

**DETAILED DEVELOPMENT PLAN REVIEW  
CITY COUNTY PLANNING COMMISSION  
June 2, 2011**

**Docket # 2011-07-DP**

Gary and Diane Howerton and WYZ, LLC dba ServiceMaster of Bowling Green have applied for approval of a Detailed Development Plan on a tract of land containing 2.33 acres, located at 340 Pascoe Boulevard, at the intersection of Pascoe Boulevard and Kenilwood Way. The Plan proposes the construction of a 28,680 square foot commercial building, and all required parking, drainage and landscaping. This property is zoned HB (Highway Business).

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

Lot Coverage:	<u>Allowed / Required</u> 90%	<u>Provided</u> 67.4%
Setbacks:	<u>Allowed / Required</u> Front: 36' (Pascoe Blvd.) 25' (Kenilwood Way) Side: 0' Rear: 0'	<u>Provided</u> approx. 77' 28.9' approx. 100' 73.7'
Parking:	<u>Allowed / Required</u> 72 spaces	<u>Provided</u> 72 spaces
Building Height:	No maximum	maximum of 22'
Landscaping:	Landscaping plan meets the requirements of the Ordinance.	
Signage:	Proposed sign is 8' wide, and 5' in height or smaller.	
Drainage:	The drainage plan is under review. Final approval will be required before issuance of a building permit.	
Traffic:	No Traffic Impact Study was required with this submittal.	
Access:	One access point from Pascoe Boulevard and one access point from Kenilwood Way.	

Condition of approval: 1. Final approval of drainage plan.

STAFF RECOMMENDATION: Approval subject to the above condition.

## DDP MOTIONS

### MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket # 2011-07-DP, subject to the following condition:

1. Final approval of the drainage plan.

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 # 2011-07-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.