



Planning, Zoning and Building Inspection Department

March 21, 2025

City of Alexandria Planning and Zoning Commission
Staff Comments, Findings, and Recommendations

Issue to be heard: Tuesday, April 1 at 7:00pm
Alexandria Community Center
8236 W. Main St.
Alexandria, KY 41001

The Campbell County staff respectfully submits the attached report for review and consideration related to the following cases:

FILE NUMBER: PZ-25-008a; Zone Change for the development of a grocery store
APPLICANT: Alexandria land Company II LLC
LOCATION: PIDN 999-99-25-205.00, 18.71 acres located east of Commercial Circle
REQUEST: Zone Map Amendment from Residential One D (R-1D) to Highway Commercial (HC)

FILE NUMBER: PZ-25-008b; Zone Change for the development of a fuel center
APPLICANT: Donald & June Stewart
LOCATION: PIDN 999-99-24-366.00, 3.24 acres at 7940 Alexandria Pike

REQUEST: Zone Map Amendment from Residential One D (R-1D) to Highway Commercial (HC)

FILE NUMBER: PZ-25-009, development plan for a grocery store, fuel center and two outlots

APPLICANT: Kroger

LOCATION: Approximately 39.55 acres east of Commercial Circle; Approximately 3.43 acres at 7940 Alexandria Pike

REQUEST: Development Plan for grocery store and fuel center



Legal notice was published in the online edition of the NKY Link Reader. Notices were mailed to adjoining and neighboring properties. Signs advertising the hearing case were placed at the site.

Information concerning this case is available for review at the Campbell County & Municipal Planning & Zoning Office, 1098 Monmouth Street, Suite 343, Newport, KY or by calling 859-292-3880 Monday-Friday during normal business hours.



**NEW KROGER MARKETPLACE STORE, WINE AND
SPIRIT STORE, FUEL CENTER
FUTURE OUTLOTS**



Overview by Applicant:

Kroger is proposing to develop a Kroger Marketplace store on the east side of US 27 with access coming from a proposed signal point aligning Commercial Drive with Sunset Drive to the west. Commercial Drive is proposed to be extended to the east as a private drive that would access the new Kroger Marketplace and two new outlots west of the store. A Kroger fuel center is also proposed on the 3.29 acres located at 7940 Alexandria Pike.

Currently the development area is a mixture of "HC" Highway Commercial Zone and "R-1" Residential One-D. To allow the development to proceed, zone map amendments from "R-1" Residential One-D to "HC" Highway Commercial are requested for 18.71 acres (PIDN 999-99-25-205.00) of the Kroger Marketplace / outlot development, and 3.29 acres (PIDN 999-99-24-366.00) on US 27 for the fuel center development.

The 122,912 square foot Marketplace store will be located on 31.65 acres. It will feature enhanced produce, bakery, deli, floral, and meat departments, as well as including features such as a Starbucks, Murray's Cheeses, and home goods. A double lane pharmacy drive through will be located on the west side of the building, which will have more than eight stacking spaces and a bypass lane. Also, on the west side of the building, 15 pick-up spaces will be provided for customers preferring to shop online and pick up their order at the store. The store will be served by 570 parking spaces, including 20 ADA spaces. Three (3) loading docks will be located on the rear of the building to serve the store.

Outdoor display areas will be provided on the front of the store, either side of the entrance. Merchandise located in these areas, such as plants and other seasonal items, will be purchased in the store. Display areas will not impact pedestrian access to the store and will not extend into vehicle access areas. Adjacent to the Marketplace will be an 8,000 square foot Wine and Spirits store to the east.

As part of the development, Kroger will construct a fuel center on 3.29 acres of property at 7940 Alexandria Pike. Access to the fuel center will be from a right in / right out only access to northbound US 27. Additionally, access to US 27 will be through easements to Commercial Circle and the proposed traffic signal at US 27. The fuel center would have nine pump islands (18 dispensing points) under a canopy. Also, under the canopy is a 233 square foot kiosk which will be occupied by a Kroger associate. There will be limited outdoor display of automotive items, snacks, drinks, ice, propane, and other items in enclosed cabinets, coolers, and machines. All items will be under the canopy. These items will be located adjacent to the pump islands and kiosk so as not to interfere with customer or vehicle access/safety.

The proposed Kroger development represents a 35-million-dollar investment in Alexandria on 42.79 acres of vacant or underused ground. The new Marketplace store is expected to have 350 associates and provide residents of Alexandria and adjacent communities with goods and services not currently available in close proximity. We believe this development will be a positive addition to the community. Approval of the Zone Map Amendment and Development Plan, as proposed, is respectfully requested.

To accomplish the proposed development, Kroger is requesting the following modifications from the City of Alexandria Zoning Ordinance.

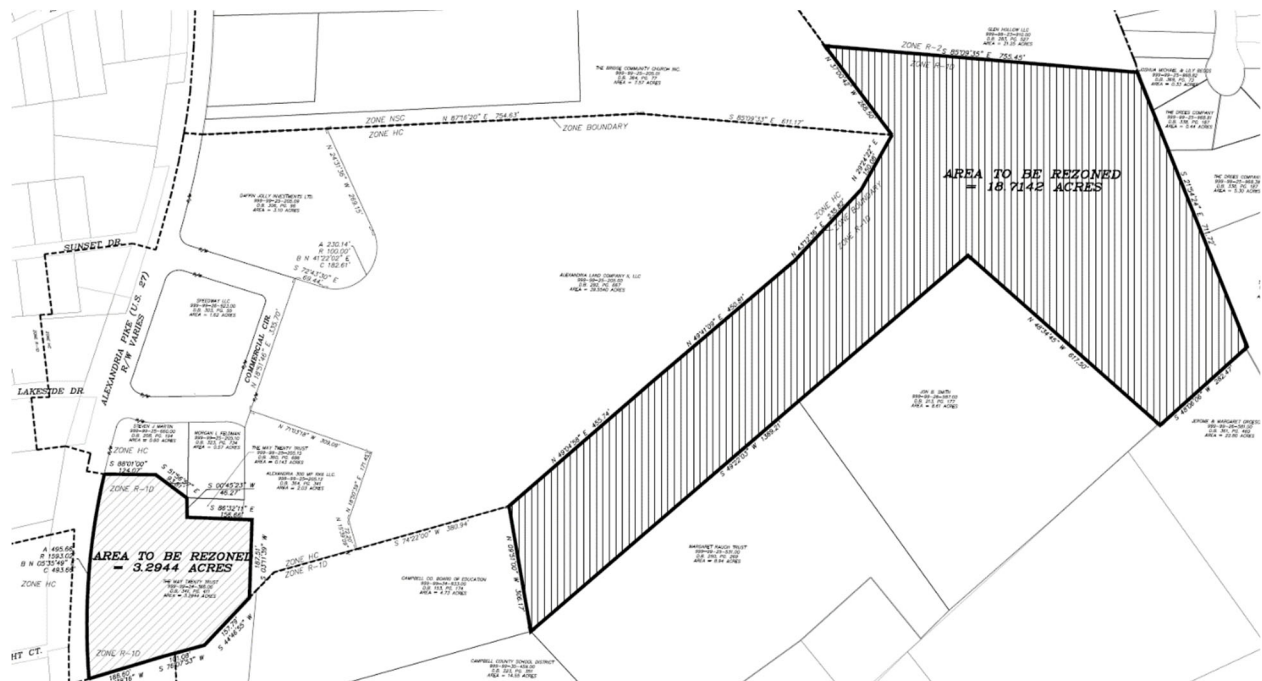
- *Section 6.1 (A) - To provide less than 13 loading docks.*
- *Section 9.8(E)(1)(c) - To allow more than one sign on the Kroger store and fuel canopy.*
- *Section 9.8(E)(1)(b) - To allow the development center sign to exceed the permitted height and to advertise fuel prices.*
- *Section 9.8(E)(1)(d) - To allow more than one LED price panel on the canopy and monument signage.*
- *Section 9.8(E)(1)(d) - To allow the LED price panels to occupy more than 50% of the sign area on the fuel canopy.*
- *Section 9.8(E)(3) - To allow freestanding pickup signage to be taller than 3 feet in height and 3 square feet in area.*
- *Appendix A(III)(4) - To allow a flat roof on the fuel canopy.*
- *Appendix A(III)(5)(d) - To allow integral color CMU as the primary material on the Kroger store.*
- *Appendix A(II)(5)(c) - To forgo foundation landscaping on the store and fuel kiosk.*

VARIANCE: A departure from dimensional terms of the zoning regulation pertaining to the height, width, length, or location of structures, and the size of yards and open spaces where such departure meets and requirements of KRS 100.241 to 100.247. KRS 100.111(24).

CONSIDERATIONS OF ZONE MAP AMENDMENTS:

The first parcel is approximately 39.5 acres in size and has been available for development for several decades. It is currently under contract for this development. Approximately 20.8 acres of this site are currently zoned as Highway Commercial. The request is to rezone the balance of the parcel, approximately 18.7 acres, from Residential One D (R-1D) to Highway Commercial (HC).

A second parcel is also under contract at 7940 Alexandria Pike. This parcel is currently used as a single-family residence. The parcel is approximately 3.24 acres. The request is to rezone the parcel from Residential One D (R-1D) to Highway Commercial (HC).



DEVELOPMENT PLAN REQUIREMENTS

Article 3, Section 3.20 Development Plan Requirements of the Alexandria Zoning Ordinance highlights the details required for a zone map amendment.

