOUSTON ROAD FOR PROPERTY CURRENTLY ZONED COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD), LOCATED WITHIN THE CITY LIMITS OF FLORENCE, KENTUCKY. (SAM'S WHOLESALE WAREHOUSE CLUB - TRP Associates)

This Ordinance adopts and approves a change in a previously approved concept development plan to utilize the underlying zone for property zoned Commercial Two/Planned Development (C-2/PD), such property consisting of approximately 14.85 acres located at Thoroughbred Boulevard and Houston Road in Florence, Kentucky.

The full text of Ordinance No. 0-10-93, including exhibits, is available for examination in the office of the City Clerk of the City of Florence, Kentucky, in the Florence Municipal Building, 7431 U.S. Highway 42 at Niblack Drive, Florence, Kentucky.

CERTIFICATION

I hereby certify that the foregoing is a summary of the contents of Ordinance No. 0-10-93 and that it has been prepared by me this 27th day of April, 1993, and I am an attorney licensed to practice law in the Commonwealth of Kentucky.


DALE T. WILSON
ROUSE, SKEES, WILSON & DILLON
Attorneys at Law
7699 Tanners Lane, P.O. Box 756
Florence, Kentucky 41042
(606) 371-7407