02-CDP-009-A

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

RECEIVED
MAR - 4 2003
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:
   - ✓ Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
   - _____ Change in an Approved Concept Development Plan
   - _____ Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
   - _____ Long Range Planning Committee Review (As stated in the Union Town Plan)
2. Name of Project TOM GIU CHEVROLET
3. Location of Project 7830 COMMERCE DRIVE FLORENCE, KY
4. Total Acreage of Site 13.036
5. Current Zoning C3-PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) —
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) PLANNING CORRIDOR STUDY
8. Proposed Uses (please specify each use) AUTOMOBILE DEALERSHIP
9. Proposed Building Intensities (please specify) NEW CAR, TRUCK, USED CAR SALES, SERVICE + BODY SHOP
10. Have you submitted a Concept Development Plan? YES
11. Are you also applying for:
    - NO Conditional Use Permit
    - NO Dimensional Variance
12. Name of Applicant(s) TOM GIU CHEVROLET
    Phone Number 1-859-371-7566 Fax No. 1-859-371-8997
13. Address of Applicant(s) 6619 DIXIE HWY
    FLORENCE, KY 41042.
    City State Zip
14. ✓ Name of Property Owner(s) Conrad Family Investments, LLC
    Phone Number 859-746-8545 Fax No. —
15. ✓ Address of Property Owner(s) 8800 BANKERS ST #400
    FLORENCE KY 41042
    City State Zip
16. Are there any existing buildings on the site? —
    How many? —
17. ✓ Deed Book 802 330 Page No. 160 269 Group No. 1646 CHECK 20341
18. Have you had a pre-application meeting with BCPC Staff? YES.

(over)

STAFF REPORT

Request of **Tom Gill Chevrolet (applicant)** for **Conrad Family Investments LLC (owner)** for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

April 17, 2002

REQUEST

This application is for a Concept Development Plan to allow car and truck sales and service, including a body shop, at 7830 Commerce Drive (Furrow's site at the dead end of Commerce Drive, along I-75). The proposal entails the demolition of all structures on the site and the construction of a new building in the approximate location of the existing Furrow's retail building.

The proposed building contains approximately 46,000 square feet. An approximate 11,000 square foot service area expansion is indicated at the rear of the building. The front of the building (facing I-75) is composed of a combination of masonry piers, precast wall panels, and an EIFS fascia. An entry canopy constructed of exposed steel beams is in the center of the front facade, a storefront unit is on the left hand of the facade, and overhead doors are on the right hand of the facade closest to Commerce Drive. The remainder of the building consists of precast wall panels with a combination of an EIFS fascia and standing seam metal roofing. Elevations have not been provided for the rear facade or the future addition.

An inventory display parking lot is proposed between the building and I-75. This display lot includes several "lifestyle" displays within islands across the main drive from the building and along the I-75 frontage area. Larger inventory parking areas are proposed at the side (north) and rear of the building; this area is proposed to be fenced around the perimeter of the pavement. Approximately 763 parking spaces are proposed (both display/inventory and routine parking; a note on the plan states that there are 772). Access to the site will remain at the dead end of Commerce Drive and the existing emergency access at the dead end of Coreta Drive will be retained.

The I-75 frontage is proposed to be landscaped with a series of tree and shrub clusters (these clusters are mostly within the right-of-way), and the chain link right-of-way fence is proposed to be replaced with a post and rail fence, pending KDOT approval. "Buffer Yard A" landscaping is proposed along the majority of the south property line adjoining the existing commercial lots ("existing" vegetation is proposed to be maintained along the eastern part of this line near Classic Car Wash). Existing tree cover is proposed to be retained around the perimeter of the lot adjoining the inventory/parking area at the rear and

north sides. Fencing is proposed to be maintained along the south property line of the last residential lot at the end of Coreta Drive (no additional landscaping is proposed along this property line).

Storm water detention exists on site via a City maintained regional basin. The existing pylon sign is proposed to be reconfigured to meet GM standards (existing sign is approved to be 80' high and has 250 square feet). Building mounted signage including an illuminated accent band are proposed along the front facade and the south facade facing Commerce Drive.

SITE HISTORY

The Parkway Corridor Study, which includes the subject site, was adopted in 1986. The adoption of the Planned Development overlay zone for the area resulted from the Study. A variance was granted by the Board of Adjustment in 1995 to allow the height of the existing pylon sign to be raised to 80 feet.

ADJACENT LAND USES AND ZONING

The land uses and zoning adjacent to the subject site include:

A. Various commercial uses are located to the south along Commerce Drive and Commerce Place including hotels, a car wash, a roller rink, a restaurant, and a gas/convenience store (C-3/PD).

B. A wooded lot is located immediately to the east/southeast (C-3/PD) and single family residences are located further to the east/southeast along Cardinal Drive and Cardinal Place (SR-2).

C. Single family residences are located to the north and northeast along Utz Drive and Coreta Drive (SR-2).

D. I-75/71 is located to the west.

SITE CHARACTERISTICS

The site contains approximately 13 acres and has approximately 520 feet of frontage along I-75 and 50 feet of frontage at the dead end of Commerce Drive. There are four buildings on the site including the Furrow's retail building and three accessory structures. There is a large parking area between the retail building and I-75, and the areas around all buildings

are paved. There is also an emergency access between this site and the dead end of Coreta Drive. A City maintained detention basin exists in the eastern part of the site. There is existing tree cover along the north, east, and west (excluding the freeway frontage) boundaries of the site. Public water and sewer are available to the site.

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Commercial" uses. This designation is described by the Comprehensive Plan as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to the proposal and/or general area ("Florence Central" area, pg. 162).

A. The City of Florence developed from an aggregate of residential subdivisions, and is the population center of Boone County. The city is experiencing considerable residential growth due primarily to annexation. Florence did not develop in the traditional manner of cities, with established areas of concentrated commercial, industrial, and residential areas; instead, the uses were intermixed. For instance, the city's central business district is not a precise location, but rather is a combination of suburban business districts. This factor, above all others, has molded Florence into a suburban city. This is evidenced by continuing annexation of developable property.

B. 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(s?) of the City. As described in the Housing Element, the condition of older housing in Florence should be specifically addressed.

C. 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 redevelopment of property into commercial uses must be carefully designed in order to minimize impact of adjacent residential property.

D. In summary, growth in this section of Boone County must be balanced among three major land users, commercial, industrial, and residential development. Growth in one land use must consider the location of existing and planned developments of the other two.

The Land Use Element provides the following general statements which relate to the proposal.

A. Developments in Boone County should begin with an assessment of the existing site features to determine positive and useful attributes, as well as features which should or can be preserved. Development design should incorporate the use of these attributes for the benefit of the development and the County as a whole, rather than leveling an entire site to meet a pre-conceived project design. Development plans should identify such areas, and delineate disturb limits to protect those areas that have been defined ("Utilization of Existing Vegetation and Topography," pg. 158).

