

**RESOLUTION R-25-001-A**

O-5-2025 Exhibit "B"

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF BREW TEAM KY, LLC, PER BRIAN EVANS (APPLICANT) FOR GEORGE AND BEVERLY RAWLINGS (OWNER) FOR: (1) A ZONING MAP AMENDMENT FROM SUBURBAN RESIDENTIAL ONE (SR-1) AND OFFICE TWO (O-2) TO COMMERCIAL SERVICES (C-3) FOR AN APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; (2) A CHANGE OF CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 0.3 ACRE PORTION OF THE APPROXIMATE 1.56 ACRE LOT LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY; AND (3) A VARIANCE REDUCING THE BUFFER YARD A WIDTH ALONG THE EASTERNMOST BOUNDARY LINE FROM TEN (10) FEET TO THREE (3) FEET. THE REQUEST IS FOR A ZONE CHANGE, CHANGE OF CONCEPT DEVELOPMENT PLAN, AND A VARIANCE FOR THE APPROXIMATE 1.56 ACRE PROPERTY LOCATED AT 8109-8113 US 42, FLORENCE, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet. The request is for a zone change, change of concept development plan, and a variance for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for City of Florence, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for the Zoning Map Amendment/Change of Concept Development Plan/Variance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

**SECTION I**

That the request for a Zoning Map Amendment/Change of Concept Development Plan/Variance for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) and a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet. The request is for a zone change, change of concept development plan, and a variance for the

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approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky. The real estate which is subject to all requests are described in DEED BOOK: 1202, PAGE NO: 755 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

**SECTION II**

That as a basis for the recommendation of approval, with conditions, for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; and (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet. The request is for a zone change, change of concept development plan, and a variance for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, are the Findings of Fact and Conditions, of the Boone County Planning Commission as set forth in its minutes and official records for these requests shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A."

The Committee recommended approval, with conditions, for the requests based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

**SECTION III**

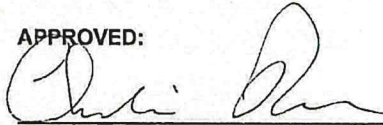
That a copy of this Resolution recommending approval, with conditions, for a Zoning Map Amendment/Change of Concept Development Plan/Variance from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) and a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet. The request is for a zone change, change of concept development plan, and a variance for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.



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PASSED AND APPROVED ON THIS 22ND DAY OF JANUARY, 2025.

APPROVED:



CHARLIE ROLFSEN  
CHAIRMAN

ATTEST:



TREVA L. BEAGLE  
MANAGER, ADMINISTRATIVE SERVICES

CR:tlb

# EXHIBIT

## “A”



## STAFF REPORT

#1

Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

**December 4, 2024**

### REQUEST

- A. The first part of the submitted request is to rezone an approximate 1.56 acre area located at 8109-8113 US 42 from SR-1 and O-2 to C-3 to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.
- B. The second part of the submitted request is for a Change of Concept Development Plan from an office to an eating and drinking establishment for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42.
- C. The third part of the submitted request is for two Variances:
  - 1. The first variance is to reduce the Buffer Yard A width along the property line between the site in question and the property located at 8101 US 42 from ten (10) feet to three (3) feet.
  - 2. The second variance is to reduce the one-way drive aisle width between the off-street parking spaces and the drive-through lane from twenty (20) feet to sixteen (16) feet.

### SITE HISTORY

- 1949-1954 Based on information contained in the Boone County GIS, houses were built on the site (8111 US 42 and 8113 US 42).
- 1954-1960 Based on information contained in the Boone County GIS, a house was built on the site (8109 US 42).
- 1984 A portion of the site in question was rezoned from C-3 to O-2 to allow the existing houses to be converted to office uses (R-8-84).
- 1990 On February 14, 1990, the Florence Board of Adjustment approved a Variance reducing the width of and access driveway from twenty (20) feet to ten (10) feet

and reducing the width of a driveway aisle from twenty-five (25) feet to twenty (20) feet, subject to two (2) conditions (FBOA-90-003).

- 1990      On March 21, 1990, the Boone County Planning Commission approved a Site Plan for the structure located at 8109 US 42.
- 2019      On June 14, 2019, the Boone County Planning Commission approved a zoning permit for the demolition of the structure located at 8113 US 42.
- 2023      On February 22, 2023, the Boone County Planning Commission approved a Consolidation Plat, creating the approximate 1.56 acre site in question.

#### APPLICABLE REGULATIONS

- A.      Section 308 of the Boone County Zoning Regulations states that before any map amendment is granted, the Planning Commission and legislative body shall use the following criteria:
1.      The map amendment is in agreement with the adopted comprehensive plan and any specific study designed to further detail the Boone County Comprehensive Plan for the location in question; or
  2.      The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
  3.      There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.
- B.      Section 302.A.5 of the Boone County Zoning Regulations states that at the time of filing an application for a zoning map amendment, the property owner may also request a variance or a conditional use permit for the same development.
- C.      Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of these regulations pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D.      The Planning Commission should evaluate the requested variance as it relates to the criteria necessary for granting a Variance as stated in Section 204.D of the Boone County Zoning Regulations.
1.      Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the



requirements of the zoning regulations. In making these findings, the board shall consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same district.
  - b. The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.
  - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.
2. Section 204.E of the Boone County Zoning Regulations state that the Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.
- E. Section 311 of the Boone County Zoning Regulations states that major amendments to the terms of an approved Zoning Map Amendment, including a Concept Development Plan, that involve substantial or significant changes in the development concept, uses, intensity, supplemental conditions of approval, or other plan elements of substantive effect must be submitted to the Planning Commission and shall conform to the procedure and as it was originally approved.
- F. Section 1003.A of the Boone County Zoning Regulations states that "the purpose of the Commercial Services district is to provide, control, and centralize those types of commercial activities which; a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display, and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in ARTICLE 11. Such districts will generally be organized around regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from arterial roads. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting, and other spaces and improvements as possible."
- G. Section 3310.A of the Boone County Zoning Regulations states that the minimum width of a one-way off-street parking drive aisle for 60-degree angular parking shall be twenty (20) feet.
- H. Section 3645.B.8 of the Boone County Zoning Regulations require a Buffer Yard A, having a minimum width of ten (10) feet, between properties that are zoned C-3.

#### SITE CHARACTERISTICS

- A. The approximate 1.56 acre area is located along the south side of US 42, approximately three hundred fifty (300) feet west of Lacreata Drive and along the west side of Lacreata Drive, approximately three hundred (300) feet south of US 42.



- B. The site has approximately one hundred fifty (150) feet of frontage along US 42 and approximately fifty-seven (57) feet of frontage along Lacreata Drive.
- C. The site is currently occupied by two detached single-family residential dwellings that have been converted into office uses, both of which are identified in the Boone County GIS as having historical significance.
- D. A tree line exists along the south property line and along a portion of the west property line.
- E. Access is currently provided by two curb cuts onto US 42.
- F. Topographically, the western half of the site slopes downward from US 42, with an eight (8) foot change in grade. The eastern half of the site slopes downward, north to south, with a sixteen (16) foot change of grade.
- G. The site is located within the 60 day/night noise level of the airport.

#### ADJACENT LAND USES AND ZONES

North:	Tire Discounters, Take 5 Oil Change, and White Castle (C-3)
South:	Detached single-family residential dwellings (SR-1)
East:	White Castle and Marathon Gas Station/Hop Shops Convenience Store (C-3)
West:	O'Reilly Auto Parts (C-3)

#### RELATIONSHIP TO COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the northern portion of the site for "Commercial" uses and the southern portion of the site for "Suburban Density Residential" uses. These two classifications are described as follows:
  - 1. Suburban Density Residential – Single family housing of up to four units per acre.
  - 2. Commercial - Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following are excerpts from Our Boone County - Plan 2040:
  - 1. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as open space within developments and between developments. Developments proposed adjacent to planned or established open spaces should provide pedestrian access where appropriate. Natural green space benefits the community as well as

encourages developers to create innovative development designs through clustering of buildings and impermeable area. Typically, buffering is required and provided between both like and unlike land uses. However, as the development of Boone County fills in previously rural areas, different lot sizes and designs of residential development sometimes impact each other. Where an appropriate gradation of lot size and setbacks cannot be designed into a proposed residential subdivision development of a significantly higher density than existing adjacent residential uses, deliberate vegetation buffering may need to be incorporated into the design to help protect low density residential areas. Buffer areas should use and supplement existing site features where possible (Land Use, Future Land Use Development Guidelines, Buffering, pages 95-96).

2. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways. The amount of heat absorbed by impervious cover from sun radiation is decreased by landscaping, which reduces energy costs. Landscaping helps purify the air of harmful pollutants, thus reducing health impacts. It also helps reduce the quantity and improve the quality of storm water runoff, including temperature. The use of bioretention islands (water filtering basins) and grass swales should be used where possible in place of raised islands as described in Northern Kentucky's Storm Water Best Management Practices Manual (2012). Native species are often heartier than nursery stock and should be used wherever possible to minimize pesticides and other high impact forms of maintenance. Developments along major roadways in Boone County must include landscaping between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
3. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view. This Comprehensive Plan encourages the restoration, renovation and/or adaptive re-use of historically significant structures in Boone County. Neo-traditional residential and commercial development should be encouraged to provide quality development that blends with the natural or historic character of parts of Boone County as well as the "local identity" of the area. As discussed earlier in this document, certain natural and cultural resources in Boone County have implications for land use, including historic structures and districts, archaeological



sites, significant geological sites and viewsheds, and cemeteries. The management of some of these resources is regulated at the local, state and/or Federal level and, as such, their potential land use implications should be carefully considered prior to development. Of particular concern are ridges and hilltops overlooking the Ohio River as well as major stream valleys within Boone County such as those found along Big Bone Creek, Gunpowder Creek, Mudlick Creek, and Garrison Creek due to potential for Native American burial sites (Land Use, Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, page 97).

- C. US 42 is a state maintained arterial street providing for two way traffic within four driving lanes and a continuous left-turn storage lane. There are sidewalks along both sides of the roadway. Lacreata Drive is a city maintained subcollector street providing for two-way traffic within two driving lanes. There is a sidewalk along a portion of the west side of the roadway.

#### STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the following:
1. Demolition of the existing 1,322 square foot and 880 square foot structures.
  2. Construction of a 538 square foot drive-through only coffee shop.
  3. Construction of a 280 square foot cooler/storage structure.
  4. Construction of a trash enclosure.
  5. Provision for two (2) drive-through lanes.
  6. Provision for thirteen (13) off-street parking spaces.
  7. Provision for perimeter screening.
  8. Provision for an underground stormwater detention facility.
  9. Continued use of the two (2) existing curb cuts onto US 42, to be changed from full access points to one being one-way in and the other being one-way out.
  10. Construction of a driveway aisle with access onto Lacreata Drive.
- B. The applicant has provided a Project Narrative providing a description of the development and the reasons for the requested Variances and modifications to the required Design Standards.
- C. The applicant has provided a Trip Generation Memorandum indicating the following:
1. Trip generation for the existing site generates 9 am peak hour trips and 11 pm peak hour trips.
  2. Trip generation for the proposed use will generate 52 am peak hour trips and 22 pm peak hour trips.
  3. Trip generation between the existing and proposed use will increase by 43 am peak hour trips and 11 pm peak hour trips.
  4. Because the increase is less than 50 peak hour trips, no traffic analysis should be required.
  5. Since no new curb cuts are proposed on US 42 and that the proposed development will result in a net increase of less than 50 trips during the peak hour, no additional access management analysis is warranted.



6. Because no additional access is being proposed along US 42, adjacent access spacing will not change from the current conditions. In addition, the proposed development will result in a net increase of less than 50 peak hour trips, no additional distance analysis is warranted.
7. Because no additional access is being proposed along US 42, the intersection sight distance will not change from the current condition. In addition, the proposed development will result in a net increase of less than 50 peak hour trips, no additional sight distance analysis is warranted.
8. That the proposed queuing on the site meets their queue analysis.

D. Staff has reviewed the submitted Concept Development Plan against the Boone County Zoning Regulations:

1. Section 3155.A.2 states that drive-through lanes are for the exclusive use of the drive-through facility and parking spaces cannot be situated so that a vehicle must back into it.

The submitted plan shows that the handicap parking space will back out into the drive-through lane.

2. Section 3199.B.3 states that the primary entrance of a building shall face the primary street.

The submitted plan shows that the entrance to the building will be on the sides of the structure and not facing US 42.

3. Section 3199.B.4 states that the front elevation of commercial buildings shall provide a minimum of sixty (60) percent window transparency.

The submitted plan shows that the front of the building, facing US 42, will have approximately twenty-five (25) percent window transparency.

4. Section 3199.B.9 states that the use of high intensity, bright (sharp contrast), or metallic color shall be prohibited, unless it is used for trim purposes.

The submitted plan indicates that the building will be light and dark grey in color and that the canopy will be a contrasting pacific blue in color.

5. Section 3221.A.2 states that developments are permitted one (1) access point for each five hundred (500) feet of site frontage. The site in question has approximately one hundred (150) feet of frontage along US 42. Section 3223.A states that whenever the use of a parcel of land changes, the Planning Commission may require the reconstruction, relocation, or closure of access points, based on the new property use.

The submitted plan shows the continued use of the two existing curb cuts onto US 42.

6. Section 3645 states that when the thirty (30) foot width option is used for a Buffer

Yard C, a minimum six (6) foot high fence shall be provided.

The submitted plan indicates that the option will be utilized in the southeast portion of the site. The submitted plan also indicates the installation of a fence. However, the plan does not indicate the type or height of the proposed fence.

- E. Staff sent out an Agency Memo to the Boone County Building Department, Community Development Division, City of Florence, Florence Fire Department, and the Kentucky Transportation Cabinet.
1. Bridget Striker, Community Development Division, replied that both 8109 and 8111 US Hwy 42 are historic structures dating to the 1950s and reflect a period of growth along US HWY 42 in Florence. Both properties should be subject to an architectural survey documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey is acceptable.
  2. Linzy Brefeld, KYTC, replied that they have already coordinated our traffic requirements with this developer. A KYTC encroachment permit will be needed for the work in the right-of-way.
  3. Todd Morgan, City of Florence provided comments via email (see attached).

#### STAFF CONCERNS

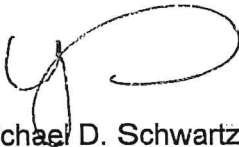
- A. The following are exceptions to the regulations that are being requested:
1. Not having the entrance to the building facing US 42.
  2. Reducing the window transparency on the front façade from sixty (60) percent to approximately twenty-five (25) percent.
  3. Use of a contrasting pacific blue color.
  4. Use of two curb cuts onto US 42.
- B. While the submitted plan indicates potential signage, this was not evaluated as signage is reviewed by a separate application.
1. It should be noted that the submitted plan indicates that LED lighting will be provided along roof lines and canopy lines. Such lighting is considered signage under the zoning regulations and will be regulated as such.
- C. The existing houses are identified in the Boone County GIS as being historically significant. Before either of these structures are demolished, an architectural survey needs to be conducted documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey would be acceptable.
- D. The applicant's submitted project narrative states that the easternmost curb cut will be

modified to provide right-turn egress only. However, the submitted plan does not show such a design.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and Boone Fiscal Court in terms of Articles 2 and 3 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,



Michael D. Schwartz  
Director, Zoning Services

MDS/ss

Attachments:

- \*Existing approved Concept Development Plan (R-8-84)
- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Noise Contour Map
- \*Application
- \*Project Narrative
- \*Trip Generation Memorandum
- \*Concept Development Plan



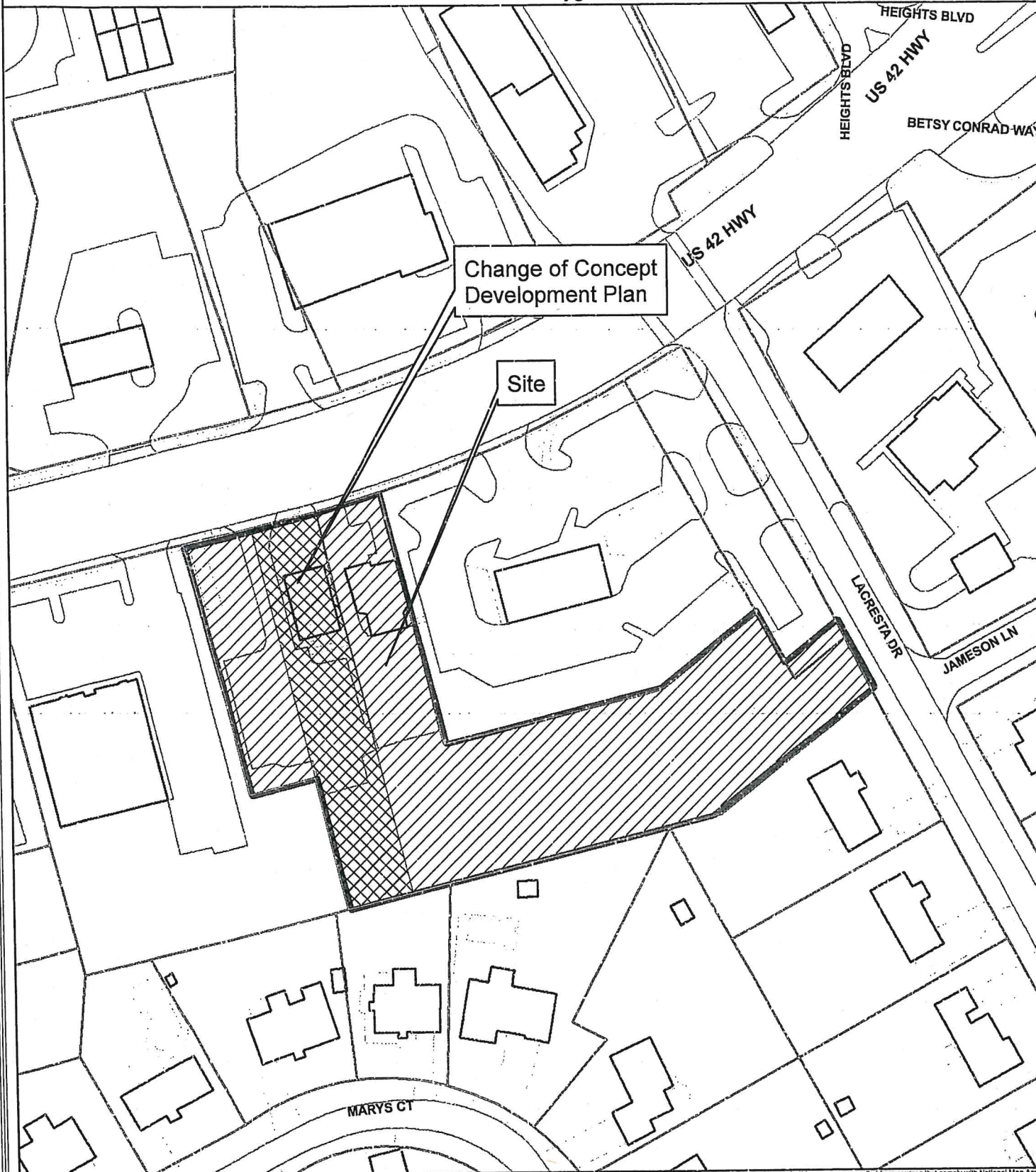
Lot # 101

EXISTING ZONE C-3 COMMERCIAL SERVICE  
PROPOSED ZONE O-2 OFFICE TWO

PLOT PLAN 1"=20'

