

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF FARMVIEW COMMONS, LLC (APPLICANT) FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR AN APPROXIMATE 11.82 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE OLD US 42/FARMVIEW DRIVE INTERSECTION, FLORENCE AND UNION, KENTUCKY. THE REQUEST IS FOR A CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN TO PERMIT EATING AND DRINKING ESTABLISHMENTS AND COMMERCIAL USES, INCLUDING DRIVE-THROUGH FACILITIES, ELDERLY HOUSING FACILITY, MULTI-FAMILY HOUSING, MEDICAL OFFICES, AND A CAR WASH, AND TO MODIFY PREVIOUS CONDITIONS OF APPROVAL CONCERNING ARCHITECTURAL DESIGN AND TO PERMIT A 50 FOOT MAXIMUM BUILDING HEIGHT ON THE ENTIRE SITE.

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

1. Condition #1 of the Florence Planning Commission Zone Change/Concept Plan Committee Report shall be as follows:

The property owner has the option to follow the original concept development plan approval, if a medical office user submits a concept development plan utilizing approximately 6(±) acres of the original 11.82 acre tract that is generally consistent with the conditions outlined in the 2014 Change in Concept Development Plan, and the medical office user is approved by the City of Florence. This condition applies to a medical office use only. If this option is selected, the property owner agrees that automobile related retail, automotive repair facility, gasoline service station, or car wash uses will not occur on the remaining acreage, regardless of prior approvals.

2. Condition #2 of the Florence Planning Commission Zone Change/Concept Plan Committee Report shall be as follows:

The City of Florence may in its discretion waive the proposed main on-site north/south driveway, which runs between lot 6 & 7 to Old U.S. 42, as shown in the Farmview Commons Option A rendering. If an alternative use requiring a larger building footprint is submitted and approved by the City of Florence, the developer shall provide a Traffic Impact Study that supports adequate ingress/egress to the site with alternate road improvements.

3. Condition #3 of the Florence Planning Commission Zone Change/Concept Plan Committee Report shall be as follows:

The final architectural details, building materials, and colors shall be evaluated and approved by the City of Florence prior to the major site plan approval. Future modifications of the site plan and/or architectural renderings must be approved by the City of Florence. The City of Florence reserves the right to allow substitutes to finished building materials, colors and design details that are consistent with requirements in the Boone County Zoning Regulations.

Agreed to this 21st day of May, 2021.

FARMVIEW COMMONS, LLC

BY: [Signature] Member
(Title)

COUNTY OF Boone STATE Kentucky

The foregoing instrument was acknowledged before me this 21st day of May, 2021, by Hemal Saxi, the owner, on behalf of the company.

Brandi Roundtree
NOTARY PUBLIC, State at Large
My Commission Expires: 7/15/2023