B. 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. 159).

C. Developments 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 uses ("Landscaping," pg. 159).

D. Developments in Boone County must recognize the potential impacts of stormwater run off. Developments must design and incorporate adequate provisions for the channelization and control of the rate of stormwater flow on and from the site. Further, control and mitigation practices for erosion associated with developments must be provided ("Stormwater Management and Erosion Control," pg. 159).

E. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, and provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system ("Access Management," pg. 159).

F. Developments in Boone County should give consideration to the overall design of the area. 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 minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention ("Designs, Signs, and Historic Preservation," pg. 160).

The Business Activity Element makes the following statements that relate to this request ("Areas of Future Commercial Activity," pg. 70).

A. Since the immediate Florence area figures so prominently in Boone County's commercial activity, this region has the momentum to continue dominating any expansion of commercial activity. Currently, "big box"retail has been overbuilt in the county. As a result, building vacancies are visible along the major commercial corridors in Florence. The market and infrastructure impacts of future large scale or regional commercial uses on the existing Florence commercial districts must be considered. Furthermore, it is important to encourage the reuse of vacant commercial buildings instead of creating new commercial districts.

B. Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and US 42 corridors.

C. The mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18.

The site is within the "Florence, US 25 Corridor" area described in the Geographic Housing Issues section of the Housing Element (pg. 88). This section states "there will likely be a major transition in ownership patterns for the houses of subdivisions built during the 1950s and 1960s, with an accompanying trend of remodeling and renovation to better serve the needs of the new owners" and "any infill housing that occurs should fit in with the existing character of the area."

The 2000 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. Mixing of residential and other land uses shall be encouraged, within appropriately planned and designed neighborhood developments ("Overall," Objective 2).

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

C. Future growth shall be accompanied by adequate infrastructure and services. Existing infrastructure and services shall be maintained or improved as needed ("Overall," Objective 4).

D. Boone County shall strive to achieve both a diversity and balance in land use. ("Overall," Objective 6).

E. The needs of Boone County's population base are measured and fulfilled through the provision of orderly growth ("Population," Goal).

F. 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 ("Environment," Goal).

G. New development or redevelopment shall attempt to design sites utilizing existing topography and vegetation, and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used. Residential development design in particular shall minimize grading work as opposed to clearing the entire site, without unduly restricting the development. Existing trees and pasture land shall be evaluated during the design and construction process as a visual and economic benefit to the community ("Environment," Physical Objective 2).

I. Existing vegetation shall be considered as both an important site characteristic and a community resource ("Environment," Social Objective 4).

J. Employment opportunities shall be encouraged for the citizens of Boone County ("Economy," Objective 1).

J. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).

K. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage ("Business Activity," Overall Objective).

L. Commercial uses shall be limited to strategic locations serving trade areas and neighborhood needs and shall have safe and effective access and ample parking space ("Business Activity," Commercial [Retail and Office] Objective 1).

M. The large scale mixing of commercial and non-commercial uses shall occur in planned developments or in areas where consideration has been given to assure compatibility with surrounding land uses. The location of large scale commercial uses shall take into consideration existing or planned infrastructure conditions so as to protect the existing and future population and businesses. Small scale mixing of commercial uses within residential areas shall be carefully assessed and properly placed so as to enhance the neighborhood . . . ("Business Activity," Commercial [Retail and Office] Objective 2).

N. Proper access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," 2nd Goal, Objective 3).

RELATIONSHIP TO PARKWAY CORRIDOR STUDY

As stated above, the site is within the Parkway Corridor Study area. The Study states the following regarding development in the study area as a whole:

> The 1980 Boone County Land Use Map indicates that there are no environmentally unsuitable lands for development in the study area. The lands in the study area should be able to accommodate development consistent with appropriate engineering standards and public service/infrastructure requirements. The site is located in an urban service area, so the presence of public services and infrastructure or its logical extensions can allow for development as well ("Development Potential").

The site is located within area "1KY:C3/PD" on the study land use map. The following excerpt describes the area in question.

> Development of this parcel is currently in progress. The major access points of this development are along KY 18 and Cardinal Drive and its proximity to I-75 makes it an attractive site for commercial development. Its relatively close location to the Parkway will enhance its accessibility for local traffic as well.

STAFF COMMENTS

1. First, the Planning Commission and City Council will need to consider the Comprehensive Plan as it relates to this request. The Land Use Element states rather generally that "Florence did not develop in the traditional manner of cities, with established areas of concentrated commercial, industrial, and residential areas; instead, the uses were intermixed. For instance, the city's central business district is not a precise location, but rather is a combination of suburban business districts. This factor, above all others, has molded Florence into a suburban city" and that "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 Future Land Use Map designates the site and the adjoining Commerce Drive/Place area as "Commercial."

2. Staff offers the following comments regarding the standards set forth in Section 1514 "Planned Development Standards" of the Boone County Zoning Regulations. Concept Development Plan proposals in Planned Developments are to be primarily evaluated against these criteria.

   1. Mixed Use Development and Pedestrian Orientation: Although this proposal is not a mixed use development in and of itself, it does help to diversify commercial uses in the Commerce Drive/Place area by providing a facility which has different land use and operational characteristics than the adjoining service oriented uses. Conversely, due to a substantial difference in scale and general incompatibility of uses, the proposal is not conducive to a strong interrelationship with the adjoining residential areas. Due to these conclusions, it is Staff's view that the proposal can be reasonably integrated with the adjoining commercial area, but should be separated by substantial buffering from the adjoining residential area. Relative to "pedestrian orientation," the auto dealer/auto repair use per se does not lend itself to a wide range of pedestrian improvements or interrelationship with the adjoining residential area, however, the sidewalks which run along Commerce Drive could be readily tied into this site.

2. Compatibility of Uses: When considering the types of commercial uses in the Commerce Drive/Place area, it is Staff's conclusion that the proposed auto dealer/repair facility is generally compatible with the adjoining commercial uses, as the use essentially entails a retail building, enclosed auto repair, and what is basically a large parking lot. Due to differences in product and the associated material handling, the proposed operation could be more compatible with the adjoining residential area than the existing lumber yard (although this nominal conclusion by itself does not demonstrate compliance with this standard), provided certain precautions are taken. These precautions include: avoiding the use of an outdoor PA system; using site lighting fixtures which are downlit, directed away from the adjoining residential areas and freeway frontage, and have a limited mast height (Staff is not opposed to the provision of lighting along the freeway frontage provided it is reasonably controlled); and that sufficient screening/buffering which blends into the existing tree cover is provided between this use and the adjoining residential areas.

