

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION

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

- 1. Name of Project AMERICAN SELF-STORAGE
2. Location of Project US 25 (DIXIE HWY) & SPRUCE DR.
3. Total Acreage of Site 4.35 AC
4. Current Zoning of Site C-2
5. Proposed Zoning (Classification being requested) I-2-PLANNED DEVELOPMENT
6. Proposed Uses (please specify each use) SELF STORAGE

- 7. Names of Applicant(s) AMERICAN SELF-STORAGE CORP.
Phone Number 232-9555 Fax No. 232-9557
8. Address of Applicant(s) 7410 JAGER CT
CINCINNATI OH 45230
City State Zip

- 9. Name of Property Owner(s) ALVIN ALDEMEYER
Phone Number 341-8788 Fax No.
10. Address of Property Owner(s) 130 PENWOOD RD
LAKESIDE PARK KY 41017
City State Zip

- 11. Proposed Building Intensities (please specify) 68,700 S.F.

- 12. Are there any existing buildings on the site? NO
How many? N/A

- 13. Deed Book 446 Page No. 103 Group No. 2042

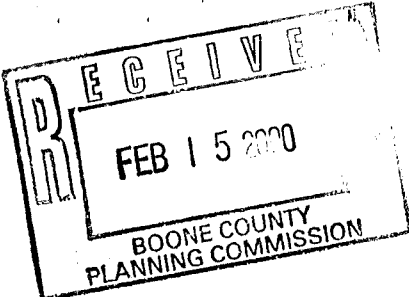
- 14. Are you also applying for:
[] Conditional Use Permit
[x] Dimensional Variance

- 15. Have you submitted a Concept Development Plan? YES

- 16. Have you had a pre-application meeting with BCPC Staff? YES

17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- Boone County Water and Sewer District
Florence Water and Sewer Commission
Union Light Heat and Power
Cincinnati Bell
Owen County Rural Electric
Boone County Public Works Department
Kentucky Transportation Cabinet
City of Florence Public Services Department
Boone County Building Department



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- 9. Name of Property Owner(s) STRINGTOWN DEVELOPMENT CORP.
Phone Number Fax No.
10. Address of Property Owner(s) 7818 DIXIE HWY
FLORENCE KY 41042
City State Zip

- 11. Proposed Building Intensities (please specify) 68,700 s.f.d.

- 12. Are there any existing buildings on the site? NO
How many? N/A

- 13. Deed Book 346, 344 Page No. 276, 87 Group No. 2042

- 14. Are you also applying for:
[] Conditional Use Permit
[x] Dimensional Variance

- 15. Have you submitted a Concept Development Plan? YES

- 16. Have you had a pre-application meeting with BCPC Staff? YES

- 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

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Florence Water and Sewer Commission
Union Light Heat and Power
Cincinnati Bell
Owen County Rural Electric
Boone County Public Works Department
Kentucky Transportation Cabinet
City of Florence Public Services Department
Boone County Building Department

EXHIBIT

“A”

STAFF REPORT

Request of **American Self Storage (applicant)** for **Alvin Aldemeyer and Stringtown Development Corp. (owners)** to consider a Zoning Map Amendment from Commercial One (C-1) and Commercial Two (C-2) to Industrial Two (I-2), and variances for setback and buffer yard requirements, for a 4.35 acre tract located on the west side of Dixie Highway, across from the Spruce Drive/Dixie Highway intersection, Florence, Kentucky. The request is for a zone change and variances to allow a mini-warehouse facility.

March 22, 2000

REQUEST

This request is for a Zoning Map Amendment to change the current zoning of three contiguous commercial properties to Industrial Two (I-2). The two properties to the north currently have a zoning classification of Commercial One (C-1), and the property to the south has a zoning classification of Commercial Two (C-2). Submitted along with this request is an application for a Dimensional Variance on the setbacks to the north and west of the property. The property in question is located on Dixie Highway with frontage directly across from Manderlay Drive and Spruce Drive. This Zoning Map Amendment would allow the development of storage facilities by The American Self-Storage Corp. The applicant has proposed the following:

Proposed

Proposed square footage - 68,700 s.f.

Proposed Site Intensity - 15,793 s.f./acre

Permitted in the I-2 zone - 22,000 s.f./acre

Proposed Parking - 6

Proposed Building Height - 8'-6"

SURROUNDING LAND USE AND ZONING

North: Apartment Complex and Light Commercial, UR-2, C-1

East: Gas Station and single Family Residential, C-2, SR-2

South: Industrial, I-2

West: Single Family Residential, SR-1

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 1995 Boone County Comprehensive Plan's 2020 Land use Plan designates the site and general area in question as "Industrial" and "Urban Density Residential". The Plan describes the "Industrial" designation as "Manufacturing, wholesale, warehousing, distribution, assembly, mining and terminal uses" and describes the "Urban Density Residential" as "Attached housing, generally condominiums or apartments, of over 8 dwelling units per acre." The text of the Land Use Element states the following regarding the area (Area D-4: Florence Area, pg.226):

The City of Florence should evolve from a suburban city to that of a more urban city. Greater densities will be necessary to accommodate mass transit alternatives, such as the light rail currently under study for the Cincinnati Metropolitan Area. This light rail would most likely connect to major employment areas such as the airport, Mall Road, Houston Road, the Northern Kentucky Industrial Park, and concentrated residential areas. Much of Florence's future growth will occur from annexation, however, the City should balance this annexation growth with high density infill and redevelopment growth along the major transportation corridor of the City. The concept of Transit Oriented Developments should be explored within the City of Florence. Higher density residential development should occur where it can serve as a buffer between industrial or commercial intrusion on single-family residential areas or where it is easily accessible. Examples of the former include development along Industrial Road and west to the interstate, and near the Turfway Interchange. Examples of the latter include the Florence Drive-In site which was approved for a Carriage Home community, and certain sites along U.S. 25. Overall, a mixing of uses can be accommodated within the City of Florence and the existing residential communities can be protected if proper buffers and design are incorporated into the developments.

The Business Activity Element of the Boone County Comprehensive Plan makes the following statements that relate to the future of the general area (Areas of Future Industrial and Office Activity, pg. 84).

The Northern Kentucky Industrial Park has the potential to expand along its southern boundary. The location of the county's population involved in manufacturing correlates well with this concentration of industry.

The Housing Element of the Boone County Comprehensive Plan makes the following statements that relate to the future of the general area (Florence-Richwood Area, pg.109).

South of Florence to Mt. Zion Road, however, industrial development, associated with the Northern Kentucky Industrial Park, will be predominant.

Further multi-family housing development may be suitable between I-75 and U.S.25. Single-family residential development will be limited to the immediate Maher Road area. This road should be upgraded if significant residential developments are planned.

Figure 5.3 "Future Industrial And Commercial Development" pg. 87 in the 1995 Boone County Comprehensive Plan specifically shows that future industrial development should be located in the area in question.

The Land Use Element makes the following statements that relate to the proposal.

A. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact. Appropriate wooded areas and stream valleys should remain as greenbelts and open space within developments and between developments ("Buffering", pg. 210).

B. Development in Boone County must include landscaping to accompany the proposed project. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas as well as within open spaces and around structures. Landscaping is intended to minimize the visual impacts of the development from adjoining properties and roadways.

Developments along major roadways in Boone County must include landscaping and/or the use of berms between the development and the right-of-way in order to promote the aesthetic appearance from the roads and to facilitate the compatibility of differing land uses ("Landscaping", pp. 210 and 211).

C. Developments in Boone County should give consideration to the overall design of the project. Design should be a primary concern at the early stages of the development; with an emphasis on the aesthetic impact of the proposed use ("Design, Signs, and Historic Preservation", pg. 211)

The 1995 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements.

A. Development issues shall be viewed in terms of promoting overall quality of life...("Overall", Objective 2)

B. Proper design principles shall be applied in development ("Overall", Objective 3).

C. The needs of Boone County's population base are accommodated through the provision of orderly growth ("Population", Goal).

- D. New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are protected and enhanced. Development within Boone County preserves and promotes a better quality of life while allowing a reasonable economic return ("Environment", Goal).
- E. Appropriate locations for businesses compatible with the surrounding area are provided in Boone County ("Business Activity", Goal).
- F. Effective site placement, architectural design and landscape design for industrial uses shall be encouraged to enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum and site development and enforcement of such nuisances shall be carefully coordinated with necessary approvals of other regulatory agencies ("Business Activity", Industrial Objective 2).

STAFF COMMENTS

1. The 1995 Boone County Comprehensive Plan states the following:
 - The area in question should reserved for Industrial and Urban Density Residential Uses
 - Further multi-family housing development may be suitable between I-75 and U.S.25.
 - Overall, a mixing of uses can be accommodated within the City of Florence and the existing residential communities can be protected if proper buffers and design are incorporated into the developments.
2. The Concept Development Plan submitted with the application indicates a fence in the front yard of the development. Should the request for a Zoning Map Amendment be approved, the City of Florence does not permit fences to be located in the front yard (Boone County Zoning Regulations, Article 36, Section 3655).
3. Staff is concerned about the intense lighting that generally exists at similar storage facilities. The lighting is often used for security reasons, but staff feels that this may have a negative impact on the surrounding residential land uses that are located within extreme close proximity to the development.
4. Staff is concerned about the planned hours of access customers have at the facility. The applicant has indicated in the letter submitted with the application that customers will have access to the facility until 10:00 PM daily. Staff feels late hours of access may be noise intrusive to the surrounding residential development.