# Vicinity Map

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1 inch = 100 feet

**Boone County GIS - Putting Northern Kentucky on the Map**



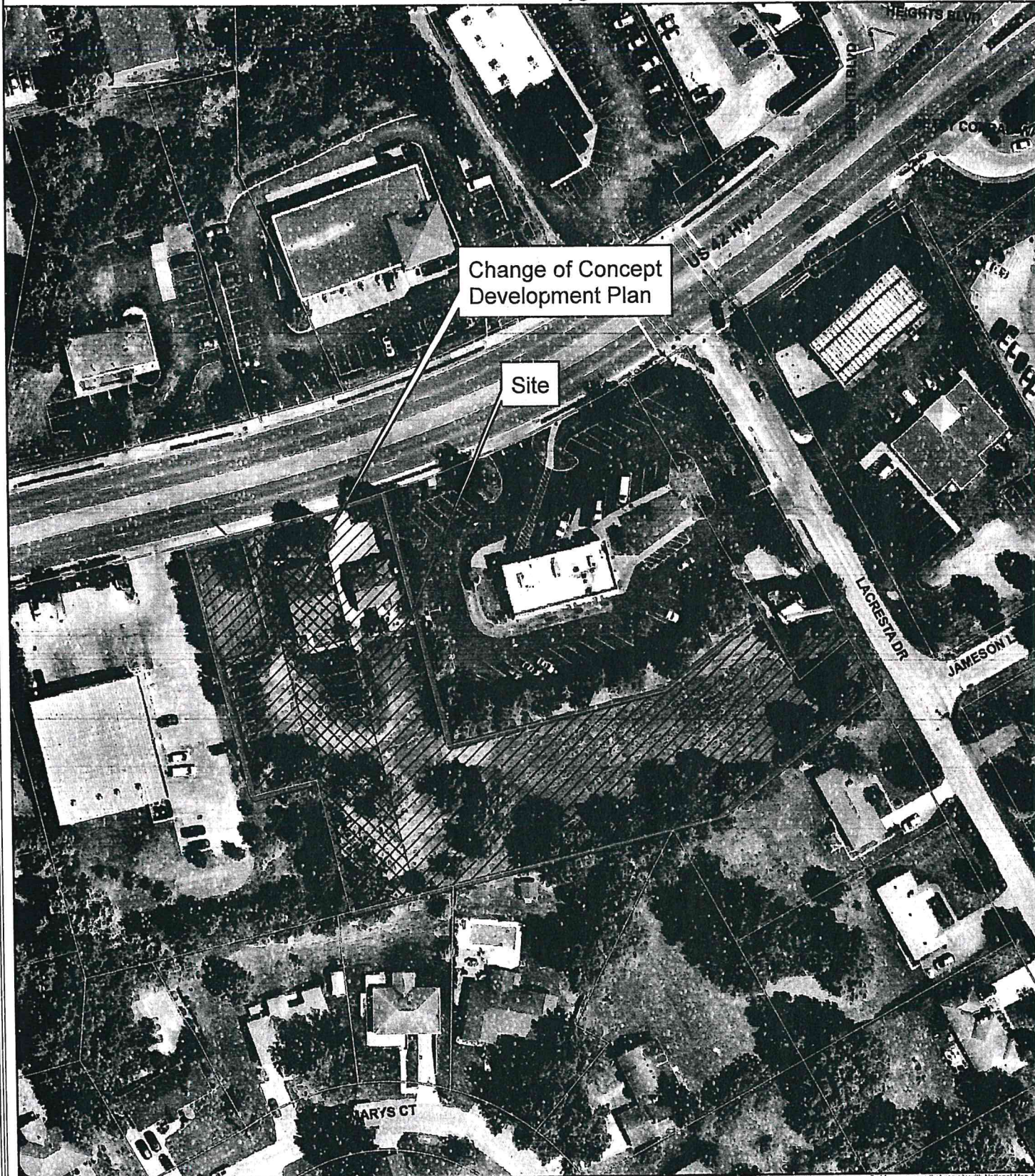
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Boone County GIS  
ArcMap Document



# Aerial Map

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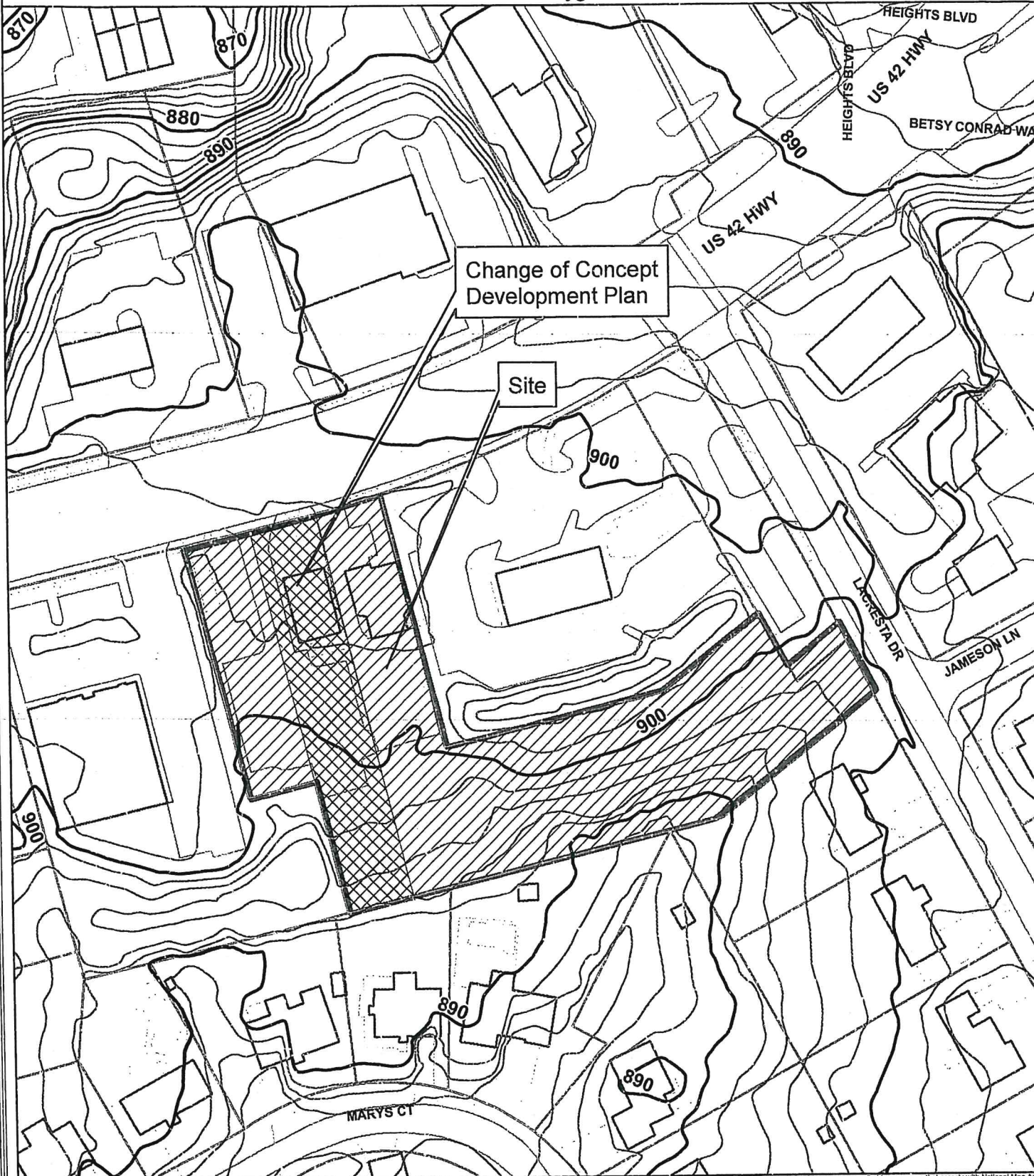


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# Topographic Map

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**Boone County GIS - Putting Northern Kentucky on the Map**

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ArcMap Document



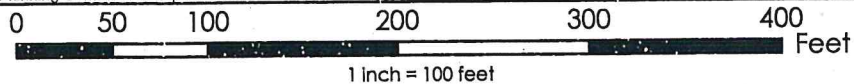
# Zoning Map

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**Boone County GIS - Putting Northern Kentucky on the Map**

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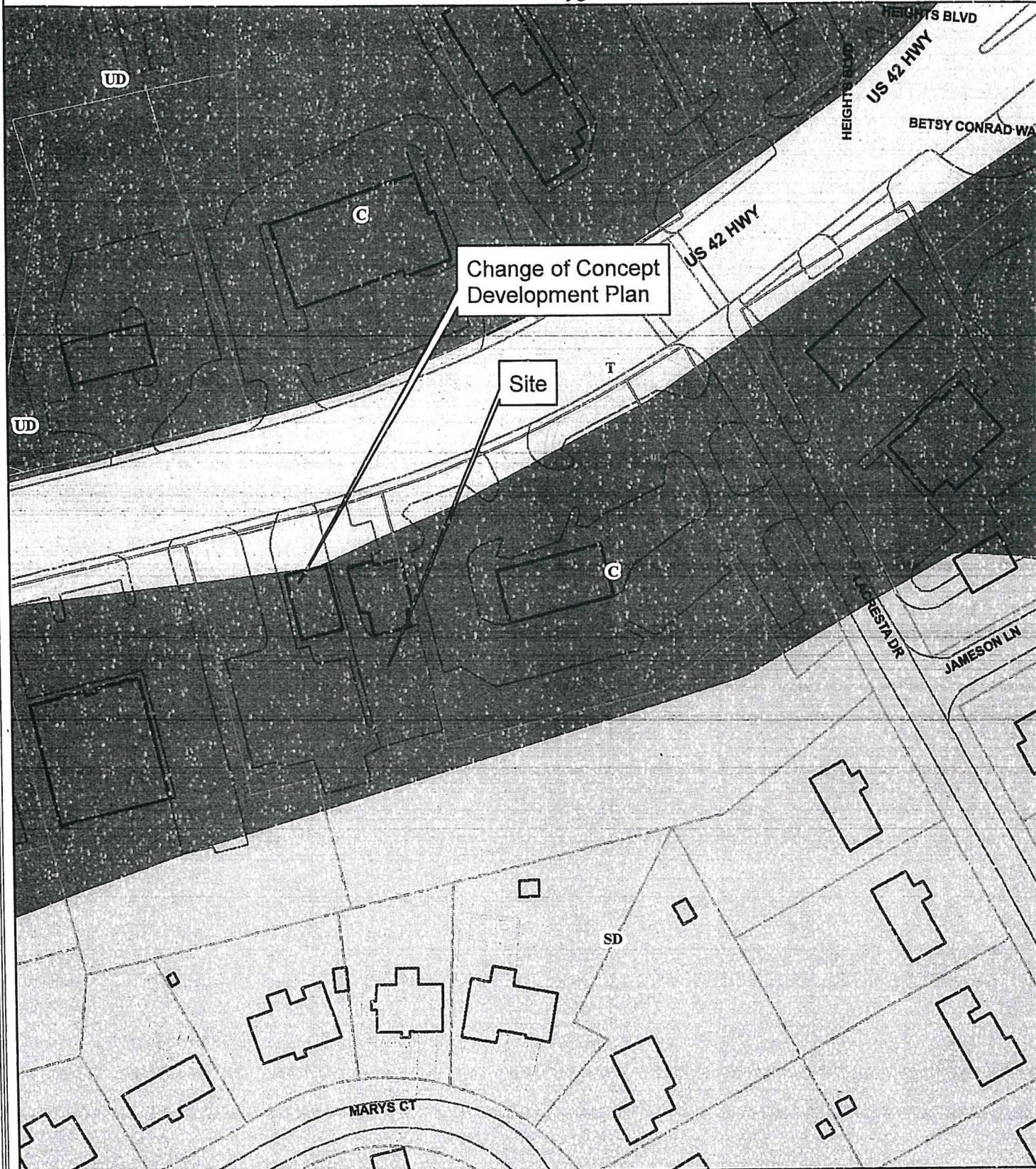


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ArcMap Document: \*



# 2040 Future Land Use Map

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**Boone County GIS - Putting Northern Kentucky on the Map**



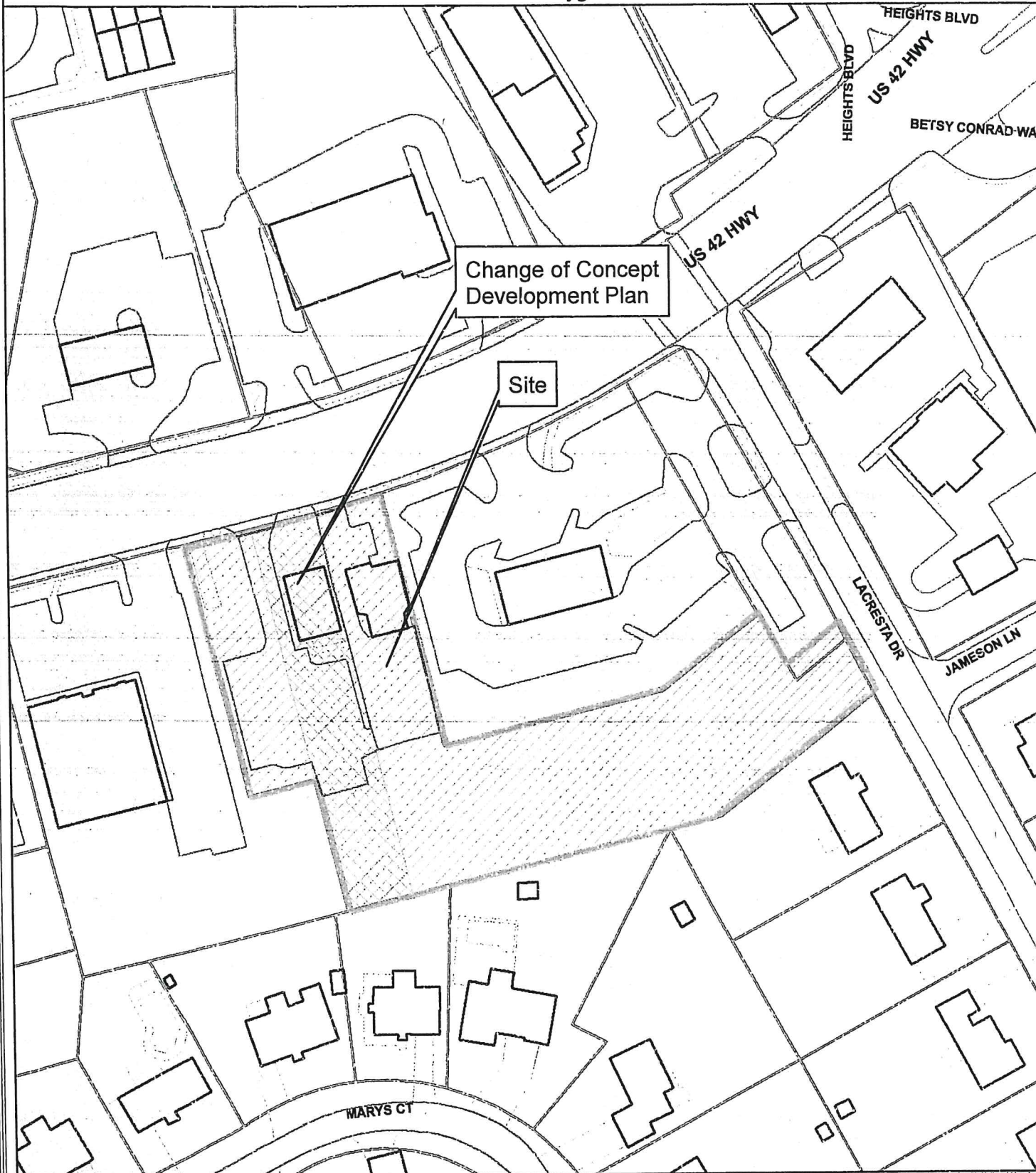
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# Noise Contour Map

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0 50 100 200 300 400 Feet  
1 inch = 100 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2022



Map File: Boone County GIS  
ArcMap Document



## Michael Schwartz

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**From:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Sent:** Friday, November 22, 2024 2:46 PM  
**To:** Michael Schwartz  
**Cc:** Justin Finke  
**Subject:** RE: 7 Brew Coffee - 8109-8113 US 42

### EXTERNAL MESSAGE

Michael,

The City of Florence has the following comments:

1. Business Operation

- A. Can the applicant define their typical hours of operation?
- B. Can customers walk-up to the building or into the building and place an order?

2. Traffic

- A. We will be providing a separate email from the City Engineer which addresses the applicant's trip generation memorandum and other traffic related issues.
- B. The project narrative indicates the eastern driveway on US 42 will be reconstructed to provide egress and that left hand turns will be prohibited by use of channelized curb and signage. We recommend that a channelized curb/signage note be added to the Concept Development Plan or a condition be added if the application is approved.

3. Site Design/Landscaping

- A. The City of Florence recommends the driveway aisle Variance be withdrawn or denied. The lengths of the twelve parking stalls can be reduced from 23' to 18' by code. The extra 5' could be used to increase the driveway aisle between these parking stalls and "lane 2" to 21'.
- B. The Concept Development Plan doesn't show any freestanding menu boards, preview boards, or clearance bars. Is this correct? Audibility of menu board speakers from residential property lines should be analyzed or conditioned if any freestanding menu boards with speakers are proposed.
- C. What is the semi-circular pavement marking in the front parking lot? Some other 7 Brew sites have a raised concrete island in this area. The City would request this area be curbed and that some low-level shrubs be added.
- D. Sidewalks
  - A sidewalk connection needs to be provided between the building and sidewalks on US 42.
  - Sidewalks need to be added along the LaCresta Drive frontage.
- E. Lighting:
  - The plan shows three light poles in the parking lot. The heights of these light poles and the orientation of the fixtures should be analyzed to verify they will not cause any impacts on adjoining residential properties.
  - Is lighting proposed underneath the canopies? Light levels will be analyzed at the Site Plan stage to verify they meet code.
- F. Landscaping

- We would like to make the applicant aware that the number of plantings in some of the buffer yards do not meet code and will need to be adjusted at the Site Plan stage if the application is approved.  
Example 1 – The number of trees in the US 42 street frontage buffer does not appear to meet code. The only trees are located near the front and side property boundaries.  
Example 2 – The rear property boundary is approximately 431 linear feet and Buffer Yard C is required. The tree requirements are 44 evergreens (List D) and 35 large or medium trees (Lists A or B). Tree credits can be applied for retained vegetation.