The Concept Development Plan illustrates that the existing tree cover will be maintained around the perimeter of the rear parking area. While this approach is acceptable under the regulations and is endorsed by the Comprehensive Plan, the existing tree cover will need to be supplemented in targeted areas along the residential adjacencies in order to achieve the buffering effect that would be provided under Buffer Yard C and Buffer Yard D, as portions of the tree cover is fairly thin (Buffer Yard C is initially required; the initial building is approximately 46,000 square feet and an approximate 11,000 square foot addition is proposed - Buffer Yard D is required when the building is larger than 50,000 square feet). Staff is particularly concerned with the provision of buffering along the south side of the residence at the end of Coreta Drive. While the current proposal maintains the current condition (buffering consists of a wood privacy fence), Staff contends that screening plants which will grow above the height of the fence should also be provided, especially since the front lot area is proposed to be a "display" lot versus just a parking lot (i.e., increased activity, more substantial lighting, etc.). This would entail the removal of the parking row (19 spaces out of approximately 763 total proposed) along this fence and recommended plantings include a combination of evergreen and hardwood trees (again, the normal buffer requirement is Buffer Yard C/D - the Concept Development Plan would not meet the "reduced" Buffer Yard D width of 40 feet around the side and rear of the last house on Coreta even with the removal of the parking discussed above).

3. Open Space: This standard states that "useable open space(s), in an amount over and above setback areas and open areas required by the underlying zone, shall be provided." The amount of open space is over and above that required by the underlying zone, though it cannot reasonably be construed as "useable" as it

is a buffer area only. The opening paragraph of Section 1514 states that the criteria shall be fulfilled "unless a portion of the criteria do not apply or relate, in whole or part, to a specific proposal." As such, the governing bodies will need to determine the applicability of this requirement to the proposal at hand.

4. Multi-Modal Transportation System: Pedestrian issues have been outlined under #1 above. Additionally, Article 33 of the Zoning Regulations requires a bike rack to be provided.

5. Preservation of Existing Site Features: Although this project is largely a redevelopment and existing tree cover is proposed to be retained, some existing tree cover that is behind the residences on Coreta Drive is proposed to be removed for the proposed parking area. In order to maintain the density and quality of the buffer yard as intended by Article 36 "Landscaping" of the zoning regulations, additional planting material may need to be provided.

6. Landscaping: Conceptual landscaping has been shown on the Concept Development Plan, although, as discussed above, some of the landscape requirements have not been completely fulfilled. Staff offers the following specific comments on this topic.

A. Staff finds the proposal to provide an actual streetscape along the freeway frontage to be commendable, provided all required plantings are provided. This streetscape involves the replacement of the existing chain link right-of-way fence with a lower post and rail fence (pending KDOT approval), and the provision of street frontage landscaping in and along the right-of-way.
B. Buffer plantings should be considered along the south property line of the last house on Coreta Drive as discussed above.
C. Where it adjoins residential uses and zoning (north and west boundaries), the wooded perimeter around the rear parking should be supplemented with additional screening trees where necessary to create the intended effect of the required buffer yard as discussed above. A thorough evaluation of this perimeter can be done through the site plan review.
D. Because the rear parking area in the southeast part of the site is basically a utility parking area (near Classic Car Wash) and this area is very visible from Commerce Place through the vacant lot behind the Best Western Hotel, denser landscaping should be provided along the south property line from the rear of the proposed building to the southeast property corner. Staff suggests that Buffer Yard B be provided in this area versus Buffer Yard A. Existing vegetation is proposed to be retained as the buffer yard landscaping

in the eastern end of this area by the adjoining car wash lot, however, the actual density of this existing vegetation is fairly inconsequential and should be supplemented.

E. Not all of the "vehicular use area" (VUA) landscape requirements have been met.

7. Architecture: The proposed building doesn't use traditional, regionally influenced architectural forms and elements as sought by this standard, although it is similar to, and compatible with, the other commercial structures in the Commerce Drive/Place area. Staff's basic issues with the proposed building design include the following.

A. As the southern facade will be directly visible from Commerce Place, it should use the same materials and detailing as the front facade (i.e., provide masonry piers and a full EIFS fascia across the entire facade versus a partial EIFS fascia and part standing seam metal roofing - this includes the rear addition when it is constructed). Because of the lack of public visibility, Staff is not concerned with whether the east (rear) and north facades are "minimized" relative to detailing and breadth of the material pallette provided the basic wall materials and colors are consistent with the south and west facades.

B. The one major unifying theme between the commercial buildings in the area is the use of warm earth tones. In order to maintain a continuity with the existing buildings, similar colors should be used for the proposed structure as well. The stated colors on the building elevations are "whisper white" and "sandpebble," although no samples have been provided.

8. Historic and Prehistoric Features: Staff is unaware of any historic or prehistoric features either on or near the subject property.

9. Signage: Several signs have been proposed. These include building mounted signs on both the south and west facades, including illuminated accent strips, and the reuse of the existing Furrow's pylon sign. Depending on how it is calculated, the building mounted signage on the front facade contains 531 square feet among three sign areas or 196 square feet among five sign areas; a maximum of 380 square feet among up to three sign areas is permitted for this facade. Because the illuminated band is considered signage, either the sign area or the amount of signs (i.e., "sign areas") cannot be met, although it is Staff's opinion that the style and type of building mounted signs proposed is a reasonable design solution for the proposed building from a qualitative perspective. The size and amount requirements have been met for the building mounted signage proposed for the south facade.

As noted previously, a 250 square foot pylon sign is proposed to be reused. Although a variance was granted to allow this sign to be raised up to 80 feet in height, Staff is unsure of the actual height because a permit to change the height was not located. In any case, this sign is nonconforming because the underlying zone permits a freestanding sign to be up to 200 square feet in area and up to 30 feet in height (it is Staff's estimate that the sign is at least twice this height based on the adjoining building). Additionally this criterion in Section 1514 states that "freestanding signs shall be monument style and of a limited size and height." Due to these issues, Staff recommends that the governing bodies and the applicant consider the replacement of the pylon sign in favor of a ground mounted monument which is integrated into the proposed streetscape design along the freeway. This could be accomplished as a masonry or precast retaining wall feature that correlates to the proposed dealership building. Because this type of approach would constitute a qualitative design improvement that is in keeping with the intent of the Planned Development overlay zone, and also due to the freeway location, Staff is unconcerned with whether or not the actual sign area was marginally larger than permitted in the underlying C-3 zone.

10. Transportation Connections and Entry Points: Other than assuring that there are deliberate connections to the sidewalks on Commerce Drive as discussed above, Staff has no comments on this standard.

11. Conformance with Comprehensive Plan: The Comprehensive Plan is discussed above.

3. Bob Hall of the Florence Water and Sewer Commission has noted that the sprinkler pit will need to be brought up to code and that a dual pit will be required.

4. Gary Zumbiel of the Florence Fire Department has commented that maintaining the emergency access to Coreta Drive is acceptable as there are no other access points available.

