APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations)

RECEIVED JAN 26 1994 BOONE COUNTY PLANNING COMMISSION

SECTION A (To be completed by applicant)

1. (Check One) _____ Boone X Florence _____ Walton _____ Union
2. (Check One) X Conditional Use Permit _____ Variance _____ Appeal _____ Change in Non-Conforming Use
3. Applicant's Name Don Conrad / Robert J. Sherry Architect 771-6521
   Phone Number 581-9226 Fax No. _____
   Applicant's Address 219 Garrard
   Covington Ky
   City State Zip
4. Description of Request: Car Wash (7 bays) - self serve
5. Name of Development Car Wash
6. Location of Development U.S. 42 at Mall Rd.
7. Acreage Under Review 24,500 sq. ft.
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Don Conrad
   Phone Number of Owner 581-9226
10. Address of Property Owner 219 Garrard
    Covington Ky
    City State Zip
11. Proposed Use(s) on Site None
12. Total Square Footage of Existing and/or Proposed Buildings 3250 sq ft.
13. Current Zoning on Property C-2
14. Deed Book 476 Page No. 280 Group No. 2040-A
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: Robert J. Sherry for Don Conrad
    Property Owner's Signature: _____

(over)

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SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 1-26-94 Fee Received $596.00 R#3034
2. Is application complete? X Yes _____ No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 2-9-94
5. Board Action:

   _____ **Approved**
   X **Approved with Conditions** (See #6)
   _____ **Denial** (See #7)

6. Conditions of Approval: See Minutes

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

DEVELOPMENT: **Car Wash**

APPLICANT: Don Conrad

LOCATION: Northwest Corner of U.S. 42 & Mall Road

ZONING: Commercial Two (C-2)

DATE: February 9, 1994

The applicant is requesting a Conditional Use Permit to construct a 3250 square feet 7 bay self-service car wash facility (see sheet #1 & 2). This facility is located on a approximately .5 acre site and is owned by Don Conrad.

The applicant owns the Shell Station to the west of the proposed car wash. This gasoline station went before the Florence Board of Adjustments in April of 1989 for a Conditional Use Permit. The Board established a condition that joint access be provided to the eastern and western adjoining properties which includes the proposed car wash site. In addition, the Board established the condition that no manual car wash facilities be located on the Shell Station site.

The proposed use is permitted as a conditional use by the Boone County Zoning Regulations which indicates in Article 10, Section 1023 #3: Gasoline service stations and normal maintenance, repair and wash services for vehicles. In determining the appropriateness of the use the Board must also consider:

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 detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center;

c) the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Surrounding Land Uses and Zoning (see sheet # 3)

North: Sight and Sound Music Store zoned Commercial Two (C-2)
South: Vacant property zoned Residential One Family (R1F)
East: Midas Mufflers zoned Commercial Two (C-2)
West: Shell Station zoned Commercial Two (C-2)

5. The Boone County Zoning Regulations do not permit an independent building or establishment with direct frontage along Mall Road to have a free-standing sign. Therefore, this business will only be permitted to have building mounted signs.

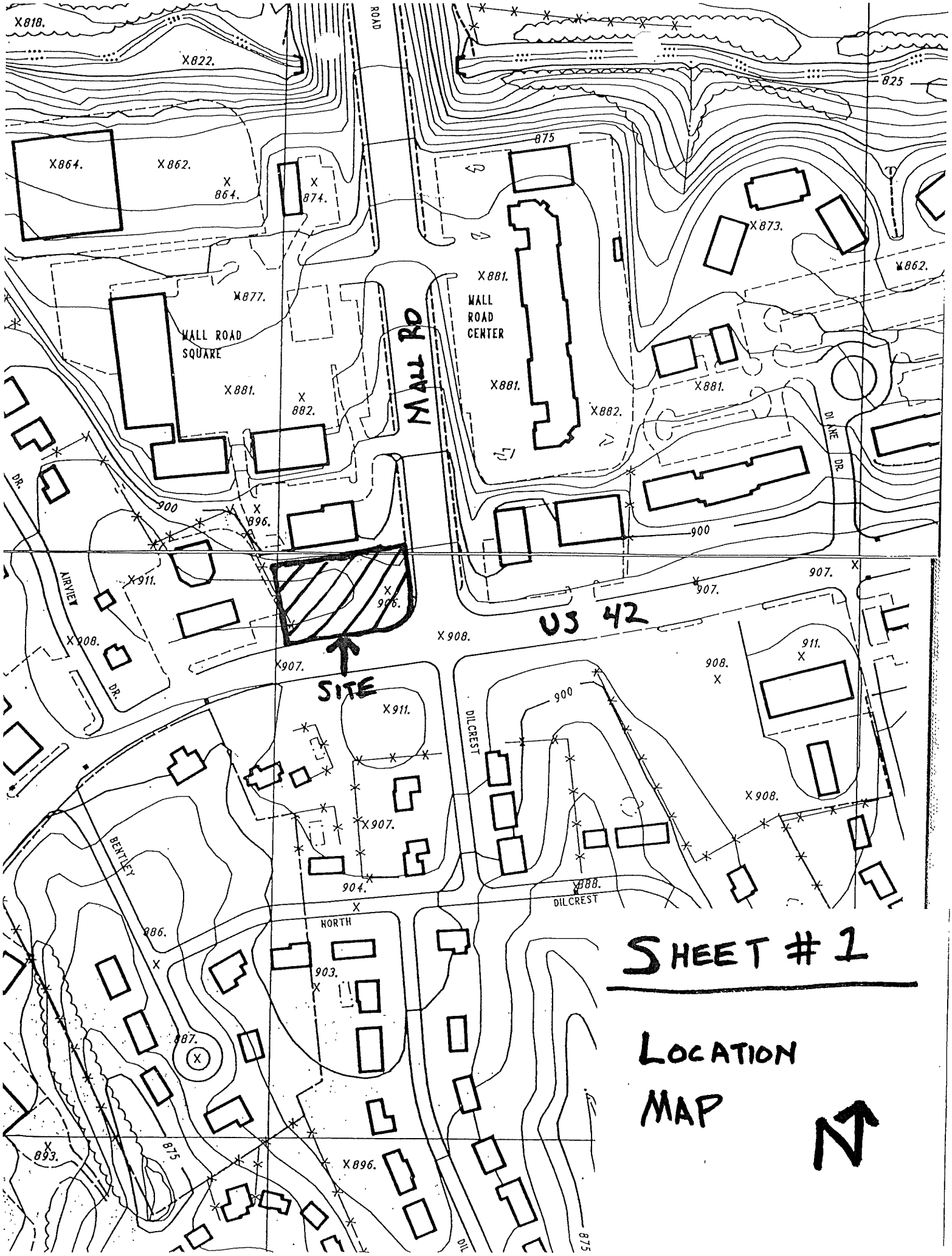
Conclusion

Staff believes that the proposed car wash facility will be compatible and in accordance with the objectives of the County Comprehensive Plan. There will be an impact on the existing residential zoning to the south of the site but, this impact can be mitigated with proper landscaping and building materials. The design of the building, landscaping and the materials used should be given special attention so as to enhance the aesthetic character of the area rather than be a detriment.