#### 4. Architecture/Signage

##### A. Section 3199 Design Standard Comments

- Primary Entrance – The City doesn't have any issue with the primary entrance being located on the front façade due to number of windows that are proposed. We support a Waiver.
- Windows – We would like the applicant to consider adding a small window to the cooler/storage building man door.
- Building Lighting - The elevations show LED Flex Lighting on the rear façade. This needs to be eliminated since this building façade faces a residential area.
- Building Color – The City would like the applicant to provide some color samples of all materials so they can be evaluated.
- Loading Areas - When will deliveries occur? What types of vehicles make these deliveries?
- Mechanical Equipment – The City would like the applicant to confirm that all roof top mechanical units will be screened from public view by the building.
- Building Signage –
  - The applicant should verify their building mounted sign on the front façade meets Section 3199 standards.
  - The building mounted sign that is proposed on the front façade of the cooler/storage building is a board sign and doesn't meet Section 3199 standards. Is the Planning Commission and City of Florence okay with issuing a Waiver?
  - A building mounted menu board appears to be mounted on a canopy column. How large is this sign? How will the rear part of the sign facing US 42 be finished? Can the canopy column be widened so the sign doesn't overhang the column? The sign code does not allow a sign to overhand the wall/column on which it's mounted.

5. Florence Fire/EMS did not have any comments.

Thank you,

Todd K. Morgan, AICP  
Director of Community Development  
City of Florence  
(859) 647-8147

---

**From:** Michael Schwartz <mschwartz@boonecountyky.org>

**Sent:** Tuesday, November 5, 2024 6:18 AM

**To:** Paul Stephenson <Pstephenson@boonecountyky.org>; Mark Martin <mmartin@boonecountyky.org>; Jenna LeCount <jlecount@boonecountyky.org>; Bridget Striker <bstriker@boonecountyky.org>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Todd Morgan <todd.morgan@florence-ky.gov>; Justin Finke <Justin.Finke@Florence-



KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; linzy.brefeld@ky.gov; John.Bandy@ky.gov  
**Subject:** 7 Brew Coffee - 8109-8113 US 42

We are in receipt of the above referenced Zoning Map Amendment/Change of Concept Development Plan/Variances application.

If you have any comments that you would like to be included in our staff report to the Planning Commission, please forward them to me no later than **Monday, November 25, 2024.**

**Michael D. Schwartz**  
**Director, Zoning Services**



**BOONE COUNTY**  
**PLANNING COMMISSION**

2950 Washington Street, Room 317  
Burlington, Kentucky 41005  
(P) 859-334-2196 (F) 859-334-2264

## Michael Schwartz

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**From:** Todd Morgan <todd.morgan@florence-ky.gov>  
**Sent:** Monday, November 25, 2024 9:29 AM  
**To:** Michael Schwartz  
**Subject:** FW: 8211 US 42 - Drive Thru Coffee Project

### EXTERNAL MESSAGE

Michael,

See the comments from Jon Girdler below and include them in the Staff Report.

Thanks,

Todd K. Morgan, AICP  
Director of Community Development  
City of Florence  
(859) 647-8147

**From:** Jon Girdler <jgirdler@vioxinc.com>  
**Sent:** Friday, November 22, 2024 5:36 PM  
**To:** Justin Verst <jverst@vioxinc.com>; Todd Morgan <todd.morgan@florence-ky.gov>  
**Cc:** Justin Finke <Justin.Finke@Florence-KY.gov>  
**Subject:** RE: 8211 US 42 - Drive Thru Coffee Project

Good afternoon Justin and Todd,

I took a look at the additional trip generation info and compared that against the CarMax TIS that was previously completed. I am not concerned with the additional traffic. If you think about the US42/Lacresta signal and the number of cycles that occur in 1 hour (likely 20-22), you're probably talking about another 2-3 exiting vehicles for some of the cycles.

Regarding the proximity of the Lacresta driveway and Jameson, since the two approaches are so close, I do not anticipate conflicts between those movements. Both approaches will be able to see each other as they get to Jameson.

Thanks,

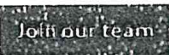


**Jon Girdler, PE**

Design Engineer

📧 [vioxinc.com](mailto:jgirdler@vioxinc.com)

☎ 859-727-3293 | 📠 859-415-8435



**From:** Justin Verst <jverst@vioxinc.com>  
**Sent:** Tuesday, November 19, 2024 10:52 AM



**To:** Todd Morgan <[todd.morgan@florence-ky.gov](mailto:todd.morgan@florence-ky.gov)>; Jon Girdler <[jgirdler@vioxinc.com](mailto:jgirdler@vioxinc.com)>  
**Cc:** Justin Finke <[Justin.Finke@Florence-KY.gov](mailto:Justin.Finke@Florence-KY.gov)>  
**Subject:** RE: 8211 US 42 - Drive Thru Coffee Project



Todd, thanks for checking in. Jon and I briefly discussed. We'll get comments to you/Justin this week. Thanks.

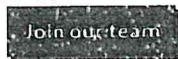


**Justin M. Verst, P.E.**

V.P. Quality Management / Sr. Design  
Engineer

 [vioxinc.com](http://vioxinc.com)

 859-727-3293 |  859-250-4179



**From:** Todd Morgan <[todd.morgan@florence-ky.gov](mailto:todd.morgan@florence-ky.gov)>

**Sent:** Tuesday, November 19, 2024 9:57 AM

**To:** Justin Verst <[jverst@vioxinc.com](mailto:jverst@vioxinc.com)>; Jon Girdler <[jgirdler@vioxinc.com](mailto:jgirdler@vioxinc.com)>

**Cc:** Justin Finke <[Justin.Finke@Florence-KY.gov](mailto:Justin.Finke@Florence-KY.gov)>

**Subject:** RE: 8211 US 42 - Drive Thru Coffee Project

Justin and Jon,

I hope all is well. Can you analyze a couple of specific issues regarding this project and provide your thoughts when you respond?

1. US 42/Lacresta Drive traffic signal – When considering the increased traffic from the proposed development and future developments (CarMax, etc.), will the green light time be adequate for motorists turning on US 42? The green light time is short, and there are concerns that some motorists might have to sit through several signal cycles before turning on US 42, especially during the AM peak.
2. The proposed egress point on LaCresta Drive and its alignment with Jameson Lane – Does this create traffic safety issues?

The Planning Commission has asked that we provide comments to them by next Monday (11/25). Can you have comments to us by that time so we can include them in the Planning Commission Staff Report? We apologize for the short review time.

Thanks for your help.

Todd K. Morgan, AICP  
Director of Community Development  
City of Florence  
(859) 647-8147

**From:** Justin Finke <[Justin.Finke@Florence-KY.gov](mailto:Justin.Finke@Florence-KY.gov)>

**Sent:** Monday, November 18, 2024 4:47 PM

**To:** Justin Verst <[jverst@vioxinc.com](mailto:jverst@vioxinc.com)>

**Cc:** Jon Girdler <[jgirdler@vioxinc.com](mailto:jgirdler@vioxinc.com)>; Todd Morgan <[todd.morgan@florence-ky.gov](mailto:todd.morgan@florence-ky.gov)>

**Subject:** 8211 US 42 - Drive Thru Coffee Project

Good afternoon Justin,

I hope you have been well. Back at the beginning of September, you and Jon had evaluated some preliminary traffic data for us in relation to a project slated to occur on US 42. The developer has made some alterations to their original plan, and provided us with additional traffic data beyond what you all had originally reviewed. I wanted to reach out to see if you guys would mind reviewing this new information and concept plan to determine if there are any foreseeable issues in relation to traffic created by this project?

Please let me know if you all have any questions about the attached information. I appreciate your help!  
Thank you,

JUSTIN D. FINKE

*Business Development Director*

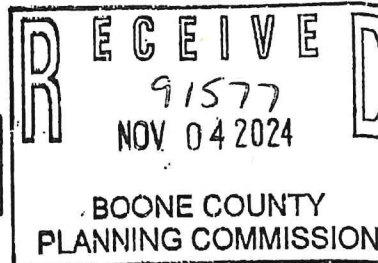
CITY OF FLORENCE, KENTUCKY

8100 Ewing Boulevard | Florence, KY 41042

P: 859.647.8152 | E: [justin.finke@florence-ky.gov](mailto:justin.finke@florence-ky.gov)  
[Florence-ky.gov](http://Florence-ky.gov)



**ZONING MAP AMENDMENT  
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

**SECTION A: (To be completed by applicant)**

1. Name of Project: 7 Brew Coffee (US 42)
2. Location of Project: 8109 & 8111 US Hwy 42
3. Total Acreage of Project: 1.5+/-
4. Current Zoning of Property: O-2 and SR-1
5. Proposed Zoning of Property (classification being requested): C-3
6. Proposed Use(s) (specify each use):  
Drive thru only coffee shop
7. Proposed Building Intensities (specify for each building):  
540 sf for coffee stand and 280 sf for remote cooler/storage structure
8. Are you applying for any of the following (check all that apply):  
☐ Conditional Use Permit ☒ Variance
9. Current Owner: ESTATE of George Rawlings + BEVERLY S. RAWLINGS  
Address: 3205 Highway 1694 ~~4 Eden Pkwy~~  
Crosswood ~~LaGrange~~ KY 40031 ~~40014~~  
City State Zip Code  
Phone Number: 502-664-0852 Fax Number: \_\_\_\_\_  
Email: BRAWLING@icloud.com CC: ARNIXON@craborchardfarm.com
10. Applicant: Brew Team KY, LLC  
Address: 3108 Vestal Pkwy E  
Vestal NY 13850  
City State Zip Code  
Phone Number: 502-528-1798 Fax Number: \_\_\_\_\_  
Email: brian.evans@7brewteam.com
11. Are there any existing buildings on the site: ☒ Yes ☐ No  
If yes, indicate how many: 2

12.      1202                  755                  2048B  
Deed Book                  Page Number                  Group Number

13. Have you had a pre-application meeting with the BCPC staff: ☒ Yes ☐ No
14. Have you submitted a Concept Development Plan: ☒ Yes ☐ No
15. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

- |                                     |  |                          |   |
|-------------------------------------|--|--------------------------|---|
| <input type="checkbox"/>            | Boone County Building Department   | <input type="checkbox"/> | Local Fire District                             |
| <input type="checkbox"/>            | Boone County Public Works Department   | <input type="checkbox"/> | Local School District                           |
| <input type="checkbox"/>            | Boone County Water District  | <input type="checkbox"/> | Northern Kentucky Health Department             |
| <input type="checkbox"/>            | Cincinnati Bell  | <input type="checkbox"/> | Owen Cooperative Electric, Inc.                 |
| <input type="checkbox"/>            | Cincinnati/Northern Kentucky International<br>Airport (Kentucky Airport Zoning Commission<br>for height restrictions near the airport) | <input type="checkbox"/> | Sanitation District No. 1                       |
| <input type="checkbox"/>            | Duke Energy  | <input type="checkbox"/> | USDA NRCS/Boone County<br>Conservation District |
| <input checked="" type="checkbox"/> | Florence Public Services Department  | <input type="checkbox"/> | Other: _____                                    |
| <input type="checkbox"/>            | Kentucky Division of Water   |                          |   |
| <input checked="" type="checkbox"/> | Kentucky Transportation Cabinet  |                          |   |

16. Concept Development Plan Jurisdiction/Location (check all that apply):  
☐ Unincorporated Boone ☒ Florence ☐ Walton ☐ Union

17. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 1/16/25

**Property Owner's Signature:**

**Applicant's Signature:**



**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 11/4/24 Fee Received: \$1,300 (variances)  
\$2345.15 (ZMA) Receipt #: 91577
2. Number of Copies Received: \_\_\_\_\_
3. Has the following been submitted (check all that apply):
- ☐ Completed Application  
☐ Concept Development Plan  
☐ Legal Description  
☐ Names and Mailing Addresses of Adjacent Property Owners
4. Date the application is Administratively Complete (as defined in KRS 100.211): \_\_\_\_\_
5. Staff Reviewer: \_\_\_\_\_
6. Committee Chairperson: \_\_\_\_\_
7. Scheduled Public Hearing Date: \_\_\_\_\_
8. Boone County Planning Commission Action: \_\_\_\_\_ Date of Action: \_\_\_\_\_
- \_\_\_\_\_ Approved  
\_\_\_\_\_ Approved with Conditions  
\_\_\_\_\_ Denial  
\_\_\_\_\_ Other
9. Resolution Number: \_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196



Brew Team KY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

11/01/24

Boone County Planning Commission

2950 Washington St

Burlington, KY 41005

Attn: Michael Schwartz – Director, Zoning Services

RE: Proposed 7 Brew Coffee – 8111 US Hwy 42  
Zone Map Amendment Narrative

### Project Narrative

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order drinks, including coffees, teas, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate. Customers are welcomed at their vehicle by an energetic barista, who take their order via an ipad. This personal interaction cultivates a unique customer experience and allows for ultra-fast processing. Drinks are made to order and delivered to the customer's vehicle quickly allowing them to get in and out to tackle their day.

We propose to demolish the existing structures located at 8109 and 8111 US Hwy 42 in Florence, KY. The site will be redeveloped with a prefabricated 510 square foot drive thru only coffee shop and a 280 sf remote storage/cooler accessory structure. Canopies will extend from both sides of the building to provide cover from the elements over the drive thru pick up area and at the access point to the remote cooler.

The site is currently zoned O-2 and SR-1 and is proposed to be rezoned to C-3. The properties to the west, north and east of the site are zoned C-3 and the properties to the south of the site are zoned SR-1.

After preliminary coordination with KYTC District 6 and the City of Florence, we are proposing to reconstruct the western driveway currently serving the structure at 8111 US Hwy 42 to provide ingress to the development. The eastern driveway currently serving the structure at 8109 US Hwy 42 will be reconstructed to provide egress from the development. Left turns will be prohibited onto US 42 at this location thru the use of a channelized curb and signage. Secondary ingress/egress to the site will be from a driveway located at the rear of the site to a new curb cut on Lacreata Drive. A Trip Generation Memorandum is included with the application materials further describing trip generation, warrant analysis, and on-site queueing.

As there are no accommodations for indoor or outdoor seating, on-site parking is provided for staff only. There will be (13) on-site parking spaces, of which (1) will be handicapped accessible. There will also be (4) bicycle parking spaces.

All required buffering and landscaping requirements are being met with the exception of the eastern 50.18 feet of the property that adjoins 8101 US Hwy 42. A variance as described below is being requested in that location.







Brew Team KY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

Stormwater will be collected on site thru a series of catch basins and pipes and directed to an underground detention basin to be installed under the proposed rear driveway. Water will be released at predevelopment rates to the existing channel to the south.

#### **Variance Requests**

1. The Applicant requests a variance of Section 3645.A to not provide the required 10' buffer yard and landscaping along the easternmost 50.18' common boundary with the property located at 8101 US Hwy 42. This section of the adjacent property is the location of a dumpster enclosure and high-rise sign. Eliminating this buffer will not have an adverse effect on the adjoining property. The proposed driveway providing access to Lacreata Drive was located to provide the required 30' buffer (with a fence) adjacent to the SR-1 property located to the south.
2. The Applicant requests a variance of Section 3310.A to reduce the one-way drive width adjacent to the staff parking spaces from 20' to 16'. The one-way drive separates the staff parking spaces from Lane 2 of the drive thru. For this use, the code requires 8 queue spaces to be provided. This site has 23 queue spaces, which far exceeds the minimum required by code. Vehicles would be queued around the building in lane 2 adjacent to the drive aisle only during the peak hours of business, which does not coincide with shift changes and the entry and exit of cars into the parking spaces.

#### **Section 3199 Design Standards**

1. Building Massing: Existing building massing along US 42 range from approximately 25' wide (8050 US Hwy 42) to approximately 120' wide (8104 US Hwy 42). When taken in full context, the 7 Brew massing including the Building and Storage cooler is 25'9" wide and is 50' wide including the canopy structure.
2. Architectural Style and Detail: Most buildings along this commercial corridor are of 1 story construction, with mostly flat roofs with varying elements creating architectural relief (such as raised corner gables, parapets, etc.). Seven Brew has a combination of a barrel roof and flat roof that provides visual interest and breaks up the roof line.
3. Primary Entrances: As a drive thru only business, there are not interior public spaces in a 7 Brew, and thus there is not a traditional primary entrance. Employees enter the building through an access door at the rear that is under a canopy. Although 99 percent of orders occur in the drive thru, pedestrian traffic can order at a sliding glass door that is on the west elevation of the building and is under a canopy. Likewise, drinks are delivered to customers vehicles thru (2) sliding glass doors on the east side of the building. These delivery areas are also under a canopy. We request a modification to not have a primary entrance facing the street.
4. Windows: The front elevation of the building facing US Hwy 42 consist of (3) 1" insulated tempered thermal windows w/Low-E glass that are clear.





Brew Team KY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

5. Roofs: The front portion of the roof on the main building is a standing seam metal that slopes from front to back with a rear flat roof that has a parapet wall. The standing seam roof shields rooftop equipment from the street, with wall structure shielding them from both sides. To the rear, the mechanical units are further shielded with parapet walls.
6. Awnings: Awnings are not used on a 7 Brew building.
7. Building Materials: Existing materials along the corridor include (but are not limited to) block, split face block, brick, metal siding, and fiber cement siding. The 7 Brew building will utilize a two tone Nichiha fiber cement product that mimics the appearance of brick. The Nichiha panel is a solid high-density fiber composite panel with weather-resistant high-performance architectural coatings. Traditionally used as an accent material due to cost, the small scope of the 7 Brew building allows the entire building to be clad with Nichiha. The aesthetic and durable characteristics of Nichiha meet the intent of the building materials and therefore we request a modification of this requirement.
8. Building Lighting: The majority of the building lighting is provided via under canopy LED surface mounted lights. Flex LED rope lighting is used to accent the canopies and roof metal seam roof structure.
9. Building Color: The Nichiha façade is a combination of Modernbrick in both "Midnight" and "Shale Brown" colors, accented with Pacific Blue break metal on the canopies and roof.
10. Mechanical Equipment: All mechanical equipment is located on the roof and is screened.
11. Building Signage: Seven Brew stand branding package includes the use of internally lit box cabinet signs and we request a modification to this requirement. Signage will be similar in nature to other businesses in the immediate vicinity.