5. Due to the conceptual nature of the plan, an exhaustive "site plan" type review was not conducted. However, Staff has identified some aspects of the Concept Development Plan that do not meet the normal site plan requirements (such as some driveway widths and the provision of sidewalks at the front end of parking spaces which adjoin the building). Thus, the applicant will need to consider that all normal site plan requirements will need to be met unless an exception is specifically granted by the governing bodies through this process.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Florence City Council in terms of the Planned Development requirements stated in Article 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

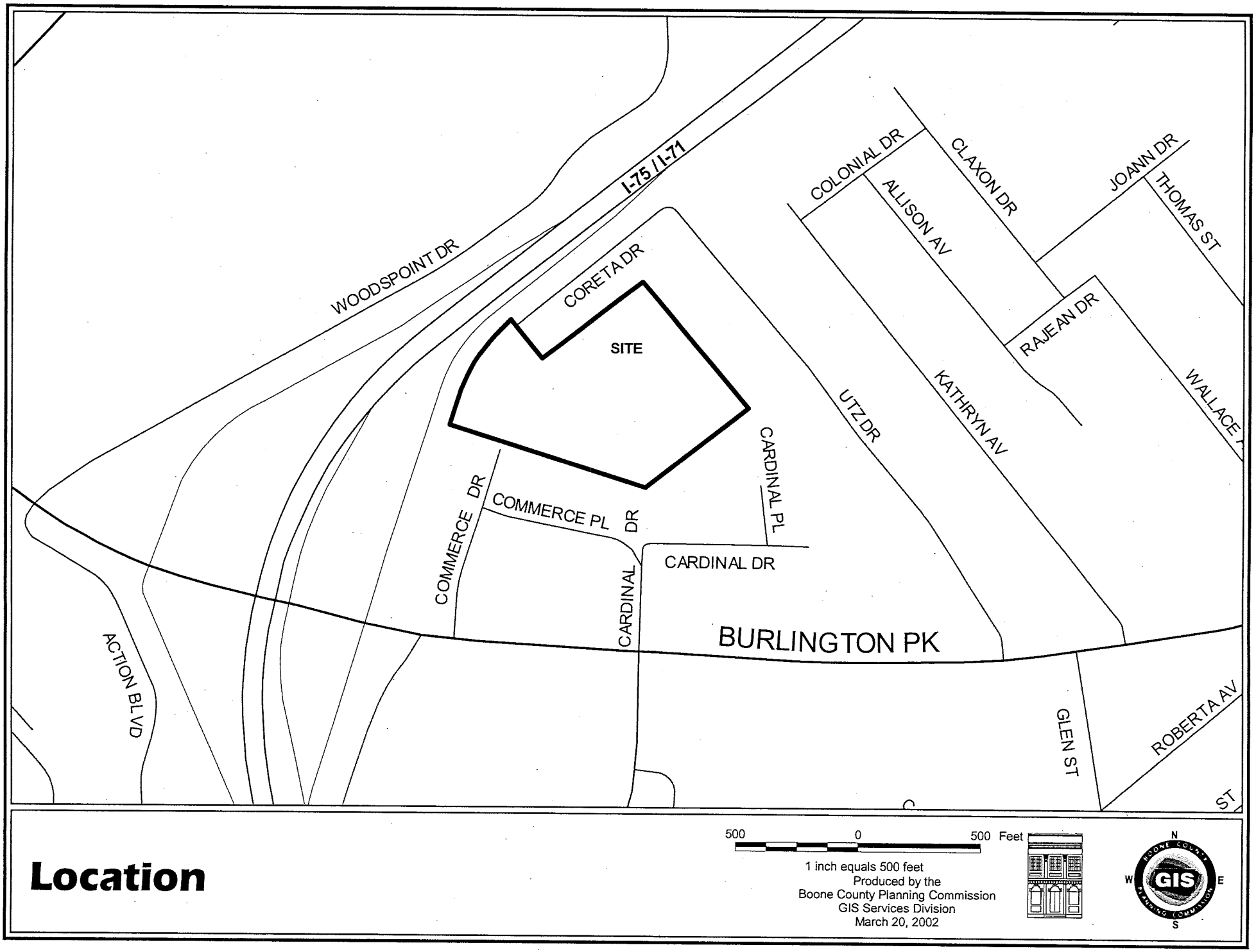
Respectfully submitted,

Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW\pr

attachments:

- location map
- aerial photo w/zoning information
- topographic map
- Future Land Use Map excerpt
- application materials including Concept Development Plan


I-75 / I-71
WOODSPOINT DR
CORETA DR
SITE
COLONIAL DR
CLAXON DR
JOANN DR
THOMAS ST
ALLISON AV
RAJEAN DR
WALLACE A
KATHRYN AV
UTZ DR
CARDINAL PL
COMMERCE DR
COMMERCE PL DR
CARDINAL DR
CARDINAL
BURLINGTON PK
ACTION BLVD
GLEN ST
ROBERTA AV
ST
500 0 500 Feet
1 inch equals 500 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2002
N
W
E
S
GIS