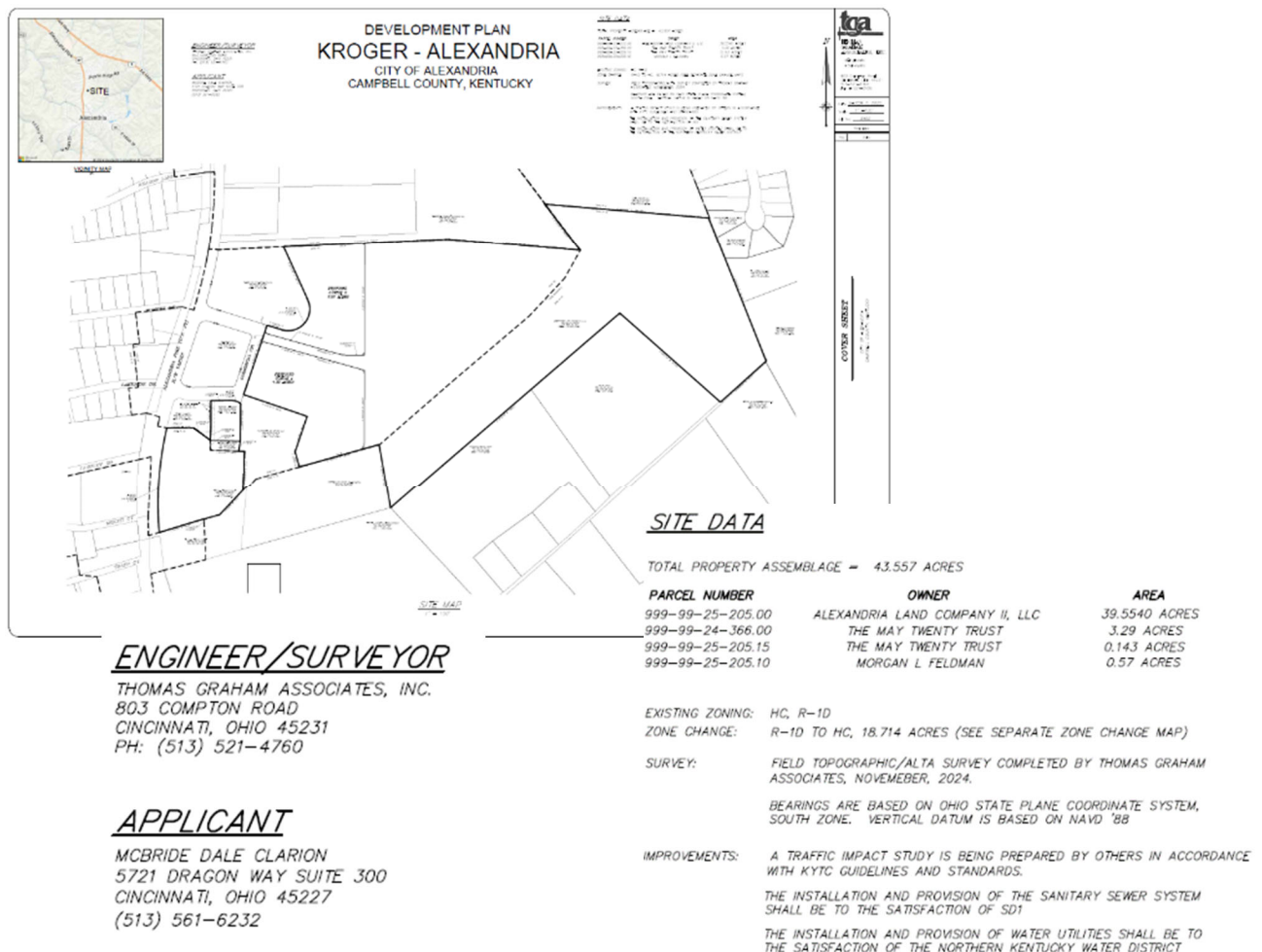
Plans were submitted electronically to enable a detailed review. These details were submitted concurrently with a Site Development Plan for the proposal.

COVER – The plan cover sheet identifies the name of the contacts, general site layout, and site data, including the current zoning of the site and adjacent parcels.

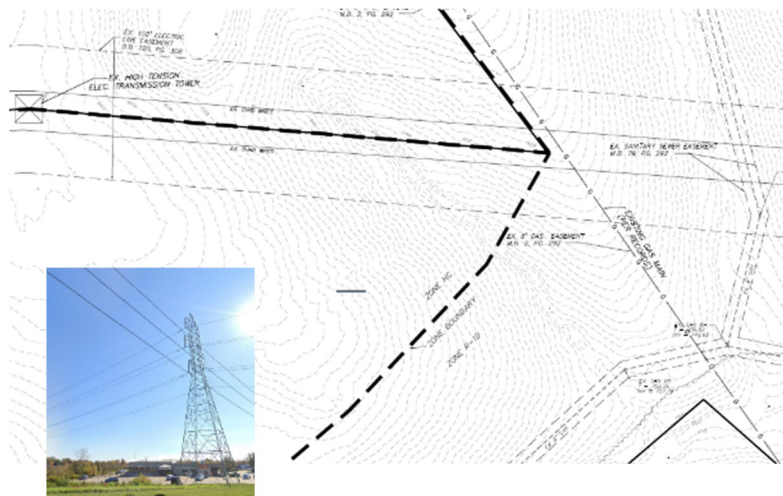
There are 4 parcels discussed as part of this plan. Only two parcels, 999-99-24-366.00 (3.29 acres) and a portion of 999-99-25-205.00, require a zone change.

The minimum requirements of a development plan shall include the following:

1. A title block with ownership
2. A vicinity sketch and area map
3. General Site Characteristics:
 - a. Ownership
 - b. Site area and current zoning
 - c. Topography
 - d. Soils,
 - e. Drainage / Physical characteristics
4. Transportation Patterns
5. Land Use Characteristics:
 - a. Existing and proposed land uses
 - b. Approximate size, location, arrangement of proposed uses
 - c. Landscaping
6. Utilities and Infrastructure
7. Relationship of Proposed Zone Change with the City of Alexandria Comprehensive Plan.

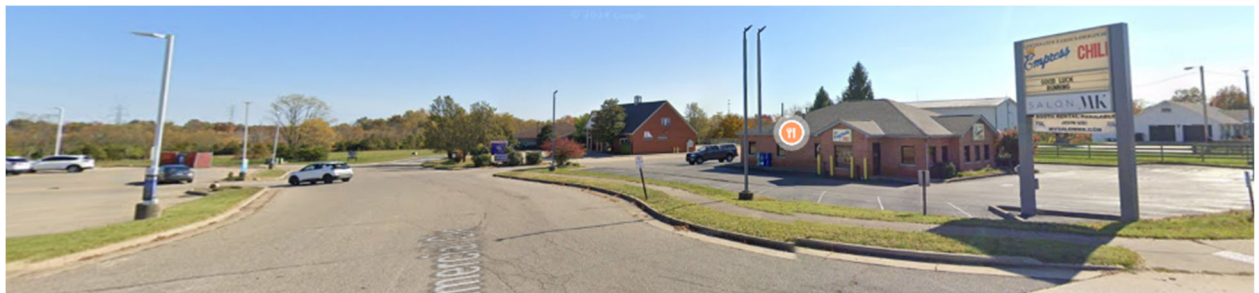
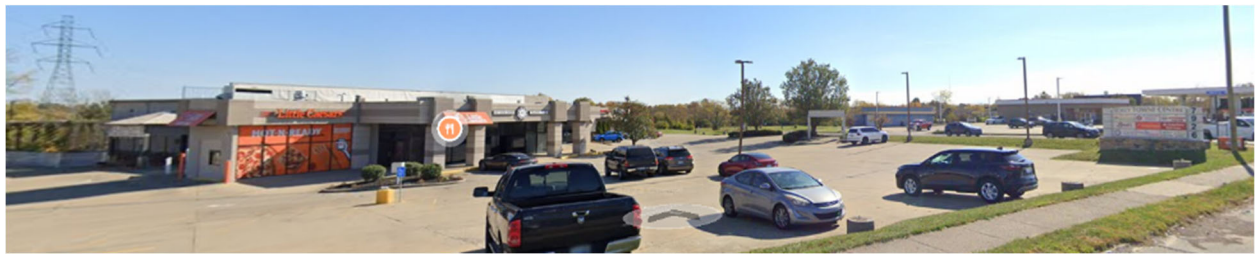


Existing Conditions – Existing topography, drainage and utility locations were provided. The site is constrained by the proximity of the high-tension electrical lines to the north of the site and an existing gas main to the east of the site.



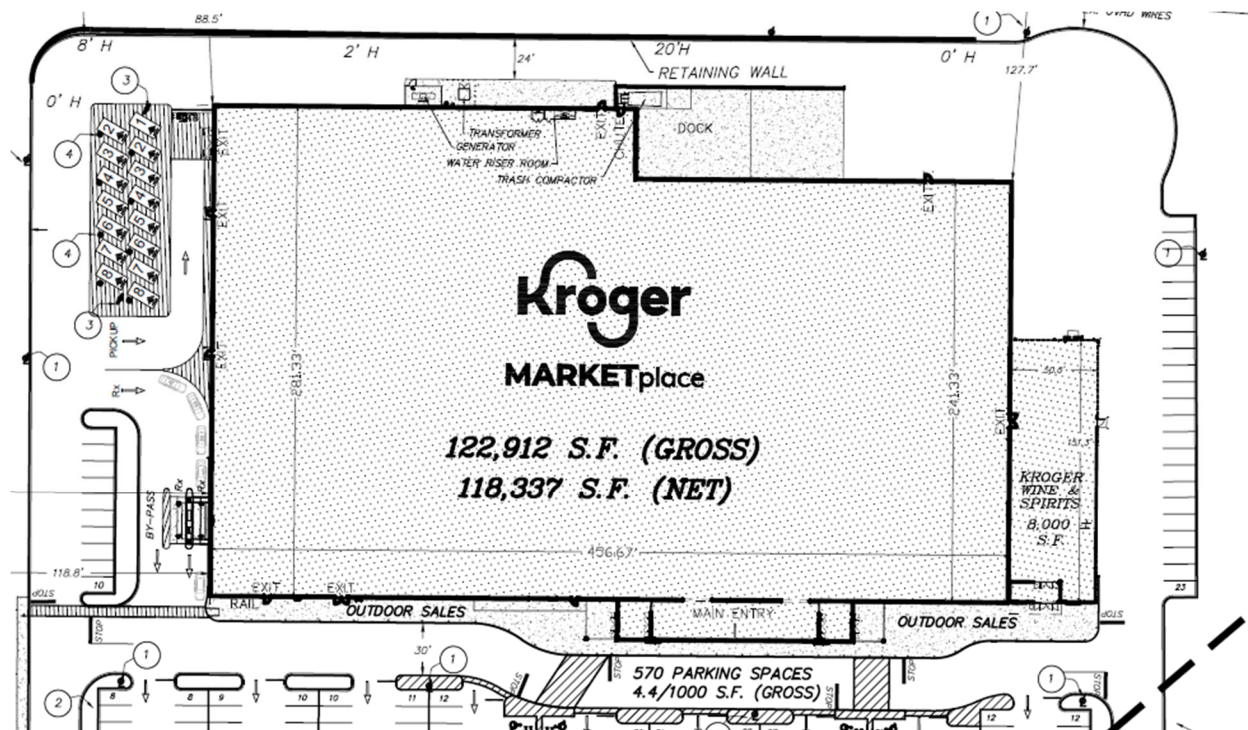
Transportation Patterns – The store site would be accessed from Alexandria Pike (US 27) through existing commercial areas. The fuel center would be accessed from US 27 with a right-in / right-out and via Commercial Drive using an access easement located between Empress Chili and the hair salon. A traffic signal is proposed at the north intersection of US 27 and Commercial Drive.

