

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
February 17, 2011**

Docket # 2011-01-DP

Bowling Green Area Chamber of Commerce, Inter-Modal Transportation Authority, Inc. and Bowling Green Area Economic Development Authority, Inc. have applied for approval of a Detailed Development Plan on a tract of land containing approximately 17 acres, located at 275 Technology Way, approximately 1,150' from Commonwealth Boulevard. The Plan proposes the construction of an approximately 126,000 square foot speculative industrial building, with a possible 108,000 square foot expansion for a total of approximately 234,000 square feet. Also proposed is all required drainage, parking and landscaping. This property is zoned HI (Heavy Industry) and LI (Light Industry) with Binding Elements.

STAFF REVIEW: This plan was reviewed based on the *HI and LI* zones and Binding Elements as follows:

Lot Coverage:	<u>Allowed / Required</u> 80% (per Binding Elements)	<u>Provided</u> 55.2% (Phase 1) 46.1% (Phase 2) 51.2% (Total)
Setbacks:	<u>Allowed / Required</u> Front: 75' (northeast) 75' (east) Side: 50' (north) Rear: 150' (west)	<u>Provided</u> 174.2' 79.9' 105.2' 284.2'
Parking:	<u>Allowed / Required</u> 1 space per employee	<u>Provided</u> 215 spaces
Building Height:	50'	45' single story
Landscaping:	Landscaping plan meets the requirements of the Ordinance and the Binding Elements.	
Signage:	The Binding Elements allow one monument style sign, maximum of 7' tall, with a maximum of 100 square feet sign face area.	
Drainage:	The drainage plan has been submitted and is awaiting final approval.	
Traffic:	A Traffic Impact Study was submitted with the zone change.	
Access:	One access point from Technology Way, and two access points from a street to be created.	
Conditions of Approval:	<ol style="list-style-type: none">1. A plat must be recorded to create the lot.2. Final approval of the grading and drainage plan.	

STAFF RECOMMENDATION: Approval, subject to the above conditions.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket #2011-01-DP, subject to the following conditions:

1. A plat must be recorded to create the lot.
2. Final approval of the grading and 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 #2011-01-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.