5. Staff is concerned about the numerous setback Variances being applied for with this Zoning Map Amendment application. The applicant is proposing to meet the required setbacks on only the south side of the development where the property would adjoin another I-2 zone. Two of the six sides of the development would adjoin a Urban Residential Two (UR-2) zone, requiring a 100' side and rear yard setback. The request is to allow for a 30.3' side yard and a 18' rear yard setback, a 69.7% reduction and a 82% reduction respectively. The other rear setback line falls 2' short of meeting the 100' minimum. The north side of the proposed development that adjoins a Commercial One (C-1) zone requires a 20' setback and the applicant is requesting a 19' setback. Although not requested in the application the plan as submitted will require an additional Variance for a reduction of the front yard setback from the required 50' to a proposed 40'. Staff feels that such a deviation from what is required by the Boone County Zoning Regulations will make this a development that in its entirety is an exception to the regulations themselves. The Boone County Zoning Regulations, Section 2, Article 251, states the following:

Before any variance is granted, the Board must find that the granting of the variance 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. In making these findings, the board shall consider whether:

- A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
- B. The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
- C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.

The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

6. Staff feels that if the development were to be scale back significantly, the applicant would be able to meet all of the required setbacks. If a reduction of the development would adversely affect the business, maybe an alternative location for the proposed use would be more ideal.

7. Staff is concerned about the Variance request for a reduction of the required buffer yards on two of the six sides of the proposed development. The applicant is proposing to reduce a required 30' buffer yard with a fence to 18' with a fence and reduce a required 20' buffer yard to 19'. The purpose of a buffer yard is to diminish noise and visual impacts for the surrounding area. Staff feels the purpose of the buffer yard will not fully be accomplished by the proposed development.
8. Staff recommends that the applicant bring a revised plan to the Zone Change Committee meeting that addresses the basic concerns in this report and any additional concerns addressed at the public hearing.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Florence City Council in terms of the three statutory criteria needed for a zone change and the Variance criteria stated in Article 2, section 251 of the Boone County Zoning Regulations. The Future Land Use Map will need to be amended if the Planning Commission and City Council approve this request.

Respectfully submitted,

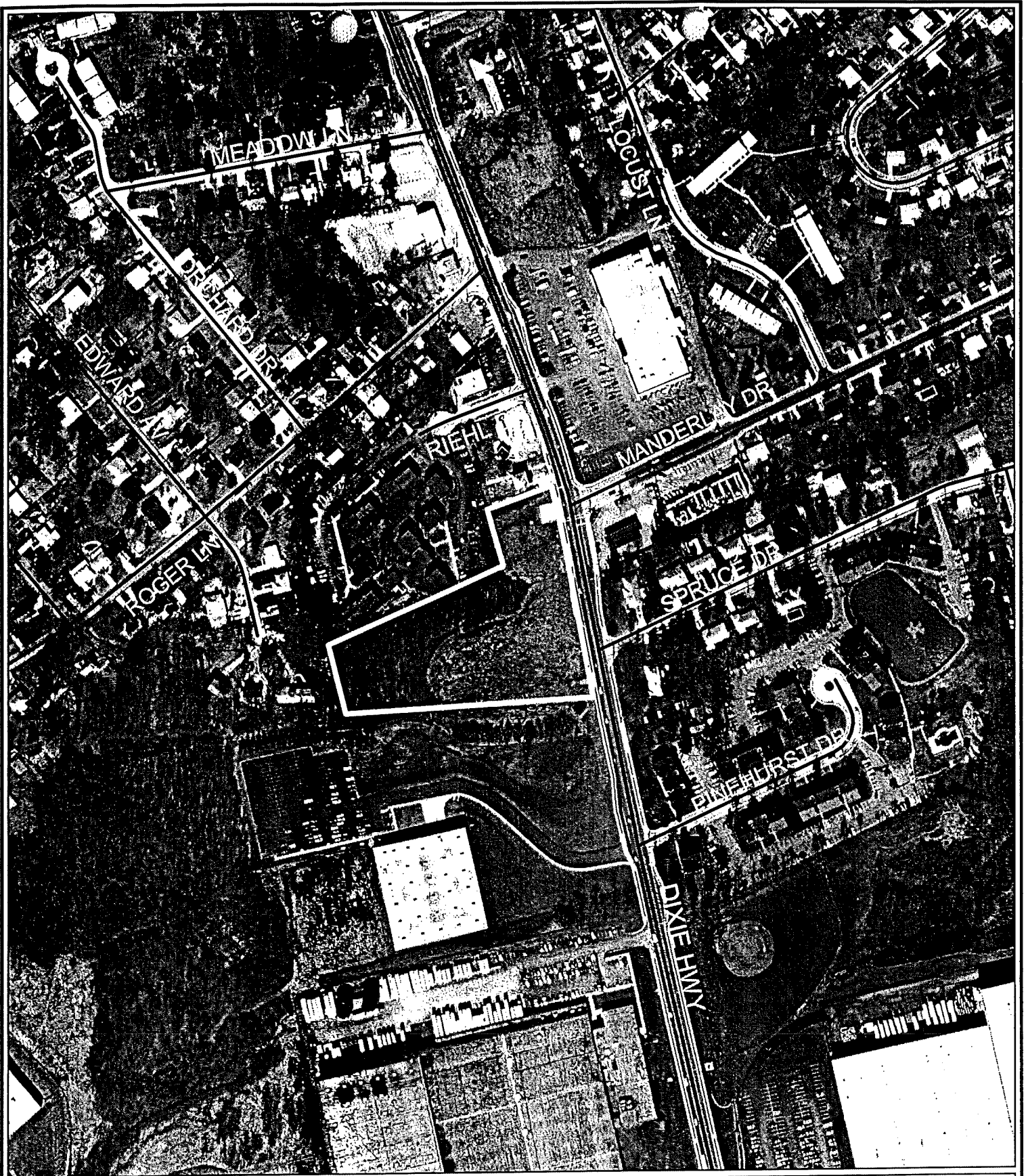


Mike Homer
Planner

MH/pr

attachments:

- Vicinity Map
- Zoning Map
- Site Development Plan
- Zoning Map Amendment Application
- Letter from the applicant



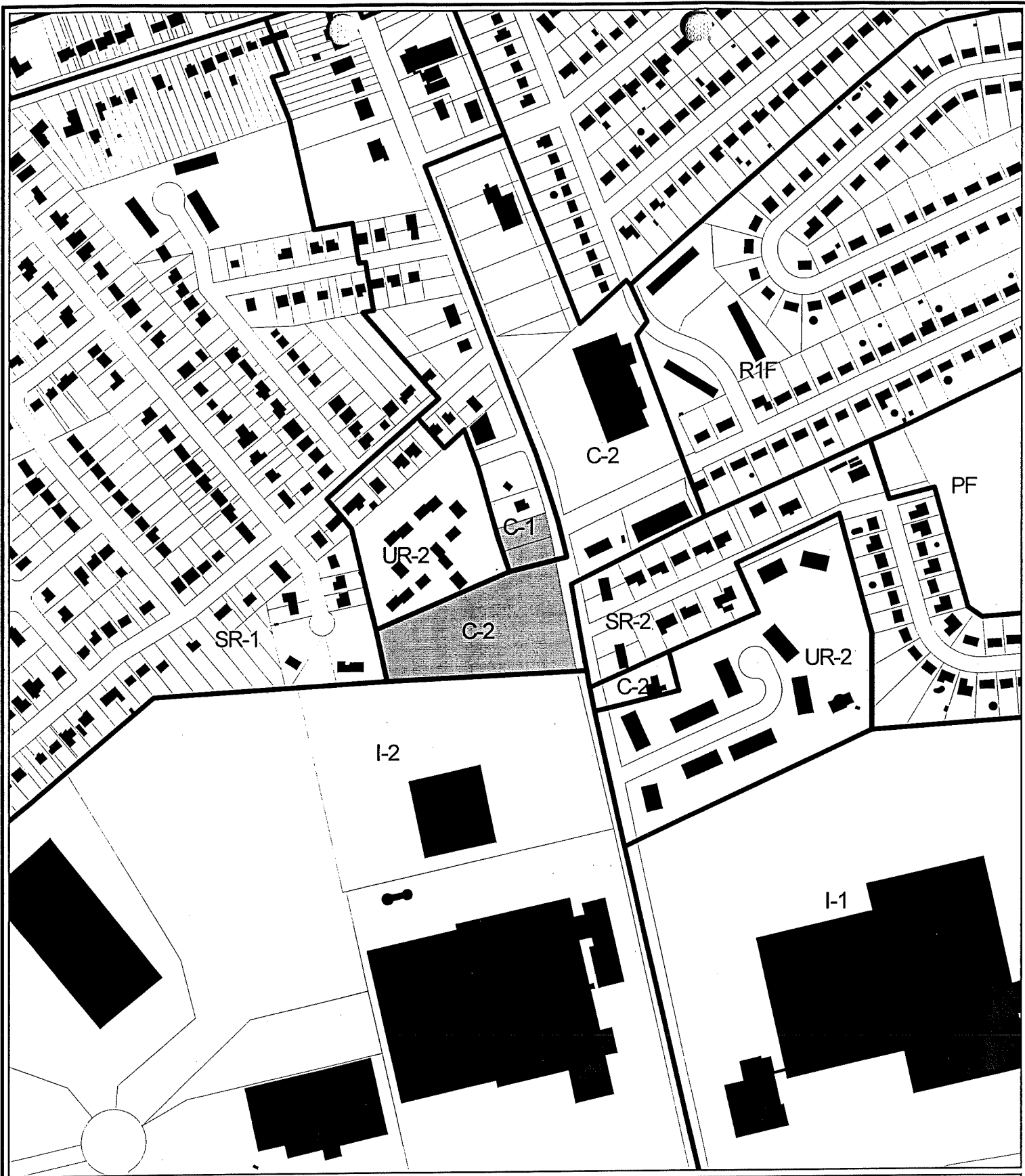
Vicinity Map American Self Storage

300 0 300 Feet



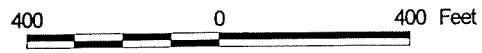
1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2000