A KYTC traffic study is ongoing.

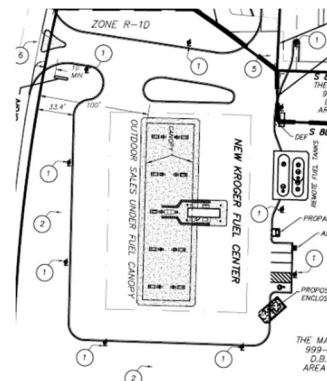


Land Use Characteristics – The land for the store is currently vacant. An existing home and several accessory buildings are located on the land for the fuel center site. These structures will be removed.

A proposed 122,912 square foot market place store (gross) and an 8,000 square foot wine and spirit store are indicated on the plan.



A fuel center with a canopy and kiosk are also indicated on the plan.



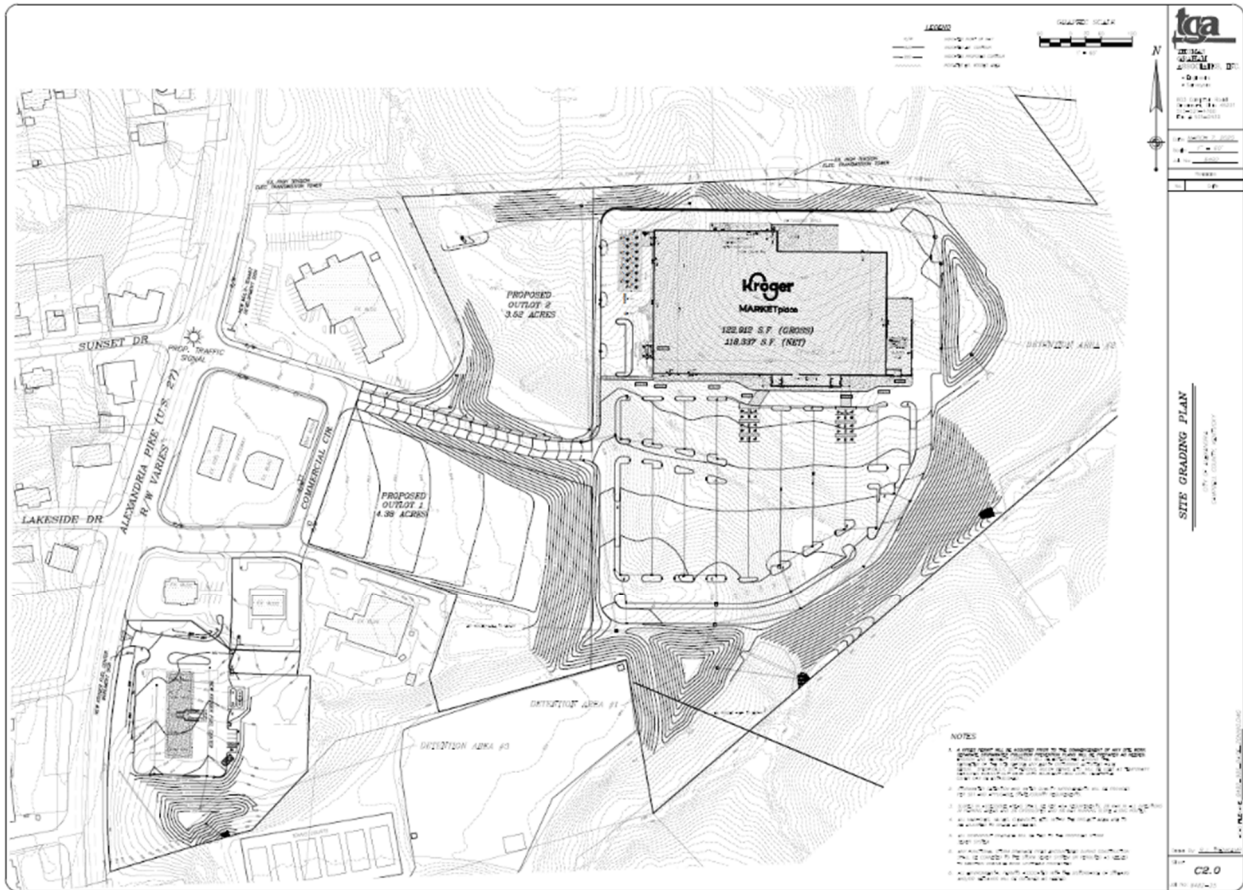
There are several large commercial and institutional structures in the vicinity to the north and south of the proposed site. These structures are on the same side of Alexandria Pike (US 27) as the proposed development.



- The Bridge Community Church (former grocery store), approximately 45,000 sq. feet
- Tractor Supply, approximately 18,600 sq. feet
- Jolly Towne Center (former car dealership) – approximately 19,200 sq. feet
- Campbell County Middle school, approximately 178,000 sq. feet
- McCormick Center, approximately 34,700 sq. feet

A landscape plan was submitted for the site. Kroger will be landscaping/controlling approximately 18.2 acres. Additional acreage is needed to provide grading, stormwater detention, and a landscape buffer.





A grading plan was submitted. This plan indicated the stormwater detention on both the store and fuel center sites.

Zoning

The Highway Commercial (HC) zone permits the following uses: (Uses desired are highlighted)
Over 52% of the parcel is currently zoned Highway Commercial.

- | | |
|--|---|
| 1. Art Gallery – studio and supply | 29. Health Care – Medical, Dental, and Emergency |
| 2. Automobile, motorcycle, and truck sales, new or used | 30. Health and Physical Fitness Studios |
| 3. Automobile and Truck Rental | 31. Interior Decorating Supply and Services |
| 4. Automotive and Truck Service and Repair | 32. Laboratories – medical and dental |
| 5. Bakery and Bakery Goods Stores | 33. Libraries |
| 6. Banks and other financial institutions | 34. Locksmith |
| 7. Barber and Beauty Shops | 35. Manufactured (Mobile) Home, Trailer Sales, Rental, and Services |
| 8. Boat and other marine equipment sales and service | 36. Motels and Hotels |
| 9. Building supplies | 37. Newspaper Publishing – office and printing |
| 10. Business and Professional Colleges | 38. Off-Street Parking Garage or Lots |
| 11. Candy and Ice Cream Stores | 39. Office Equipment and Supplies |
| 12. omitted | 40. Package Delivery Service Outlet |
| 13. Carpet and Rug Store | 41. Package Liquor and Wine Stores |
| 14. Churches and other places of religious assembly | 42. Paint and Wallpaper Stores |
| 15. Clothing Repair and Alteration | 43. Pet Shop/Grooming (excluding boarding) |
| 16. Computer, Radio, Television, and Appliance Sales and Service | 44. Pharmacies |
| 17. Convenience Store | 45. Photography Studio |
| 18. Copy/Print Shops | 46. Police and Fire Stations |
| 19. Day Care Centers | 47. Post Office |
| 20. Dry Cleaners and Laundromats | 48. Professional Offices |
| 21. Food and Grocery Stores | 49. Restaurants |
| 22. Funeral Homes and Mortuaries | 50. Schools |
| 23. Furniture and Upholstery Repair | 51. Shoe store and repair |
| 24. Games Center | 52. Specialty Retail |
| 25. Garden and Landscaping Supplies | 53. Taxi Terminal |
| 26. Gas/Service Stations | 54. Tavern |
| 27. Governmental Offices | 55. Tool and Equipment Rental |
| 28. Hardware Stores | 56. Veterinarian Clinic |
| | 57. Video Rental Store |
| | 58. Microbrewery |

CONDITIONAL USES:

1. Dwelling units are not to exceed 50% of the total building area.
2. Tools and equipment rental and sales
3. Lumber and building materials
4. Agricultural equipment, supplies, sales and services

COMPREHENSIVE PLAN

Vision Statement - The City of Alexandria, Kentucky, is a city striving to preserve its proud past while not losing sight of what the future may hold for the area. Surrounded by ridges and a rural landscape, Alexandria benefits from its natural beauty while having “big city” benefits available nearby for residents. Through continued planning and community involvement, the controlled growth and progress of the city will be successful in maintaining our small-town atmosphere and having Alexandria as “...where the city meets the country...”

The Goals and Objectives of the Alexandria Comprehensive Plan highlight two relevant items that emphasize a strong tax base and a balanced approach to development:

Economic Development Goal: The City of Alexandria will encourage and promote the development of a stable and diversified economic base that fosters employment opportunities for

all citizens and expands on the community's current business opportunities. We will accomplish this by:

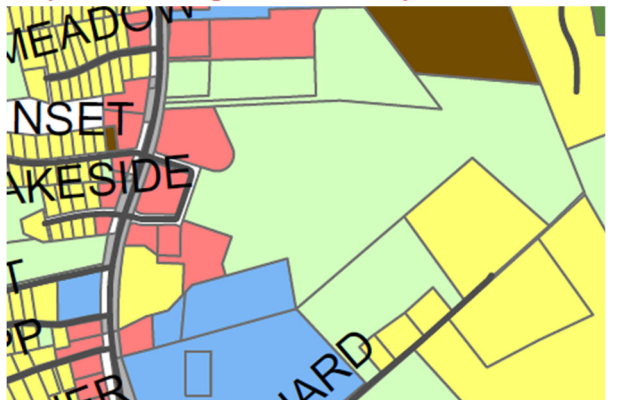
1. Ensuring that the city is a vital part of a strong local and regional economy by increasing economic diversity and creating better employment opportunities.
5. Facilitating condensed, high-quality commercial development by discouraging sprawl created by linear shopping areas.
8. Encouraging reinvestment in the community.
9. Ensuring that the city is a vital part of a strong local and regional economy by increasing economic diversity and creating better employment opportunities.

Land Use and Development Goal: The City of Alexandria will designate adequate land uses in appropriate locations that encourage quality design while minimizing the adverse impacts of development. We will accomplish this by:

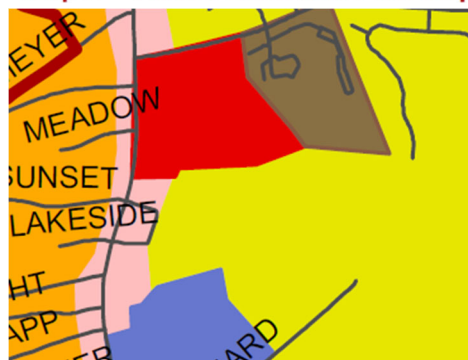
1. Promoting development patterns that follow guidelines for planned growth, respect urban service areas, and frame development with open space.
9. Keeping existing infrastructure efficient by promoting restoration and redevelopment of property already in commercial areas. New commercial, multi-family housing and other high-density land uses should be near similar existing uses.
10. Promoting aesthetically pleasing commercial development with appropriate access, signage and landscaping.
11. Encouraging effective site placement, architectural and landscape design for commercial and industrial uses to facilitate aesthetically pleasing developments while eliminating adverse impacts to adjacent land uses.
12. Revising and enforcing sign regulations that enhance the natural environment and minimize visual clutter.