Respectfully Submitted,

Jeffrey F. Hayes
Planner I

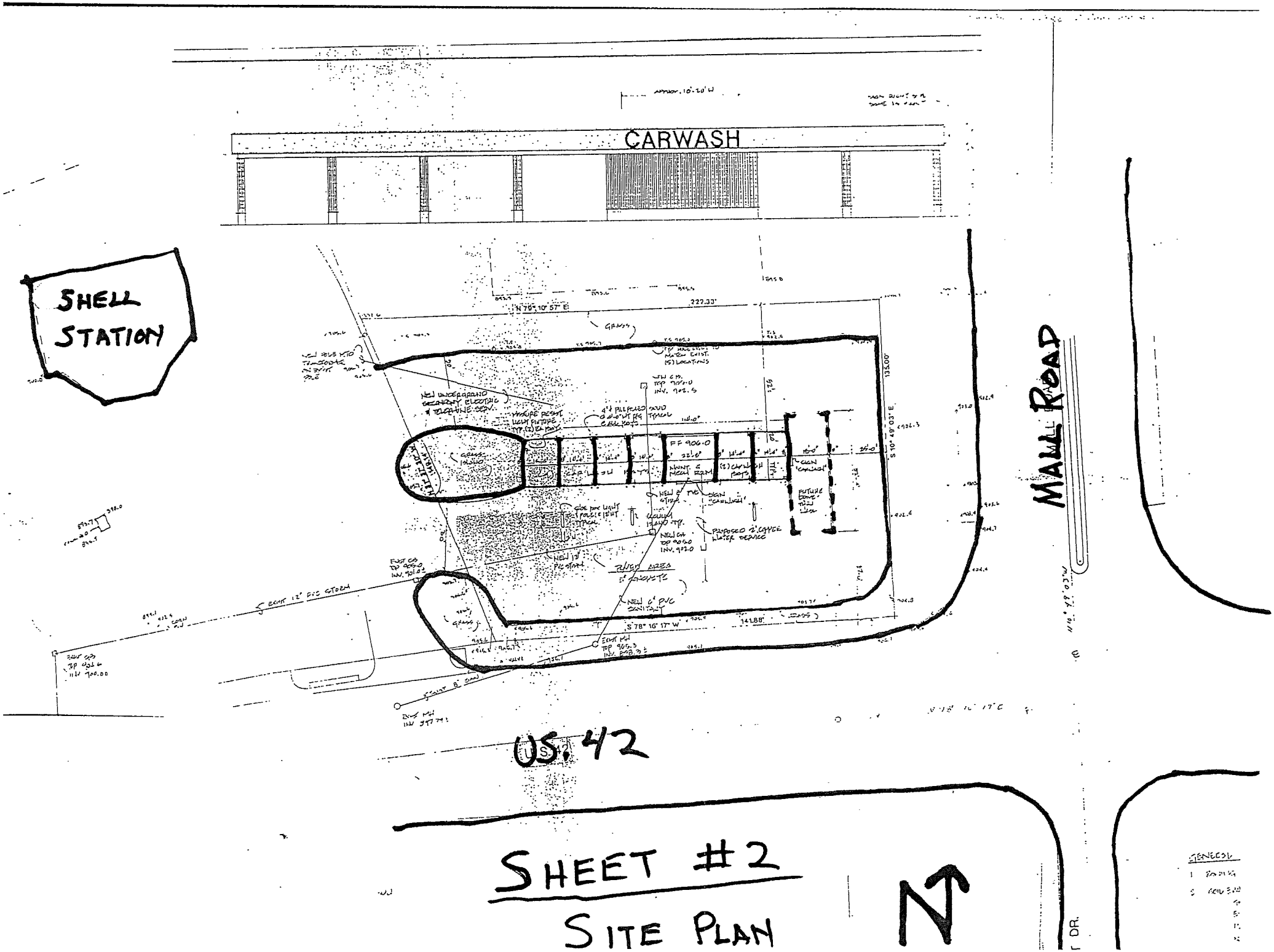
JFH\par



SHEET #1

LOCATION MAP

N

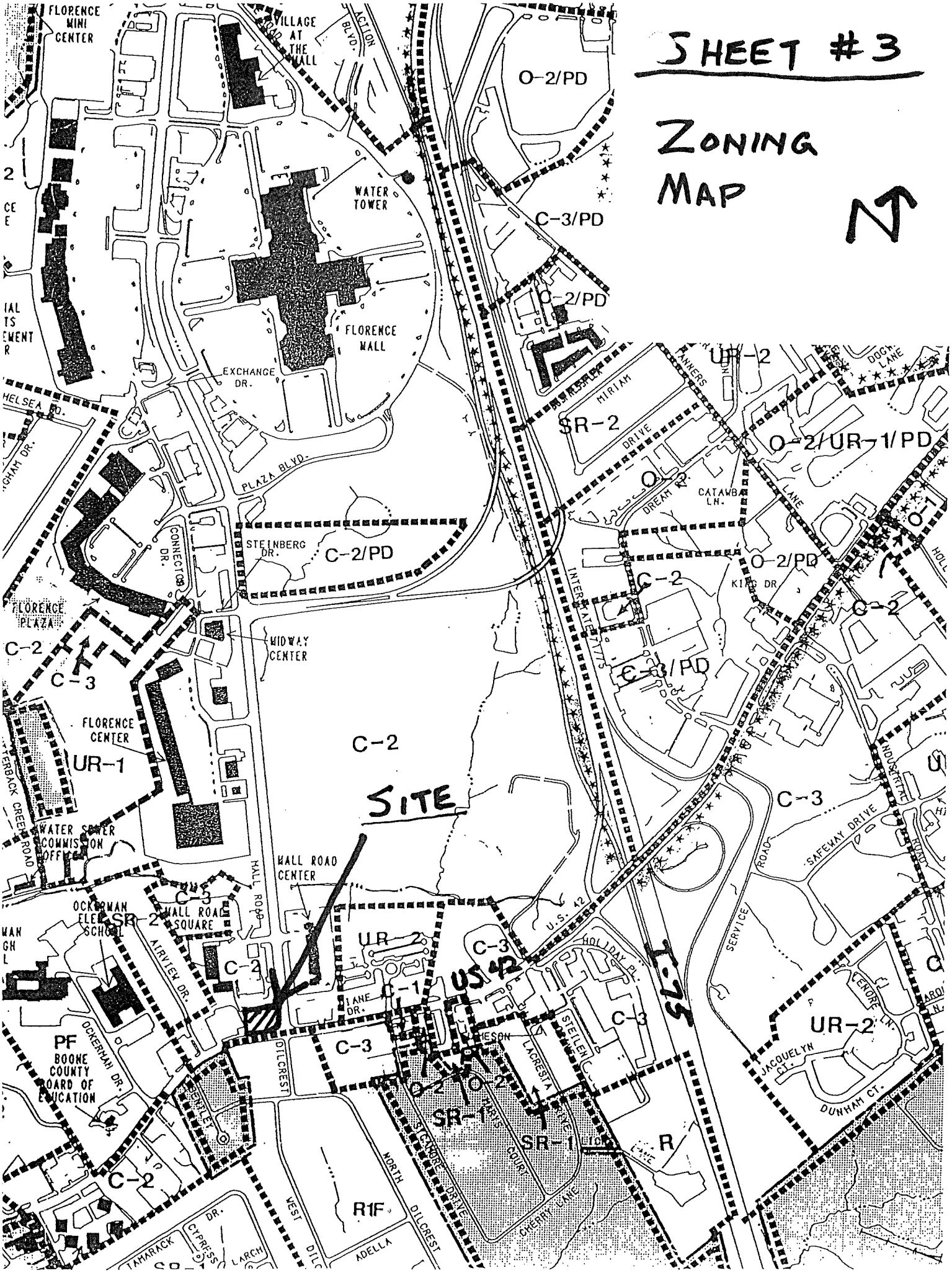


SHEET #2

SITE PLAN

SHEET #3

ZONING MAP



CONDITIONAL USE PERMIT

The following reviews the seven criteria the Board must use to judge each conditional use request:

1. Will be harmonious with and in accordance with the general objective of the County comprehensive plan, a specific corridor plan and or the zoning order.

2. 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 same area.

3. Will be hazardous to existing or future neighboring uses.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.

6. Will involve uses, activities, process, materials, equipment and 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, glare or odor.

7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.