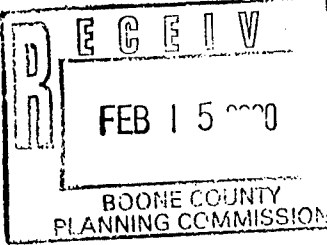
Zoning Map

American Self Storage



1 inch equals 400 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 March 20, 2000





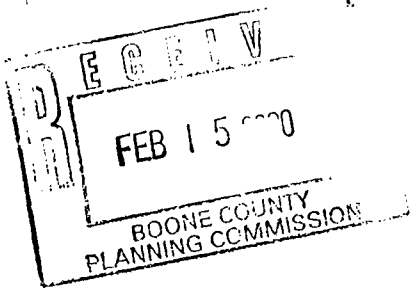
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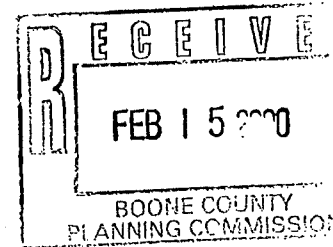


AMERICAN SELF STORAGE CORPORATION

7410 JAGER COURT • CINCINNATI, OHIO 45230 • (513) 232-9555

February 15, 2000

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005



Dear Commissioner:

PURPOSE

The purpose of this letter is to better explain our intent and reasoning for the application for a Zone Change within the City of Florence to facilitate the development of a self storage facility. We have contracted with CDS Engineers to assist us in this matter.

Initial discussions reviewed with planning staff were to consider a small parcel (.8 acres) be changed from a C-1 to C-2 zone. Our primary use for this parcel was a office / watchmen quarters of a residential design and a facility entrance including decorative gates and landscaping located at the existing traffic light for safe ingress and egress to the proposed site. Thus, the facility would blend in with the mix of residential, retail and industrial uses along Dixie Highway.

Our intent was to also simultaneously apply for a Conditional Use Permit on the small parcel requested for the C-2 zone as well as the adjacent parcel to the south (3.5 acre) presently zoned C-2 thus allowing the development of our proposed self storage facility on a combined site. The concept was reviewed and judged to be an acceptable use as well as a good buffer and transition between the mixed uses in the area including the residential to the north and the heavy industrial to the south.

CRITICAL MASS

Our initial concept was to develop 68,700 square feet of self storage on the combined parcels which total 4.35 acres. However, in the submission process to this board, our consultants, CDS informed us that the maximum density permitted in the C-2 zone is 15,000 square feet per acre or 65,250 square feet for this combined site.

The high quality manner in which American Self Storage builds, maintains, and operates its facilities, requires a certain critical mass for economic feasibility. To be able to construct an

attractive office with security systems, computerized controlled access, landscaping, lawn sprinkler systems, continued impeccable maintenance with professional management requires our facilities to be a minimum of 70,000 square feet. As the price of the site increases, as in this case, the required density becomes even more significant for economic feasibility. Accordingly, the total square footage request 68,700 is imperative to the success of this facility. Therefore, to obtain the required approval of 68,700 square feet of storage space, an alternative proposal was developed by CDS Engineers and accordingly our zone change request was amended as follows:

ZONE CHANGE PROPOSAL

The entire area to the south of the proposed self storage development is presently utilized and zoned I-2 and exists as Northern Kentucky Industrial Park with large industrial users. The purpose of this application is to request a zone change for the C-1 and C-2 parcels to be combined with the existing and adjacent I-2 Zone which will allow our proposed self storage facility to serve as a transitional buffer according to our original plan.

THE REQUEST FOR THE I-2 ZONE CHANGE INCLUDES A PLANNED UNIT DEVELOPMENT SPECIFICATION TO PERMIT ONLY SELF STORAGE AS THE PRINCIPAL USE AND THE OFFICE / WATCHMEN QUARTERS AS AN ACCESSORY USE WITH NO OTHER USE PERMITTED.

The intention of American Self Storage is to build, own and operate the highest quality self storage facility in the region at this site. By adopting this zone change, the City of Florence will be assured as to exactly what is permitted on the site and have control over any future development of the site.

CHARACTER OF DEVELOPMENT

Since its inception in the mid 1980's, American Self Storage has designed its facilities to be both pleasing and desirable. Our rental offices have a residential look, are well landscaped, maintained, and have decorative fencing and security gates. The interior has brightly lit large lobbies, vending areas, rest rooms and work space. Our properties are impeccably maintained. American Self Storage has received two national awards from trade publications as "Facility of the Year". Our storage facilities are attractive with pleasing colors schemes and low intensity security lighting. Our drive isles are extra wide for easy use. All drives are asphalt paved and traffic striped. Interior hallways are well lighted and always secure and maintained. Each individual storage unit is equipped with a computerized security alarm system that tracks all users by unit number, time of gate entry, time of unit entry, time of unit close, and time of gate exit. All users must provide a local address and phone, two forms of identification (one photo) which is computer copied and filed with the lease. American Self Storage commands the highest unit rental rates at its locations because the customer has realized that not all self storage is the same. At our existing facilities, referrals and repeat customers are our single greatest source of new business, well over 40%.

ADDITIONAL INFORMATION

American Self Storage has facilities in six locations in Greater Cincinnati and Northern Kentucky of which we are extremely proud. They are located in almost all instances in retail areas and are adjacent peoples homes.

We offer anyone on the County Planning staff or anyone from the City of Florence to tour any or all of our existing facilities. We feel seeing is believing and this is the best way to facilitate an understanding and appreciation of our self storage operation as well as alleviate questions and concerns. All of our existing facilities have required zoning changes and variances at their inception and we have always been successful in working with the community and neighboring property owners, and have been successfully granted all zoning requests. During a tour, we encourage you to talk to the local city officials, police, fire neighbors, etc. in the municipalities that we serve. They can attest to our years of quality, professionalism, and ability to complete what we promise during our submission.

1. Our Planned Use Development requests dimensional variances to the setbacks along the residential properties to the north and west of our development. Our intention is to construct low profile buildings (8'6" eave height) with a muted color scheme that will be buffered with required landscaping such that it will be of little or no impact to the adjacent properties. The building will be all but hidden from the direct site line of the adjacent property. A typical retail use that could occupy this site could include a shipping and receiving areas, loading dock operation, and daily trash hauling. These areas are typically less clean and also used at night.

It should be noted that while the adjacent properties are zoned residential, the parking lots not living areas are closest to our proposed use.

2. Self storage is a quiet low intensity use of any property. Daily trip numbers are far below all other typical retail uses that would be allowed in the C-1 and C-2 zones. The daily trip count at a facility of the proposed size would be between 25 and 75 cars per day. Night time usage is prohibited by our access system. The typical users vehicle is a standard automobile, van or small truck. Moving vans are typically mid day users.

3. All lighting is low intensity night security lighting located only on the building exteriors at a height not to exceed 8 feet. Please refer to the enclosed photos.

4. The design colors and construction materials of our proposed storage buildings and office are identical to that which is shown in the enclosed photos, both interior and exterior. Our proposed facility in Florence, will mirror the existing facilities that are closest to your community and located in Latonia Kentucky, and on Columbia Parkway in Cincinnati, Ohio.

5. Our parking area is for the rental office use only. No vehicles, etc. are stored or permanently parked anywhere on the facility property.

6. American Self Storage hours of operation have been for ten years:

OFFICE	9:00 AM until 5:30 PM Monday through Friday 9:00 AM until 4:00 PM Saturday Closed Sunday and Holidays
CUSTOMER ACCESS	6:00 AM until 10:00 PM Daily

7. The rental office area is fenced with white metal decorative fencing costing \$75.00 per lineal foot. (See fence in office photos) The remainder of the storage building area is fenced with 6 foot chain link fencing with three security strands of barbed wire on top. This is true of all of our facilities. As previously mentioned, each storage unit is individually alarmed with a computerized security system.

8. The manager of the facility resides in the apartment above the rental office. In some cases, with larger facilities, a maintenance person lives at the facility and the rental manager lives offsite.

We trust that this preliminary information will be helpful as you begin to review the Zone Change and Planned Unit Development request submitted by our engineers CDS. We believe in being open and straight forward in our dealings and ongoing relationship with each community and our neighbors. We welcome inquiries with any of the local communities where we operate. We will gladly supply names and phone numbers for local officials and other residential and retail neighbors.

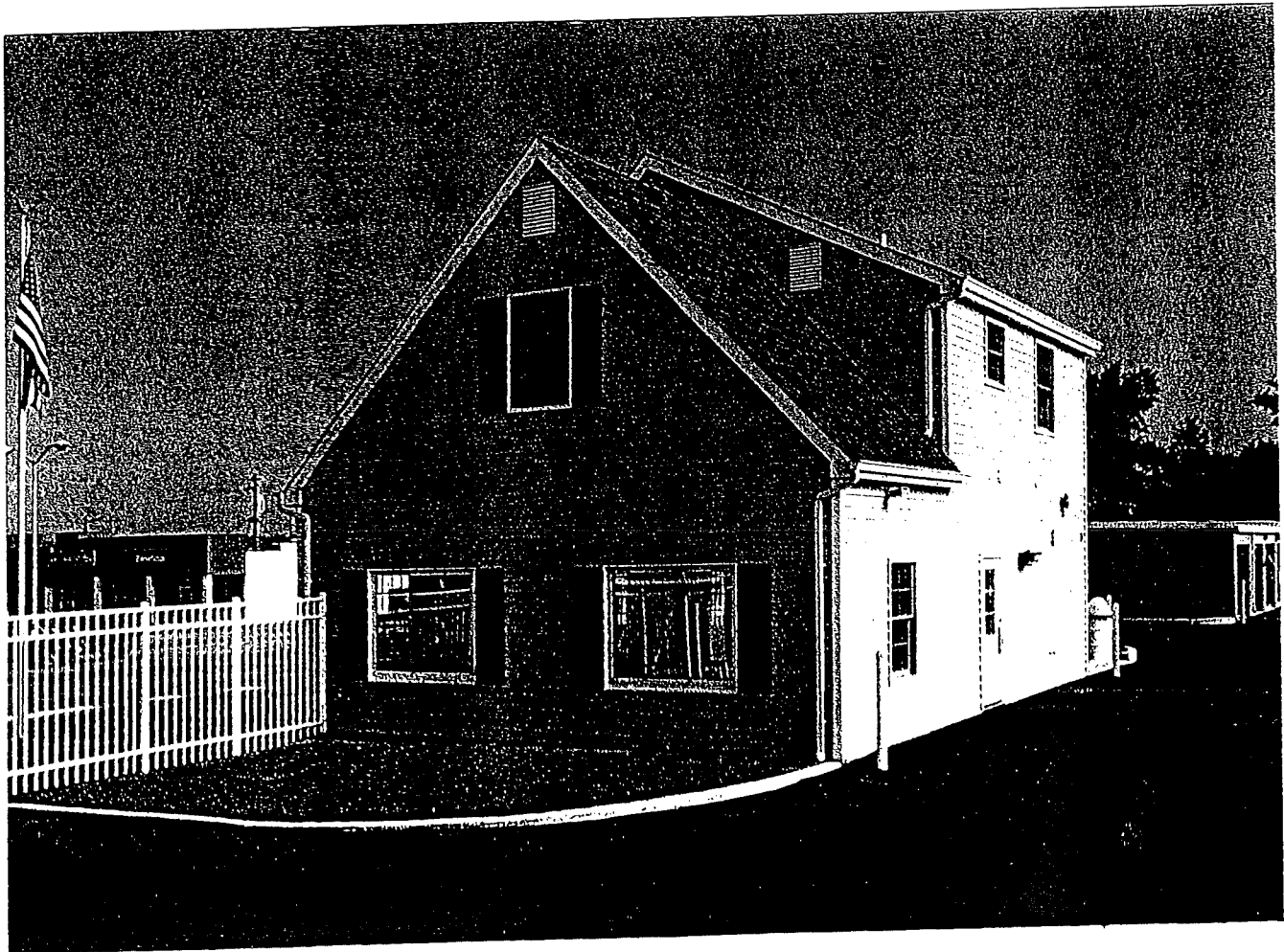
Again we truly feel our particular self storage operation, compared to others in the same industry, and compared to retail is a better use and provides low impact as well as a transitional buffer from the other uses to the south. We look forward to working with you and will supply any additional information required.

