

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
FIRST FLOOR FISCAL COURTROOM
PUBLIC HEARING
JUNE 2, 2010
7:30 P.M.**

COMMISSION MEMBERS PRESENT:

Mr. Ben Brandstetter
Mr. Kim Bungler, Secretary/Treasurer
Mrs. Janet Kegley
Mr. Don McMillian
Mrs. Susan Poston, Temporary Presiding Officer
Ms. Lisa Reeves
Mr. Charlie Reynolds
Mr. Charlie Rolfsen, Chairman
Mr. Bob Schwenke

COMMISSION MEMBERS NOT PRESENT:

Mr. Greg Breetz
Mr. Mike Ford, Vice Chairman
Mrs. Linda Herald
Mr. Mark Hicks
Mr. Jim Longano
Mr. Steve Turner

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin P. Costello, AICP, Executive Director
Mr. Kevin T. Wall, AICP, Director, Zoning Services

Mr. Charlie Rolfsen, Chairman, called the meeting to order at 7:30 P.M. and introduced the first item on the Agenda:

CHANGE IN CONCEPT DEVELOPMENT PLAN

1. Request of **Rosa Perea c/o Harrison French & Associates Architects, LTD (applicant)** for **Benenson FLO KY, LLC (owner)** for a Change in Concept Development Plan in a Commercial Two/Planned Development (C-2/PD) zone for a 13.22 acre site located at 4949 Houston Road, Florence, Kentucky (Sam's Club). The request is for a change in an approved Concept Development Plan to allow the relocation of the customer loading zone, addition of a tire and battery station, and site improvements.

Staff Member, Kevin Wall presented the Staff Report, which included a Powerpoint presentation (see Staff Report). The applicant wants to relocate a customer loading zone to the existing landscaped area located left of the existing entrance. In addition, the applicant would like to build a tire and battery station (storage enclosure) located to the right of the overhead doors for the service center. The proposed loading zone includes a canopy. The applicant has provided a detailed drawing of the loading zone. It will be 133 feet in length. The footprint of the canopy is 26' x 98'. The total height of the canopy is 18 feet 8 inches with a clear height of 14 feet. The applicant is proposing to relocate the existing landscaping to four different locations - a triangular island, the parking lot island, along the Thoroughbred Boulevard frontage and one tree near the rear of the building. Elevations of the building improvement were shown. There are a number of site improvements planned for the site that are not under review or part of this application. Mr. Wall mentioned that there are many references to the Comprehensive Plan and the *Houston Donaldson Study* in the Staff Report. He stated that his concerns deal with landscaping, architecture and signage stipulations under Section 1514. First, the combined total of plants from the approved 2000 Site Plan showed more plants. To be consistent with the Comprehensive Plan and the *Houston Donaldson Study*, staff recommends 1 additional tree (a small deciduous tree such as another flowering crab apple) be added in the space between the loading zone and the south corner of the building. In addition, the applicant is proposing 1 tree (honey locust) and 12 clusters of shrubs each (36 shrubs total) are proposed to be added along the Thoroughbred Boulevard frontage immediately adjoining the front parking area. Because there is currently no landscaping on this part of the site, Staff recommends that this space be filled out with additional trees, such as the 1 honey locust that is already proposed for this space. Approximately 5 trees would need to be added if they were placed in between every other 3 shrub cluster for an approximate spacing of 40 feet between the trees. If the applicant has other ideas to address these concerns, then it can be presented at the Committee meeting.

In regard to building cosmetics, the height of the proposed canopy is fairly imposing - 18'8", the clear height is 14 feet and it is noticeably higher than the clear height of the existing canopy - 10 feet. It is positioned too high on the facade to have a pedestrian orientation. He questioned whether the canopy can be reasonably lowered or if there is a functional/technical reason for the proposed height. A 10 foot clearance is usually sufficient for customer vehicles. Another comment about the canopy is that the four columns will be steel with concrete bases. To better integrate the columns into the design of the overall structure and to give them weight visually, Staff would recommend that the columns be constructed or encased with CMU that matches the columns that are already on the front

facade. With regard to the tire/battery storage enclosure, Staff would recommend an alternate product such as an architectural grade steel face or perforated metal panels like Chick-Fil-A instead of a 10 foot high chain link fence.