I look forward to working with you through the rezoning and development process and am excited to be bringing the 7 Brew concept to Florence.

Should you have any questions, please don't hesitate to contact me at 502-528-1798 or by email at [brian.evans@7brewteam.com](mailto:brian.evans@7brewteam.com)

Best

Brian Evans  
Director of Entitlements



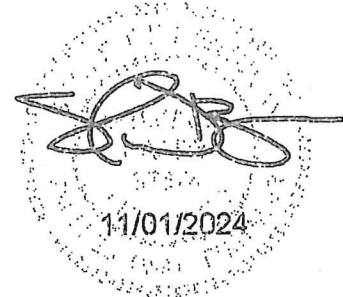




1550 East Republic Road  
Springfield, MO 65804  
tothassociates.com  
417.888.0645

10.31.2024

Justin D. Finke – Business Development Director  
City of Florence



RE: 7-Brew – Florence (Hwy 42) - Trip Generation Memorandum

Dear Mr. Finke,

Please accept this letter as documentation of our trip generation memorandum for the proposed 7-Brew at 8111 US-HWY42 in Florence KY.

- Location Description:** The site of the proposed 7-Brew Coffee is located on the west side of Interstate 71 along US-HWY 42, in between Mall Road and Lacresta Drive.
- Land Use – Existing and Proposed:** Land that the proposed 7-Brew Coffee shop site will be constructed on is currently part of an existing "Office Two" district that is zoned O-2 and "Suburban Residential One" district zoned SR-1. The existing development has two buildings totaling 3,400 S.F. of floor area. Both buildings will be demolished, and the site will be reconfigured to accommodate a 510 S.F. drive through only coffee restaurant. For the proposed site, a rezoning is being pursued. Access to the current site consists of two access points along US-HWY 42, the new development will keep two access points along US-HWY 42. A one-way ingress driveway will be 24-ft wide. The one-way egress driveway will be 14-ft wide and right turn only. New driveways and sidewalks will be ADA accessible. Drive-thru stacking/queueing for the proposed 7-Brew site will be contained within the site footprint and will not spill into the public right of way.
- Trip Generation Estimate:** Utilizing the 11<sup>th</sup> edition of the ITE Trip Generation Manual, Table 3.1 below represents trips generated for original land use (3,400 S.F. Office Space). Table 3.2 shown below represents the trips generated for the proposed land use for the 7 Brew Coffee Shop. Table 3.3 below compares the existing use with the proposed use and depicts the net change of trips between the two.

Table 3.1: Trip Generation Summary Table – Small Office Building

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
712	Small Office Building	1000 SF GFA	3.4	5	4	9	5	6	11



Table 3.2: Trip Generation Summary Table – Proposed 7 Brew

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
937	Coffee/Donut Shop with Drive-Through Window	1000 SF GFA	0.51	26	26	52	11	11	22

Table 3.3: Trip Generation Net Change – Trips

ITE LAND USE CODE	DESCRIPTION OF ITE CODE	UNITS	EXPECTED UNITS	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			Ind. Variable	In	Out	Total	In	Out	Total
712	Existing Small Office Building	1000 SF GFA	3.4	5	4	9	5	6	11
937	Proposed Coffee/Donut Shop with Drive-Through Window	1000 SF GFA	0.51	26	26	52	11	11	22
	Net Change			21	22	43	6	5	11

Based on Table 3.3 above, the proposed 7-Brew is anticipated to increase the total number of new peak hour trips, during the peak hour, to levels beyond what could have reasonably been expected from the previously small office building, as depicted above.

4. **Warrant Analysis:** Based on the criteria found in the Traffic Study Policy for the Boone County Planning Commission, A traffic analysis is required for this development. Please see below for a summary of the warrants:

The Boone County Planning Commission should use the following table in making its determination:

TRAFFIC GENERATED BY PROPOSED DEVELOPMENT (peak hour)	ANALYSIS LEVEL
Less than 50 trips	No Analysis
50 - 75 trips	Traffic Analysis
75 - 100 trips	Intermediate Traffic Impact Study
More than 100 trips	Full Traffic Impact Study



5. **Access Management Review:** Because no additional access is being proposed along US-HWY 42, access management will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50 trips during the peak hour, therefore, no additional access management analysis is warranted.
6. **Adjacent Access Spacing – Upstream & Downstream:** Because no additional access is being proposed along US-HWY 42, adjacent access spacing will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50 trips during the peak hour, therefore, no additional adjacent access spacing analysis is warranted.
7. **Intersection Sight Distance:** Because no additional access is being proposed to US HWY 42, the intersection sight distance will not change from the current conditions. In addition, the proposed 7 Brew Coffee will result in a net increase of less than 50-trips during the peak hour, therefore, no additional intersection sight distance analysis is warranted.
8. **On-Site Vehicle Queueing Analysis:**

#### 8.1 On-Site Vehicle Queueing - Calculations

According to the City of Florence Land Development Code, drive-through facilities, such as a fast-food restaurant are required to provide 4 spaces per drive-through lane. The site provides a total of 23 stacking spaces and is required to provide 8 stacking spaces, thereby complying with the City's code.

Toth and Associates seek to meet or exceed the queueing requirements laid out in the land development code. Although the minimum requirement of 8 stacking spaces is met, a queueing analysis will be performed and is described below.

Arrival rates and service rates are from the ITE trip generation manual. The 7-Brew arrival rates are based on average orders per hour. Computations were performed using the Stochastic Queueing Analysis method. Traffic intensity and average vehicle queue length are computed as follows:

$$\rho = \frac{\lambda}{\mu} \text{ (Eq. 1)}$$

Where:

$\rho$  is the traffic intensity

$\lambda$  is the mean arrival rate (vehicles per hour)

$\mu$  is the mean service rate (vehicles per hour)

The average vehicle queue is then calculated as follows:

$$E(n) = \frac{\rho}{1-\rho} \quad (\text{Eq. 2})$$

Where:

$E(n)$  is the average vehicle queue in the drive-through lane.

The mean arrival rate described in Equation 1 primarily depends on projected trip generation, which has been estimated by reviewing ITE trip generation estimates.

The ITE trip generation rate is 52 vehicles per hour (of which 26 are mean arrivals and 26 are mean departures), derived from the weekday AM peak hour volume.

The mean service rate described in Equation 1 depends on the total time spent at the final window. For the 7-Brew development, this is the time required for a vehicle operator to stop, pay, and receive the order. Orders are received by employees who walk to the location of a stopped vehicle. This method of service reduces the average wait for placing an order, compared to a development with a static order window. The value used for mean service rate is discussed below, using estimates from 7-Brew and records from a similar coffeehouse.

The service rate attained by 7-Brew for single-drink orders can be as low as 30 seconds per vehicle, and the service rate attained for nearly 100% of orders is 45 seconds per vehicle. A coffeehouse in Council Bluffs, IA (similar to 7-Brew Coffee) recorded an average service rate of 38 seconds per vehicle for the peak hour. The service rate for this development is therefore considered to be in the range of 30 to 45 seconds per vehicle. An average of these values yields a mean service rate of 37.5 seconds per vehicle.

Using Equations 1 and 2, and averages of the available data, the expected vehicle queues for each peak hour are shown in Table 7.1.3 below.

**Table 7.1.3: Queueing Analysis Results**

	Mean Arrival Rate [ $\lambda$ ] (veh/hr)	Mean Service Rate [ $\mu$ ] (veh/hr)	Intensity [ $\rho$ ] (dimensionless)	Queue (vehicles)
Peak Hour	52	96	0.542	2

The site provides a total of 23 stacking spaces and is required to provide 6 stacking spaces, thereby complying with the City's code.

- 9. Recommended Improvements:** Since the proposed 7 Brew Coffee generates more trips than the prior use but less than the net increase of 50 trips during the peak hour, no analysis is required.





Toth & Associates, Inc.

In summary, construction of the proposed 7 Brew Coffee at 8111 US HWY-42 will have negligible traffic impacts from what was previously approved for this site. Future additions to this site would warrant additional traffic generation memoranda, for consideration and review by City Staff.

If you have any additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Shawn Barry PE  
Vice President  
Toth and Associates, Inc.

## Small Office Building (712)

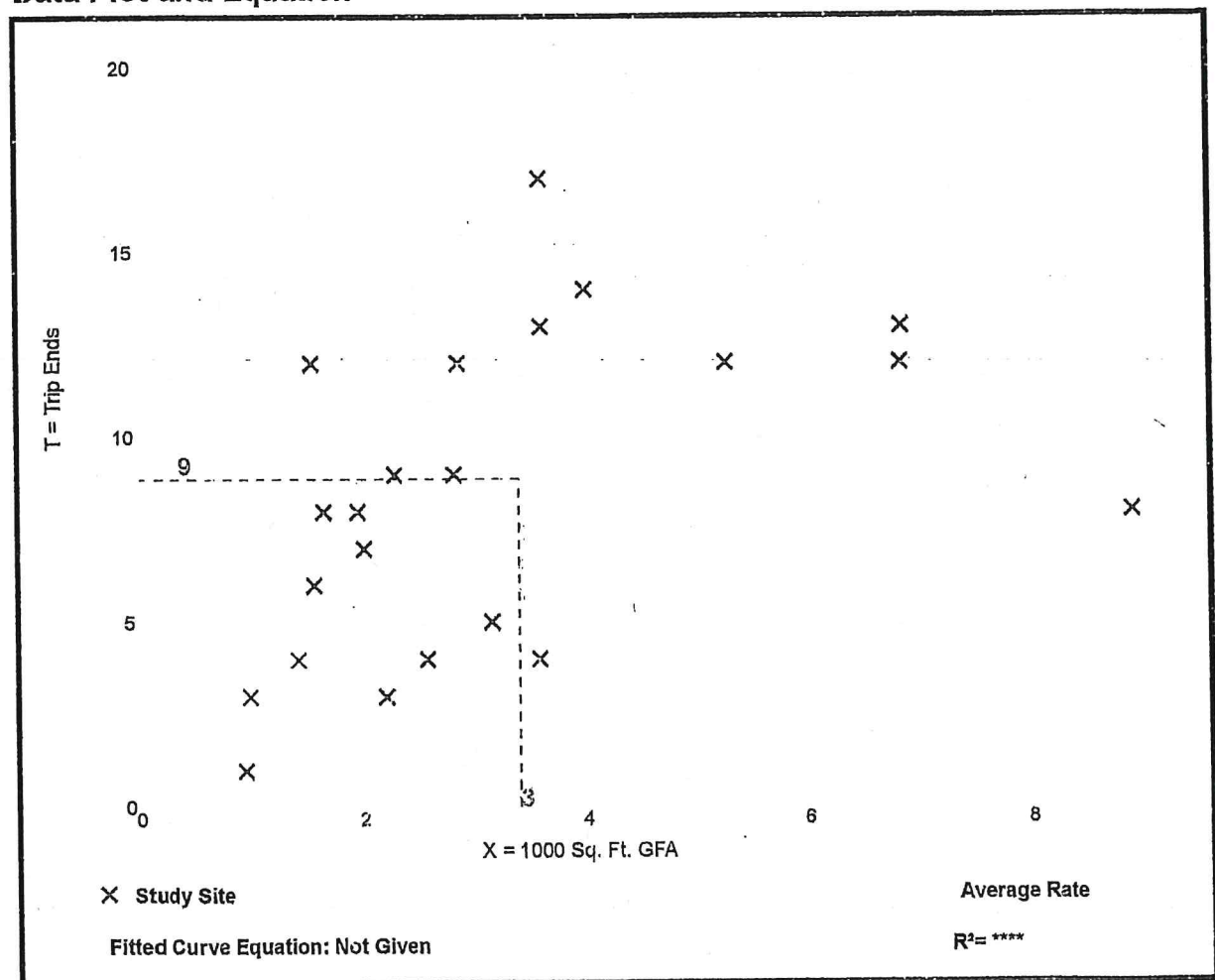
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 22  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 60% entering, 40% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

### Data Plot and Equation





## Small Office Building (712)

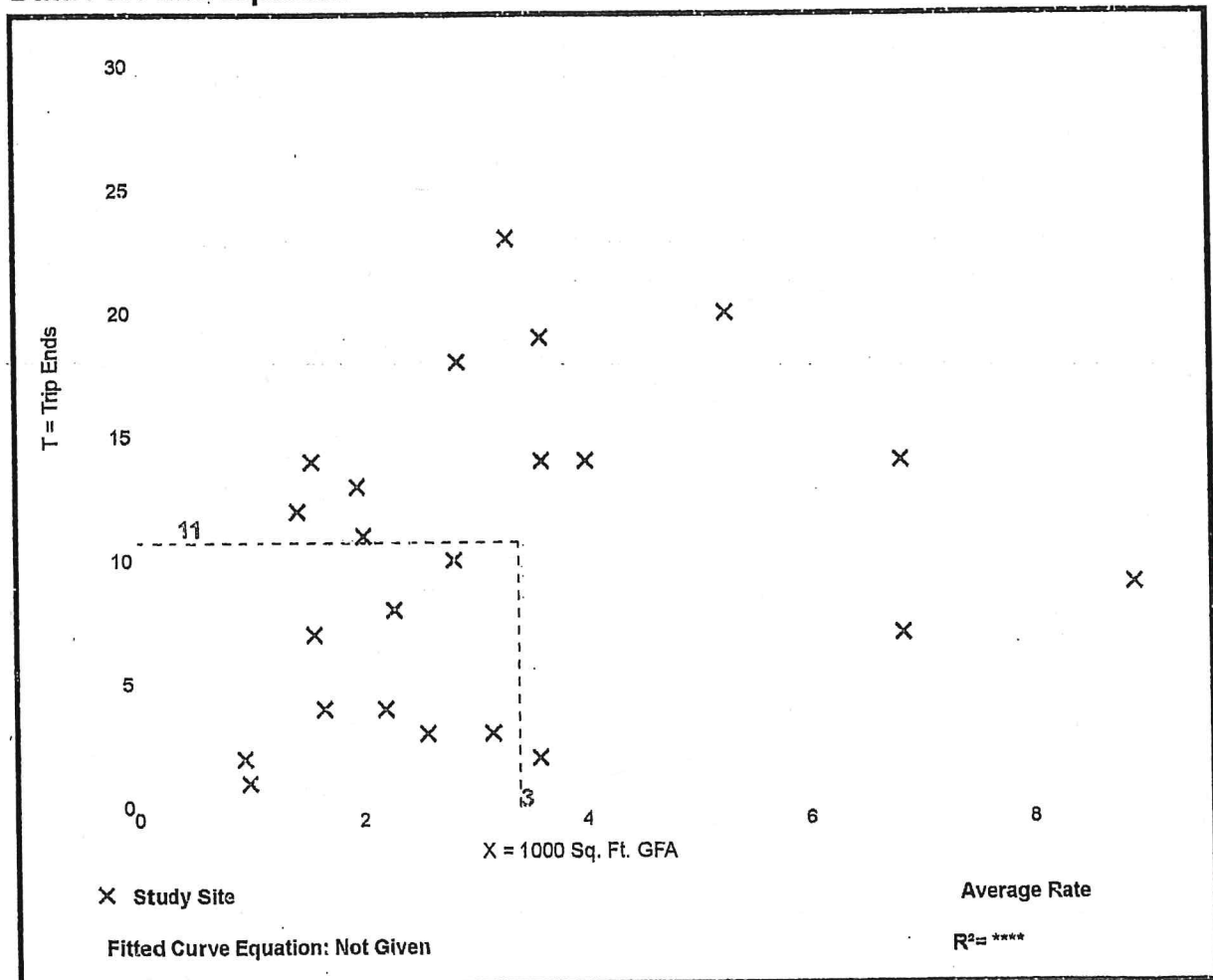
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 23  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 42% entering, 58% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

### Data Plot and Equation



## Coffee/Donut Shop with Drive-Through Window (937)

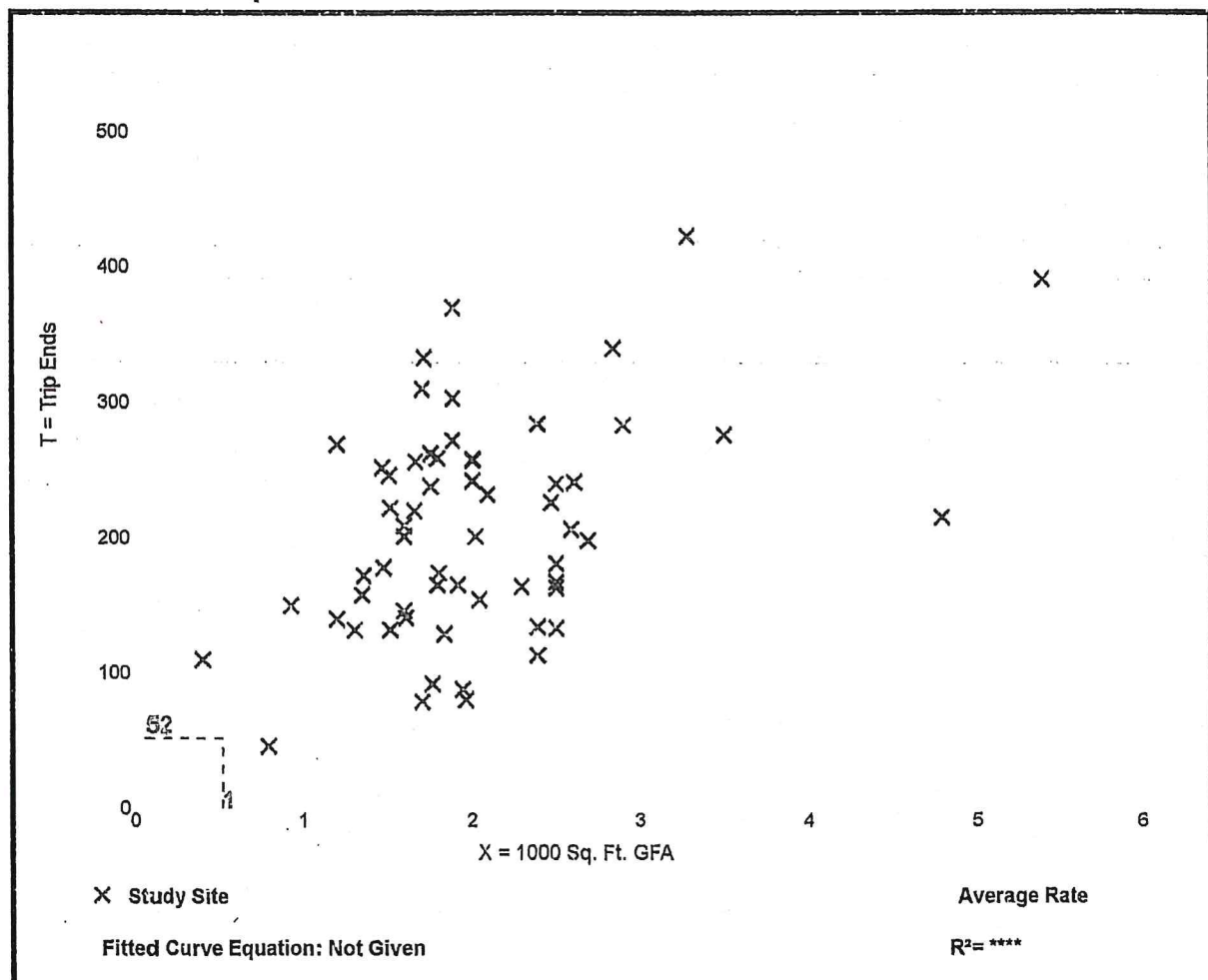
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 62  
Avg. 1000 Sq. Ft. GFA: 2  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
101.27	40.82 - 282.05	41.74

### Data Plot and Equation





## Coffee/Donut Shop with Drive-Through Window (937)

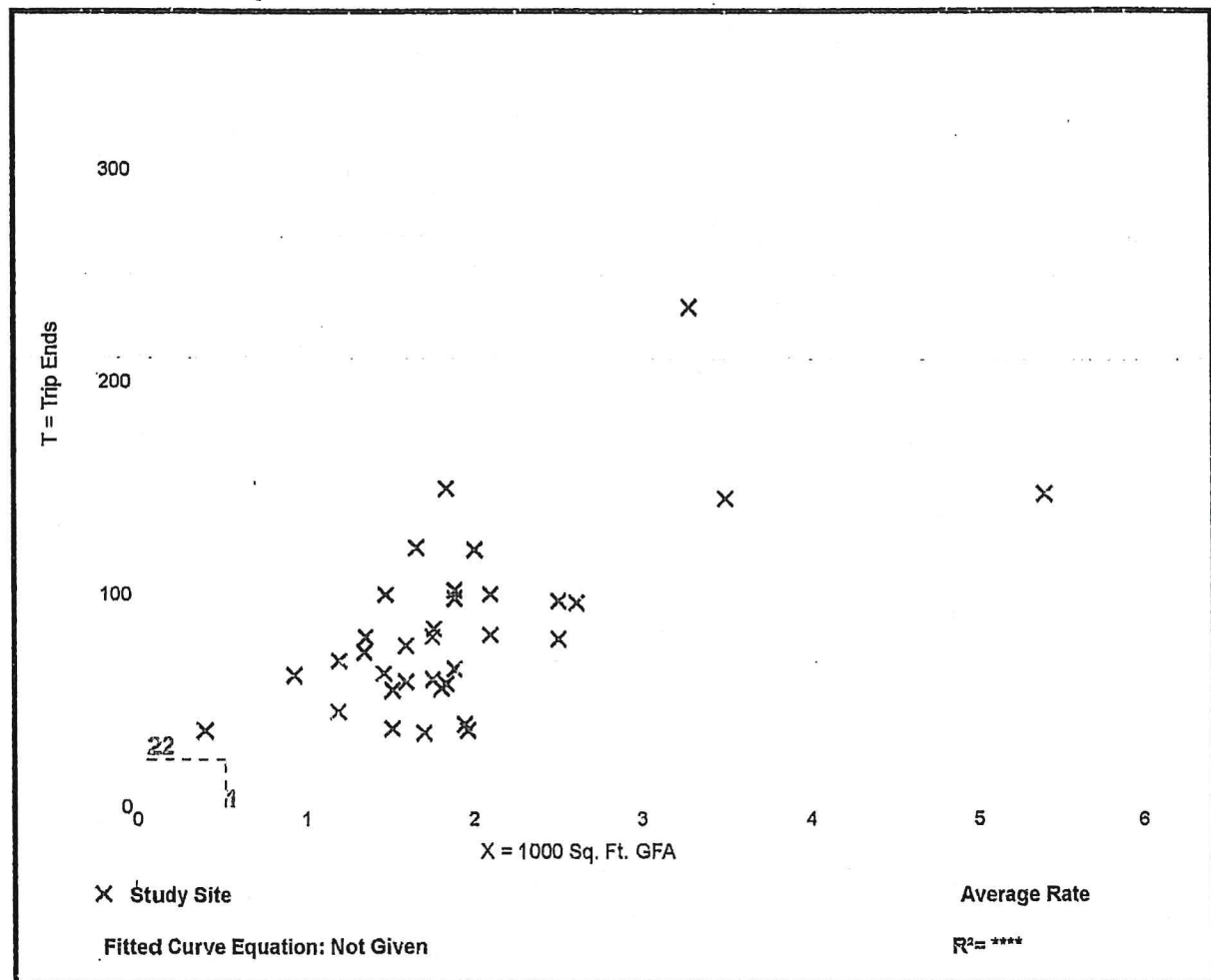
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday,  
PM Peak Hour of Generator

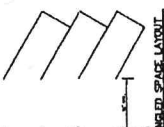
Setting/Location: General Urban/Suburban  
Number of Studies: 34  
Avg. 1000 Sq. Ft. GFA: 2  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
43.65	18.37 - 92.31	16.74

### Data Plot and Equation





PLANT SCHEDULE									
TREES					SHRUBS				
QTY.	SYMBOL	RECOMM. NAME	COMMON NAME	SIZE	POST	PLANTED IN SPRING	PLANTED IN SUMMER	PLANTED IN FALL	PLANTED IN WINTER
1		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
2		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
3		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
4		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
5		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
6		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
7		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
8		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
9		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
10		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
11		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
12		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
13		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
14		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
15		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
16		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
17		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
18		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
19		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
20		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
21		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
22		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
23		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
24		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
25		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
26		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
27		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
28		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
29		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
30		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
31		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
32		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
33		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
34		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
35		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
36		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
37		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
38		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
39		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
40		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
41		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
42		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
43		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
44		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
45		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
46		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
47		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
48		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
49		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
50		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
51		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
52		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
53		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
54		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
55		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
56		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
57		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
58		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
59		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
60		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
61		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
62		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
63		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
64		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
65		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
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67		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
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70		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
71		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
72		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
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77		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
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81		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
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109		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
110		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
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118		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
119		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
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122		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
123		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
124		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
125		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
126		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
127		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
128		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
129		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
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136		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
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138		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
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140		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
141		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
142		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
143		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
144		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
145		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
146		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
147		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
148		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
149		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
150		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
151		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
152		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
153		REDWOOD	REDWOOD	12" DBL	12"	12"	12"	12"	12"
154		DOUGLASS FIR	DOUGLASS FIR	12" DBL	12"	12"	12"	12"	12"
155		WESTERN RED CEDAR	WESTERN RED CEDAR	12" DBL	12"	12"	12"	12"	12"
156		PORTLAND CEDAR	PORTLAND CEDAR	12" DBL	12"	12"	12"	12"	12"
157		REDWOOD	REDWOOD	12" DBL					

**PROJECT DATA**

TOTAL SITE AREA	= 1.88 AC. (82,300 SF)
EXISTING ZONING	= C-2/20'
PROPOSED ZONING	= OFFICE BUILDING
EXISTING USE	= OFFICE BUILDING
PROPOSED USE	= 37' (10' MAX. ALLOWED)
BUILDING HEIGHT	= 53.5 SF
BUILDING AREA	= 280 SF
PROPOSED BUILDING	
PROPOSED COOLER	
PLANNING REQUIRED	= 13 SPACES
PARKING REQUIRED	= 13 SPACES
PARKING PROVIDED	

[illegible]

**GENERAL LANDSCAPE NOTES:**

RECEIVED  
NOV 04 2021  
BOONE COUNTY  
PLANNING COMMISSION

- DRESSING LAMP POST
- DRESSING FACE MYRIANT
- DRESSING GAS VALVE
- DRESSING WATER VALVE

**LEGEND**

.....	—ESTING CORDS
.....	—ESTING STIM AND CATCH BASIN
.....	—ESTING SENTRY SENSORS
.....	—ESTING OVERLOAD ELECTRIC
.....	—ESTING FORCE
.....	—ESTING TIEZAK
.....	—ESTING SENTRY SENSOR CATCH BASIN
.....	—ESTING SENTRY AND MAMMOLE
.....	—ESTING UNDERGROUND ELECTRIC
.....	—ESTING UNDERGROUND COMMUNICATIONS
.....	—ESTING WATER LINE
.....	—ESTING TRIP CATCHER PRESERVATION



KINETIC

2215 W. CHATEAUAUX BLVD. SUITE 101 - FLORENCE, KY 40342



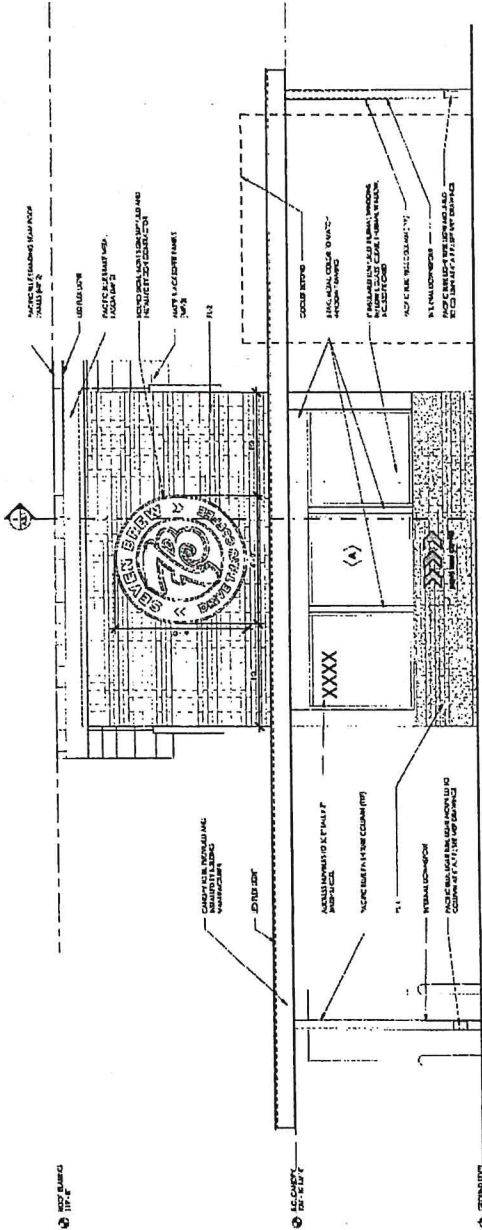
ARCHITECT OF RECORD  
DAVID A. HINKLE  
KENTUCKY  
KENTUCKY  
KENTUCKY

PROJECT NUMBER: 2024-001  
DATE: 01/15/2024

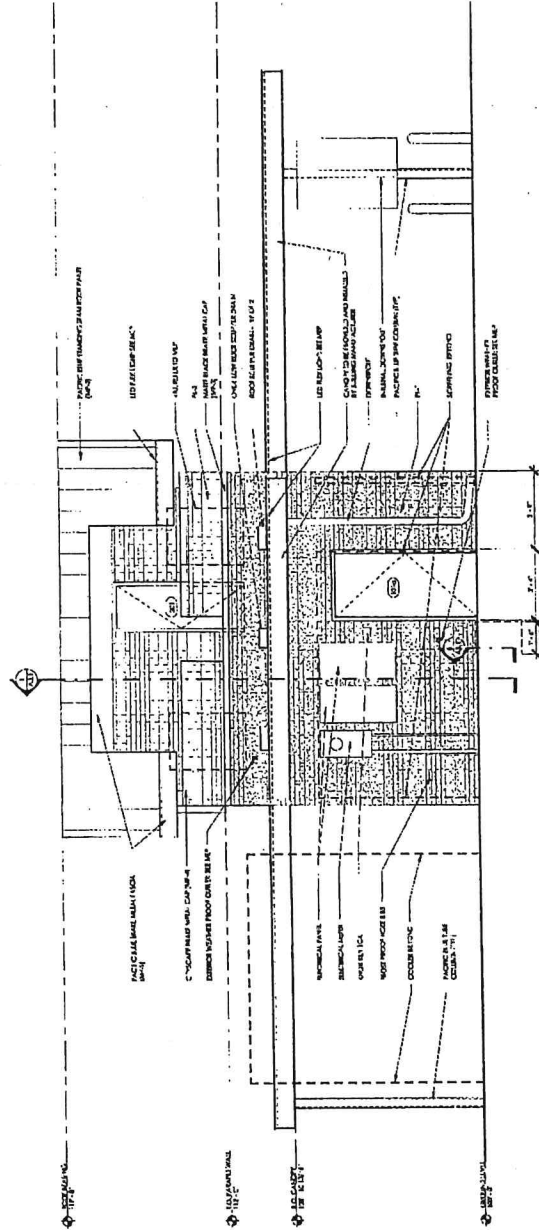
7 BREW COFFEE  
FLORENCE, KY  
8111 US HWY 42  
FLORENCE, KY 40342

A2.1  
EXTERIOR ELEVATIONS

DATE: 01/15/2024



1 EXTERIOR ELEVATION - FRONT  
1/8\"



2 EXTERIOR ELEVATION - BACK  
1/8\"

FLORENCE, K. 742



## CONCLUSIONS

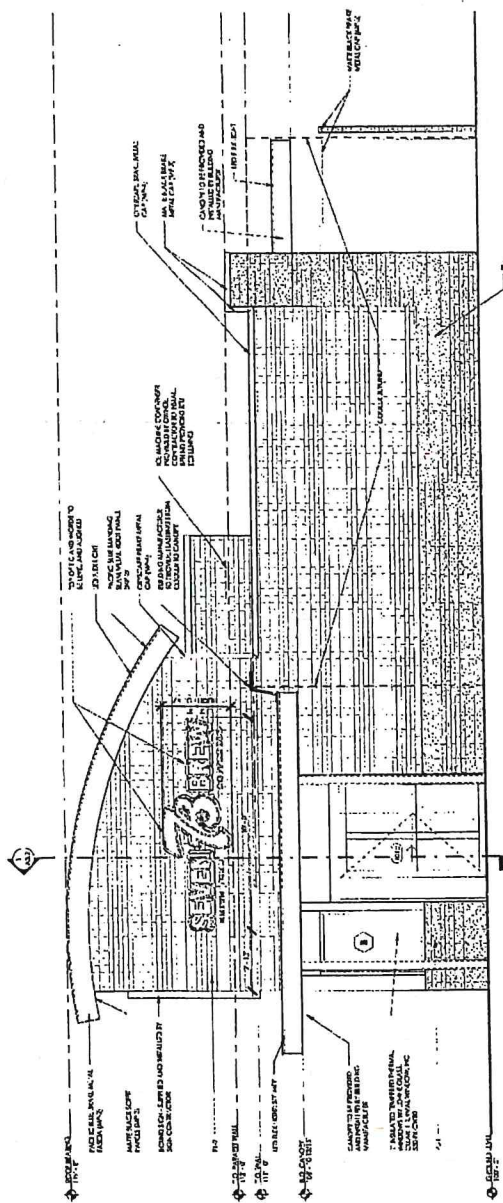
NAME: \_\_\_\_\_

1/21/2008 10:11 AM

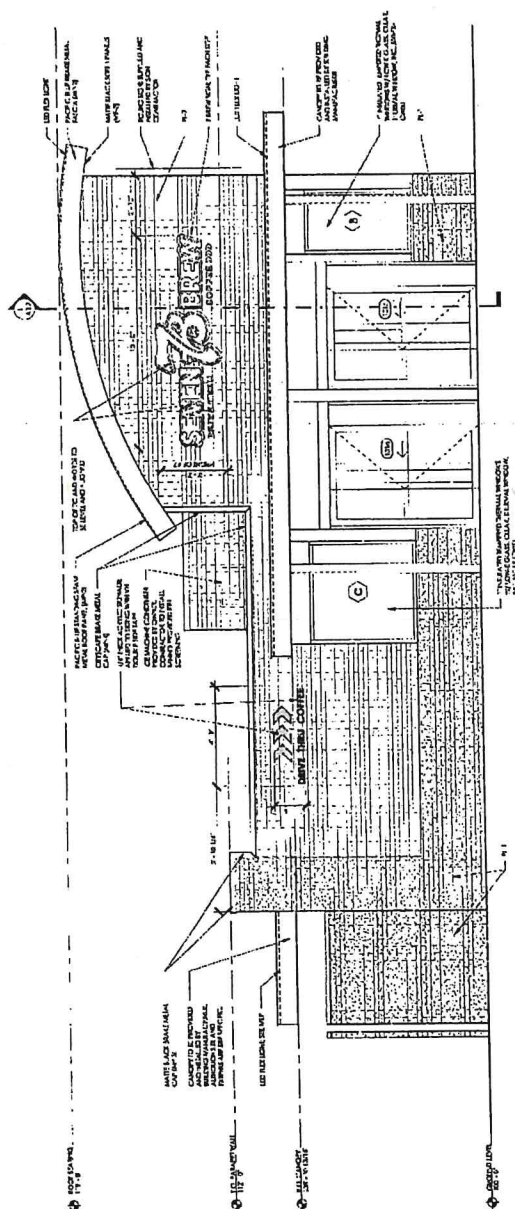
[illegible]

**QUESTIONS**

# KITZ

[illegible]







