

RECEIVED
SEP 17 1997
BOONE COUNTY
PLANNING COMMISSION

APPLICATION FORM

**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION**

See Boone County Zoning Regulations
SECTION A (To be completed by applicant)

(Check One)

1. Boone _____ Florence _____ Walton _____ Union _____

(Check One)

2. Conditional Use Permit _____ Variance _____ Appeal _____
Change in Non-Conforming Use _____

3. Applicant's Name Precision Construction
Phone Number 606 371-8823 Fax No. 371-8333
Applicant's Address 5660 Limaburg Rd.
Burlington, KY 41005
City State Zip

4. Description of Request: Conditional Use Permit to wash, wax, and clean interiors of cars

5. Name of Development William Hasank Construction Inc.

6. Location of Development Lot 43 Commercial Park West Northernly half

7. Acreage Under Review .7 Acres

8. Lot Number and Name of Subdivision (if part of a subdivision)
Lot 43 Commercial Park West

9. Owner of Property Precision Construction
Phone Number of Owner 606 371-8823

10. Address of Property Owner Burlington KY 41005
City State Zip

11. Proposed Use(s) on Site Wash, wax, clean interiors of cars

12. Total Square Footage of Existing and/or Proposed Buildings 6050

13. Current Zoning on Property I1

14. Deed Book 136-A Page No. 332 Group No. ~~3011~~ 1090 2026

15. Is the site subject to a zone change? No
If yes, give date of approval _____

16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? Yes

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: William Hasank

Property Owner's Signature: Precision Cons.

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
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SECTION B (To be completed by the Boone County Planning Commission Staff).

1. Date Received 9-17-97 Fee Received \$726.00, \$414714
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date 10/8/97
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE 10/8/97 BOA MINUTES + CLR
7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: William Hasank/Precision Construction
LOCATION: Lot 43, Commerce Park West, Boone County, Kentucky
ZONING: Industrial One (I-1)
DATE: October 8, 1997

Proposal

The Applicant is requesting a Conditional Use Permit to allow an automobile cleaning business including washing, waxing, and interior restoration on a 1.3 acre tract, located in the Commerce Park West Industrial Park, Boone County, Kentucky. The site is located at the southeast corner of Production Drive and Resource Drive. The applicant has an approved Site Plan from the Boone County Planning Commission that contains two buildings, each with approximately 5,000 square feet of floor area. The applicant's proposed use would take place in the north building. The maximum building intensity in an Industrial One (I-1) zoning district is 25,000 square feet per acre.

Article 11, Section 1133 of the Boone County Zoning Regulations permits an automobile cleaning businesses (automobile repair facilities) within an Industrial One (I-1) zoning district as a Conditional Use. The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit stated in Section 262 and the following criteria from Section 1133 of the Boone County Zoning Regulations:

The following uses and appropriate accessories are permitted subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided:

- a. the activity is provided primarily in support of and obtains its trade from the employees of the district; or
- b. the activity is of integral relation to the purpose of the district;
- c. the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- d. provided the arrangement of uses, buildings, or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

The 1995 Boone County Comprehensive Plan's Future Land Use Map indicates the site's future land use as Industrial.

The Land Use Section of the Comprehensive Plan for the Commerce Park West area states:

"Due to the impacts of noise, industrial uses are recommended along the east side of Limaburg Road from Hossman Road South to KY 18.", (p.216).

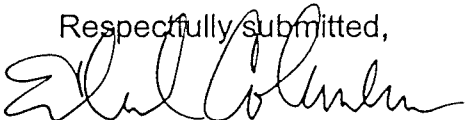
Surrounding Land Uses and Zoning

All of the immediate surrounding properties are within Commerce Park West and are zoned Industrial One (I-1).

Conclusion

K.R.S. 100.237 gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a Conditional Use Permit to allow an automobile cleaning business in Commerce Park West, Boone County, Kentucky. It is Staff's opinion that the proposed Conditional Use 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 a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. It is Staffs' opinion that this type of use is appropriate in an Industrial One (I-1) zoning district and that the proposed use is in character with other uses in Commerce Park West, including a similar business approved by the Board in August of 1997.

Respectfully submitted,

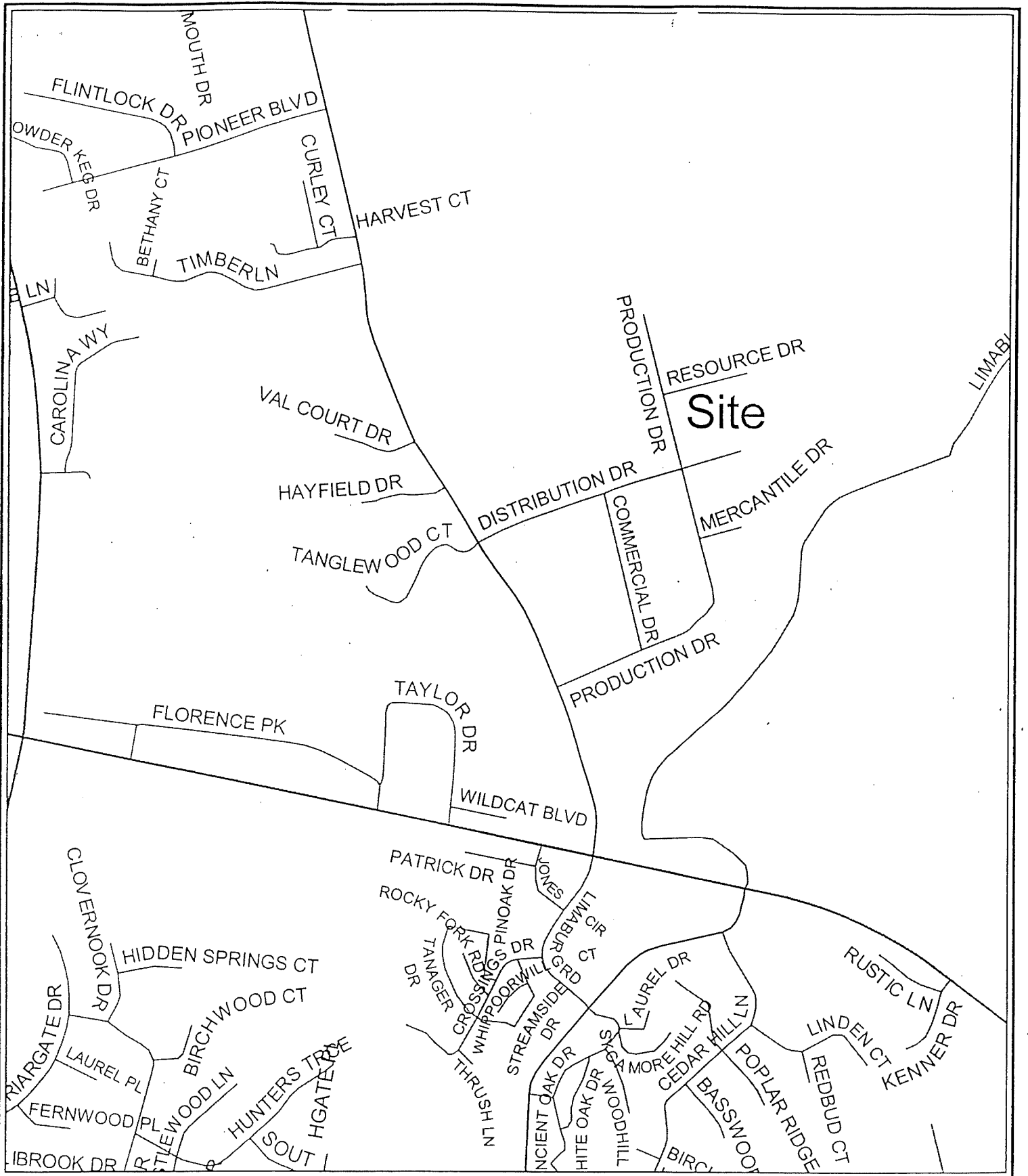


Edward Coleman
Planner

EC\pr

Attachments

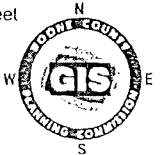
- Location Map
- Concept Plan/Site Plan
- Aerial Photo



Commerce Park West



1 inch equals 900 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 October 3, 1997





Commerce Park West

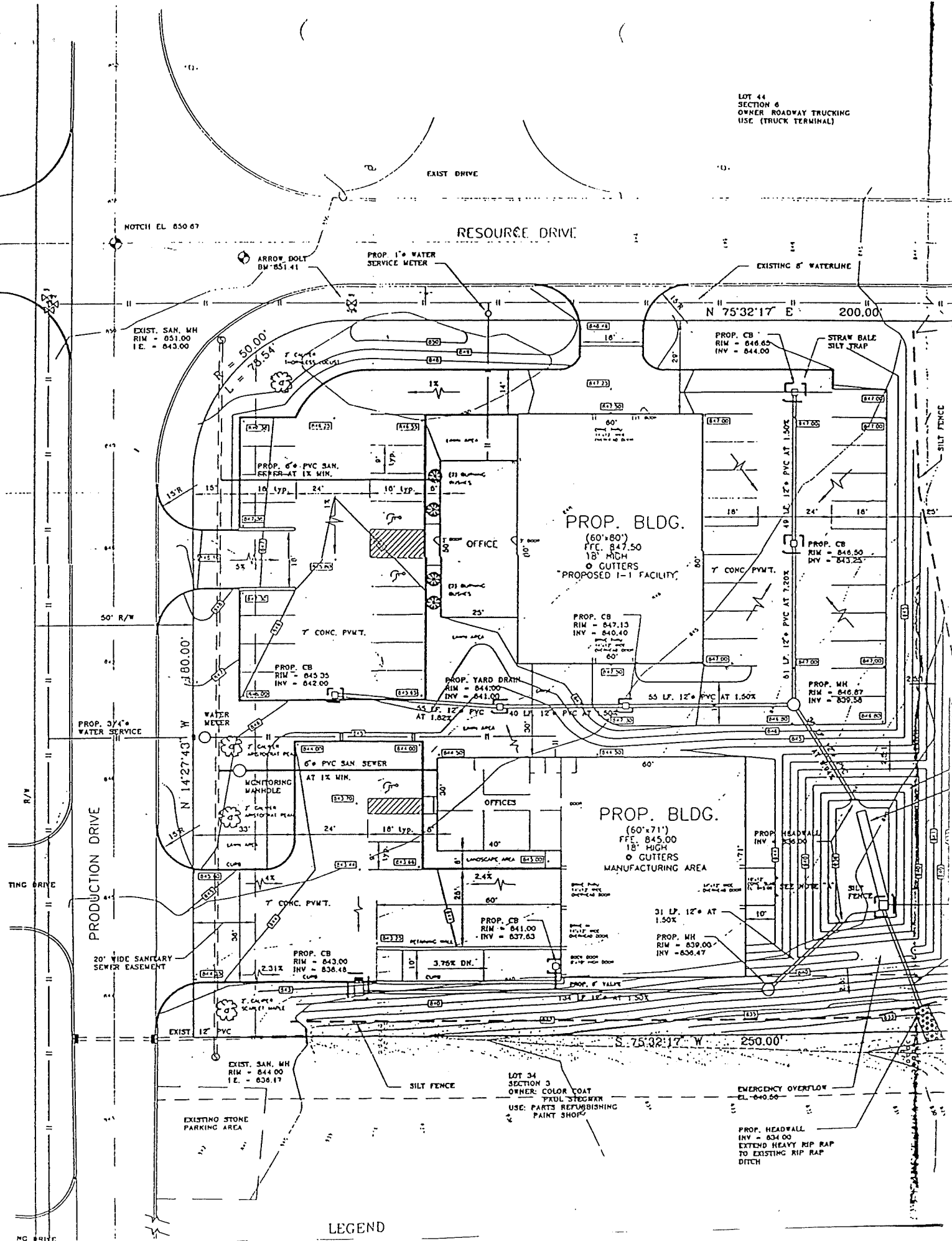
500 0 500 Feet



1 inch equals 500 feet
Produced by the
Boone County Planning Commission
GIS Services Division
October 3, 1997



LOT 44
SECTION 6
OWNER ROADWAY TRUCKING
USE (TRUCK TERMINAL)



RESOURCE DRIVE

NOTCH EL. 850.67

PROP. 1" WATER SERVICE METER

EXISTING 8" WATERLINE

N 75°32'17" E 200.00'

EXIST. SAN. MH
RIM = 851.00
I.E. = 843.00

PROP. CB
RIM = 846.65
INV = 844.00

STRAY BALE SILY TRAP

R = 50.00'
L = 78.54'

PROP. 6" PVC SAN. SEWER AT 1% MIN.

PROP. BLDG.
(60'x80')
FFC. 847.50
18" HIGH
GUTTERS
PROPOSED I-1 FACILITY

PROP. CB
RIM = 846.50
INV = 843.25

50' R/W

PROP. CB
RIM = 845.35
INV = 842.00

PROP. YARD BRATH
RIM = 844.00
INV = 841.00

PROP. CB
RIM = 847.13
INV = 840.40

PROP. MH
RIM = 846.67
INV = 839.56

PROP. 3/4" WATER SERVICE

WATER METER

55 LF. 12" PVC AT 1.50%

40 LF. 12" PVC AT 1.50%

PRODUCTION DRIVE

MONITORING MANHOLE

OFFICES

PROP. BLDG.
(60'x71')
FFC. 845.00
18" HIGH
GUTTERS
MANUFACTURING AREA

PROP. HEADWALL
INV = 836.00

20' WIDE SANITARY SEWER EASEMENT

PROP. CB
RIM = 843.00
INV = 836.48

PROP. CB
RIM = 841.00
INV = 837.63

PROP. MH
RIM = 839.00
INV = 836.47

EXIST. SAN. MH
RIM = 844.00
I.E. = 836.17

EXISTING STONE PARKING AREA

SILT FENCE

LOT 34
SECTION 3
OWNER: COLOR COAT
PAINT STECHWRK
USE: PARTS REFUBISHING
PAINT SHOP

EMERGENCY OVERFLOW
EL. = 840.50

PROP. HEADWALL
INV = 834.00
EXTEND HEAVY RIP RAP
TO EXISTING RIP RAP
DITCH

LEGEND

10-8-97

CLUR # 97-BCBOA-010-A

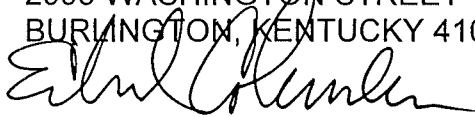
CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Precision Construction
5660 Limaburg Road
Burlington, Kentucky 41005
- 2. ADDRESS OF PROPERTY
Lot #43
Burlington, Kentucky
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Commerce Park West

DEED BOOK: 290 PAGE NO.:332 GROUP NO.:2026

- 4. TYPE OF RESTRICTION (S) (Check all that apply)
 - Zoning Map Amendment: From to
 - Conditional Use Permit
 - Development Plan
 - Conditional Zoning
 - Subdivision Plat (Unrecorded)
 - Other:
 - Variance
- 5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005

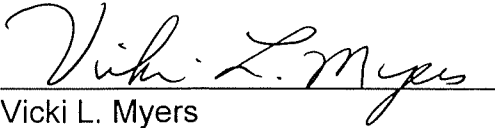

SIGNATURE OF COMPLETING OFFICIAL

Edward Coleman, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman, on behalf of
the Boone County Planning Commission this 30th day of October 1997.

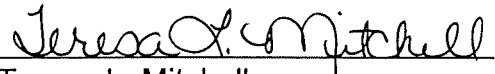


Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of October 8, 1997 Certificate of Land Use Restriction (# 97-BCBOA-010-A), for Precision Construction, Property Owners

The following conditions will apply: 1). No Conditions

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

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