

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF TERRACE TOWNHOMES, LLC, PER BRAD TRAUTH, (APPLICANT) FOR TERRACE DEVELOPMENT CO., LLC, PER PHIL DREES (OWNER) FOR A ZONING MAP AMENDMENT FROM THE UNION COMMERCIAL/PLANNED DEVELOPMENT (UC/PD) TO A URBAN RESIDENTIAL ONE/PLANNED DEVELOPMENT (UR-1/PD) FOR AN APPROXIMATE 0.5 ACRE AREA LOCATED AT 2011 TERRACE COURT, FLORENCE, KENTUCKY.

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

Condition #1 and Condition #3 of the Boone County Planning Commission Zone Change/Concept Plan Committee Report shall be amended as follows:

- ~~1. The approval shall be based on the submitted Concept Development Plans except as modified by the conditions below. The Zoning Administrator can permit minor changes to the Concept Development Plan.~~

The approval will be granted based on the Concept Development Plans that have been submitted, with the exception of any modifications outlined in the conditions below. Before the Zoning Administrator permits any minor changes to the Concept Development Plan, they must ensure that all modifications align with the agreements made by the Florence City Council. All changes must receive approval from the City of Florence Administration Department.

- ~~3. The applicant shall contact the appropriate utility companies and determine what landscaping can be permitted within their utility easements. The applicant shall provide written documentation of these conversations to the Planning Commission at the time the Major Site Plan application is submitted for review. The Zoning Administrator may allow modifications to the landscaping plan based on the submitted documentation.~~

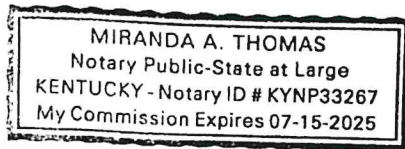
The applicant shall contact the appropriate utility companies and determine what landscaping can be permitted within their utility easements. The applicant shall provide written documentation of these conversations to the Planning Commission at the time the Major Site Plan application is submitted for review. Before the Zoning Administrator permits any modifications to the landscape plan, they must ensure that all modifications align with the agreements made by the Florence City Council. All changes must receive approval from the City of Florence Administration Department.

Agreed to this 19 day of June, 2023.

BY: Brad Trowth, Member/manager
(Title)

COUNTY OF Kenton STATE Kentucky

The foregoing instrument was acknowledged before me this 19th day of June, 2023, by Brad Trowth, the managing member, on behalf of the company.



M. A. Thomas
NOTARY PUBLIC, State at Large
My Commission Expires: 7-15-25