

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
March 18, 2010**

Docket # 2010-02-DP

Kroger - Country Oven and Denham Blythe Co., Inc. have applied for approval of a Detailed Development Plan on a tract of land containing 39.17 acres, located at 2840 Pioneer Drive. The Plan proposes the construction of a 62,850 square foot addition to the existing 180,652 square foot bakery for a total finished area of 243,502 square feet. Also proposed is all required drainage, parking and landscaping. This property is zoned HI (Heavy Industry).

STAFF REVIEW: This plan was reviewed based on the *HI* zone as follows:

Lot Coverage:	<u>Allowed / Required</u> 90%	<u>Provided</u> 31.63%
Setbacks:	<u>Allowed / Required</u> Front: 25' Side: 0' Rear: 0'	<u>Provided</u> approx. 206' (existing building) approx. 319' (existing building) approx. 512' (existing building)
Parking:	<u>Allowed / Required</u> 242 spaces	<u>Provided</u> 305 spaces
Building Height:	100'	28' 4"
Landscaping:	Landscaping plan meets the requirements of the Ordinance.	
Signage:	No new signage is planned.	
Drainage:	The drainage plan is approved.	
Traffic:	A Traffic Impact Study was not required for this submittal.	
Access:	One access point from Pioneer Drive. No new access points are proposed with this addition.	

Condition of Approval: 1. Revise the Subdivision Plat to consolidate the two existing lots.

STAFF RECOMMENDATION: Approval, subject to the above condition

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2010-02-DP, subject to the following condition:

Revise the Subdivision Plat to consolidate the two existing lots.

My motion is based upon the Detailed Development Plan's compliance with Section 3.11.6 of the Warren County Zoning Ordinance.

MOTION TO DISAPPROVE:

I make the motion to **disapprove** the Detailed Development Plan, Docket #2010-02-DP. My motion is based upon the Detailed Development Plan's failure to meet the requirements of Section 3.11.6 of the Warren County Zoning Ordinance as follows: _____. I further request that the staff transmit a written notice to the applicant within 10 days of this action detailing the reasons for denial.