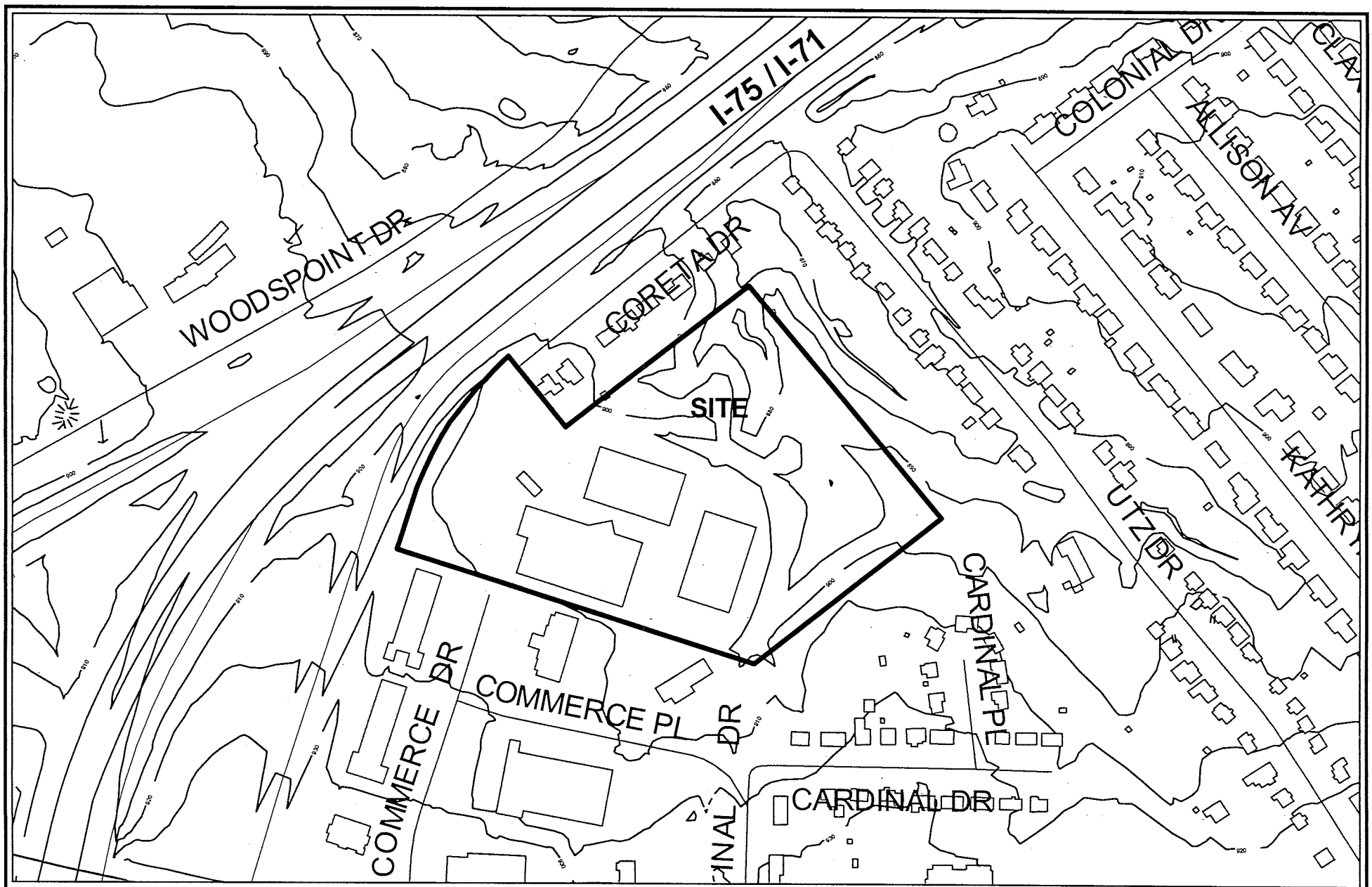
Location



Zoning

300 0 300 Feet

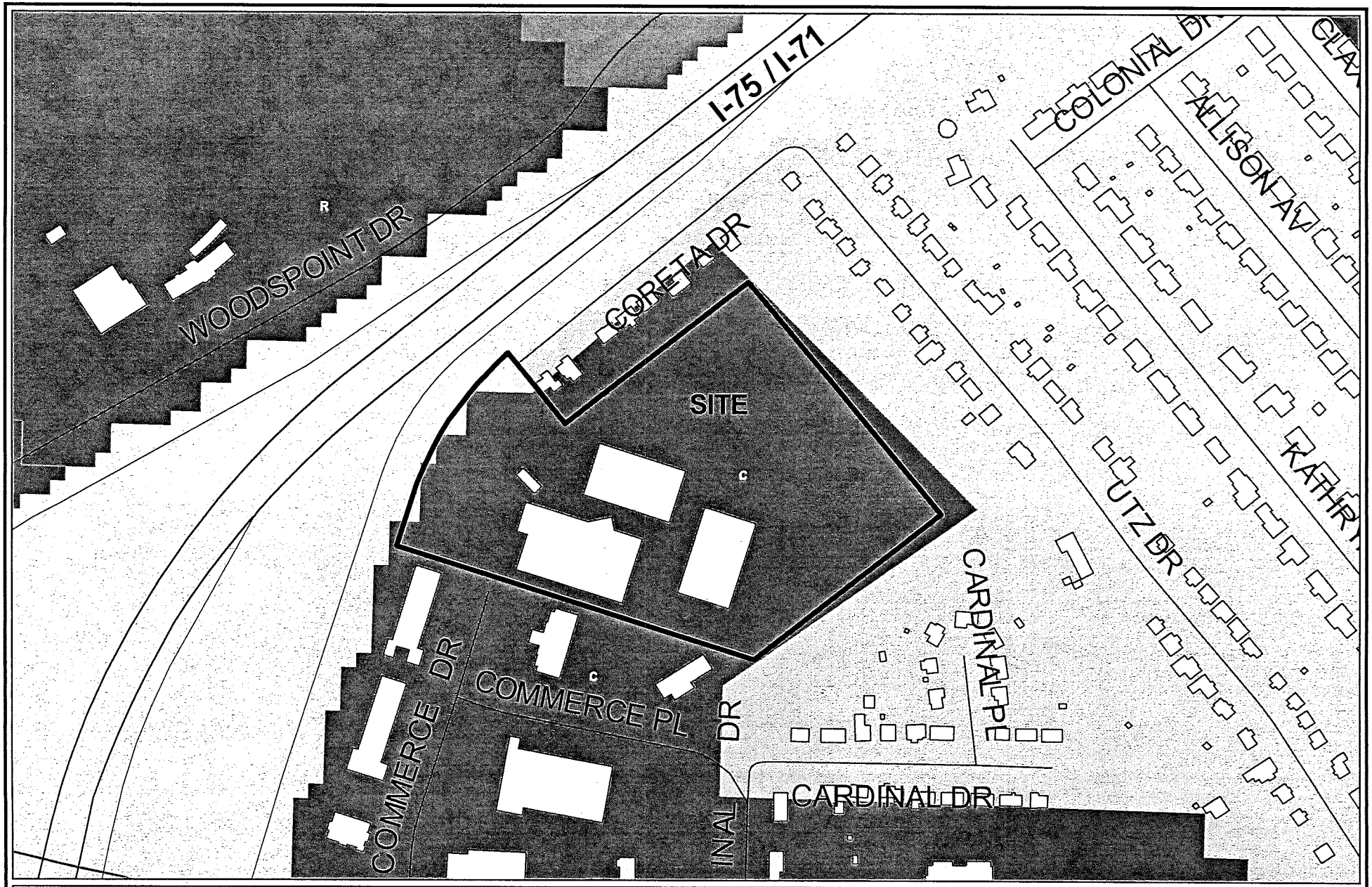
1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2002



Topography

300 0 300 Feet

1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2002



Future Land Use

300 0 300 Feet

1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2002

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

RECEIVED
MAR - 4 2003
BOONE COUNTY
PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:
   - ✓ Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
   - _____ Change in an Approved Concept Development Plan
   - _____ Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
   - _____ Long Range Planning Committee Review (As stated in the Union Town Plan)
2. Name of Project TOM GIU CHEVROLET
3. Location of Project 7830 COMMERCE DRIVE FLORENCE, KY
4. Total Acreage of Site 13.036
5. Current Zoning C3-PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) —
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) PARKWAY CORRIDOR STUDY
8. Proposed Uses (please specify each use) AUTOMOBILE DEALERSHIP
9. Proposed Building Intensities (please specify) NEW CAR, TRUCK, USED CAR SALES, SERVICE + BODY SHOP
10. Have you submitted a Concept Development Plan? YES
11. Are you also applying for:
    - NO Conditional Use Permit
    - NO Dimensional Variance
12. Name of Applicant(s) TOM GIU CHEVROLET
    Phone Number 1-859-371-7566 Fax No. 1-859-371-8997
13. Address of Applicant(s) 6619 DIXIE HWY
    FLORENCE, KY 41042.
    City State Zip
14. ✓ Name of Property Owner(s) Conrad Family Investments, LLC
    Phone Number 859-746-8545 Fax No. _____
15. ✓ Address of Property Owner(s) 8800 Bankers St #400
    Florence KY 41042
    City State Zip
16. Are there any existing buildings on the site? _____
    How many? _____
17. ✓ Deed Book 802 330 Page No. 160 269 Group No. 1646 CHECK
18. Have you had a pre-application meeting with BCPC Staff? YES.