The existing land use map identified the proposed store and outlet sites as undeveloped.

**Alexandria 2030 Comprehensive Plan
Map 1 - Existing Land Use Map**



**Alexandria 2030 Comprehensive Plan
Map 2 - Future Land Use Plan Map**



The future land use map is intended to serve as a broad guide for continued development and redevelopment within the boundaries of Alexandria. The map is not a zoning map and only serves as a general basis for the decision-making bodies of the city.

The future land use map identified the proposed store, and outlot sites as residential but adjacent to Neighborhood Commercial and General Commercial. NOTE: the default category on the future land use maps on the east side of US 27 is residential.

Over 10 acres of land within the requested zone change are on the east side of the existing gas pipeline. No infrastructure improvements that would allow access to this acreage via Commercial Circle are planned as part of this project.

The proposed fuel center site currently contains a single-family home. The future land use map identifies this fuel center site as Neighborhood Commercial.

Neighborhood Commercial and General Commercial Uses

Alexandria has two major areas of commercial activities, both of which largely exist along Alexandria Pike in 2021. The northernmost part of the corridor is where “general commercial” activities are located and will continue to exist. These are the city’s largest commercial uses with multiple fast-food restaurants, multi-tenant centers, and big-box retailers, such as Walmart. The future vision of the city contains this type of large-scale development to that northern area of the city and along the AA Highway near intersections where there are traffic control lights.



For the remainder of the city, the focus of newer commercial uses falls under the “neighborhood commercial” category. In these areas, the focus is on a smaller-scale commercial and office mix already located along the Alexandria Pike corridor.



In all commercial areas, uses could include a broad range of retail commercial, service uses, and office space and should incorporate the following design principles:

- All new development shall be clustered and generally conform to the adopted Comprehensive Plan with respect to type, character, intensity of use, and impact upon community facilities.
- Buffering or screening of more intensive uses from less intensive ones shall be required when a commercial or high-density
- Extension of sidewalks (or alternative pedestrian routes or bikeways) shall be mandatory for all developments along this corridor to ensure that there are opportunities for people to walk to uses in addition to driving.
- Curb cuts should be shared and/or kept to a minimum to enhance access management and minimize traffic congestion. Therefore, the development of frontage roads, shared parking, and loading areas shall be encouraged.
- Smaller, not-obtrusive, monument-style signage shall be encouraged for all properties in this area.

- Drive-through facilities may be appropriate if located to the side or rear of properties and screened from adjacent uses in the neighborhood commercial areas.
- Buildings of less than 25,000 square feet in floor area are the desired scale of development along in the neighborhood commercial areas where larger buildings should be located in the general commercial areas.

Alexandria Zoning Ordinance Article 14 Section 14.0 (E.) FINDINGS NECESSARY FOR MAP AMENDMENT:

Before any map amendment is granted, the Planning Commission, or Alexandria City Council, must find that the amendment is in agreement with the adopted Comprehensive Plan, or in the absence of such a finding, that one (1) or more of the following apply, including the making of a written report, setting forth explicitly, the reasons and substantiation as to how each would apply, and such finding and report shall be recorded in the minutes and records of the Planning Commission or City Council of the City of Alexandria.

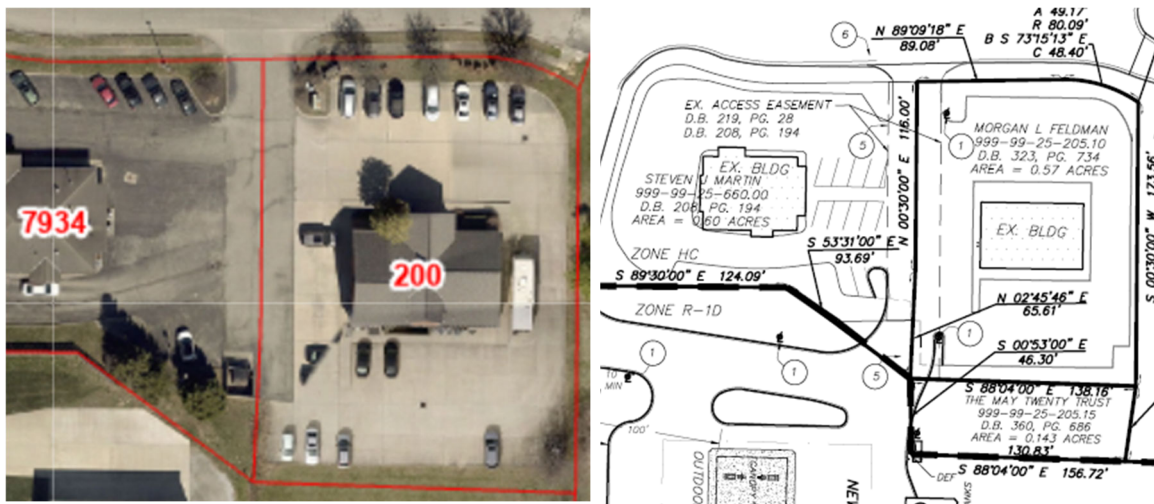
1. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; and
2. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area.

In summary, the majority of the area proposed for the store is currently zoned Highway Commercial (HC) for the existing site. Access to the balance of the 18.7 acres would be through the commercial site. Staff concludes that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate given its location, access, and scale of commercial structures within the vicinity.

The proposed fuel center site is identified in the Comprehensive Plan as future commercial. The proposed rezoning would be appropriate.

After considering the existing conditions, comprehensive plan, and proposed plan, Staff recommends that the zoning designation be changed from Residential One D (R-1D) to Highway Commercial (HC) for approximately 18.71 acres plus adjacent rights of way located east of Commercial Circle; and Residential One D (R-1D) to Highway Commercial (HC) for approximately 3.24 acres plus adjacent rights of way at 7940 Alexandria Pike.

An access easement currently shared by 7934 Alexandria Pike and 200 Commercial Circle is planned to be upgraded. It will remain a privately maintained drive to all 3 parcels.



- D. The existing and proposed finished topography of the subject property shown by contours with intervals not to exceed five (5) feet.**

The existing and proposed topography lines were provided at 2-foot intervals.

- E. All housing units on the subject property.**

There are no housing units proposed as part of the Kroger Marketplace and Fuel Center development.

- F. Location, height, arrangement and identification of all non-residential buildings and uses on the subject property and, where applicable, location and arrangement of all lots with exact lot dimensions.**

Four lots are proposed as part of this site development. Outlot 1, Outlot 2, Kroger Marketplace parcel, Kroger fuel station parcel. Survey boundaries for these parcels are indicate on the Site Layout Plan (C1.0).

The Site Layout Plan also indicates the location of the proposed buildings. An elevation for the Marketplace store was also included. This elevation indicates the proposed building height and exterior materials. The center parapet wall is estimated to be 37 feet in height.

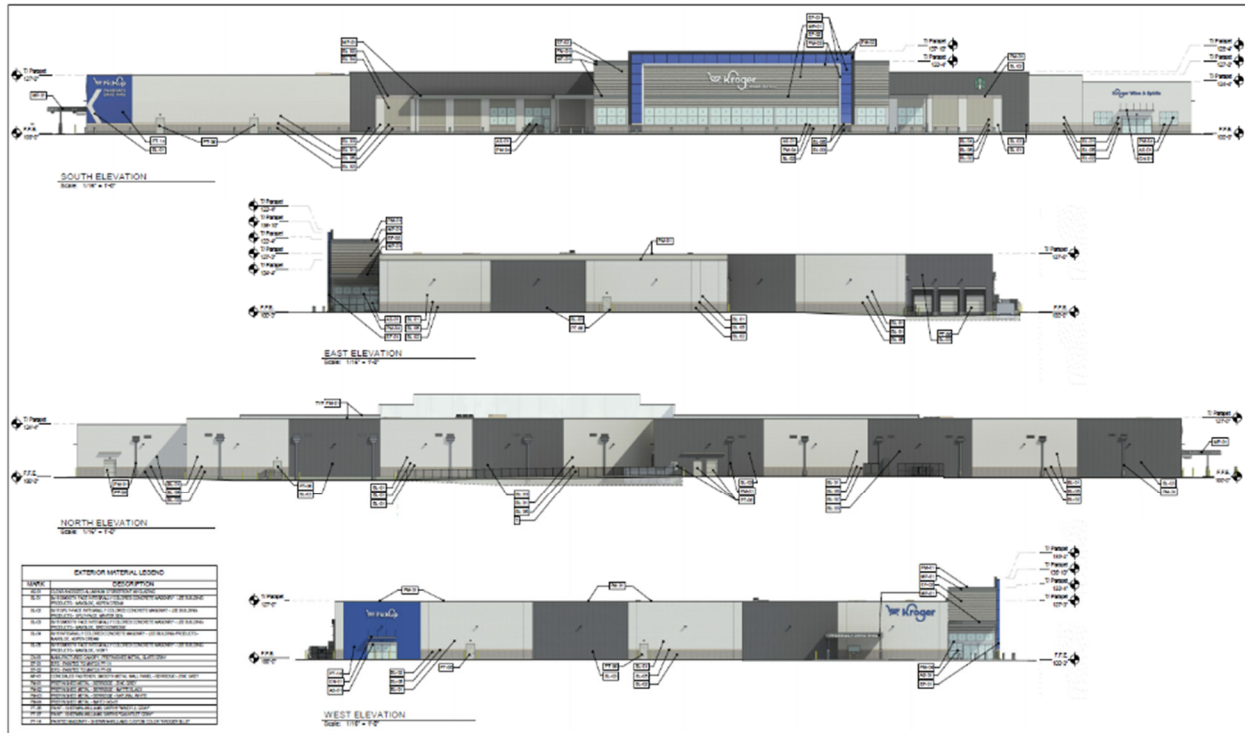
In reference to Appendix A for Big Box Development, Kroger is requesting the following allowances:

- *Appendix A(III)(4) - To allow a flat roof on the fuel canopy.*
- *Appendix A(III)(5)(d) - To allow integral color CMU as the primary material on the Kroger store.*
- *Appendix A(II)(5)(c) - To forgo foundation landscaping on the store and fuel kiosk.*