1 EXTERIOR ELEVATION - RIGHT SIDE  
37' x 12'

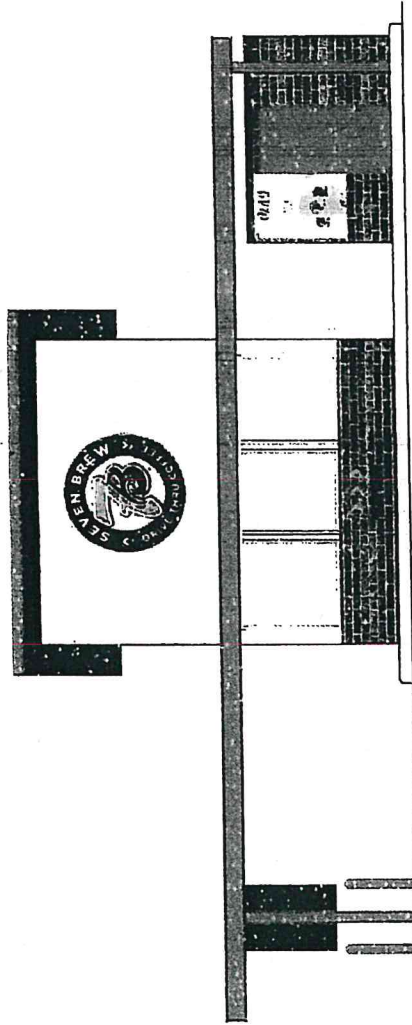


2 EXTERIOR ELEVATION - LEFT SIDE  
15'-1 1/2"

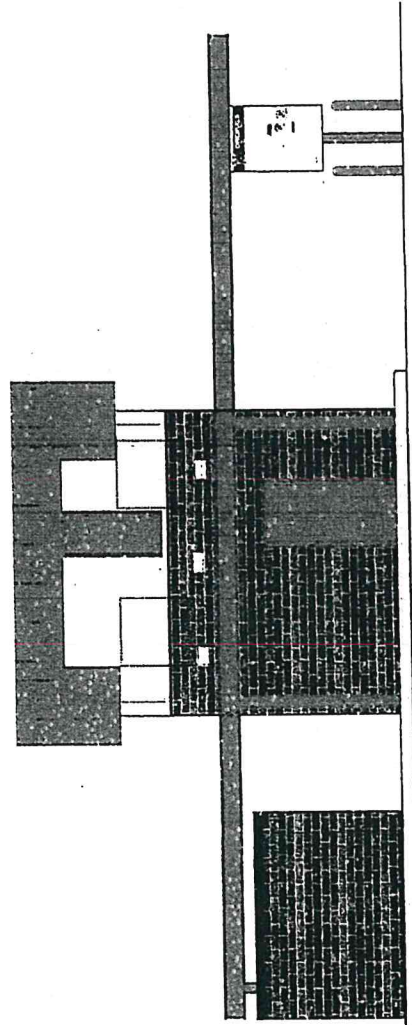


# EXTERIOR FINISH LEGEND

	Brick Nichia Madambrick Midnight
	Brick Nichia Canyonbrick Shels Brown
	Brake Metal Pacific Blue Columns, Fascia, and Roof
	White Metal Storefront and Windows
	Coping Cap Matte Black
	Brake Metal Saffil



① EXTERIOR ELEVATION - FRONT









② EXTERIOR ELEVATION - BACK

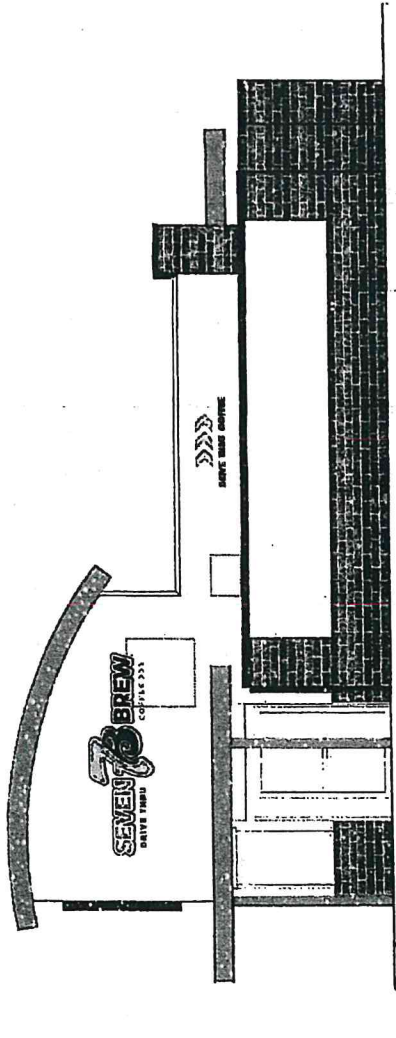
7 BREW COFFEE  
STANDARD  
PROJECT ADDRESS

DATE: 01/15/2021  
PROJECT: 7 BREW COFFEE  
SHEET: 01  
DRAWN BY: J. L. L. L.  
CHECKED BY: J. L. L. L.  
APPROVED BY: J. L. L. L.

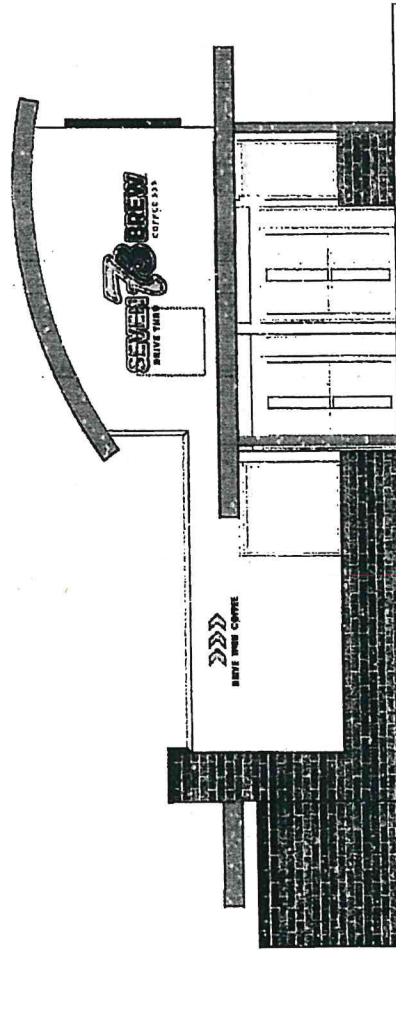
A2.1  
EXTERIOR ELEVATIONS  
DATE: 01/15/2021

# EXTERIOR FINISH LEGEND

	Brick Nichina Modernbrick Midnight
	Brick Nichina Canyonbrick Shale Brown
	Brake Metal Pacific Blue Column, Fascia, and Roof
	White Metal Storefront and Windows
	Coping Cop Matte Black
	Brake Metal Soffit



① EXTERIOR ELEVATION - RIGHT SIDE



② EXTERIOR ELEVATION - LEFT SIDE

7 BREW COFFEE  
STANDARD  
PROJECT ADDRESS

NOT FOR CONSTRUCTION  
THIS DOCUMENT IS FOR INFORMATION ONLY  
AND IS NOT TO BE USED FOR CONSTRUCTION  
OR AS A BASIS FOR ANY OTHER DOCUMENT  
OR FOR ANY OTHER PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF  
THE ARCHITECT  
ARCHITECT: J. L. BROWN  
DATE: 10/1/14  
PROJECT: 14-01-01-01  
SHEET: 14-01-01-01

A2.2  
EXTERIOR ELEVATIONS  
DATE: 10/1/14





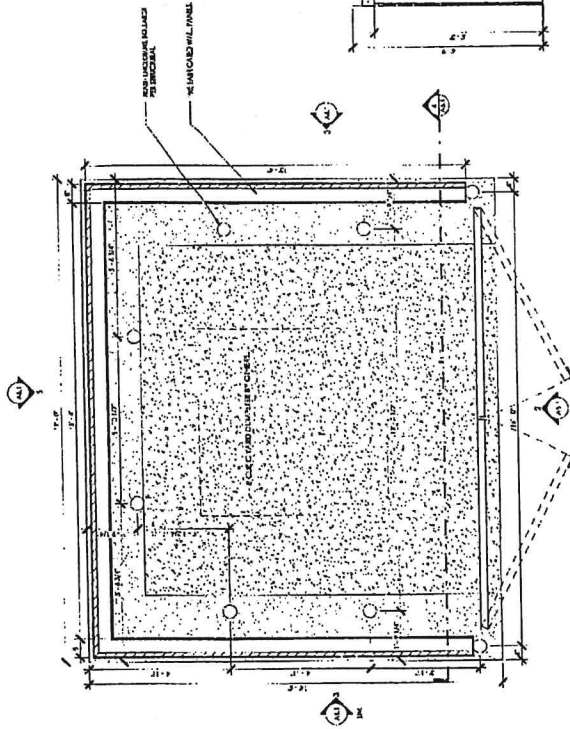
AGENCY OF RECORD  
 NAME, ADDRESS  
 PHONE NO. 157

PROJECT NUMBER: 262774

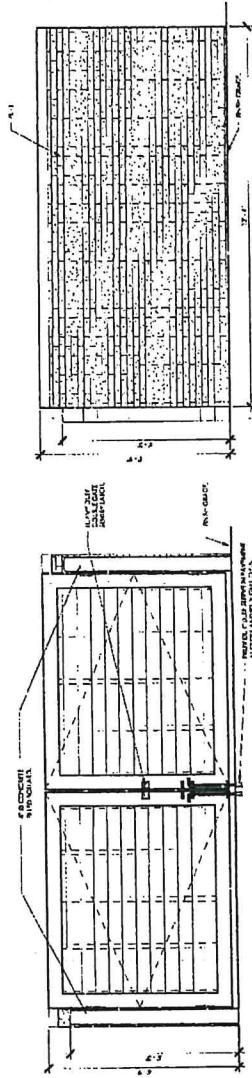
7 BREW COFFEE  
FLORENCE, KY  
8111 US HWY 42,  
FLORENCE, KY 4042

## A6.1

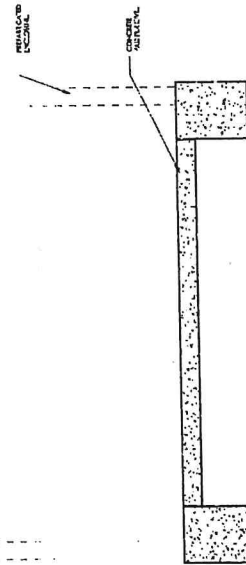
DATE 02/01/13



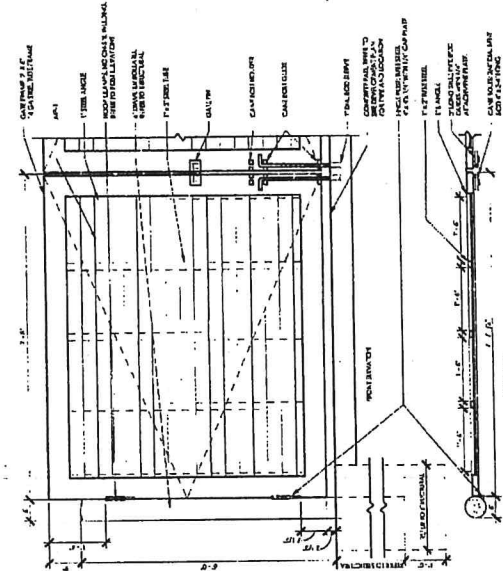
① TRASH ENCLOSURE



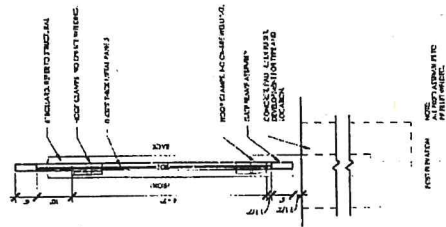
2 TRASH ENCLOSURE - FRONT ELEVATION.  
1/2" x 1/8"



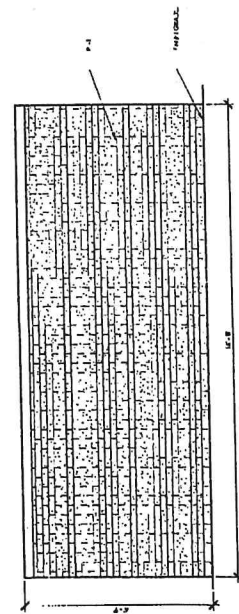
4 TRASH ENCLOSURE - SECTION DETAIL



⑥ TRASH ENCLOSURE GATE DETAILS  
24-10



5 TRASH ENCLOSURE - BACK ELEVATION  
1/4" = 1'-0"





NAME: A JAY/REAR  
 COUNTY NO. 7277

38 / 2006 2006 2006

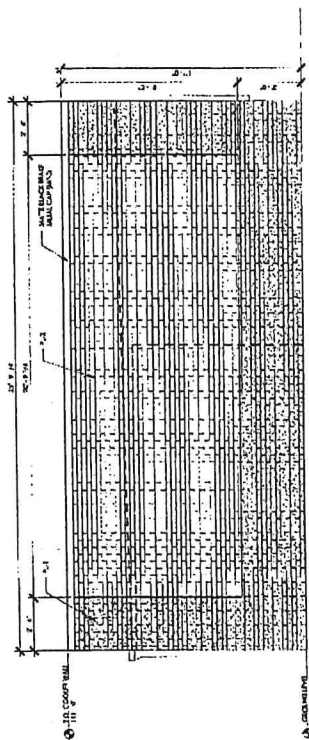
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7 BREW COFFEE  
FLORENCE, KY  
8111 US HWY 42,  
FLORENCE, KY 742

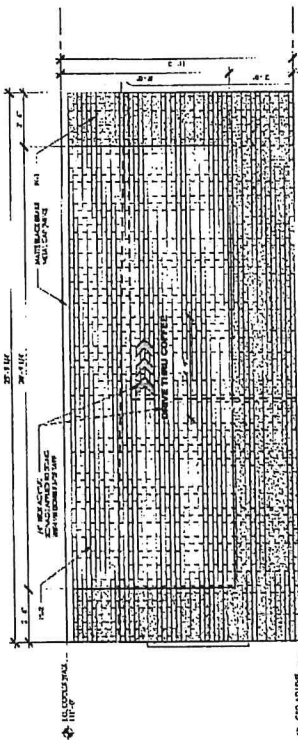
## A7.1

### REMOTE COOLER DETAILS

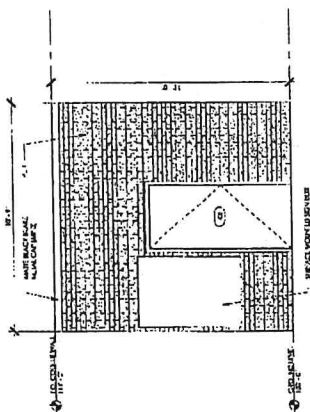
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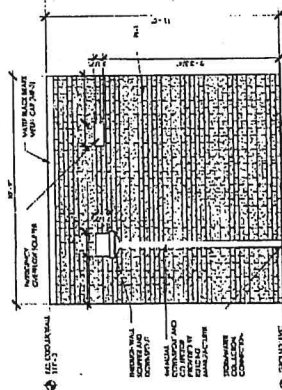
3) COOLER ELEVATION - RIGHT



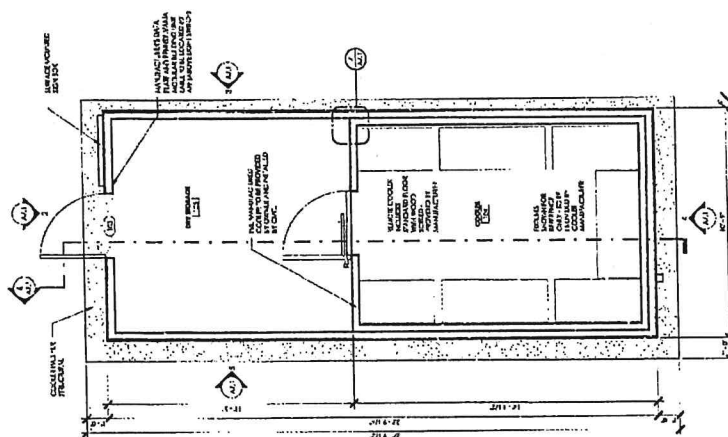
5) COOLER ELEVATION - LEFT.



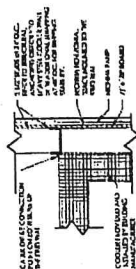
2 COOLER ELEVATION - FRONT  
3/8 - 1/2



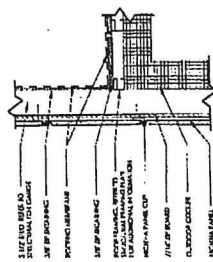
4 COOLER ELEVATION - REAR.



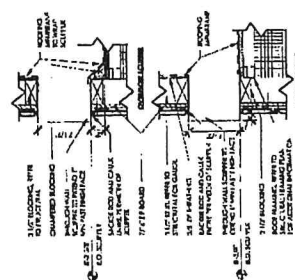
## 1 REMOTE COOLER PLAN



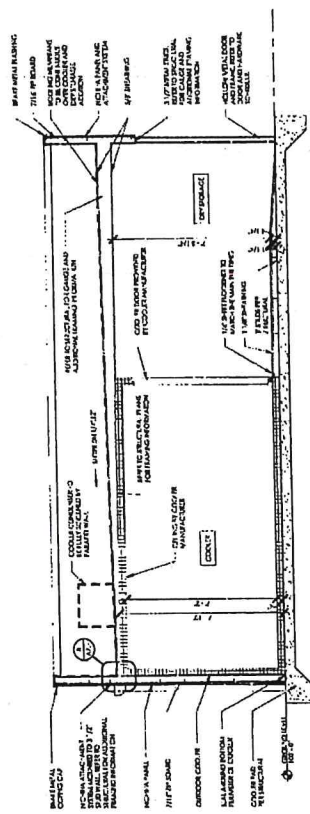
7 REMOTE COOLER PLAN DETAIL



8 NICHIIHA - LOW EAVE DETAIL



9 NICHIA-SCUPPER DETAIL  
115-15



6 COOLER SECTION  
34" x 14"





ARCHITECT OF RECORD  
NAME: JAMES H. HARRIS  
FIRM: J.H. HARRIS & ASSOCIATES  
ADDRESS: 1000 N. 10TH ST., SUITE 100  
FLORENCE, KY 40007-1111

PROJECT NUMBER: 1000-0001  
DATE: 03/17/17

**7 BREW COFFEE**  
**FLORENCE, KY**  
8111 US HWY 42  
FLORENCE, KY 40007-1111

**G0.1**

GENERAL NOTES & SCHEDULES  
DATE: OCTOBER 10, 2018

**TYPICAL SYMBOL LEGEND**

SYMBOL	DESCRIPTION	NOTES
	1/2\"/>	
	3/4\"/>	
	1\"/>	
	1 1/2\"/>	
	2\"/>	
	3\"/>	
	4\"/>	
	6\"/>	
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	100\"/>	

**MATERIAL INDICATION**

SYMBOL	DESCRIPTION	NOTES
	1/2\"/>	
	3/4\"/>	
	1\"/>	
	1 1/2\"/>	
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	3\"/>	
	4\"/>	
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**ABBREVIATIONS**

SYMBOL	DESCRIPTION	NOTES
	1/2\"/>	
	3/4\"/>	
	1\"/>	
	1 1/2\"/>	
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	3\"/>	
	4\"/>	
	6\"/>	
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**GENERAL CONSTRUCTION PROCEDURES**

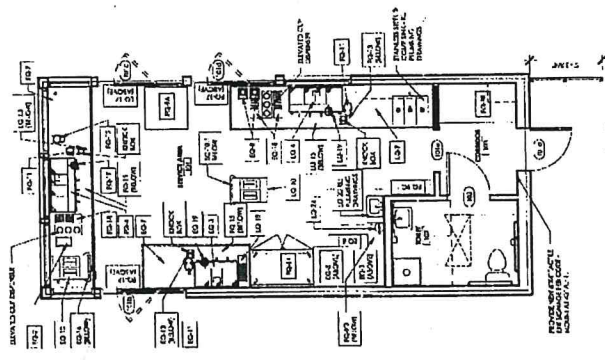
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KY BUILDING CODE, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
11. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
13. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
15. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
17. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
19. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

**SUSTAINABILITY GUIDELINES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING SUSTAINABLE CONSTRUCTION PRACTICES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REDUCING WASTE AND CONSUMING LESS ENERGY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE ENVIRONMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING SUSTAINABLE MATERIALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
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19. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

**PREFABRICATED BUILDING**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE PREFABRICATED BUILDING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE BUILDING IS SECURE AND STABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE BUILDING FROM THE ELEMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
6. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
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13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS IN AN APPROPRIATE MANNER.
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18. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
20. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.



**1 FLOOR PLAN**

ITEM NO.	QTY.	MANUFACTURER	PRODUCT	PRODUCT NO.	SIZE	NOTES
1	1	AMERICAN	1/2\"/>	1/2\"/>	1/2\"/>	
2	1	AMERICAN	3/4\"/>	3/4\"/>	3/4\"/>	
3	1	AMERICAN	1\"/>	1\"/>	1\"/>	
4	1	AMERICAN	1 1/2\"/>	1 1/2\"/>	1 1/2\"/>	
5	1	AMERICAN	2\"/>	2\"/>	2\"/>	
6	1	AMERICAN	3\"/>	3\"/>	3\"/>	
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54	1	AMERICAN	98\"/>	98\"/>	98\"/>	
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**GENERAL SCHEDULE NOTES**

**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
DECEMBER 4, 2024  
7:30 P.M.**

---

Chairman Rolfsen opened the Public Hearings at 7:37 p.m. and welcomed the audience to the Planning Commission's December 4, 2024 Public Hearings.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Steve Turner  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Director, Zoning Services  
Mr. Steve Lilly, PLS, GISP, Planner  
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:



**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,**  
**Michael Schwartz, Staff**

1. Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is to rezone the site from SR-1 and O-2 to C-3, a Change in Concept Development Plan request along with some Variances. The 1.56 acre site is located on the south side of U.S. 42 and approximately 300 feet west of LaCresta Drive. It has about 150 feet of frontage along LaCresta Drive. The history of the site is found on Pages 1-2 of the Staff Report. Mr. Schwartz showed a copy of the approved Concept Development Plan from 1984. It allowed the existing houses at the time to be converted into offices. The existing buildings have some historical significance and the site has a tree line along the southern property line and the west property line. Access to the site is currently provided by 2 curb cuts onto U.S. 42. Mr. Schwartz described the surrounding land use and zoning. Pages 2-3 of the Staff Report include the applicable regulations. The change in grade of the site ranges from 8 to 16 feet. The site is located in the 60 DNL noise contour of the Airport. The 2040 Future Land Use Map designates the site for Commercial (C) and Suburban Density Residential (SD) uses. Pages 4-6 of the Staff Report reference the appropriate sections from the Boone County Comprehensive Plan. Mr. Schwartz showed photos of the site and adjoining properties. The submitted Concept Development Plan shows the demolition of the two office buildings. The Plan also shows the construction of a 538 square foot drive-thru only coffee shop, a 280 square foot cooler/storage structure, a trash enclosure, 13 off-street parking spaces, perimeter landscaping, underground stormwater facility and the conversion of the two existing curb cuts from full access to entrance and exit only. There is also a planned driveway to LaCresta Drive in order to get to a traffic signal. Building elevations have been provided along with a project narrative and a trip generation memorandum. The development will generate fewer than 100 cars per peak hour. Pages 7-8 of the Staff Report include an analysis of the project by Staff. Comments from various agencies were included in the Staff Report. It includes a requirement for an architectural survey of the existing buildings, the Transportation Cabinet comments as well as the City of Florence. Staff concerns are listed on Pages 8-9 of the Staff Report. Mr. Schwartz noted that social media posts include a reference of making LaCresta Drive a one way street as a result of this development. Mr. Schwartz replied that it is absolutely false. There is nothing that the

Planning Commission and applicant can do about this because the City of Florence owns the road. The City of Florence has that authority only.

Chairman Rolfsen asked if the proposed exit onto U.S.42 is a full access? Mr. Schwartz replied that the narrative states that it is right turn only but the design of it suggests differently. There is planned full access to LaCresta Drive. The Variances in the buffer area relate to an irregular property line on the south side as well as the width of the driveway aisle.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Mike Hill, Land Design and Development, stated that Brian Evans could not make the meeting. He explained that they intend to address the Staff Concerns in a revised plan. The access points on U.S. 42 will be modified for enter only and for right turn only for exiting purposes. He feels that the width of the driveway aisle can be widened so the variance may be withdrawn. Because of the location of the access road, they can't provide a 10 foot buffer. However, they will provide additional plantings. 7 Brew is a drive-thru only drink shop. It is more than coffee. It is drinks only and no food. They like to have people through the site in 3-5 minutes. There is no menu board or speaker. Workers have I-pads and come to each vehicle to take orders. There are two lanes of queueing. The parking is for employees and shift changes. About 1% of their traffic is walk up.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Kim Briedis, 11 Mary's Court, stated that she was one of only three neighbors who were notified of the request. Mr. Costello explained that the law requires notifying the adjoining property owners only. She expressed a concern about the road being located close to her pool where one can look down from the road even though they will plant trees. There is currently run off problems in the area. Her fence is 6 feet from the property line because the ground stays wet. The traffic signal on LaCresta can't handle the traffic from White Castle and the gas stations. Traffic is always backed up. There is a coffee shop less than a quarter of a mile away. There is also a group home located next to the exit proposed driveway on LaCresta.

Ms. Molly Mc Evoy Boh, LaCresta Drive, stated that she was representing herself and a bunch of other residents on the street. She stated that she is against the zone change as it relates to the back portion as it goes against the Comprehensive Plan. "The commercial uses should not expand along the west side of the interstate beyond the self-storage facility." It should stay residential. If they have an issue in getting out of their site, maybe they should work out something with White Castles. There is a huge blind spot where the White Castle sign is located. Traffic from White Castles usually blocks the intersection. It is gridlock. Her group is against the access drive. But what happens if the coffee shop goes out of business? LaCresta Drive is not suited for any access.

Mr. Chris Hemsath, 21 Sycamore Drive, stated that he has very bad issues with stormwater. The extra lane will make everything worse.



Chairman Rolfsen asked if the Commissioners had any questions or comments?

Dr. Clark inquired where the parking area is located if you have a longer wait for drinks? Mr. Hill replied 24 cars can fit around the building. By the time one reaches the window, the drink or drinks are there. If a drink is ready earlier, a worker will bring the drink to you. The hours of operation are 5:30 a.m. to 10:00 p.m. from Sunday through Thursday and 5:30 a.m. to 11:00 p.m. on Friday and Saturday. Mr. Hill explained that they will have an underground retention basin underneath the access road. Stormwater will then be released towards the south end of the site per City rules.

Mrs. Steele asked if the applicant could still do the project without the access road? Mr. Hill replied that he would have to ask 7 Brew that question directly. They do like the use of the traffic signals in order to make a left turn. The peak hours are 6:00 – 8:00 a.m.

Mr. Costello wished the owner was present to explain the business. There is an advantage of being on the right side of the road to get to the interstate. Does the applicant really need to spend funds to get to a traffic signal that is not efficient at times? He asked the applicant if he has witnessed the traffic on U.S. 42 in the early morning? Mr. Costello suggested that the bulk of the traffic would be right turn in and out. The customers will be frustrated getting onto and off LaCresta Drive.

Ms. Gulick disagreed with the analysis. She felt that if the access road is not built then customers will turn right on LaCresta and then double back to go left at the light as a U turn. It will create further problems. It would be the same people. It would be good to know the proportion of people turning right in and out of the site. Maybe the access road could be exit only and not allow two way travel in and out of the site. In addition, a sight line study needs to be done for the access road to assure safety in peak times. Also, the sight line from the access road to the neighbor's pool. Mr. Hill explained that they will preserve as many trees as possible.

Mr. Szurlinski inquired about the status of CarMax on the other side of LaCresta Drive? Mr. Costello noted that the hotel has now been torn down. Staff will check the status. Mr. Szurlinski stated that any traffic count regarding the proposed project should take into account the new roadways and traffic counts from that project.

Mr. Lunnemann noted that to make a left turn out of the site, a customer has to drive around the building twice to get to the access road. Chairman Rolfsen stated that it could be impacted where the employee parking is located.

Mr. Hincks inquired about parking lot lighting? Mr. Hill replied that the flex lighting on the rear of the façade facing the residential uses will be eliminated. They will also provide a photometric plan at the appropriate time.

Mrs. Goetting inquired about the perception of the product and business activity? This information would help the Board understand the impact. Where are they located in other markets. Are they similar? Mr. Hill noted they are located in Missouri and offered to bring additional information about the business to the Committee Meeting.

Mr. Lunnemann asked if the applicant could bring more information about the building materials to the Committee Meeting? Mr. Hill explained that the building is made of brick and fiber cement. He showed the building elevations facing U.S. 42. Mechanical equipment will be hidden.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:18 p.m.**

**APPROVED:**

  
**Charlie Rolfsen**  
**Chairman**

**Attest:**

  
**Kevin P. Costello, AICP**  
**Executive Director**



**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
JANUARY 8, 2025  
7:00 P.M.**

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Chairman Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's January 8, 2025 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski  
Mr. Steve Turner

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Eric Richardson  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael Schwartz, Director, Zoning Services  
Mr. Steve Lilly, GISP, Planner  
Ms. Lauren Elliott, Planner

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the December 18, 2024 Business Meeting. He asked if there were any comments or corrections?

**Mrs. Goetting moved to approve the Minutes as presented. Dr. Clark seconded the motion and it carried unanimously.**

**BILLS:**

Mr. Kevin P. Costello, AICP, Executive Director, advised the Commissioners of the **Bills to be Paid**, which included a list of **Expenses** and **Salaries and Benefits** for a time period between December 5, 2024 and January 8, 2025.

**EXPENSES:**

Accounting Fees	2,072.08
Attorney Fees	4,800.00
Auto Expense	63.49
Consultant/Professional Svcs Fees	1,041.25
Filing Fees (CLURS)	450.00
GIS Operations	285.00
Legal Ads/Recruitment	747.13
Miscellaneous Expense	164.49
Office & Board Meeting Supplies	915.45
Office Equipment / Expense	307.02
Postage Expense	132.79
Professional Development	400.00

**TOTAL: \$ 11,378.70**

**SALARIES AND BENEFITS:**

FICA-BCPC Portion	\$ 8,780.28
Health/Dental/Life/LTD	21,424.20
Retirement – BCPC Portion	18,797.49
Salaries – Staff Expenses	120,715.40
Salaries – BCPC & BOA	1,515.00

**TOTAL: \$ 171,232.37**

**GRAND TOTAL: \$ 182,611.07**

Ms. Gulick moved that the bills (expenses and salaries and benefits) be approved and paid as presented and indicated approval of those items, which have been previously paid. Mrs. Kegley seconded the motion and it carried unanimously.



**ACTION ON PLAN REVIEWS:**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

1. Request of **Bayer Becker, per Rob Keller (applicant)** for **Bunnell Hill Development Company Inc., per Roger Wells (owner)** for a Change of Concept Development Plan in an Industrial One/Planned Development (I-1/PD) district, for an approximate 11.8 acre area having a Parcel Identification Number (PIDN) of 037.00-00-018.00, and being located along the north and west sides of Conrad Lane, between North Bend Road and Strike The Gold Drive, approximately seven hundred fifty (750) feet east of Strike The Gold Drive, and directly across from Carry Back Drive, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the development of sixty-eight (68) attached single-family residential dwellings within six (6) buildings.

**Mr. Lunnemann moved to defer the request until the February 5, 2025 Business Meeting. Mr. Szurlinski seconded the motion and it passed unanimously.** The next Committee Meeting for the request is scheduled for January 22, 2025 at 5:00 p.m.

**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Rick Lunnemann, Chairman, Michael Schwartz, Staff**

2. Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff Member, Michael Schwartz read the Committee Report, which recommended approval of the Zoning Map Amendment and Variance based upon Findings of Facts and Conditions. The Condition Letter has been signed by the applicant and property owner and submitted to the Planning Commission. The other Variance request of reducing the drive aisle width has been withdrawn. Mrs. Kegley, Mr. Lunnemann, Mr. Harper and Ms. Gulick voted in favor of the request. Action by the Board regarding the Variance will become final should the Zoning Map Amendment request be approved by the City of Florence.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Mr. Brian Evans, applicant, stated that he was available to answer any questions.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Florence to recommend approval of the Zoning Map Amendment, Change in Concept Development Plan and Variance based on the Committee Report, Findings of Fact and Conditions. Mrs. Kegley seconded the motion.** Chairman Rolfsen asked if there were any questions or comments?

Mr. Szurlinski commented that we have overlooked traffic on LaCresta Drive. At what point does it end? Mr. Lunnemann responded that is why the drive is exit only to LaCresta Drive. The applicant explained that if they didn't have an exit only to LaCresta Drive to a traffic signal, it would kill the project. The access on U.S. 42 is right turn in and out only.

Mrs. Kegley noted that at the busiest hour, most people will be making a right turn in only. When it is not as busy, people still need to turn left.

The applicant noted that the peak hours for business are 7:00 to 9:00 a.m. The rest of the day is pretty steady. Usually, it is 75 vehicles per hour vs 30-40 cars per hour. Mr. Evans explained that his group is trying to build 72 locations this year. It will be a June construction for the proposed site. The building is pre-manufactured. It takes 12 weeks to open the store from the start.

**Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. The vote found Mr. Bessler, Dr. Clark, Mrs. Goetting, Ms. Gulick, Mr. Harper, Mr. Hincks, Mrs. Kegley, Mr. Lunnemann, Chairman Rolfsen, Mr. Schwenke, Mrs. Steele and Mr. Turner in favor of the request and Mr. Szurlinski against the request. The motion passes by a vote of 12-1.**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Lauren Elliott, Staff**

3. **Request of Connections: Skills for Life, Inc., per Deb Geers (applicant) for Kathleen Bishop (owner)** for a Change of Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) district, for an approximate 8.8 acre area located At 45 Cavalier Boulevard, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the existing building to be used for life learning skills, day care, medical, office, and other associated uses.

Staff Member, Lauren Elliott, read the Committee Report, which recommended approval of the Change in Concept Development Plan, based upon Findings of Facts and a Condition. The Committee voted 4-0 in favor of the request and the applicant has signed the Condition Letter and provided a landscaping plan.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?



Seeing no further comment, **Mrs. Kegley moved, by Resolution to the City of Florence to recommend approval of the Change in Concept Development Plan, based on the Committee Report and Findings of Fact and with one Condition. Mr. Szurlinski seconded the motion and it passed unanimously.**

**CHANGE OF CONCEPT DEVELOPMENT PLAN, David Hincks, Chairman, Steve Lilly, Staff**

4. Request of **SMJ International, on behalf of Tesla, per Aaron Adelman (applicant) for Meijer Stores Limited Partnership (owner)** for a Change of Concept Development Plan in an Office Two/Commercial Two/Planned Development/Houston Donaldson Study Corridor Overlay (O-2/C-2/PD/HDO) district for an approximate 0.16 acre portion of the approximate 22.48 acre lot located at 4990 Houston Road, Florence, Kentucky (Meijer). The request is for a Change of Concept Development Plan to allow for the expansion of electric vehicle charging stations.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Change in Concept Development Plan based upon Findings of Facts and Conditions. The Committee voted 4-0 in favor of the request and the applicant and owner have signed the Condition Letter.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request?

Seeing no further comment, **Mr. Harper moved, by Resolution to the City of Florence to recommend approval of the Concept Development Plan based on the Committee Report outlining Findings of Fact and Conditions. Mr. Schwenke seconded the motion and the motion passed unanimously.**

**ZONING TEXT AMENDMENT, Rick Lunnemann, Chairman, Michael Schwartz, Staff**

5. Request of **Walton City Council** to consider a Zoning Text Amendment to Section 505.3 (Use District Matrix), of the Boone County Zoning Regulations adding 'Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises as a conditional use within the Commercial Two (C-2) district.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval of the Zoning Text Amendment based upon Findings of Fact and a Condition (see January 8, 2025 Committee Report). The Committee voted unanimously in favor of the request.

Seeing no further comment, **Mr. Lunnemann moved, by Resolution to the City of Walton to recommend approval of the Zoning Text Amendment based on the Committee Report as read. Mrs. Steele seconded the motion and it passed unanimously.**

**ZONING MAP AMENDMENT, Rick Lunnemann, Chairman, Steve Lilly, Staff**

6. Request of **Viox and Viox (applicant)** for **James W. and Jacqueline Turner (owners)** for a Zoning Map Amendment from Agriculture (A-1) and Suburban Residential One (SR-1) to Agricultural Estate (A-2) for an approximate 37 acre area located at 8369 Locust Grove Road, Boone County, Kentucky. The request is for a zone change to allow for the creation of two (2) additional building lots.

Staff Member, Steve Lilly, read the Committee Report, which recommended approval of the Zoning Map Amendment based upon Findings of Fact. The Committee voted 4-0 in favor of the request.

Chairman Rolfsen noticed that Mrs. Kegley signed the Committee Report but she did not mark a box for a vote. Mrs. Kegley confirmed that she intended to vote in favor of the request.

Seeing no further comment, **Mr. Lunnemann noted that the applicant did provide documentation that Annie Hill Lane provides legal access to the proposed lots. He moved, by Resolution to the Boone County Fiscal Court to recommend approval of the Zoning Map Amendments based on the Committee Report and the Findings of Fact. Mrs. Kegley seconded the motion.** Chairman Rolfsen asked about the condition of the road. Did the Committee discuss it? Mr. Lunnemann replied not in any detail since it was only 2 lots. Mrs. Kegley stated that 2 more landowners can help pay to maintain the road. **Chairman Rolfsen asked for a vote on the original motion made by Mr. Lunnemann and seconded by Mrs. Kegley. It passed unanimously.**

**NEW BUSINESS**

**CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES, Lauren Elliott, Staff**

7. Request of **Brew Team KY, LLC (applicant)** for **Massive 2.0, LLC (owner)** for a Change of Concept Development Plan and Variances in a Commercial Services (C-3) district, for an approximate 0.56 acre area lot located at 7303 Turfway Road, Florence, Kentucky. The request is for a Change of Concept Development Plan to allow the development of a 543 square foot drive-through only coffee shop and a 277 square foot remote storage/cooler accessory structure. The Variances are to: (1) reduce the front yard setback from fifty (50) feet to thirty-seven (37) feet; and (2) reduce the Buffer Yard width from ten (10) feet to seven (7) feet along the west property line, five (5) feet along the south property line, and eight (8) feet along the east property line.