(over)

19. Please check the following organizations/agencies which you have discussed the proposed development with in 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
_____ Northern Kentucky Health District
_____ U.S. Soil Conservation Service
_____ Local School District
_____ Local Fire District
_____ Other:_____

APPLICABLE TO BE CONTACTED AFTER PRE-SUBMITTAL MTG W/ BOONE CTY.

20. Concept Development Plan Jurisdiction/Location
✓ Unincorporated Boone County _____ Walton
_____ Florence _____ Union

21. **Applicant's Signature(s)** _____

22✓ **Property Owner's Signature(s)** _____

SECTION B (To be completed by BCPC Staff) 3-8-02 #12.00 R# 30662

1. Date Received 3-4-02 Fee Received $1,346.54 R# 30587
2. Check what has been submitted:
✓ Application ✓ Fee _____ Legal Description
_____ Concept Development Plan 22 Addresses of Adjoining Property Owners
4 5 No. of copies of plan received **
3. Is application complete? _____ YES _____ NO
4. Staff Reviewer KEVIN WALL
5. Committee Chairperson _____
6. Scheduled Public Hearing Date 4/17/02
7. Boone County Planning Commission Action:
_____ **Approved**
_____ **Approved With Conditions**
_____ **Denied**
8. Other:_____

** **Five (5) Copies Required**

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

TOM GILL CHEVROLET
FLORENCE KENTUCKY

Date 2/7/02
Drawing
Preliminary
Bid
Permit
Construction
Revisions
Seal

ARCHITECTURAL ALLIANCE
104 NORTH FIFTH STREET
COVINGTON, KENTUCKY 41011
606.431.3333

Project Number A0028
Sheet Title
Sheet Number SITE

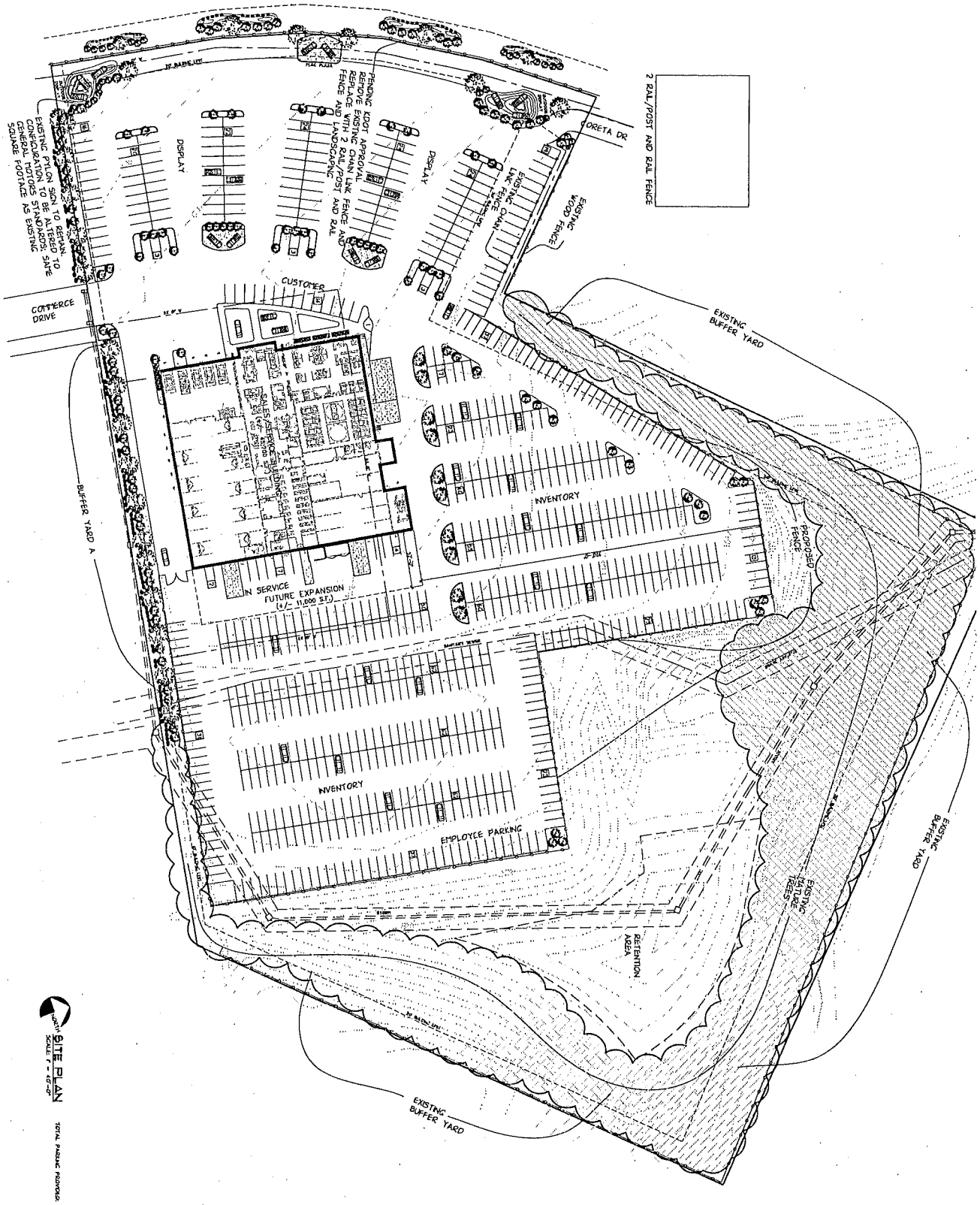
EXISTING SITE PLAN
SCALE: 1" = 40'-0"

RECEIVED
MAR - 8 2002
BOONE COUNTY
PLANNING COMMISSION

RETENTION AREA
EXISTING FENCE
EXISTING BUILDING TO BE REMOVED
EXISTING PAVEMENT
EXISTING BUILDING TO BE REMOVED
EXISTING BUILDING TO BE REMOVED
EXISTING FENCE
EXISTING PAVEMENT
EXISTING FENCE
EXISTING BUILDING TO BE REMOVED
EXISTING PAVEMENT
CORETA DR