KROGER MARKETPLACE SUMMARY TABLE

SITE AREA
EXISTING PARCEL 999-99-25-205.00 = 39.55 ACRES
PROPOSED OUTLOT 1 = 4.38 ACRES
PROPOSED OUTLOT 2 = 3.52 ACRES
PROPOSED KROGER LOT = 31.65 ACRES

EXTERIOR MATERIAL LEGEND	
MARK	DESCRIPTION
AS-01	CLEAR ANODIZED ALUMINUM STOREFRONT W/ GLAZING
BL-01	8x16 SMOOTH FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, ASPEN CREAM
BL-02	8x16 SPLIT-FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - SPLIT-FACE, WINTER SEA
BL-03	8x16 SMOOTH FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, BRECKENRIDGE
BL-04	8x16 INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, ASPEN CREAM
BL-05	8x16 SMOOTH FACE INTEGRALLY COLORED CONCRETE MASONRY - LEE BUILDING PRODUCTS - MAXBLOC, IVORY
CN-01	MANUFACTURED CANOPY, PREFINISHED METAL, SLATE GRAY
EF-01	EIFS - PAINTED TO MATCH PT-14
EF-02	EIFS - PAINTED TO MATCH PT-06
MP-01	CONCEALED FASTENER, SMOOTH METAL WALL PANEL - BERRIDGE - ZINC GREY
PM-01	PREFINISHED METAL - BERRIDGE - ZINC GREY
PM-02	PREFINISHED METAL - BERRIDGE - MATTE BLACK
PM-03	PREFINISHED METAL - BERRIDGE - NATURAL WHITE
PM-04	PREFINISHED METAL - MATCH AS-01
PT-06	PAINT - SHERWIN-WILLIAMS SW7016 "MINDFUL GRAY"
PT-07	PAINT - SHERWIN-WILLIAMS SW7019 "GAUNTLET GRAY"
PT-14	PAINTED MASONRY - SHERWIN-WILLIAMS CUSTOM COLOR "KROGER BLUE"



G. All common open space areas, including accurate lot dimensions and the location and arrangement of all recreational facilities.

The plan includes open space areas. No recreational facilities are planned.

H. Landscape Plan.



A historical review of the vegetation on this site, indicated that the parcel was nearly cleared as recently as 2004. It was determined that a tree count was not needed.

A detailed landscape plan was requested and submitted for the Marketplace site and the fuel center site.

Several areas to the south were marked as areas where the existing vegetation would remain. The landscaping plan focused on perimeter landscaping and interior landscaping within the parking area. Over 10% of the primary parking lot is landscaped.



TREES

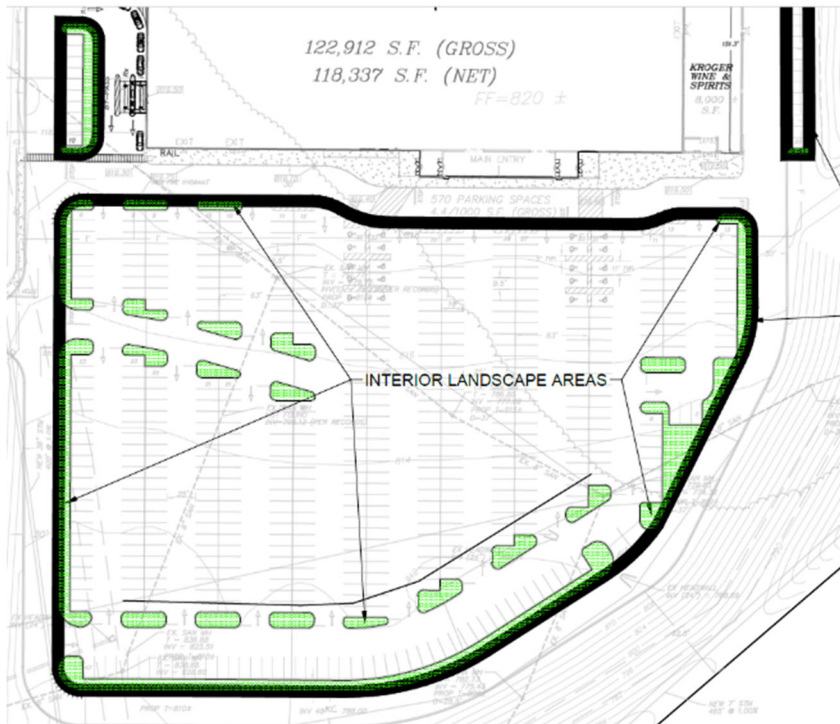
AC5	ABIES CONCOLOR	WHITE FIR	15	8" HT.	B&B	30'-50'	15'-20'
AF	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2	2" CAL.	B&B	40'-60'	30'-40'
AA	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	8	2" CAL.	B&B	40'	15'
AA2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	20	2" CAL.	B&B	30'-40'	20'-30'
AR2	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3	2" CAL.	B&B	30'-40'	15'-20'
AR	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	12	2" CAL.	B&B	50'	35'-40'
AM2	ACER RUBRUM 'MAGNIFICENT MAGENTA'	BURGUNDY BELLE® RED MAPLE	15	2" CAL.	B&B	40'	35'-40'
AS	ACER SACCHARUM 'MAJESTY' TM	FLAX MILL MAJESTY SUGAR MAPLE	21	2" CAL.	B&B	50'	30'-40'
AC2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTITRUNK	14	8" HT.	B&B	20'-25'	
CE	CARPINUS BETULUS 'EMERALD AVENUE' TM	EUROPEAN HORNBEAM	9	2" CAL.	B&B	40'	25'
CX	CORNUS X RUTGERSENSIS 'STELLAR PINK'	PINK FLOWERING STELLAR DOGWOOD	5	2" CAL.	B&B	20'-25'	15'-20'
MX	MAGNOLIA X 'BETTY'	BETTY MAGNOLIA	12	1.5" CAL.	B&B	12'-15'	8'-10'
PA3	PICEA ABIES	NORWAY SPRUCE	67	8" HT.	B&B	40'-60'	20'-30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	17	8" HT.	B&B	40'-60'	15'-20'
PO2	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN PINE	26	8" HT.	B&B	18'-20'	12'-15'
PS3	PINUS STROBUS	WHITE PINE	12	8" HT.	B&B	50'-60'	15'-20'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	16	2" CAL.	B&B	50'-60'	50'-60'
QI	QUERCUS IMBRICARIA	SHINGLE OAK	5	2" CAL.	B&B	40'-60'	40'-50'
QR	QUERCUS RUBRA	NORTHERN RED OAK	15	2" CAL.	CONT.	50'-60'	30'-40'
SI2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	28	2" CAL.	B&B	20'-25'	15'-20'
UA	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	19	2" CAL.	B&B	50'-60'	30'-40'

SHRUBS

EA2	EUONYMUS ALATUS	BURNING BUSH	93	3 GAL.	POT	6'-8"	8'-10"
JY	JUNIPERUS HORIZONTALIS PLUMOSA 'YOUNGSTOWN'	YOUNGSTOWN CREEPING JUNIPER	120	3 GAL.	POT	1'-2'	4'-5'
JX	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	60	3 GAL.	POT	3'	5'-6'
JS2	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	60	3 GAL.	POT	4'-5'	6'-8'
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	103	3 GAL.	POT	2'-3'	5'-6'
SN2	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	91	3 GAL.	POT	3'-4'	3'-4'
SG	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	91	3 GAL.	POT	3'-4'	3'-4'
SD	SYRINGA X 'DECLARATION'	DECLARATION LILAC	14	3 GAL.	POT	6'-8"	5'-6"
TG	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	22	6" HT	B&B	25'-30'	8'-10"
VA2	VIBURNUM RHYTIDOPHYLLUM 'ALLEGHANY'	LEATHERLEAF VIBURNUM	8	3 GAL.	B&B	8'-10"	8'-10"

ANNUALS/PERENNIALS

LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	205	1 GAL.	POT	12'-18"	12'-15"
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**INTERIOR LANDSCAPE REQUIREMENTS - 213,152 SF
PARKING AREA:**

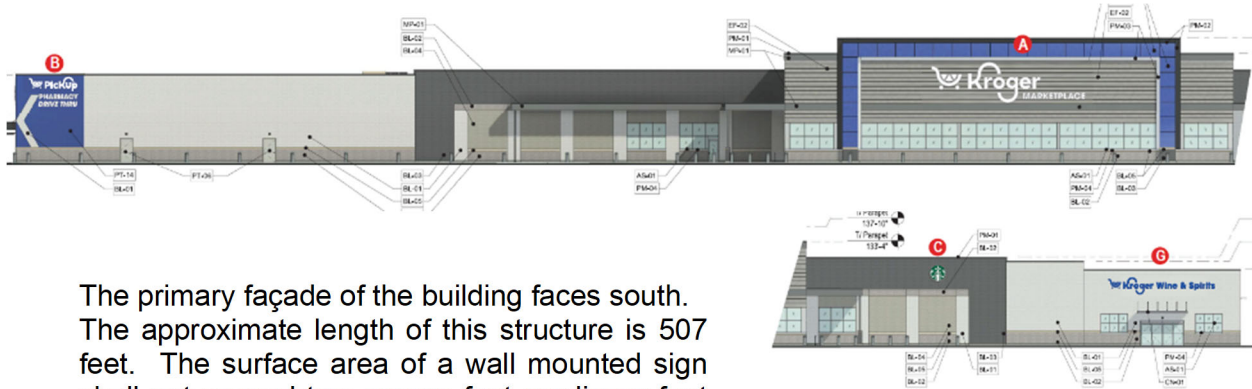
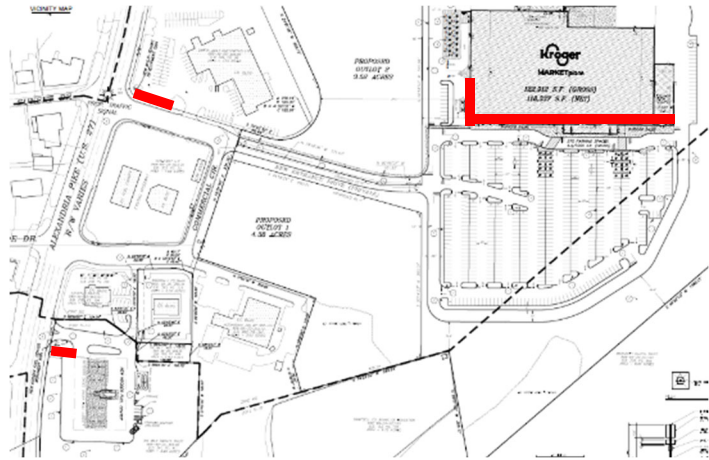
- LANDSCAPE AREA = 10% OF PARKING AREA
 - REQUIRED - 21,315 SF
 - PROVIDED - 21,689 SF (10.1%)



I. Location of signs indicating their orientation, size and height.

A detailed sign plan was included.

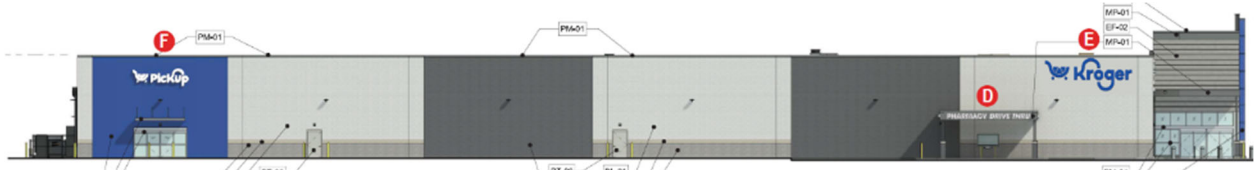
There are 3 sign areas of focus: the primary and side façade of the Marketplace, the fuel center site, and replacement of an existing shared monument sign at the main entrance point.



The primary façade of the building faces south. The approximate length of this structure is 507 feet. The surface area of a wall mounted sign shall not exceed two square feet per linear foot (1014). Kroger is requesting approximately 836 square feet spread across 4 locations on the south façade.

South / Front Elevation:

- Kroger Marketplace: 555 square feet
- Starbucks: 25 square feet
- Pickup / Pharmacy Drive Thru: 72.9 square feet
- Kroger Wine & Spirits: 182.7 square feet



Due to the orientation of the Building, Kroger is also requesting signage on the west / side elevation of the building which faces the access drive. This façade is approximately 281 linear feet. They are requesting 281 square feet of signage.

- Pharmacy Drive Thru: 28.9 square feet
- Kroger / Cart Logo: 188.4 square feet
- Pickup: 63.1 square feet

The fuel center canopy and kiosk will face Alexandria Pike (US 27) but can also be entered from the north via Commercial Circle. Canopy signs follow the same dimension requirements as wall mounted signs. The canopy is approximately 175 feet by 55. The square footage of the signage would fit within the overall dimensional criteria. Kroger is requesting an LED Fuel Pricer on 3 sides of the canopy. The electric signs will not exceed the height of the canopy.

Canopy:

Front / West Elevation

- Kroger / Cart Logo: 24.6 square feet
- LED Fuel Pricer: 30.3 square feet

Rear / East Elevation

- Kroger / Cart Logo: 24.6 square feet

Side / North Elevation

- Kroger / Cart Logo: 7.8 square feet
- LED Fuel Pricer: 30.3 square feet

Side / South Elevation

- Kroger / Cart Logo: 7.8 square feet
- LED Fuel Pricer: 30.3 square feet

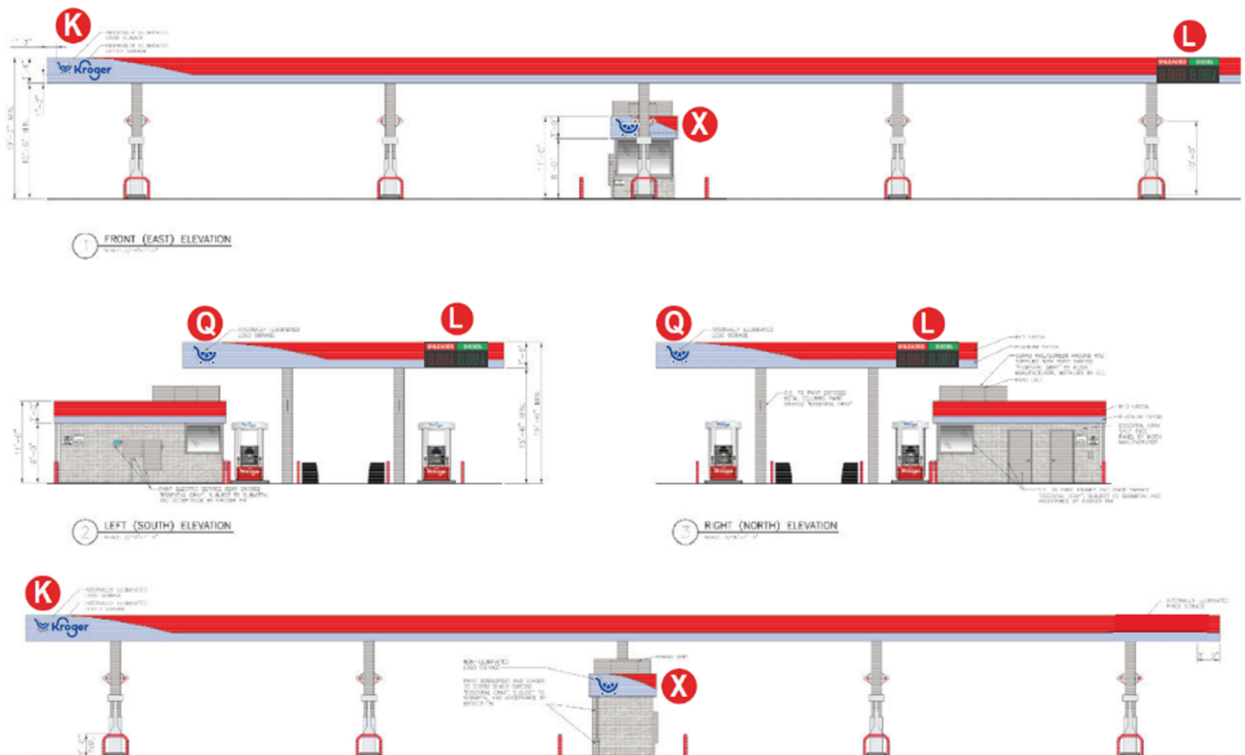
Kiosk:

Front / East Elevation

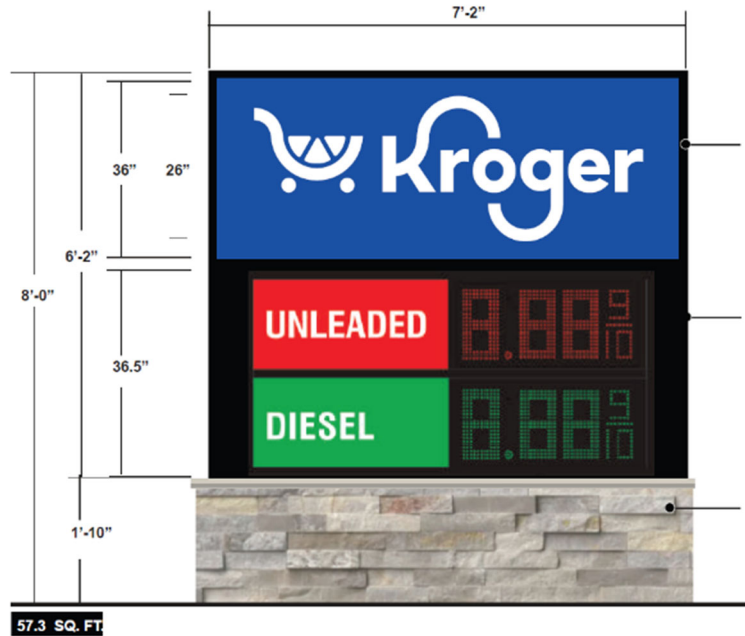
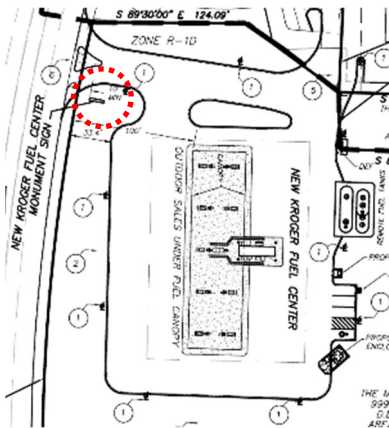
- Cart Logo: 7.8 square feet

Rear / West Elevation

- Cart Logo: 7.8 square feet



The fuel center will also have a 57.3 square foot double sided monument sign. The sign will be eight feet tall and stone back. It will be located 10 feet off the right-of-way of US 27 and within a landscape bed. This sign will also have an LED Fuel Pricer on each side.



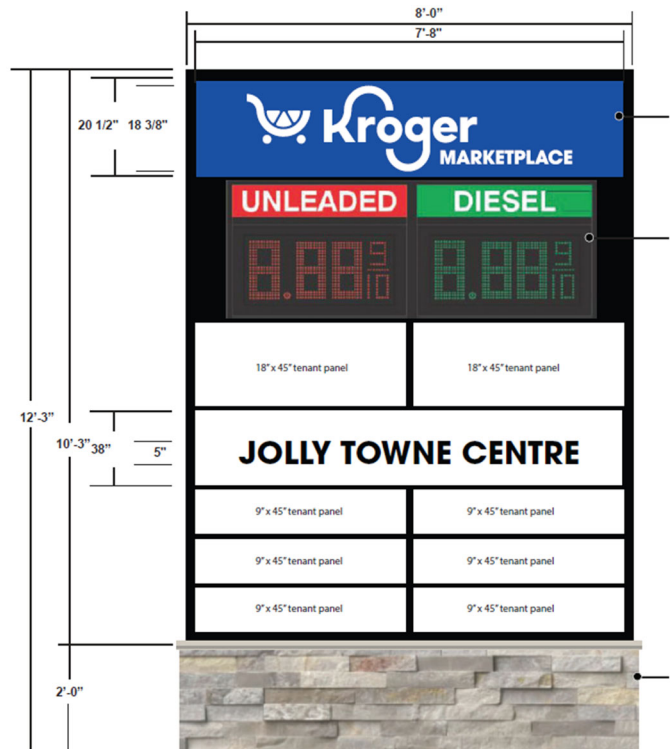
Note, per Section 9.8.E.1.d of the zoning ordinance: only one electronic message display system is permitted and the electronic message display system cannot exceed 50% of the sign area.

A cluster development sign is proposed for the southwest corner of the Jolly Towne Centre property which is on the north side of Commercial Circle at the proposed signalized access within US 27.



This sign will replace the existing 16 x 10 cluster sign currently located at this intersection.

The cluster development sign would provide identification for the Kroger Marketplace, the fuel center with LED prices, the Jolly Towne Centre, the two new outlot uses, and six Jolly Towne Centre tenants. The sign would be located in a landscape bed 10 feet off the right-of-way of both US 27 and Commercial Circle, it will be located on a masonry base.



Note, per Section 9.8.E of the zoning ordinance: monument signs shall not exceed 10 feet in height and the sign cannot exceed 150 square feet in size.

Examples of other fuel centers in Alexandria



In regards to signage, Kroger is requesting the following variances from the City of Alexandria Zoning Ordinance.

- Section 9.8(E)(1)(c) - To allow signage on each side of the fuel canopy. (*Signage is permitted on the primary elevation (west) and those facing an access drive (north)*).
- Section 9.8(E)(1)(d) - To allow more than one electronic message display system (in the form of a LED price panel) on the site.
- Section 9.8(E)(1)(d) - To allow each of the electronic message display system (in the form of a LED price panel) to occupy more than 50% of the sign area on the fuel canopy.
- Section 9.8(E)(1)(b) - To allow the cluster development center sign to exceed the permitted height and to advertise fuel prices.

The Comprehensive Plan's LAND USE AND DEVELOPEMNT GOALS, item 12 states the objective "enforcing sign regulations that enhance the natural environment and minimize visual clutter".

J. All utility lines and easements: water distribution systems, sanitary sewer system, storm sewer system and other Utilities

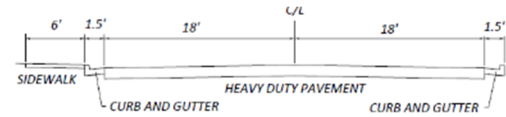
Kroger is actively working with NKWD, DUKE and SD1 for final design of the utility services to the site. Stormwater detention facilities are identified on the grading pan for the Fuel Center site (1) as well as the Market Place and outlets sites (2).

NOTES

1. **A KPDES PERMIT WILL BE ACQUIRED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. SEPARATE STORMWATER POLLUTION PREVENTION PLANS WILL BE PREPARED AS NEEDED.**
EROSION AND SEDIMENT CONTROLS WILL BE ESTABLISHED AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN. SPECIFICALLY, SILT FENCING, MULCH BERMS, ETC. WILL BE USED AS TEMPORARY MEASURES AGAINST SILT WASH ONTO ADJACENT LAND UNTIL VEGETATIVE COVER CAN BE ESTABLISHED.
2. STORMWATER DETENTION AND WATER QUALITY IMPROVEMENTS WILL BE PROVIDED PER SD1 AND APPLICABLE STATE/COUNTY REQUIREMENTS.
3. SLOPES IN ACCESSIBLE AREAS SHALL BE PER ADA REQUIREMENTS. 2% MAX IN ALL DIRECTIONS IN PARKING AREAS AND 2% CROSSLOPES AND 5% MAX RUNNING SLOPE ALONG ROUTES.
4. ALL MANHOLES, VALVES, CLEANOUTS, ETC. WITHIN THE PROJECT AREA ARE TO BE ADJUSTED TO GRADE AS NEEDED.
5. ALL DOWNSPOUT DRAINAGE WILL BE TIED TO THE PROPOSED STORM SEWER SYSTEM
6. ANY FUNCTIONAL STORM DRAINAGE PIPES ENCOUNTERED DURING CONSTRUCTION SHALL BE CONNETED TO THE STORM SEWER SYSTEM OR REROUTED AS NEEDED TO MAINTAIN DRAINAGE FROM UPSTREAM PROPERTIES
6. ALL ENVIRONMENTAL PERMITS ASSOCIATED WITH THE DISTURBANCE OF STREAMS AND/OR WETLANDS WILL BE OBTAINED AS NEEDED.

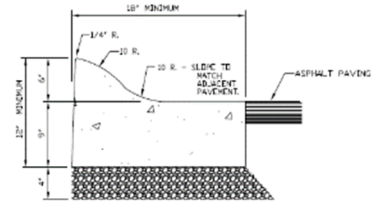
K. Location of all off-street parking, loading and/or unloading, and driveway areas, including typical cross sections, the type of surfacing, dimensions, and the number and arrangement of off-street parking, and loading and/or unloading spaces.

A typical section and curb detail were provided for the primary entrance drive to the site. A sidewalk is indicated on the north site of the drive.



TYPICAL SECTION

PRIVATE ENTRANCE DRIVE
(FROM COMMERCIAL CIRCLE TO KROGER)

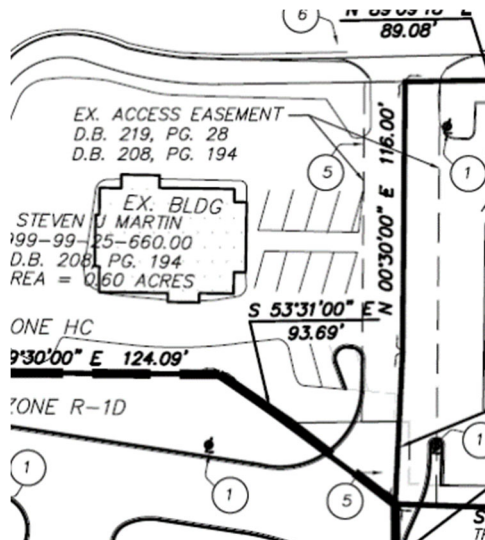


CURB DETAIL

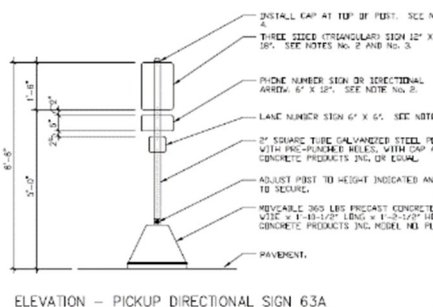
The plan keynotes indicate:

5. ACCESS TO FUEL CENTER FROM COMMERCIAL CIRCLE TO COME VIA EXISTING ACCESS EASEMENT AS SHOWN.
6. A TRAFFIC IMPACT STUDY IS BEING PREPARED BY OTHERS IN ACCORDANCE WITH KYTC GUIDELINES AND STANDARDS. SITE ACCESS WILL MEET THE RECOMMENDATIONS OF THE APPROVED TRAFFIC IMPACT STUDY

This access easement will be modified to reference the additional parcel. The dumpster and containment unit will to be relocated. The access drive will be privately maintained.

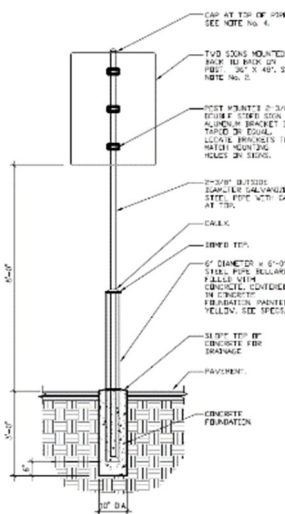


Fifteen grocery pickup parking spaces will be located to the west of the building. For safety reasons, the general areas and each of the stalls requires signage that can clearly be read and seen over the height of a vehicle. Therefore, Kroger is requesting a variance regarding the height and area of signs in the pickup area which are currently limited to 3 square feet and 3 feet in height. Section 9.8(E)(3).



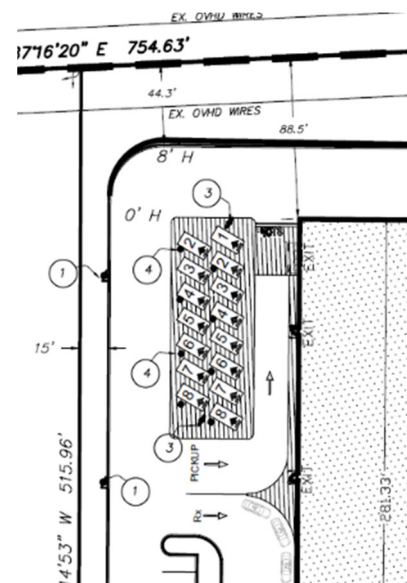
ELEVATION - PICKUP DIRECTIONAL SIGN 63A

PICKUP DIRECTIONAL SIGN



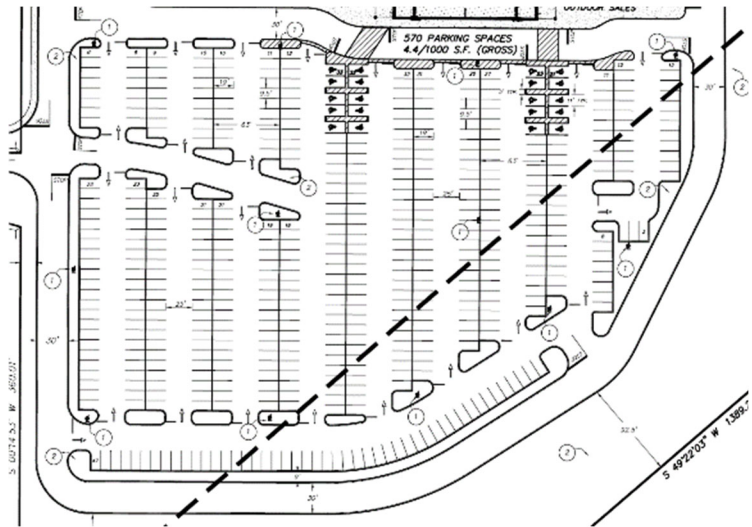
ELEV./SECTION - PICKUP SIGN 62A

PICKUP INFORMATIONAL SIGN

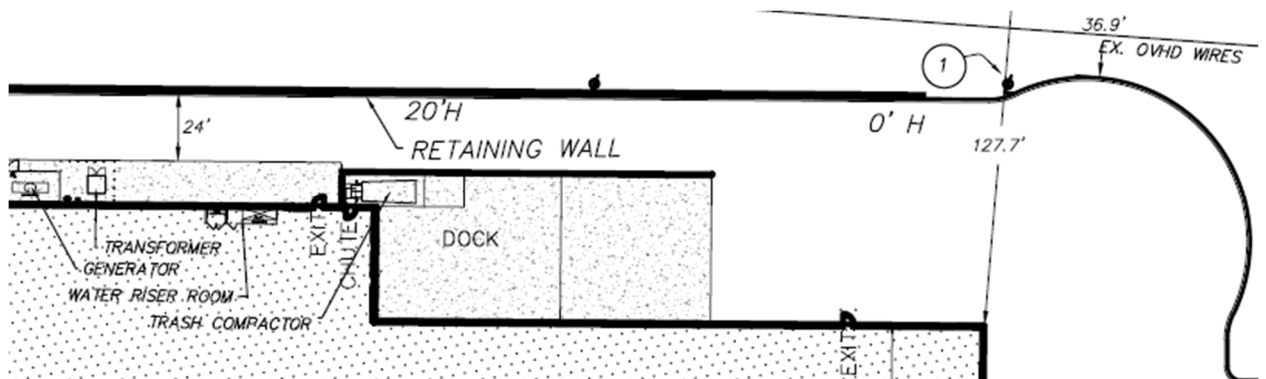


Five Hundred and seventy (570) parking space including 20 handicap spaces are included on the Marketplace site. Typical spaces are indicated 9.5 by 19 feet on the Marketplace site. Drive aisles in the parking lot are 25 feet. A two-way 30-foot circulation drive surrounds the parking lot.

Four spaces including one handicap space are identified at fuel center site.



Based upon the size of the building, Section 6.1 (A) of the zoning ordinance would require 13 loading docks. Kroger has designed a loading dock facility on the rear of the building that accommodates the various sizes and types of vehicle required. Kroger asks for the requirement of an excessive loading docks be waived.

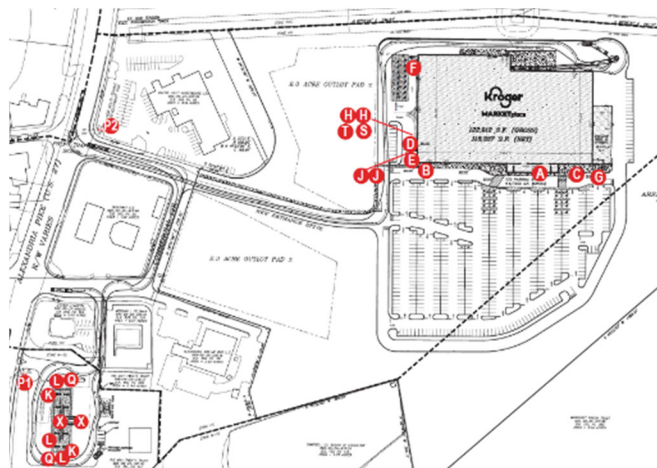


L. Circulation System

A large vehicle circulation review was done for the site.

Pedestrian access from Commercial Circle to the site is indicated.

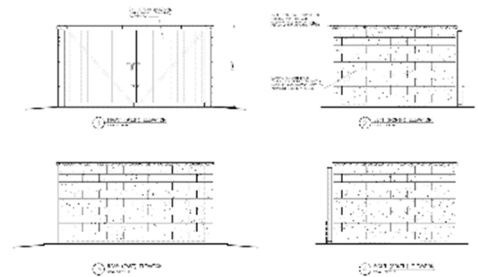
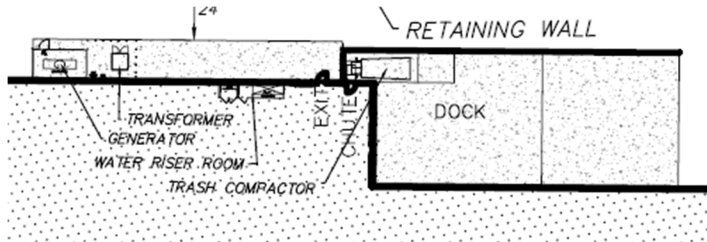
A detailed Traffic Study is ongoing with KYTC. A traffic light at Commercial Circle is proposed.



O. Dumpster and/or refuse storage locations when applicable, including provisions for screening.

A dumpster and enclosure are indicated on the fuel center site.

Kroger utilizes a trash compactor near the loading dock for the Marketplace site.



P. Name, address, and telephone number of applicant/builder and/or developer/engineer/ architect.

The cover sheet provides the applicable contacts.

Q. The date of preparation of such plan and notation of revision dates when applicable.

Each sheet is dated.

R. A schedule of development

Kroger intends to proceed with design plans upon approval of the zone change and site plan by the City.

S. Exterior elevations of all proposed buildings including exterior facade materials and color schemes, and other details as deemed necessary which may affect the exterior appearance of the proposed building, although this shall not be a required element of the proposed site plan.

Please reference items through this report.

Summary of Applicants Request:

- Zone Map Amendment for 18.71 acres located east of Commercial Circle on Parcel PIDN 999-99-25-205.00 from Residential One D (R-1D) to Highway Commercial (HC) for the development of a grocery store
- Zone Map Amendment for Parcel PIDN 999-99-24-366.00, 3.24 acres at 7940 Alexandria Pike from Residential One D (R-1D) to Highway Commercial (HC) for the development of a fuel center
- Approval of a development plan for a grocery store, fuel center and two outlots on approximately 39.55 acres east of Commercial Circle and approximately 3.43 acres at 7940 Alexandria Pike with allowances for
 - Section 6.1 (A) - To provide less than 13 loading docks.
 - Section 9.8(E)(1)(c) - To allow more than one sign on the Kroger store and fuel canopy.
 - Section 9.8(E)(1)(b) - To allow the development center sign to exceed the permitted height and to advertise fuel prices.
 - Section 9.8(E)(1)(d) - To allow more than one LED price panel on the canopy and monument signage.
 - Section 9.8(E)(1)(d) - To allow the LED price panels to occupy more than 50% of the sign area on the fuel canopy.
 - Section 9.8(E)(3) - To allow freestanding pickup signage to be taller than 3 feet in height and 3 square feet in area.
 - Appendix A(III)(4) - To allow a flat roof on the fuel canopy.
 - Appendix A(III)(5)(d) - To allow integral color CMU as the primary material on the Kroger store.
 - Appendix A(II)(5)(c) - To forgo foundation landscaping on the store and fuel kiosk.

Staff Recommendation:

FILE NUMBER: PZ-25-008a; Zone Change for the development of a grocery store
LOCATION: PIDN 999-99-25-205.00, 18.71 acres located east of Commercial Circle
REQUEST: Zone Map Amendment from Residential One D (R-1D) to Highway Commercial (HC)

1. The zoning designation for approximately 18.71 acres of land referred to as a portion of Parcel PIDN 999-99-25-205.00 from Residential One D (R-1D) to Highway Commercial (HC) be approved and the action be forwarded to City of Alexandria City Council for adoption.

Bases for Staff Recommendation:

- a. Per Kentucky Revised Statutes, the City of Alexandria has the authority to enact zoning regulations within its jurisdiction. This authority includes the provision to amend its zoning map.
- b. Pursuant to the Alexandria Zoning Ordinance Amendment Procedure, the Planning and Zoning Commission has the authority to take action on amendments to the zoning map for adoption by the legislative body.
- c. Proper notice has been given in accordance with Amendment Procedure of the

Alexandria Zoning Ordinance.

- d. The existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate given its location, access and scale of commercial structures within the vicinity.

FILE NUMBER: PZ-25-008b; Zone Change for the development of a fuel center
LOCATION: PIDN 999-99-24-366.00, 3.24 acres at 7940 Alexandria Pike
REQUEST: Zone Map Amendment from Residential One D (R-1D) to Highway Commercial (HC)

1. The zoning designation for approximately 3.24 acres of land referred to as PIDN 999-99-24-366.00, at 7940 Alexandria Pike and to the center of the adjacent rights-of-way from Residential One D (R-1D) to Highway Commercial (HC) be approved and the action be forwarded to City of Alexandria City Council for adoption.

Bases for Staff Recommendation:

- a. Per Kentucky Revised Statutes, the City of Alexandria has the authority to enact zoning regulations within its jurisdiction. This authority includes the provision to amend its zoning map.
- b. Pursuant to the Alexandria Zoning Ordinance Amendment Procedure, the Planning and Zoning Commission has the authority to take action on amendments to the zoning map for adoption by the legislative body.
- c. Proper notice has been given in accordance with Amendment Procedure of the Alexandria Zoning Ordinance.
- d. The existing zoning classification as residential does not align with the Comprehensive Plan. The proposed commercial zoning classification aligns with the Comprehensive Plan

FILE NUMBER: PZ-25-009, development plan for a grocery store, fuel center and two outlots
LOCATION: Approximately 39.55 acres east of Commercial Circle; Approximately 3.43 acres at 7940 Alexandria Pike
REQUEST: Development Plan for grocery store and fuel center

1. To approve development plan for a grocery store, fuel center and two outlots subject to the following conditions for variances and allowances:
 - a. A traffic study with KYTC be completed and applicable recommendations be incorporated into the plan
 - b. Utility designs and easements be completed and approved by the applicable utility agencies
 - c. To accept the proposal for an alternate docking and forgoing the prescribed 13 loading docks.
 - d. To allow the maximum allowable building wall signage to be spread over multiple locations on the same façade.
 - e. To allow building wall signage on both the south and west facades on the grocery store due to the orientation of the building and the access drive.
 - f. To allow one LED price panel on the canopy on the north façade due to the access via Commercial Circle.
 - g. To allow a wall sign on the west and north façade of the fuel canopy due to the orientation of the building and access from the Alexandria Pike (US 27) and

Commercial Circle.

- h. To accept the proposal of the freestanding pickup signage for safety reason, forgoing the need to be no taller than 3 feet in height and 3 square feet in area.
- i. To allow a flat roof on the fuel canopy.
- j. To allow integral color CMU as the primary material on the Kroger store.
- k. To forgo foundation landscaping on the store and fuel kiosk due to the heavy traffic area.
- l. To allow the development center sign to include fuel pricing not to exceed 50% of the sign area on both sides.
- m. To acknowledge the "cart" as artwork throughout the site.

Note that also staff recommends the following items

- i. To deny the request that the development center sign exceed the permitted height.
- ii. To deny the request for an LED price panel on the east and south facades of the canopy.
- iii. To deny the sign on the east façade of the Kiosk as it does not face a road or access point.

Bases for Staff Recommendation:

- a. Proper notice has been given in accordance with the Alexandria Zoning Ordinance.
- b. The site plan is in conformity of the Alexandria Zoning Ordinance and Subdivision Regulations.
- c. The plan and evidence presented is in conformity with the design criteria for the HC Zone and Appendix X Big-Box Development.
- d. In accordance with KRS 100.237, the Board of Adjustment has the power to hear and decide applications for Conditional Use Permits. The board may impose any reasonable conditions or restrictions on the conditional use it decides to grant.
- e. The planning commission may hear and finally decide applications for variances with a proposed development assuming all powers and duties otherwise exercised by the board of adjustments pursuant to KRS 100.231, 100.233, 100.237, 100.241, 100.243, 100.247, and 100.251.
- f. The allowances, alternate designs and variances as listed will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

If you have any questions concerning this report, please feel free to contact Campbell County Planning and Zoning at 859-292-3880. Thank you.

Respectfully submitted,


Cindy Minter, AICP CFM
Director