Finally, the applicant is proposing a new 7.33 square foot "eye exams" sign and a 14.2 square foot "flatbed loading area" sign on the loading canopy. Staff's only comment on the flatbed sign is that it seems it is unnecessary as it is mounted on the "exit only" end and it should be readily apparent that the proposed loading area is large enough for flatbeds. In conclusion, Mr. Wall stated that the request should be evaluated based upon Article 15 of the Zoning Regulations, the Comprehensive Plan and the *Houston Donaldson Study*.

Chairman Rolfsen asked for the applicant's presentation. Mr. Travis Pruitt stated he was representing Harrison French & Associates Architects and introduced Brad Schoeff representing WEI Engineers. Mr. Pruitt noted that the Staff covered the request very well. Chairman Rolfsen asked if the Board members had questions or comments.

Mr. Brandstetter asked about the height of the canopy and the technical function of it. Mr. Pruitt explained that is a Sam's Club prototype building. It can be raised and lowered. It could match the existing 10 foot canopy.

Mr. Reynolds inquired about the loading area and its close proximity to an active drive/street. Mr. Wall referred to elevation of the proposed building addition and showed the new curb location and sidewalk area.

Mr. Bunger asked if the new canopy will be similar in appearance with the existing canopy? Mr. Wall responded that the face is comparable - same material and color. Mr. Bunger asked if the relocated plants are going to be in the islands that don't have trees? Mr. Wall answered that some are being recommended to be placed in areas that don't have trees.

Mr. Reynolds asked if there will be any stop signs near the loading area? Can there be more permanent markings on the pavement? Mr. Schoeff responded that the entrance near Thoroughbred Boulevard will be modified and will include new stop signs and there will be new stop bars, striping and stop signs on the back side of the loading area. The parking lot will be resealed and safety measures will be repainting. Mr. Bunger offered that thermo plastic materials could be used. Mr. Wall suggested the use of rumble strips and textured pavement.

Mr. Brandstetter asked Staff to look at the effectiveness of the rumble strips, which were installed in 2000. Also, how long are the landscaping features supposed to be in effect? Mr. Wall stated that it is in perpetuity or if another plan is approved. Mr. Brandstetter asked if Staff would look into this issue to see if the applicant has installed and maintained the approved number of plant materials. Mr. Brandstetter asked how a car is supposed to get into the drive lane because the last column is only four feet away from the curb line? Mr. Pruitt responded that they would pull in between Columns #1 and #2.

Mr. Bunger mentioned that the area in front of the building and loading area where there is a higher traffic count is a perfect spot for the use of thermo plastic materials. Mr. Bunger also noted that a great effort was made years ago to replant trees in areas and these trees have died.

Mrs. Poston asked whether the new loading area would have outside storage and displays? Mr. Pruitt answered no, just the tire and battery area. Mr. Pruitt said outside storage would not occur under the new canopy but some would happen under the existing canopy.

Chairman Rolfsen asked about the tire and storage area and whether it would be new or used tires and batteries? Mr. Pruitt stated it would be used. Chairman Rolfsen asked if there was anyone in the audience that had questions?

Mr. Jeff Hall representing CB Richard Ellis is managing agent for CMS Companies, who owns the Beckfield College building located at 1016 Spiral Drive. He inquired about the proposed access to the battery and tire area - is it just storage or an installation area since they share maintenance of the access driveway? What type of vehicles will be used for delivery and removal of materials? What measures are being used to contain hazardous materials? The final issue is unrelated to the request - over 100 geese are in the area and he would like the owner's assistance to remove them.

There being no further comments, Chairman Rolfsen stated that the Committee Meeting for this item will be on June 16, 2010 at 5:00 P.M. in this room. This item will be on the Agenda for the Business Meeting on July 7, 2010 at 7:00 P.M. Chairman Rolfsen closed this Public Hearing at 8:05 P.M.

APPROVED:

Charlie Rolfsen
Chairman

Attest:

Kevin P. Costello, AICP
Executive Director