F:\AAFILES\Projects\A0028\A0028-EXISTING SITE.dwg Wed Mar 06 14:59:43 2002

F:\AAFILES\Projects\A0028\A0028-SITE.dwg Wed Mar 06 16:13:24 2002



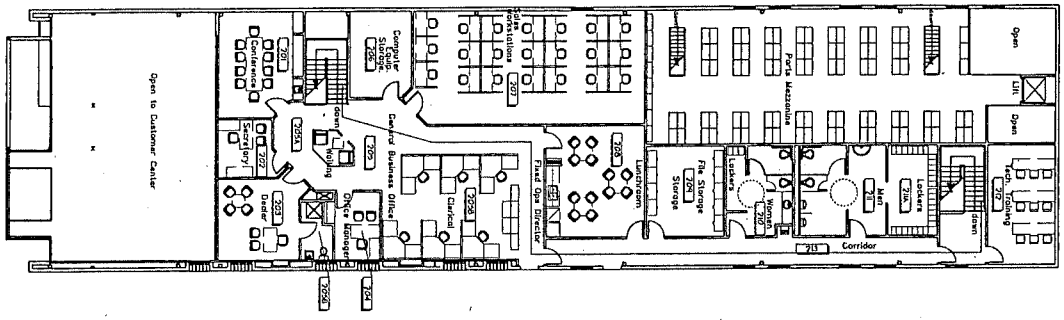
SITE

A0028

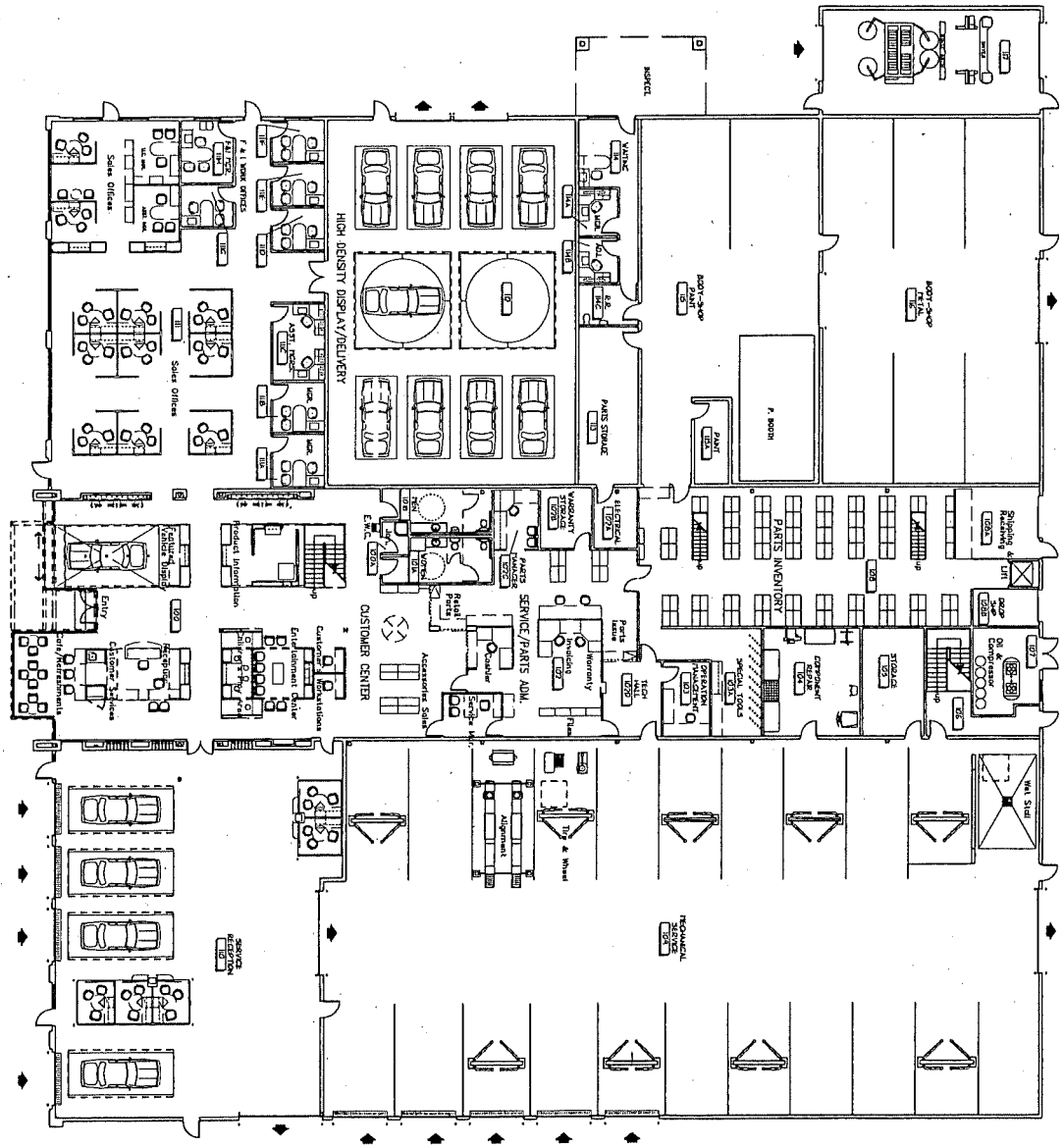
ARCHITECTURAL ALLIANCE
130 NORTH FIFTH STREET
COLUMBUS, OHIO 43215
614.621.7000 FAX 614.621.0000
E-MAIL: www.archall.com

TOM GILL CHEVROLET
FLORENCE, KENTUCKY

F:\AAFILES\Projects\A0028\3.1.dwg Wed Mar 06 16:14:59 2002



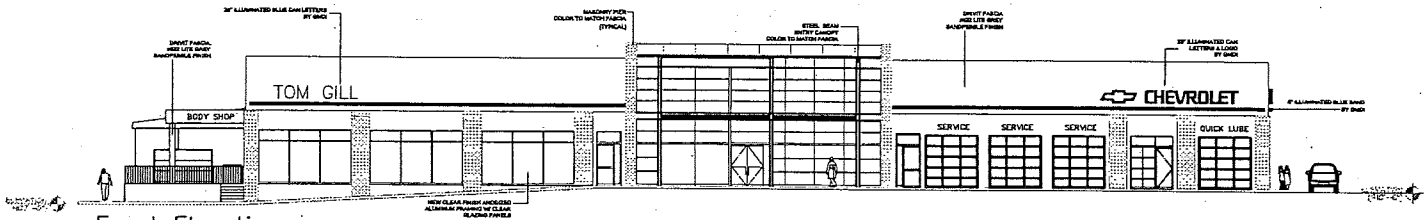
B SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



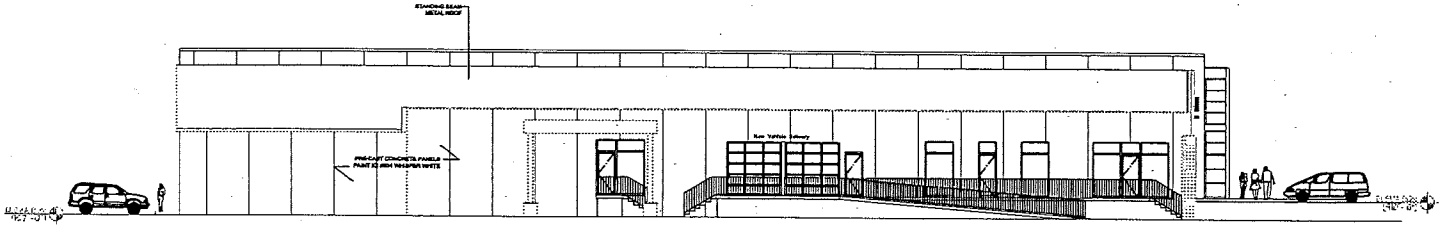
A FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

