

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-2-2024**

AN ORDINANCE ADOPTING AND APPROVING A CHANGE OF 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 US 42/FARMVIEW DRIVE INTERSECTION AND THE SOUTHEAST CORNER OF THE OLD US 42/FARMVIEW DRIVE INTERSECTION, FLORENCE AND UNION, KENTUCKY, TO ALLOW AN APPROXIMATE 56,000 SQUARE FOOT GROCERY STORE WITH AN ATTACHED LIQUOR STORE AND DRIVE-THROUGH PHARMACY, ALONG WITH TWO OUT LOTS FOR RETAIL, SERVICE, AND/OR EATING AND DRINKING ESTABLISHMENT USES. (FARMVIEW COMMONS 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-23-037-A recommended approval for a change of 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 Crosland Southeast, per Christopher W. Taft (Applicant) for Farmview Commons LLC, per Hemakumar Soni (Owner) for a change of 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 US 42/Farmview Drive intersection and the southeast corner of the Old US 42/Farmview Drive Intersection, Florence and Union, Kentucky, to allow an approximate 56,000 square foot grocery store with an attached liquor store and drive-through pharmacy, along with two out lots for retail, service, and/or eating and drinking establishment uses, 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 change in the Concept Development Plan for this subject property.

SECTION II

The approval of this change to the 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-23-037-A of the Boone County Planning Commission, including the exhibits referenced to 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-23-037-A, marked Exhibit “A”, and attached hereto.

SECTION IV

If the approval for this change in the 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 VI

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

PASSED AND APPROVED ON FIRST READING THIS 30th DAY OF JANUARY 2024.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 6th DAY OF FEBRUARY 2024.

APPROVED:

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

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk