

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 12-19-90
2. Fee Received \$316.00 R9121
3. Is application complete? _____ Yes _____ No
4. Staff Reviewer _____
5. Scheduled Board Action Date _____
6. Board Action: _____
_____ Approval
_____ Approved With Conditions (See #7)
_____ Disapproved (See #8)
7. Conditions: _____

8. Reasons For Disapproval: _____

BCPC:7/11/88

STAFF REPORT

#2

DEVELOPMENT: Whalen's Resubdivision
APPLICANT: Ken Whalen Builders
LOCATION: 10 Tee Street, Florence, KY
ZONING: Suburban Residential Two (SR-2)
DATE: January 10, 1991

REMARKS:

The applicant is requesting a Conditional Use Permit in order to construct three duplex units with a shared driveway. The 1.01 acre site is located on Tee Street and is zoned Suburban Residential Two (SR-2), and is owned by Ken Whalen.

The following are the surrounding land uses and their zoning:

North -	Duplex residence, Suburban Residential Two (SR-2)
South -	Single family residence, Suburban Residential Two (SR-2)
East -	Undeveloped land
West -	Single family residence, Suburban Residential Two (SR-2)

The following reviews the general criteria which the Board must use to judge each Conditional Use Permit:

1. The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the site as High Suburban Density (HSD) which allows up to 6 dwelling units an acre.

The Land Use Element makes no specific reference to this site.

The 1990 Boone County Comprehensive Plan Goals and Objectives states under the Housing section:

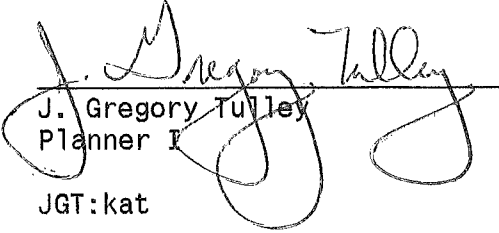
1. A broad range of housing opportunities shall be provided at locations which meet the needs and desires for all household types.
5. In order to offer the citizens of Boone County maximum choice in living environment, residential development plans shall be judged primarily on the basis of gross density (average number of dwelling units per acre) and development design, with only secondary consideration given to type of dwelling unit.
2. This type of use will be harmonious and appropriate in appearance with the existing character of the area and general vicinity.
3. The use will not be hazardous to existing or future neighboring uses.
4. The site is adequately served by public facilities and services.

5. Additional excessive requirements at public cost for public facilities will not be created.
6. This development will not involve uses, activities, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, flare or odors.
7. The vehicular approach to the property will not create an interference with traffic on surrounding public thoroughfares.

STAFF CONCERNS

1. Staff is concerned about the existing trees along Tee Street. Where at all possible these should be retained.
2. Staff is also concerned with the topography of the site. The site must be sensitively developed in order to incorporate the three units.
3. Staff also feels that planted buffers should be placed along the northern and southern property lines in order to shield the duplexes, located at the rear of the property, from the existing units located along Tee Street.
4. The applicant has the three duplexes accessing a single driveway. According to the Subdivision Regulations only duplex "D" and Duplex "B" can access this driveway. Duplex "C" must access onto Tee Street. The applicant may ask for a waiver of this requirement from the Boone County Planning Commission.

Respectfully submitted,


J. Gregory Tulley
Planner I

JGT:kat

LRY CREEK ROAD

B & B ENTERPRISES
D.B. 347, PG. 27

EX. DUPLEX

EX. DUPLEX

KEVIN SCHWARTZ
D.B. 420, PG. 128

EX. DUPLEX

EX. HOUSE

WILLIE & RUTH
KELLEY

HUGH & ROSEMARY
ROBINSON
D.B. 194, PG. 121

RIDGEWAY

AY AVE.

TABOO AVE.

TO CLARK ST.