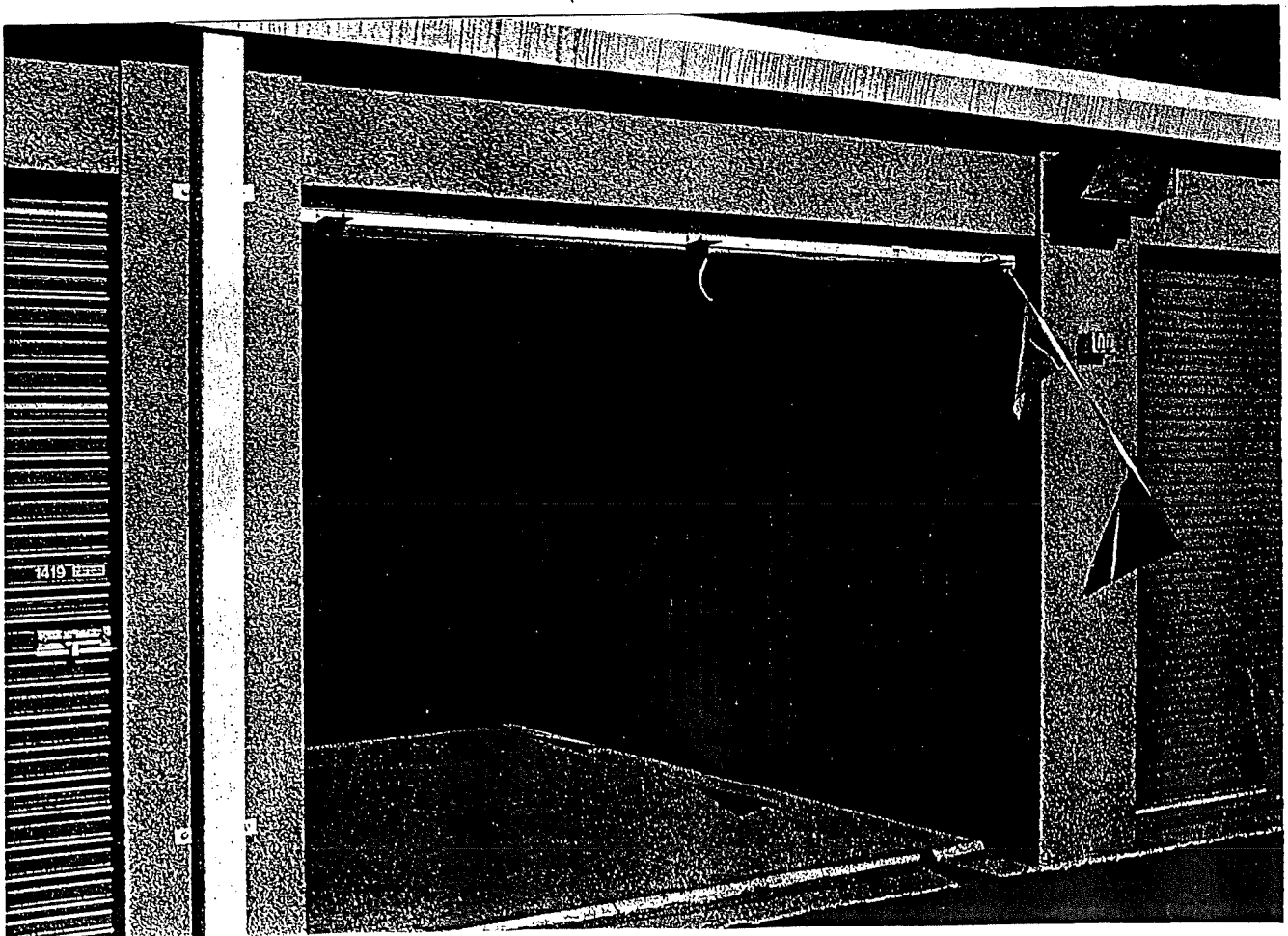
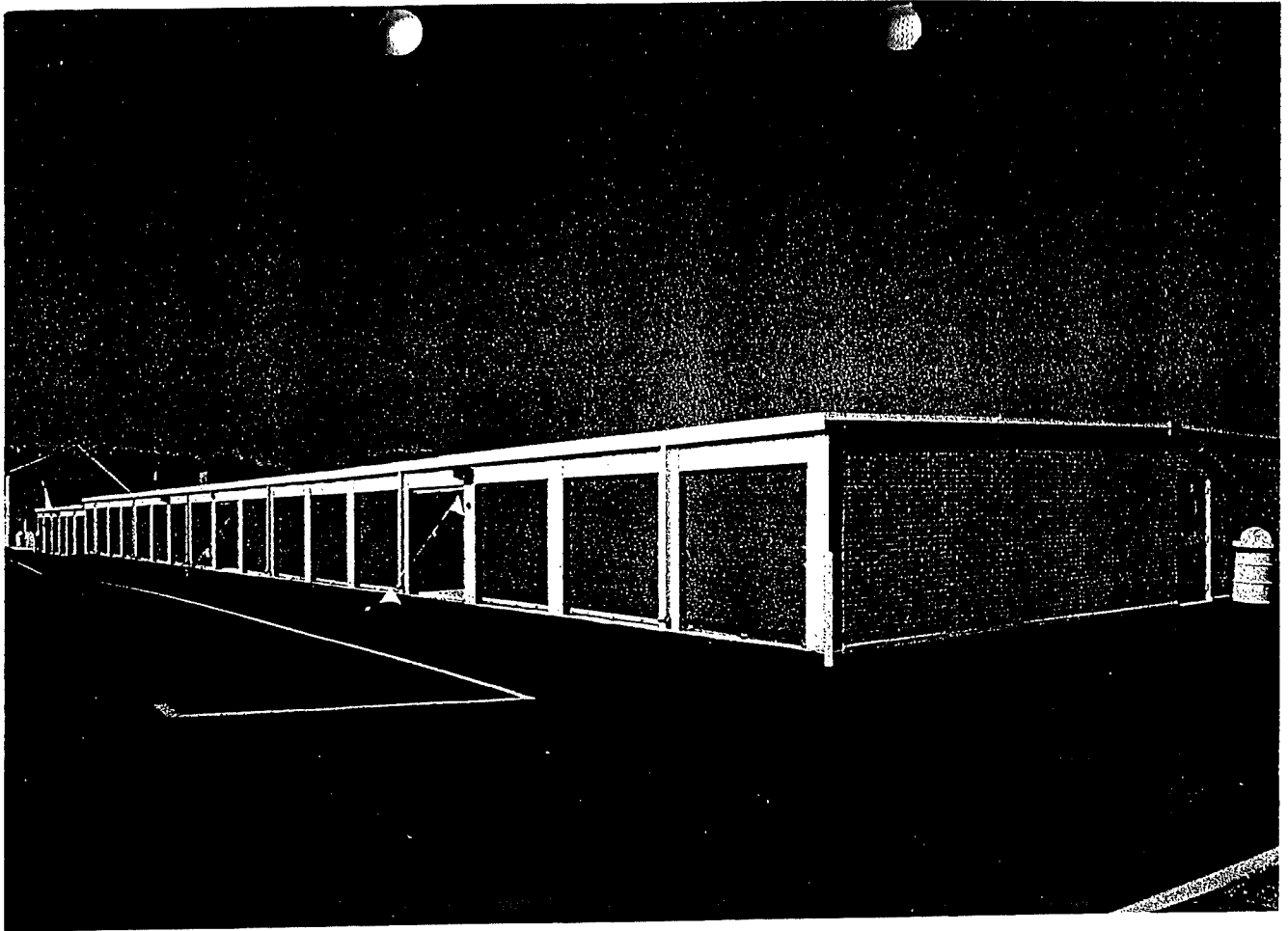
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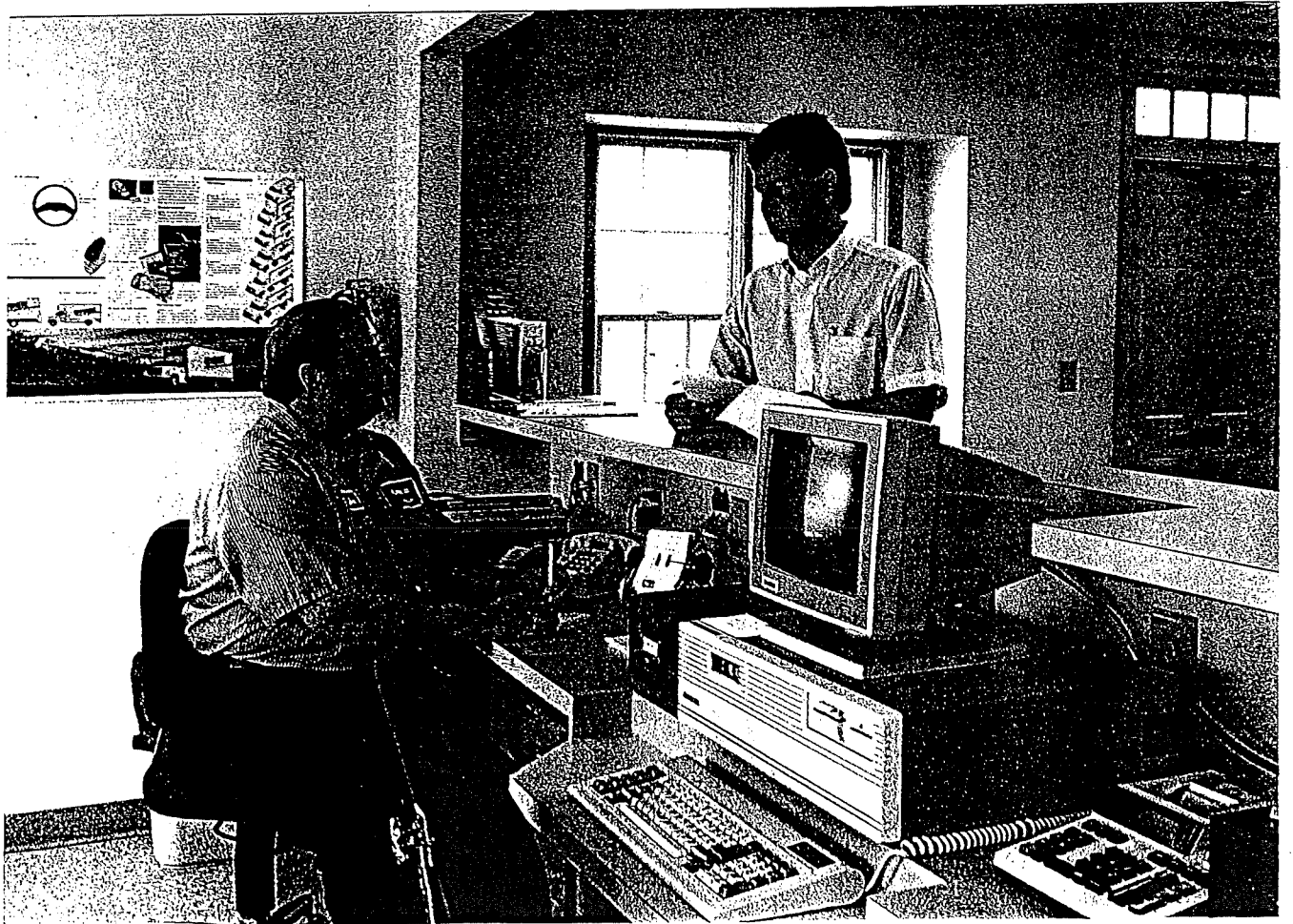
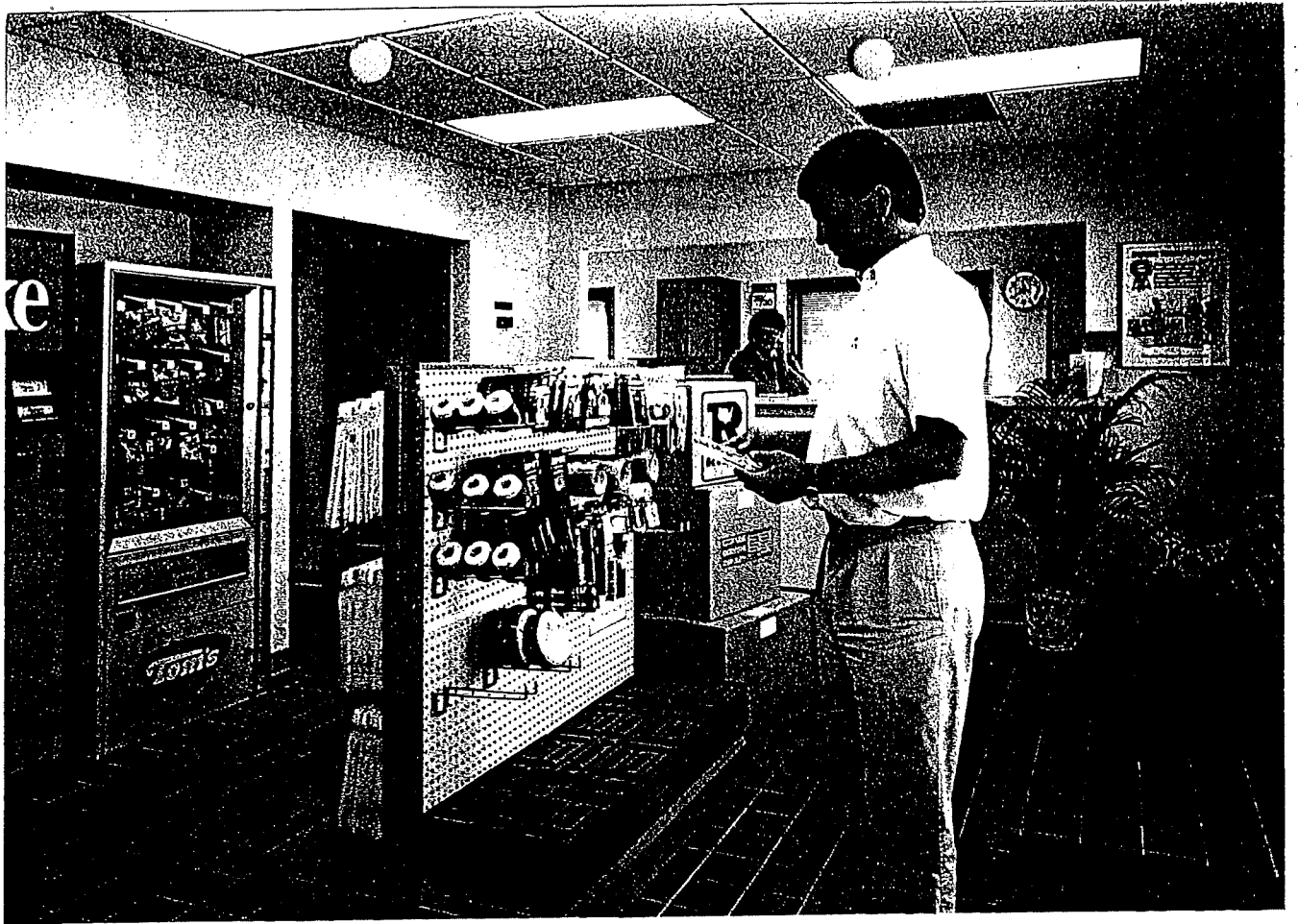
Gregory K. Gustin
President



CC. City of Florence Council
City of Florence City Manager







**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
March 22, 2000
7 P.M.**

PUBLIC HEARINGS

Commission Members Present: Mrs. Arnett - Secretary/Treasurer, Mr. Barlow, Mr. Chaney, Vice Chairman, Mr. Hicks, Mr. McMillian, Mr. Newman, Mrs. Poston, Mr. Ries – Temporary Presiding Officer, Mr. Schwenke, Mr. White, and Mr. Zimmer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Mike Homer, Planner; and Mr. Todd Morgan, Planner.