**CHANGE OF CONCEPT DEVELOPMENT PLAN, Steve Lilly, Staff**

8. Request of **Viox and Viox Inc, per Brock MacKay (applicant)** for **CCM LLC (owner)** for a Change of Concept Development Plan and Variance in a Commercial Services (C-3) district, for an approximate 6.7 acre area lot located at 10855 Dixie Highway, Boone County, Kentucky. The request is for a Change of Concept Development Plan to allow the construction of an approximate 6,400 square foot building addition and the construction of an approximate 28,500 square foot commercial building and an approximate 11,000 square foot commercial building. The Variance is to reduce the Buffer Yard A width along the south property line from ten (10) feet to zero (0) feet.



**ZONING MAP AMENDMENT, Michael Schwartz, Staff**

9. Request of **Steve Berling (applicant)** for **Corporex Parks of Kentucky LLC (owner)** for a Zoning Map Amendment from Rural Suburban (RS) to Commercial Two (C-2) for an approximate 2.8 acre area located at 1681 Erlanger Road, Boone County, Kentucky, and including those properties with the following Parcel Identification Numbers (PIDN's): 071.00-01-020.00, 071.00-01-021.00, 071.00-01-022.00, and 071.00-01-024.00. The request is for a zone change to allow for the construction of a 6,000 square foot restaurant and a 2,800 square foot restaurant with drive-through service.

**ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT, Michael Schwartz, Staff**

10. Request of **Bluegrass Cannacare LLC (applicant)** for **NKH Investment LLC (owner)** for a Zoning Map Amendment from Commercial Two (C-2) to Commercial Services (C-3) and a Conditional Use Permit for an approximate 0.35 acre area located at 6809 Burlington Pike, Florence, Kentucky. The request is for a Zoning Map Amendment and Conditional Use Permit to allow the existing building to be occupied by a medical cannabis dispensary business.

**ZONING MAP AMENDMENT/CONDITIONAL USE PERMIT/VARIANCE, Michael Schwartz, Staff**

11. Request of **Arnold Consulting Engineering Services Inc (applicant)** for **Shree Laxmi Vishnu LLC (owner)** for a Zoning Map Amendment from Commercial Four (C-4) to Office Two (O-2), a Conditional Use Permit for a hotel, and a Variance for an approximate 3.7 acre area located along the east side of Frogtown Connector Road, between Richwood Road and Frontage Road, approximately six hundred (600) feet north of Richwood Road, and having Parcel Identification Numbers (PIDN's) of 075.00-00-102.00 and 075.00-00-102.13, Boone County, Kentucky. The request is for: (1) a Zoning Map Amendment to allow the development of a 73,275 square foot, four story, 109 room hotel and a future development area; (2) a Conditional Use Permit to allow a hotel in an O-2 district; and (3) a Variance reducing the Buffer Yard A width along a portion of Frogtown Connector Road from ten (10) feet to four (4) feet.

**Mrs. Goetting moved to schedule the Public Hearings for Items #7, #8, #9, #10 and #11 on February 5, 2025 at 7:30 p.m. in the Fiscal Courtroom. Mr. Schwenke seconded the motion and it passed unanimously.**

**H. EXECUTIVE DIRECTOR'S REPORT:**

**No Report**

I. COMMITTEE REPORTS:

- Airport (Randy Bessler)  
No Report
- Administrative/Personnel (Tom Szurlinski)  
No Report
- Enforcement (Tom Szurlinski)  
No Report
- Long-Range Planning/Comprehensive Plan (Bob Schwenke)  
No Report
- Technical/Design Review (Rick Lunnemann)  
No Report
- Executive (Charlie Rolfsen)

Chairman Rolfsen complimented the County as well as three cities for doing a good job in removing snow in the past two days. It was a record snow amount in a short period of time. There were minimal disruptions.

J. CHAIRMAN'S REPORT: (Charlie Rolfsen)

Election of Officers for 2025 – Mr. Schwenke announced that the present officers wanted to serve another year in the same positions. The Nominating Committee is Mr. Schwenke and Mrs. Kegley. He asked if there was anyone else interested in being nominated? Mr. Wilson stated for the record, there are no nominations from the floor. **Mrs. Kegley moved to elect the current officers in the same positions for the year 2025.**

Charlie Rolfsen	-	Chairman
Corrin Gulick	-	Vice-Chairwoman
Jackie Steele	-	Secretary/Treasurer
Steve Harper	-	Temporary Presiding Officer

Mr. Schwenke seconded the motion and is passed unanimously.

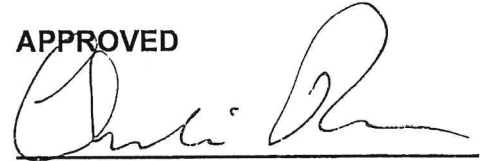
K. OKI REPORT: (Randy Bessler)  
No Report

L. ADJOURNMENT:



There being no further business to come before the Planning Commission, **Mr. Bessler moved to adjourn the meeting. Mr. Turner seconded the motion and it passed unanimously. The meeting was adjourned at 7:38 p.m.**

**APPROVED**



**Charlie Rolfsen**  
**Chairman**

**Attest:**



**Kevin P. Costello, AICP**  
**Executive Director**

# EXHIBIT

## “B”



**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Rick Lunnemann, Chair

**DATE:** January 8, 2025

**RE:** Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

**REMARKS:**

1. We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the finding of fact and conditions, if deemed necessary, to complete the Committee Report.
2. We, the Committee, recommend approval of the above referenced Zoning Map Amendment based on the following findings of fact:

**FINDINGS OF FACT (Zoning Map Amendment/Change of Concept Development Plan):**

1. The proposed zoning map amendment and change of concept development plan is consistent with the 2040 Future Land Use Map of the comprehensive plan, Our Boone County Plan 2040, which identifies the northern portion of the site for commercial uses.

The proposed zoning map amendment to C-3, and the change of concept development plan, will allow the site to be redeveloped with a commercial use.

While the southern portion of the site is identified for residential uses, the boundaries of the comprehensive plan are not intended to be precise and can be modified based upon closer evaluation.

2. The proposed zoning map amendment and change of concept development plan is consistent with the 2040 Future Land Use Buffering Design Guideline of the comprehensive plan, Our Boone County Plan 2040.

The submitted concept development plan provides for extensive landscaping to appropriately buffer the site in question from the adjacent residential uses.

3. The submitted building design generally meets the requirements of Section 3199 of the zoning regulations. Based on the submitted materials and colors, specific requirements are being modified as the proposal will not diminish the design character of the area.
4. The following conditions are necessary to achieve consistency with the Our Boone County Plan 2040 and to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions:

CONDITIONS:

1. Except for those items specifically shown on the submitted concept development plan, or conditioned herein, the proposed development shall meet the minimum requirements of the Boone County Zoning Regulations.
2. Signage shall meet the minimum requirements of the Boone County Zoning Regulations.
3. The access drive paralleling the south property line shall be a one-way out only, having a minimum width of fourteen (14) feet.
4. Before either of these structures are demolished, an architectural survey needs to be conducted documenting the history of the properties, as well as photographs of the current condition of all buildings. While the surveys do not have to be submitted for state review, the selected consultant should meet the Standards of the Secretary of the Interior and follow all architectural survey guidelines. A management summary of the survey would be acceptable.
5. A sidewalk shall be constructed along Lacreata Drive, from the terminus of the existing sidewalk fronting White Castle to the south property line of the site in question.
6. The proposed evergreen trees to be planted along the south side of the proposed access drive paralleling the south property line shall have a minimum height of five (5) feet when planted.
7. The easternmost curb cut onto US 42 shall be designed and constructed to channel traffic so that only right-turn-out movements can be made.

FINDINGS OF FACT (Variance – Drive Aisle Width):

1. The proposed Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet has been withdrawn by the applicant.



FINDINGS OF FACT (Variance – Buffer Yard A Width):

1. The proposed Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to three (3) feet meets the requirements of Section 204.D and 204.E of the zoning regulations.

The are located to the north of the site in question, adjacent to the proposed variance area, currently has an established buffer yard. Additionally, the proposed variance is to be applied to a very small area as opposed to the entire length of the property line.

2. The following condition is necessary in the event that the legislative body denies the companion zoning map amendment application.

CONDITION:

1. The variance shall only be approved if the City of Florence takes action to approve the proposed Zoning Map Amendment/Change of Concept Development Plan.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Rick Lunnemann, Chairman

DATE: December 18, 2024

**REMARKS:**

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,**  
**Rick Lunnemann, Chairman, Michael Schwartz, Staff**

1. Request of **Brew Team KY, LLC, per Brian Evans (applicant)** for **George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Janet K. Kegley  
**Janet Kegley**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Corrin Gulick  
**Corrin Gulick**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Rick Lunnemann  
**Rick Lunnemann (Chairman)**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Kathy Clark (Alternate)  
**Kathy Clark (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Steve Harper  
**Steve Harper**  
For Project ☒ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Steve Turner (Alternate)  
**Steve Turner (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

David Hincks  
**David Hincks**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Jackie Steele (Alternate)  
**Jackie Steele (Alternate)**  
For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_

**TOTAL:**        -   DEFERRED      4   FOR PROJECT      1   ABSENT  
                   -   AGAINST PROJECT      -   ABSTAIN



**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
PUBLIC HEARINGS  
DECEMBER 4, 2024  
7:30 P.M.**

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Chairman Rolfsen opened the Public Hearings at 7:37 p.m. and welcomed the audience to the Planning Commission's December 4, 2024 Public Hearings.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Steve Turner  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Director, Zoning Services  
Mr. Steve Lilly, PLS, GISP, Planner  
Ms. Lauren Elliott, Planner

Chairman Rolfsen introduced the first item on the Agenda:

**ZONING MAP AMENDMENT/CHANGE OF CONCEPT DEVELOPMENT PLAN/VARIANCES,**  
**Michael Schwartz, Staff**

1. Request of **Brew Team KY, LLC, per Brian Evans (applicant) for George and Beverly Rawlings (owner)** for: (1) a Zoning Map Amendment from Suburban Residential One (SR-1) and Office Two (O-2) to Commercial Services (C-3) for an approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (2) a Change of Concept Development Plan for an approximate 0.3 acre portion of the approximate 1.56 acre lot located at 8109-8113 US 42, Florence, Kentucky; (3) a Variance reducing the Buffer Yard A width along the easternmost boundary line from ten (10) feet to four (4) feet; and (4) a Variance reducing the one-way drive aisle width from twenty (20) feet to sixteen (16) feet. The request is for a zone change, change of concept development plan, and variances for the approximate 1.56 acre property located at 8109-8113 US 42, Florence, Kentucky, to allow for the development of a 510 square foot drive-through only coffee shop and a 280 square foot remote storage/cooler accessory structure.

Staff member, Michael Schwartz, referred to his PowerPoint presentation (see Staff Report). The request is to rezone the site from SR-1 and O-2 to C-3, a Change in Concept Development Plan request along with some Variances. The 1.56 acre site is located on the south side of U.S. 42 and approximately 300 feet west of LaCresta Drive. It has about 150 feet of frontage along LaCresta Drive. The history of the site is found on Pages 1-2 of the Staff Report. Mr. Schwartz showed a copy of the approved Concept Development Plan from 1984. It allowed the existing houses at the time to be converted into offices. The existing buildings have some historical significance and the site has a tree line along the southern property line and the west property line. Access to the site is currently provided by 2 curb cuts onto U.S. 42. Mr. Schwartz described the surrounding land use and zoning. Pages 2-3 of the Staff Report include the applicable regulations. The change in grade of the site ranges from 8 to 16 feet. The site is located in the 60 DNL noise contour of the Airport. The 2040 Future Land Use Map designates the site for Commercial (C) and Suburban Density Residential (SD) uses. Pages 4-6 of the Staff Report reference the appropriate sections from the Boone County Comprehensive Plan. Mr. Schwartz showed photos of the site and adjoining properties. The submitted Concept Development Plan shows the demolition of the two office buildings. The Plan also shows the construction of a 538 square foot drive-thru only coffee shop, a 280 square foot cooler/storage structure, a trash enclosure, 13 off-street parking spaces, perimeter landscaping, underground stormwater facility and the conversion of the two existing curb cuts from full access to entrance and exit only. There is also a planned driveway to LaCresta Drive in order to get to a traffic signal. Building elevations have been provided along with a project narrative and a trip generation memorandum. The development will generate fewer than 100 cars per peak hour. Pages 7-8 of the Staff Report include an analysis of the project by Staff. Comments from various agencies were included in the Staff Report. It includes a requirement for an architectural survey of the existing buildings, the Transportation Cabinet comments as well as the City of Florence. Staff concerns are listed on Pages 8-9 of the Staff Report. Mr. Schwartz noted that social media posts include a reference of making LaCresta Drive a one way street as a result of this development. Mr. Schwartz replied that it is absolutely false. There is nothing that the



Planning Commission and applicant can do about this because the City of Florence owns the road. The City of Florence has that authority only.

Chairman Rolfsen asked if the proposed exit onto U.S.42 is a full access? Mr. Schwartz replied that the narrative states that it is right turn only but the design of it suggests differently. There is planned full access to LaCresta Drive. The Variances in the buffer area relate to an irregular property line on the south side as well as the width of the driveway aisle.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Mike Hill, Land Design and Development, stated that Brian Evans could not make the meeting. He explained that they intend to address the Staff Concerns in a revised plan. The access points on U.S. 42 will be modified for enter only and for right turn only for exiting purposes. He feels that the width of the driveway aisle can be widened so the variance may be withdrawn. Because of the location of the access road, they can't provide a 10 foot buffer. However, they will provide additional plantings. 7 Brew is a drive-thru only drink shop. It is more than coffee. It is drinks only and no food. They like to have people through the site in 3-5 minutes. There is no menu board or speaker. Workers have I-pads and come to each vehicle to take orders. There are two lanes of queueing. The parking is for employees and shift changes. About 1% of their traffic is walk up.

Chairman Rolfsen asked if anyone in the audience would like to speak in favor or against the request or had any questions?

Ms. Kim Briedis, 11 Mary's Court, stated that she was one of only three neighbors who were notified of the request. Mr. Costello explained that the law requires notifying the adjoining property owners only. She expressed a concern about the road being located close to her pool where one can look down from the road even though they will plant trees. There is currently run off problems in the area. Her fence is 6 feet from the property line because the ground stays wet. The traffic signal on LaCresta can't handle the traffic from White Castle and the gas stations. Traffic is always backed up. There is a coffee shop less than a quarter of a mile away. There is also a group home located next to the exit proposed driveway on LaCresta.

Ms. Molly Mc Evoy Boh, LaCresta Drive, stated that she was representing herself and a bunch of other residents on the street. She stated that she is against the zone change as it relates to the back portion as it goes against the Comprehensive Plan. "The commercial uses should not expand along the west side of the interstate beyond the self-storage facility." It should stay residential. If they have an issue in getting out of their site, maybe they should work out something with White Castles. There is a huge blind spot where the White Castle sign is located. Traffic from White Castles usually blocks the intersection. It is gridlock. Her group is against the access drive. But what happens if the coffee shop goes out of business? LaCresta Drive is not suited for any access.

Mr. Chris Hemsath, 21 Sycamore Drive, stated that he has very bad issues with stormwater. The extra lane will make everything worse.



Chairman Rolfsen asked if the Commissioners had any questions or comments?

Dr. Clark inquired where the parking area is located if you have a longer wait for drinks? Mr. Hill replied 24 cars can fit around the building. By the time one reaches the window, the drink or drinks are there. If a drink is ready earlier, a worker will bring the drink to you. The hours of operation are 5:30 a.m. to 10:00 p.m. from Sunday through Thursday and 5:30 a.m. to 11:00 p.m. on Friday and Saturday. Mr. Hill explained that they will have an underground retention basin underneath the access road. Stormwater will then be released towards the south end of the site per City rules.

Mrs. Steele asked if the applicant could still do the project without the access road? Mr. Hill replied that he would have to ask 7 Brew that question directly. They do like the use of the traffic signals in order to make a left turn. The peak hours are 6:00 – 8:00 a.m.

Mr. Costello wished the owner was present to explain the business. There is an advantage of being on the right side of the road to get to the interstate. Does the applicant really need to spend funds to get to a traffic signal that is not efficient at times? He asked the applicant if he has witnessed the traffic on U.S. 42 in the early morning? Mr. Costello suggested that the bulk of the traffic would be right turn in and out. The customers will be frustrated getting onto and off LaCresta Drive.

Ms. Gulick disagreed with the analysis. She felt that if the access road is not built then customers will turn right on LaCresta and then double back to go left at the light as a U turn. It will create further problems. It would be the same people. It would be good to know the proportion of people turning right in and out of the site. Maybe the access road could be exit only and not allow two way travel in and out of the site. In addition, a sight line study needs to be done for the access road to assure safety in peak times. Also, the sight line from the access road to the neighbor's pool. Mr. Hill explained that they will preserve as many trees as possible.

Mr. Szurlinski inquired about the status of CarMax on the other side of LaCresta Drive? Mr. Costello noted that the hotel has now been torn down. Staff will check the status. Mr. Szurlinski stated that any traffic count regarding the proposed project should take into account the new roadways and traffic counts from that project.

Mr. Lunnemann noted that to make a left turn out of the site, a customer has to drive around the building twice to get to the access road. Chairman Rolfsen stated that it could be impacted where the employee parking is located.

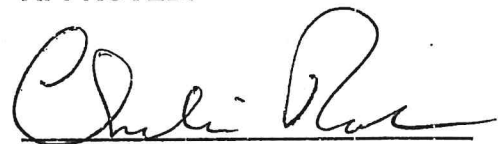
Mr. Hincks inquired about parking lot lighting? Mr. Hill replied that the flex lighting on the rear of the façade facing the residential uses will be eliminated. They will also provide a photometric plan at the appropriate time.

Mrs. Goetting inquired about the perception of the product and business activity? This information would help the Board understand the impact. Where are they located in other markets. Are they similar? Mr. Hill noted they are located in Missouri and offered to bring additional information about the business to the Committee Meeting.

Mr. Lunnemann asked if the applicant could bring more information about the building materials to the Committee Meeting? Mr. Hill explained that the building is made of brick and fiber cement. He showed the building elevations facing U.S. 42. Mechanical equipment will be hidden.

Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on December 18, 2024 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on January 8, 2025 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 8:18 p.m.

APPROVED:

  
Charlie Rolfsen  
Chairman

Attest:

  
Kevin P. Costello, AICP  
Executive Director