

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
January 19, 2012**

Docket # 2012-2-DP

Bowling Green Municipal Utilities has applied for approval of a Detailed Development Plan on a tract of land containing approximately 4.03 acres located at 801 Center Street and being bounded by Center Street, 8th Avenue, Kentucky Street and Main Avenue East. The Plan proposes the construction of a 2-story, approximately 45,000 square foot office building and all required parking, drainage and landscaping. This property is zoned PUD (Planned Unit Development) with a general development plan.

STAFF REVIEW: This plan was reviewed based on the **PUD** zone and Binding Elements as follows:

Lot Coverage:	<u>Allowed / Required</u> 69% (General Development Plan)	<u>Provided</u> 69%
Setbacks:	<u>Allowed / Required</u> Front: 0' Side: 0' Rear: 0'	<u>Provided</u> 237.5' (south) 4.64' (west) 168.59' (east) 47.6' (north)
Parking:	<u>Allowed / Required</u> 150 spaces	<u>Provided</u> 197 spaces
Building Height:	none	43' 0"
Landscaping:	Landscaping plan meets the requirements of the Ordinance, and is preliminarily approved. Final approval will be required before issuance of a building permit.	
Signage:	The Binding Elements limit freestanding signage to monument-style, no taller than 15' and no larger than 120 square feet per sign face. No proposed signage is shown.	
Drainage:	The drainage plan is preliminarily approved. Final approval will be required before issuance of a building permit.	
Traffic:	A Traffic Impact Study was not required for this submittal.	
Access:	Three access points from Kentucky Street, and one access point each from 8 th Avenue, Center Street and Main Avenue.	

STAFF RECOMMENDATION: Approval.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2012-2-DP. 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 #2012-2-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.