Legal Counsel Present: Mr. Dale Wilson

Mr. W. Thomas Chaney, Vice Chairman, called the meeting to order at 7:03 P.M. and introduced the first item on the Agenda:

1. **Applicant:** American Self Storage for Alvin Aldemeyer and Stringtown Development Corp. (owners)

Request: Zoning Map Amendment

The request of American Self Storage (applicant) for Alvin Aldemeyer and Stringtown Development Corp. (owners) to consider a Zoning Map Amendment from Commercial One (C-1) and Commercial Two (C-2) to Industrial Two (I-2) and Variances for setback and buffer yard requirements for a 4.35 acre tract on the west side of Dixie Highway, across from the Spruce Drive/Dixie Highway intersection, Florence, Kentucky. The request is for a zone change and Variances to allow a mini-warehouse facility.

Staff Member Mike Homer presented the Staff Report which included a slide presentation and review/discussion of a slide showing the setbacks on the site 1) with the existing zoning, 2) with the proposed zoning, and 3) with the proposed zoning and the requested Variances (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. Mark Brueggeman with CDS Associates, a consulting engineering and architectural firm, representing American Self-Storage, stated that before accepting American Self-Storage as their client, they did research and background checking. They discussed the project with Staff. He stated that Staff felt that this use was an excellent transition from the existing industrial use to the south and the commercial and residential uses to the north and west and that this use would be a better use due to its low impact on the adjacent property owners. He stated that the existing C-1 and C-2 zoning would allow restaurant with drive-thru, grocery stores, and liquor stores. The traffic generated by self-storage would be much less than that of any of the uses permitted under the existing zoning. He stated that they viewed several properties managed by American Self-Storage and were pleased by the level of care and maintenance of those sites. He introduced Mr. Gregory Gustin with American Self-Storage.

Mr. Gregory Gustin, American Self-Storage, 7410 Jager Court, Cincinnati, OH 45230, stated that they want to build a self-storage facility as a transition between industrial, commercial, and residential uses. They are a locally owned and operated company with five other facilities: 1) Mt. Healthy - inside a U-shaped shopping center, 2) Tri-County - next to Kroger's and upscale apartments, 3) Latonia - in the middle of a residential area, 4) Fairfax - adjacent to residential and in a retail area, 5) Lebanon - across from a large residential subdivision. Their newest location is in Western Hills in Glenway Shopping Center. He stated that in each case, they had to apply for a Zone Change and a Conditional Use Permit. In each case, they are in a retail area adjacent to residential. He stated that they offer security systems and all the units have alarms on them. Their office design, landscaping, and fencing are all above the standards in the industry. The lighting is low-impact and downward. They have well-maintained facilities. They have over 3,500 units and have been in business for twelve years. They have never had an incident of robbery, vandalism, or damage to stored goods. Seventy-five percent of their customers are residents of the community, and twenty-five percent are small business people. Their goal is to be a quality provider of storage.

Mr. Gustin stated that self-storage provides good transition. They have low traffic of between 25 and 75 cars per day. The typical storage customer comes by car. Truck use is typically in the middle of the day on Saturday. The office has a residential look. There is restricted night usage of the facility, no truck rental, and no outside parking. He showed a picture of their typical office, which has resident manager quarters on the second floor. The gates and fencing are behind the office. He showed a picture of the rear of the office and stated that it is clean, neat, and well-maintained. The pictures were of their oldest facility (twelve years old). He showed pictures of the inside of the office.

Mr. Costello asked if the office building is pre-manufactured. Mr. Gustin responded that it is stick built. He continued his presentation showing pictures of the site including the interior corridors and the entrance/exit digital key pad.

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This concluded the applicant's presentation.

Mr. Chaney asked if there was anyone present who wished to speak in favor of the request. There being no response, he asked if there was anyone present in opposition to the request or having questions. There was no response.

Mr. Chaney asked if there were any comments or questions from the Commissioners.

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Mr. Zimmer noted that the Staff Report includes topographical information for the parcel in question, but not for the surrounding parcels. He questioned the elevation of the house to the west.

Mr. Buchert responded that there is a drop in the property from the street elevation to the rear of 30+ feet. He stated that in the back the grade will be elevated and there will be a pine tree buffer on top, with the detention area on the other side of the buffer.

Mr. Zimmer questioned how much room there is between Building "A" and the fence. Mr. Buchert responded that typically the fence is five feet away and there is a gravel area between the building and the fence. Mr. Zimmer stated that the intention is chain link fence with three strands of barbed wire. He asked if barbed wire is permitted in the city of Florence. Mr. Costello will check on this.

In response to a question from Mr. Zimmer, Mr. Buchert stated that there will be no outside storage at all. When no one is using the facility, all the areas are empty and all the doors are closed.

Mr. Costello asked if they intend to grade the entire site. Mr. Brueggeman responded "yes". Mr. Buchert stated that they will preserve everything they can along the property line. They will be four feet below the street and have two foot drops. Mr. Brueggeman stated that there will be a stepping of the buildings from east to west across the property. Mr. Buchert stated that once you get past the second building, you will not see the buildings from Dixie Highway.

In response to a question from Mr. Costello, Mr. Buchert reviewed the size of the buildings and the various storage unit sizes. He stated that most of the buildings are fifty feet with a corridor and several cross aisles. The smaller units, 5'x5', 5'x10', and 5'x15' are accessed from the corridors. The smaller buildings do not have corridors.

Mr. White stated that this whole area is sensitive to water. Sewer lids have popped twenty feet in the air, but right now the problem is under control. For years, this property was a dumping ground for building materials and concrete and none of it has been compacted – it was just bulldozed over. He questioned if it would be necessary to dig out the site and compact it.

Mr. Buchert responded that they have done some soil research and there is some dirt that will have to come out and not be used and some that will have to be re-compacted. Mr. Brueggeman added that they are aware of the drainage issues and have met with the City of Florence. They are providing detention to control runoff from the site.

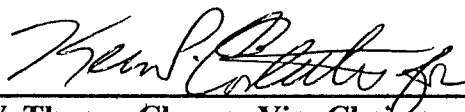
Mr. Zimmer asked for the address of the Latonia site. Mr. Gustin responded that it is at 525 West 35th Street next to Kelley Bros. Lumber.

In response to a question from Mr. Zimmer, Mr. Gustin stated that there is a sidewalk in front of the property. Mr. Zimmer asked that this be determined by the Committee Meeting. Mr. White stated that the city requires sidewalks. Mr. Buchert noted the location of the bus stop and stated that there is sidewalk all along the front of the property.

There being no further comments, the Mr. Chaney stated that the Committee Meeting for this item will be on March 30, 2000 at 5 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on April 5, 2000 at 7:30 P.M..

Mr. Chaney closed this Public Hearing.

APPROVED:



W. Thomas Chaney, Vice Chairman

Attest:


Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
April 19, 2000
7:00 P.M.**

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:02 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Arnold Caddell, Chairman
Mr. W. Thomas Chaney, Vice Chairman
Mr. Mark Hicks
Mr. Richard Knock
Mr. Don McMillian
Mr. Robert Newman
Mr. Charlie Reynolds
Mr. Robert Ries, Temporary Presiding Officer
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson

COMMISSION MEMBERS NOT PRESENT:

Mrs. Judy Arnett, Secretary/Treasurer
Mr. Randy Barlow
Mrs. Susan Poston
Mr. David Zimmer

LEGAL COUNSEL PRESENT:

Mr. Larry Dillon

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Jan Hancock, Secretary
Mr. Mike Homer, Planner
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, Planner
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services

Approval of the Minutes:

Chairman Caddell stated that the Commissioners received a copy of the Minutes of the April 5, 2000 Business Meeting. He asked if there were any comments or corrections. There being no changes to the Minutes, Mr. White moved that they be approved as mailed. Mr. Reynolds seconded the motion. A vote on the motion found all Commissioners present in favor. Mr. Schwenke was not present at this time. The motion carried.

ACTION ON PLAN REVIEWS:

1. **Wireless Communications Facility**
The request of Ameritech (applicant) to consider a Wireless Communications Facility at 7500 Turfway Road, Boone County, Kentucky. The request is for the construction of a 147-foot monopole communications tower.

The Chairman stated that Agenda Item #1 is recommended for deferral to the May 3, 2000 Business Meeting at 7:30 P.M.. Mr. White so moved. Mr. Chaney seconded the motion. A vote on the motion found all those present in favor. Mr. Schwenke was not present at this time. The motion carried.

Mr. Costello advised that the Technical Design Review Committee will meet in this room on May 3, 2000 at 6 P.M. in regard to this request.

2. **Zoning Map Amendment**
The request of American Self Storage (applicant) for Alvin Aldemeyer and Stringtown Development Corp. (owners) to consider a Zoning Map Amendment from Commercial One (C-1) and Commercial Two (C-2) to Industrial Two (I-2), and variances for setback and buffer yard requirements for a 4.35 acre tract on the west side of Dixie Highway, across from the Spruce Drive/Dixie Highway intersection, Florence, Kentucky. The request is for a zone change and variances to allow a mini-warehouse facility.

Staff member Mike Homer presented the Committee Report which recommended denial of the request based on the findings of fact (see Committee Report).

Mr. Schwenke arrived during the presentation of the Committee Report.

There being no discussion, Mr. White moved by resolution to the City of Florence that the request be denied based on the Committee Report. Mrs. Wilson seconded the motion and it carried unanimously.

EXHIBIT
"B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Earl White, Chairman

DATE: April 19, 2000

RE: Request of **American Self Storage (applicant)** for **Alvin Aldemeyer and Stringtown Development Corp. (owners)** to consider a Zoning Map Amendment from Commercial One (C-1) and Commercial Two (C-2) to Industrial Two (I-2), and variances for setback and buffer yard requirements, for a 4.35 acre tract located on the west side of Dixie Highway, across from the Spruce Drive/Dixie Highway intersection, Florence, Kentucky. The request is for a zone change and variances to allow a mini-warehouse facility.

REMARKS:

There are many possible uses for this site, including uses permitted under current zoning. This rezoning application and its development plan, however, for this use at this location is not appropriate and We the Committee recommend denial based on the following findings of fact.

Findings of Fact

1. The Committee has concluded that the proposed Zoning Map Amendment is not in agreement the 1995 Boone County Comprehensive Plan due to the following reasons:
 - A. The text of the Comprehensive Plan's Business Activity Element states that "the Northern Kentucky Industrial Park has the potential to expand along its southern boundary." The Comprehensive Plan addresses the northern end of the industrial park by stating that "higher density residential development should occur where it can serve as a buffer between industrial or commercial intrusion on single-family residential areas or where it is easily accessible." The applicant's proposal for a mini-warehousing use on the northern boundary of the industrial park is in direct conflict with the urban residential use indicated on the Land Use Map, and would occur at the opposite end that the Comprehensive Plan recognizes as an expandable area for industrial uses.
 - B. The text of the Comprehensive Plan's Land Use Element states that "developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering

to mitigate these impacts should be an integral part of the design of proposed projects..." The Land Use element of the Comprehensive Plan pertaining to this request concludes by stating "developments in Boone County should give consideration to the overall design of the project. Design should be a primary concern at the early stages of the development; with an emphasis on the aesthetic impact of the proposed use." The applicant has requested multiple variances for the excessive reduction of required front, rear, and side yard setbacks and buffer yards. The Committee has concluded that development plan as submitted with the application is in direct opposition to the above listed portions of the Land Use element of the 1995 Boone County Comprehensive Plan and variances not warranted as discussed below.

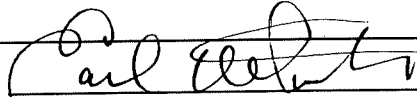
- C. The Committee has concluded that the proposed development is not in accord with the following Goals and Objectives from the 1995 Boone County Comprehensive Plan:
- i. Development issues shall be viewed in terms of promoting overall quality of life..."("Overall", Objective 2)
 - ii. Proper design principles shall be applied in development ("Overall", Objective 3).
 - iii. New development or redevelopment within Boone County is designed, constructed and operated in such a way that the quality of the existing physical environment and social environment are protected and enhanced. Development within Boone County preserves and promotes a better quality of life while allowing a reasonable economic return ("Environment", Goal).
 - iv. Appropriate locations for businesses compatible with the surrounding area are provided in Boone County ("Business Activity", Goal).
 - v. Effective site placement, architectural design and landscape design for industrial uses shall be encouraged to enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum and site development and enforcement of such nuisances shall be carefully coordinated with necessary approvals of other regulatory agencies ("Business Activity", Industrial Objective 2).

The Goals and Objectives are not being met because the applicant has submitted a development plan that fails to meet the design requirements as they pertain to quality of life, effective placement and appropriate location. This proposal also falls short in meeting the goals and objectives because of the failure to conform to the Land Use element of the 1995 Boone County Comprehensive Plan.

2. The Committee has not found, nor has the applicant attempted to demonstrate, that the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate, or that there have been major changes of an economic, physical, or social nature not anticipated in the 1995 Boone County Comprehensive Plan that substantially alter the area's character.

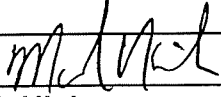
3. The Boone County Zoning Regulations, Article 2, Section 251, Application and Standards for Variances states "before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character 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. In making these findings, the board shall consider whether: (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone; (b) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; (c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought. The Committee has determined that the appropriate criteria for granting variances are not met by applicant's development plan calling out the need for excessive variances in the front, rear, and side yard setbacks. The granting of the variances would compromise the public welfare due to insufficient buffering which in turn would alter essential character of adjoining residential uses.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.



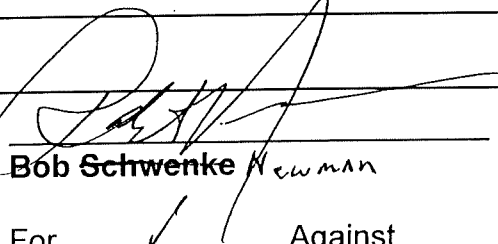
Earl White, Chairman

For	<input checked="" type="checkbox"/>	Against	_____
Abstain	_____	Absent	_____




Mark Hicks

For	<input checked="" type="checkbox"/>	Against	_____
Abstain	_____	Absent	_____



Bob Schwenke *Newman*

For	<input checked="" type="checkbox"/>	Against	_____
Abstain	_____	Absent	_____



Lisa Wilson

For	<input checked="" type="checkbox"/>	Against	_____
Abstain	_____	Absent	_____

<hr/>			
David Zimmer			
For	_____	Against	_____
Abstain	_____	Absent	<input checked="" type="checkbox"/>

TOTAL:	<u>4</u>	FOR	<u>—</u>	AGAINST	<u>—</u>	ABSTAIN	<u>1</u>	ABSENT
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**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
March 22, 2000
7 P.M.**

PUBLIC HEARINGS

Commission Members Present: Mrs. Arnett - Secretary/Treasurer, Mr. Barlow, Mr. Chaney, Vice Chairman, Mr. Hicks, Mr. McMillian, Mr. Newman, Mrs. Poston, Mr. Ries - Temporary Presiding Officer, Mr. Schwenke, Mr. White, and Mr. Zimmer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Mike Homer, Planner; and Mr. Todd Morgan, Planner.

Legal Counsel Present: Mr. Dale Wilson

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Mr. Zimmer noted that the Staff Report includes topographical information for the parcel in question, but not for the surrounding parcels. He questioned the elevation of the house to the west.

Mr. Buchert responded that there is a drop in the property from the street elevation to the rear of 30+ feet. He stated that in the back the grade will be elevated and there will be a pine tree buffer on top, with the detention area on the other side of the buffer.

Mr. Zimmer questioned how much room there is between Building "A" and the fence. Mr. Buchert responded that typically the fence is five feet away and there is a gravel area between the building and the fence. Mr. Zimmer stated that the intention is chain link fence with three strands of barbed wire. He asked if barbed wire is permitted in the city of Florence. Mr. Costello will check on this.

In response to a question from Mr. Zimmer, Mr. Buchert stated that there will be no outside storage at all. When no one is using the facility, all the areas are empty and all the doors are closed.

Mr. Costello asked if they intend to grade the entire site. Mr. Brueggeman responded "yes". Mr. Buchert stated that they will preserve everything they can along the property line. They will be four feet below the street and have two foot drops. Mr. Brueggeman stated that there will be a stepping of the buildings from east to west across the property. Mr. Buchert stated that once you get past the second building, you will not see the buildings from Dixie Highway.

In response to a question from Mr. Costello, Mr. Buchert reviewed the size of the buildings and the various storage unit sizes. He stated that most of the buildings are fifty feet with a corridor and several cross aisles. The smaller units, 5'x5', 5'x10', and 5'x15' are accessed from the corridors. The smaller buildings do not have corridors.

Mr. White stated that this whole area is sensitive to water. Sewer lids have popped twenty feet in the air, but right now the problem is under control. For years, this property was a dumping ground for building materials and concrete and none of it has been compacted – it was just bulldozed over. He questioned if it would be necessary to dig out the site and compact it.

Mr. Buchert responded that they have done some soil research and there is some dirt that will have to come out and not be used and some that will have to be re-compacted. Mr. Brueggeman added that they are aware of the drainage issues and have met with the City of Florence. They are providing detention to control runoff from the site.


Mr. Zimmer asked for the address of the Latonia site. Mr. Gustin responded that it is at 525 West 35th Street next to Kelley Bros. Lumber.

In response to a question from Mr. Zimmer, Mr. Gustin stated that there is a sidewalk in front of the property. Mr. Zimmer asked that this be determined by the Committee Meeting. Mr. White stated that the city requires sidewalks. Mr. Buchert noted the location of the bus stop and stated that there is sidewalk all along the front of the property.

There being no further comments, the Mr. Chaney stated that the Committee Meeting for this item will be on March 30, 2000 at 5 P.M. in the second floor conference room. This item will be on the Agenda for the Business Meeting on April 5, 2000 at 7:30 P.M..

