

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-7-2023**

AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN AND ZONING MAP AMENDMENT FOR A SPECIAL SIGN DISTRICT IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/MALL ROAD OVERLAY (C-2/PD/MR) ZONE FOR AN APPROXIMATE 0.99 ACRE SITE LOCATED AT 7841 MALL ROAD, FLORENCE, KENTUCKY, TO ALLOW REDEVELOPMENT OF THE SITE, UTILIZING A PORTION OF THE RIGHT-OF-WAY OF MALL ROAD, AND TO ESTABLISH A SPECIAL SIGN DISTRICT TO MODIFY THE REQUIREMENTS OF BUILDING MOUNTED AND FREE STANDING SIGNAGE. (LENS CRAFTERS)

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 has recommended approval of a Concept Development Plan and Zoning Map Amendment for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) Zone to allow redevelopment of the site, utilizing a portion of the right-of-way of Mall Road, and to modify the requirements of building mounted and free standing signage on an approximate 0.99 acre site located at 7841 Mall Road, Florence, Kentucky, and

WHEREAS, the recommendation for approval of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution of Recommendation, 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 Concept Development Plan and Zoning Map Amendment to allow redevelopment of the site, utilizing a portion of the right-of-way of Mall Road and establish a

Special Sign District for property zoned Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) for the approximate 0.99 acre site located at 7841 Mall Road, Florence, Kentucky, shall be and is hereby approved.

The real estate which is the subject of this Ordinance is more particularly described on 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 Concept Development Plan and Zoning Map Amendment for this subject property.

SECTION II

This approval of this Concept Development Plan, Zoning Map Amendment, and the Special Sign District are granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the 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-23-009-A of the Boone County Planning Commission along with the referenced Exhibits to that Resolution.

SECTION III

This approval is granted based upon the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the committee report of that Commission, which is attached and part of the Commission’s Resolution No. R-23-009-A, marked Exhibit “B”, and incorporated herein as if fully set out.

SECTION IV

If this approval for this Concept Development Plan and Zoning Map Amendment to establish a Special Sign District shall be held invalid, in whole or in part, by any Court of proper jurisdiction, such 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 they are intended to have effect regardless of any invalidity relating to this particular Ordinance and this particular zone change approval.

SECTION V

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

PASSED AND APPROVED ON FIRST READING THIS 11th DAY OF APRIL, 2023.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 25th DAY OF APRIL, 2023.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk