

REVIEW NO. _____

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations).

SECTION A (To be completed by applicant)

1. (Check One) Boone Florence Walton Union

2. (Check One) Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant's Name ENTIRE AUTO CARE
Phone Number (606) 491-8863
Applicant's Address 1001 MADISON AVE

Covington Ky 41011
City State Zip

4. Description of Request: Occupational License to operate a Goodyear Tire and auto service store

5. Name of Development N/A

6. Location of Development 7209 BURLINGTON PIKE
Florence Ky 41042

7. Acreage Under Review 0.2252

8. Lot Number and Name of Subdivision (if part of a subdivision)

9. Owner of Property N/A
John David

Phone Number (606) 341-5759

10. Address of Property Owner 157 Barnwood Dr

Florence Ky 41017
City State Zip

11. Proposed Use(s) On Site Goodyear Tire Store, Auto Repairs

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

2400 sq. ft.

13. Current Zoning on Property C2

14. Deed Book 378 Page No. 60 Group No. 938 2041-B

15. Is the site subject to a zone change? No

If yes, give date of approval N/A

16. Have you submitted a Site Plan with this request? no

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

18. Applicant's Signature: [Signature]

19. Property Owner's Signature: [Signature]

PROPERTY OWNER - Sandra [unclear]
7133 Peace PK Florence

PROPERTY OWNER K.M.S. 7232 BURLINGTON PK 371-4820

PROPERTY OWNER Mrs ENGLISH 7221 Burlington PK Flo Ky

PROPERTY OWNER Anna Crockett 41 Shelby St Flo Ky

STAFF REPORT

#1

DEVELOPMENT: Entire Auto Care
APPLICANT: Entire Auto Care
LOCATION: 7209 Burlington Pike, Florence, Kentucky
ZONING: Commercial Two (C-2)
DATE: February 13, 1991

REMARKS:

The applicant is seeking a Conditional Use Permit to use an existing building for automobile tire sales and automotive repair services. The building is located at 7209 Burlington Pike (KY 18), Florence, Kentucky. The property is zoned Commercial Two (C-2) and is owned by John David.

The existing building was originally constructed as an automobile repair service outlet. The conditional use permit for this use was later revoked and another permit was granted for the sale of automobiles.

Article 6, Section 613 of the Boone County Zoning Regulations states that one conditional use permitted on any site zoned Commercial Two (C-2) is "Gasoline service stations including normal maintenance, repair and wash services."

The following reviews the criteria that the Board must use to judge all Conditional Use Permit requests:

1. The activity will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan and/or zoning order.

The 1990 Boone County Comprehensive Plan makes reference to commercial development in the Florence area. The Plan states that "Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate." (p. 220)

2. The activity will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the area.

The existing structure was originally constructed for a use similar to the proposed use thus, the essential character of the area will not be altered.

3. The activity will not be hazardous to existing or future neighboring uses.

Although there are several residences in the vicinity, a variety of commercial uses are located along both sides of this portion of KY 18.

4. The activity will be adequately served by essential public facilities and services.
5. Excessive additional requirements at the public cost for public facilities and services will not be created or be detrimental to the economic welfare of the community.
6. The proposed use and operation will not be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odor.
7. The vehicular approaches to the property will be designed so as not to create an interference with traffic on surrounding public streets.

The applicant has not proposed to alter the existing vehicular approaches to the property or add any additional ones.

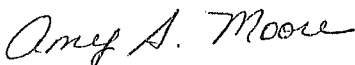
The Board must also consider specific criteria which apply to Conditional Uses in C-2 zoning districts:

- a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service.
- b. The activity will further add to, not distract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center.
- c. The arrangement of uses, buildings and structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Suggested Condition:

1. Staff suggests that if the Board approves this Conditional Use Permit, that they also place the condition on the approval that there will be no outside storage located on the property. The applicant has already stated that there will be no storage outside except for some tire display racks that will be placed outside the building during working hours but brought inside at night.

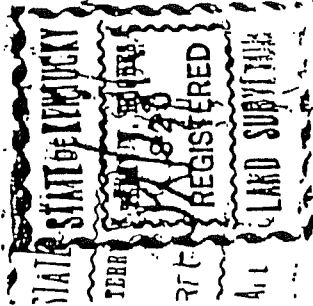
Respectfully Submitted,



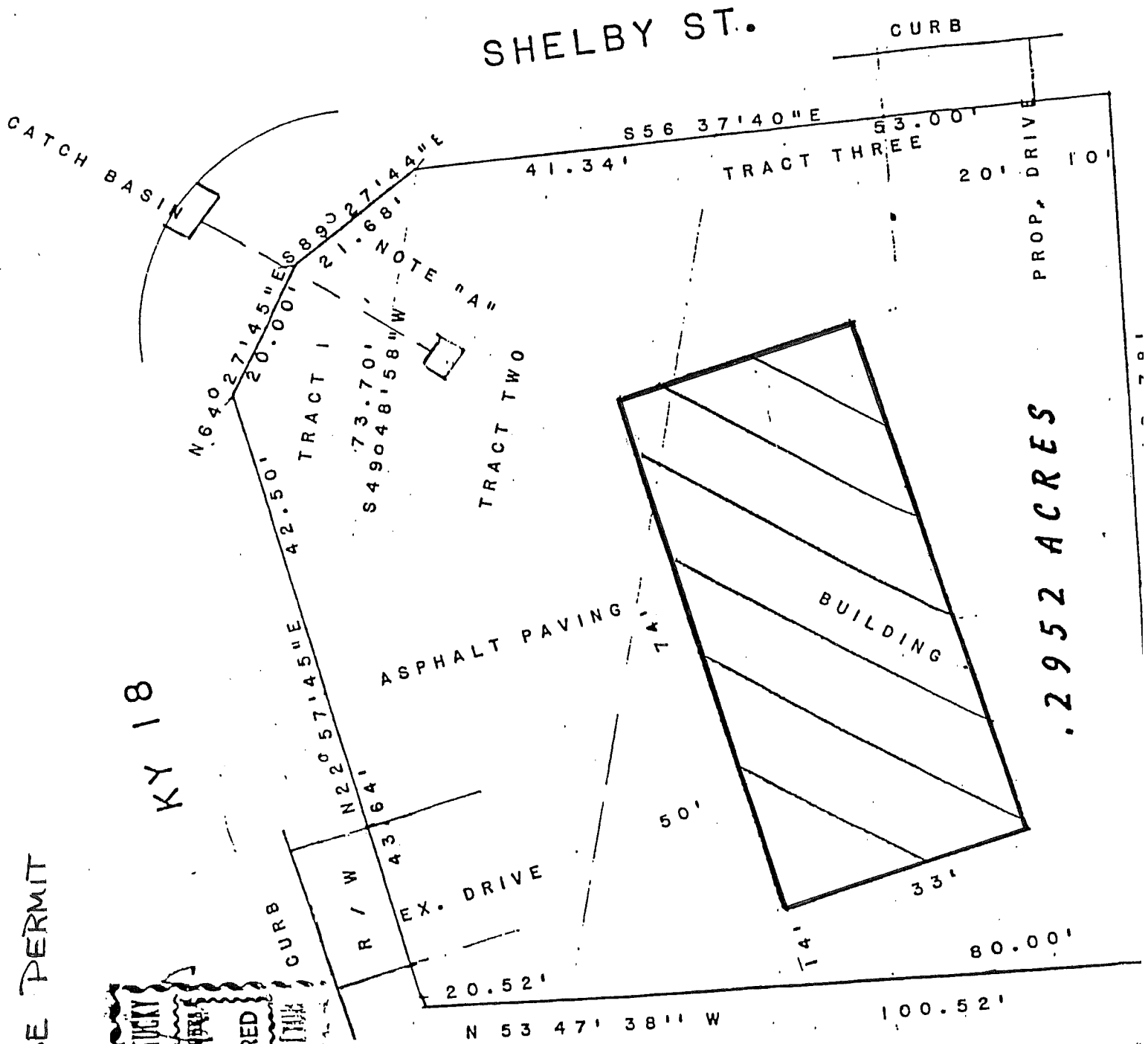
Amy S. Moore
Planner I

ASM:kat

ENTIRE AUTO CARE
CONDITIONAL USE PERMIT



KY 18



.2952 ACRES

Purpose of Meeting Request

This meeting has been requested to obtain an occupational license to operate a Goodyear Retail Tire and Auto Service store at 7209 Burlington Pike.

Company Information

Entire Auto Care is a two year old corporation. Gerald A. Montgomery, President and sole shareholder, is a resident of Independence, Kentucky. The Corporation presently operates two Goodyear Retail stores: 1513 Alexandria Pike, Fort Thomas, Kentucky and 1001 Madison Avenue, Covington, Kentucky. Combined sales for these stores are seven hundred and fifty thousand dollars, with a weekly payroll expense of one hundred and twenty-eight thousand dollars. *Annual*

Operations

Entire Auto Care sells the complete line of Goodyear Tires and offers automotive repair services for all American and import cars and for light trucks.

Goodyear Tire and Rubber Company has retained the State of Kentucky Bid for many years. Entire Auto Care will be the supply point for many State agencies, Boone County and local municipalities, including the City of Florence and its many departments. All tire purchases will be supplied at Kentucky State pricing.

Entire Auto Care's projected first year sales at the new Florence location are four hundred thousand dollars, with a payroll expense of seventy thousand dollars. All auto repair parts will be purchased locally, with 90% supplied by Kentucky Motor Service. Projected purchases to be eighty-five thousand dollars.

When approval for a Conditional Use Permit is received, Entire Auto Care anticipates being open for business within thirty days.

Entire Auto Care is concerned about pollution of the environment, therefore, waste oil and scrap tires are removed by registered and EPA approved companies.

Entire Auto Care plans to employ local residents to operate the Florence location and looks forward to working with local merchants.

Summary

Sales	\$400,000
Payroll	\$70,000
Projected purchases from Kentucky Motor Service	\$85,000

Occupational License

The building at 7209 Burlington Pike was originally designed and built solely as an automobile repair service outlet. Initially, a Tunex automotive specialist store operated there with a conditional use permit. This permit was later revoked when Hertz Auto Sales received a conditional permit for auto sales.

Entire Auto Care and Goodyear Tire and Rubber Company feel they can be an asset to the City of Florence and Boone County not only in contributing towards the tax base, but also in offering premium quality products and services to all customers.

I thank the Committee members for their time and sincere consideration of approval for the conditional use permit required to operate Entire Auto Care in Florence, Kentucky.