Mr. Chaney closed this Public Hearing.

APPROVED:


W. Thomas Chaney, Vice Chairman

Attest:


Jan Hancock, Recording Secretary

SUPPORTING INFORMATION

F 2-27-17

DEED BOCK 446 PAGE 103

Know All Men By These Presents:

CLERK'S OFFICE
SHORT FORM
DEED

PROPERTY TRANSFER TAX PAID \$ Four
JERRY W. ROUSE, CLERK St. J.

That HAROLD E. LEWIS, a single person

for and in consideration of forgiveness of debt (exempt transfer) to them paid by the grantee herein, the receipt of which is acknowledged, do bargain, sell and convey to:

ALVIN ALDEMEYER, a married person,

heirs and assigns forever, the following described Real Estate, in the City of Florence
County of ~~Boone~~ ^{Boone} and Commonwealth of Kentucky, to-wit: Group No. 2042
Present Street Address U.S. 25, Florence, Kentucky 41042 Plat No. _____
Mailing Address 130 Panwood Drive, Lakeside Park, Kentucky 41017

4.35 AC.
TOTAL



Situate in the City of Florence, Boone County, Kentucky, and described as follows: Beginning at a steel pin on the west right-of-way line of Dixie Highway (US 25), said point being the common corner with the Northern Kentucky Industrial Foundation, Section Two (2) as recorded in Plat Book 6, page 60 at the Boone County Clerk's Office; thence with the common line with said Northern Kentucky Industrial Foundation S. 86° 56' 19" W., 596.22 feet to a steel pipe; thence leaving said common line N. 11° 25' 47" W., 197 feet to a point; thence N. 74° 31' 49" E. 584.21 feet to a point on the said west right-of-way line of the Dixie Highway (US 25); thence with said right-of-way S. 12° 41' E., 325 feet to the point of beginning and containing 3.51 acres, more or less.

Subject to and excepting that portion of the above-described property conveyed to the Commonwealth of Kentucky by deed dated April 23, 1986 and recorded in Highway Deed Book 13, page 177.

Being the same property conveyed to the Grantor herein, by deed dated June 14, 1989 and recorded in Deed Book 446, page 101 of the Boone County Clerk's Records at Burlington, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.
TO HAVE AND TO HOLD the same to the said ALVIN ALDEMEYER, a married person, his

heirs and assigns, forever, the Grantor his heirs, executors and administrators, HEREBY COVENANTING with the grantee his heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that he will WARRANT AND DEFEND the same against all legal claims whatsoever.

BOOK 346 PAGE 276

PROPERTY TRANSFER TAX PAID \$ 60.50
JERRY W. ROUSE, CLERK AC

DEED

THIS DEED OF CONVEYANCE, made and entered into this the
12th day of June, 19 86, by and
between

Charles D. Young and Charlene Young, his wife parties of
the first part, and

Stringtown Development Corporation, a Kentucky Corporation
parties of the second part,

W I T N E S S E T H :

That for and in consideration of the sum of \$60,150.00

Sixty thousand - One Hundred and Fifty Dollars
cash in hand paid and other good and valuable considerations, the
receipt of all of which is hereby acknowledged, the parties of
the first part having bargained and sold, do by these presents
hereby grant, sell and convey unto the parties of the second part,
for and during their joint lives, with remainder in fee simple to
the survivor thereof, his or her heirs and assigns forever, the
following described real estate located in
County, Kentucky, to-wit:

Present street address: 7818 Dixie Hwy.
Florence, Kentucky 41042

GROUP NO. 2042

PLAT BOOK PAGE

Located generally on the southwest side of U.S. Highway no. 25, directly
south of the City of Florence and described particularly thus:

BEGINNING at a point in the center of said highway at a point ninety (90)
feet as measured along said center in a northerly direction from the intersection
of the south line of the 1.43 Vogelsang tract; thence along the center of
said Highway, North 15° 30' West, 90 feet; thence South 70° 10' West, 213.6
feet; thence South 16° East, 82.91 feet to a point; thence North 72° 5'
East, 212.8 feet to the place of beginning.

Being the same property conveyed to Charles D. Young and Charlene Young,
his wife, from Edith B. Hornsby by deed dated September 20, 1984, and
recorded in Deed Book 321 Page 258, Boone County Clerk's Records at Burlington,
Kentucky.

BOOK 344 PAGE 87

PROPERTY TRANSFER TAX PAID \$ 49.50
JERRY W. ROUSE, CLERK PCDEED

THIS DEED OF CONVEYANCE, made and entered into this the
7th day of April, 1986, by and
between Kaye Frances Hornsby Trumbull and
Donald Murray Trumbull, husband and wife parties of
the first part, and Stringtown Development Corporation, a Kentucky Corporation
parties of the second part,

W I T N E S S E T H :

That for and in consideration of the sum of Forty-Nine Thousand,
Two Hundred Dollars (\$49,200.00)
cash in hand paid and other good and valuable considerations, the
receipt of all of which is hereby acknowledged, the parties of
the first part having bargained and sold, do by these presents
hereby grant, sell and convey unto the parties of the second part,
for and during their joint lives, with remainder in fee simple to
the survivor thereof, his or her heirs and assigns forever, the
following described real estate located in City of Florence, Boone
County, Kentucky, to-wit:

GROUP NO. 2042

PLAT BOOK _____ PAGE _____

Located generally on the southwest side of U. S. Highway 25, directly south
of the City of Florence, Kentucky, and described particularly thus:

BEGINNING at a point in the center of said highway at the intersection with
the said center of the south line of the 1.43 acre Vogelsang tract; thence
along said center of said Highway, North 15° 30' West, 90 Feet to a point
thence South 72° West, 212.8 feet; thence South 16° East 82.91 feet to a
corner of said 1.43 acre tract; thence North 74° East, 212 feet to the place
of Beginning

Subject to legal highways.

NOTE: Being the same property convey to EDITH B. HORNSBY by Charles D.
Young and Charlene Young, husband and wife by deed dated Sept. 21, 1984 and
recorded in deed book 321, page 256 of the Boone County Clerk.

EDITH B. HORNSBY died testate leaving as her only beneficiary under the
will KAYE FRANCES HORNSBY TRUMBULL.

SITE INFORMATION

EXISTING SITE ZONE DISTRICT -
 C-1(0.84 AC) & C-2(0.51 AC)
 PROPOSED SITE ZONE DISTRICT -
 I-2 PLANNED DEVELOPMENT(4.35 AC)

BUILDING	SIZE	GROSS S.F.
1	30,624'	7,200
2	50,630'	15,000
3	50,630'	3,800
4	50,630'	6,500
5	50,630'	7,300
6	50,630'	7,000
7	50,630'	7,000
8	50,630'	7,000
9	50,630'	7,000
10	50,630'	7,000
11	50,630'	7,000
12	50,630'	7,000
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96	50,630'	7,000
97	50,630'	7,000
98	50,630'	7,000
99	50,630'	7,000
100	50,630'	7,000

TOTAL SQUARE FOOTAGE 68,700
 ALLOWABLE SQUARE FOOTAGE -
 I-2, 22,000 S.F. / AC
 22,000 * 4.35 = 95,700 S.F.



PRELIMINARY SITE LAYOUT
 AMERICAN SELF-STORAGE
 BOONE COUNTY, INDIANA

DATE	2/1/20	
BY	ME/ML	
PROJECT	17-01	
SCALE	AS SHOWN	
REVISIONS		
NO.	DATE	DESCRIPTION
1	2/1/20	ISSUED FOR PERMITS

GRAPHIC SCALE
 1" = 20' - 0"

NORTH ARROW

PROPERTY LINES

EXISTING SITE

PROPOSED SITE

PLANNED DEVELOPMENT

STREET

LOT

AREA

VOLUME

WEIGHT

AMERICAN
self-storage

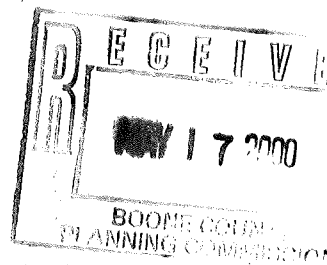
AMERICAN SELF STORAGE CORPORATION

7410 JAGER COURT • CINCINNATI, OHIO 45230 • (513) 232-9555

May 17, 2000

Via Fax 647-5411
and First Class Mail

Jeff Koenig
City Coordinator
City of Florence
8100 Ewing Boulevard
Florence, KY 41042



Dear Jeff:

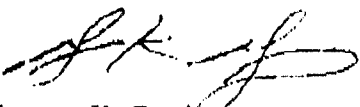
Please accept this letter as a formal withdrawal of the Application for American Self Storage (applicant) for Alvin Aldemeyer and Stringtown Development Corp (owners) to consider a Zoning Map Amendment from C-1 and C-2 to I-2 and variances and setback and buffer yard requirements for a 4.35 acre tract located on the west side of Dixie Highway across from the Spruce Drive intersection, Florence Kentucky. The request being withdrawn was for a zone change and variances to allow a self storage facility.

In withdrawing our application, we request that Florence City Council take no action. It is our intention to revise our plan taking into consideration the concerns raised by the Boone County Planning Commission. We look forward to the Planning Commission process and will resubmit to Florence with a modified plan.

Accordingly, please forward this request for withdrawal to the Florence Planning and Zoning Committee and any other legislative group that should be required to be notified. Thank you for your assistance.

Respectfully,

AMERICAN SELF STORAGE CORP., applicant


Gregory K. Gustin
President