

**CITY OF FLORENCE, KENTUCKY  
ORDINANCE O-2-23**

**AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) DISTRICT FOR AN APPROXIMATE 3.9 ACRE SITE, LOCATED ALONG THE SOUTH SIDE OF CAVALRY DRIVE, BETWEEN RICHMOND ROAD AND WETHERINGTON BOULEVARD, APPROXIMATELY 650 FEET WEST OF WETHERINGTON BOULEVARD, BEING DIRECTLY SOUTH OF THE INTERSECTION OF EXPRESS STREET WITH CAVALRY DRIVE AND HAVING A PARCEL IDENTIFICATION NUMBER (PIDN) OF 062.00-00-131.35, FLORENCE, KENTUCKY, TO ALLOW A MIXED USE BUILDING HAVING RETAIL, SERVICE AND OFFICE USES AND 48 MULTI-FAMILY RESIDENTIAL UNITS. (PLANTATION LUXURY FLATS, 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-22-035-A recommended approval for a Concept Development Plan, 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 Plantation Luxury Flats, LLC (Applicant) for A & K Enterprise (Owner) for a Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) District for an approximate 3.9 acre site, located along the south side of Cavalry Drive, between Richmond Road and Wetherington Boulevard, approximately 650 feet west of Wetherington Boulevard, being directly south of the intersection of Express Street with Cavalry Drive and having a Parcel Identification Number (PIDN) of 062.00-00-131.35, Florence, Kentucky, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this Concept Development Plan for this subject property.

**SECTION II**

The approval of this Concept Development Plan is granted subject to the terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report, made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone

County Planning Commission being attached, marked Exhibit “A” and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-22-035-A of the Boone County Planning Commission, including the exhibits referenced to in 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-22-035-A, marked Exhibit “A”, and attached hereto.

### **SECTION IV**

If the approval for this Concept Development Plan 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, comprehensive plan, or other portions, provisions or terms of the approved Concept Development Plan for this property 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 V**

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

PASSED AND APPROVED ON FIRST READING THIS 24<sup>th</sup> DAY OF JANUARY, 2023.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 14<sup>th</sup> DAY OF FEBRUARY, 2023.

**APPROVED:**

/s/ Julie M. Aubuchon  
Julie M. Aubuchon, Mayor

**ATTEST:**

/s/ Melissa Kramer  
Melissa Kramer, City Clerk