Sheet Number	Project Number	Drawing: Preliminary	TOM GILL CHEVROLET
Sheet Title	A0028	Bid	FLORENCE, KENTUCKY
		Permit	
		Construction	
		Revisions	
		Date 2/1/02	

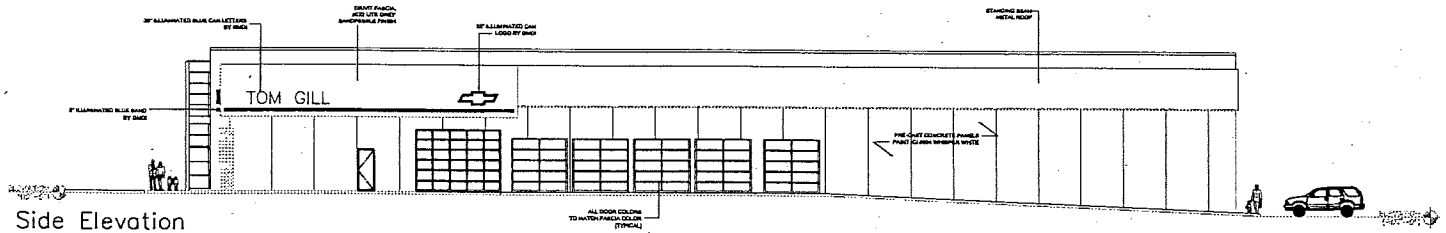
ARCHITECTURAL ALLIANCE
105 NORTH FIFTH STREET
COLUMBUS, OHIO 43215
614.621.1780 FAX 614.621.1783
E-MAIL@



Front Elevation



Side Elevation



Side Elevation

ELEVATIONS
SCALE: 3/32" = 1'-0"

TOM GILL CHEVROLET
FLORENCE, KENTUCKY

Drawing
Preliminary
Bid
Permit
Construction

Date
2/1/02

Revisions

Seal

TECTURAL ALLIANCE

Project Number
A0028

Sheet Title

Sheet Number

F:\AAFILES\Projects\A0028\4.1.dwg Wed Mar 06 16:17:03 2002

TOM GILL CHEVROLET

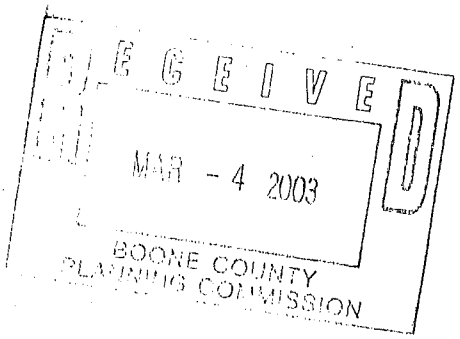
FLORENCE,KENTUCKY

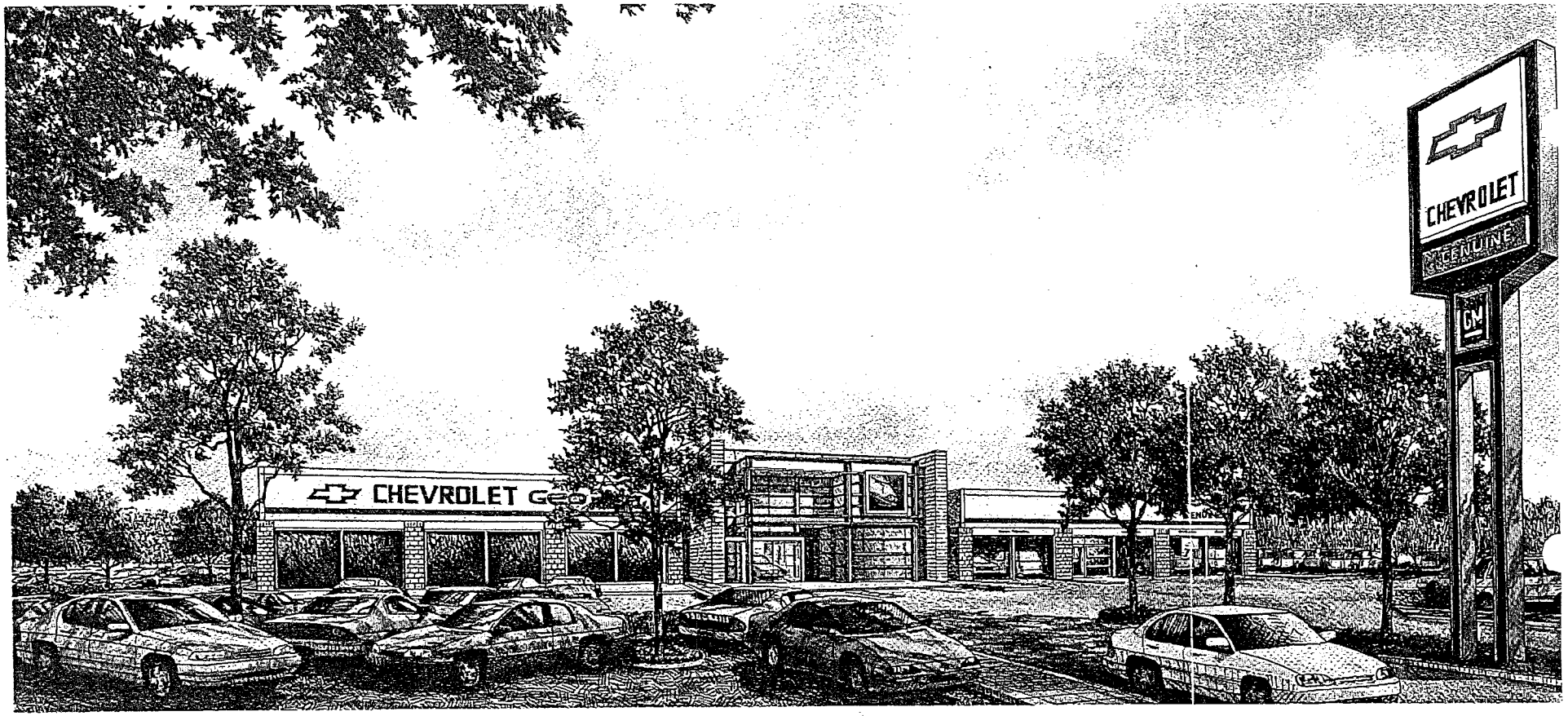
CONCEPTUAL ELEVATION

LIFESTYLE DISPLAY

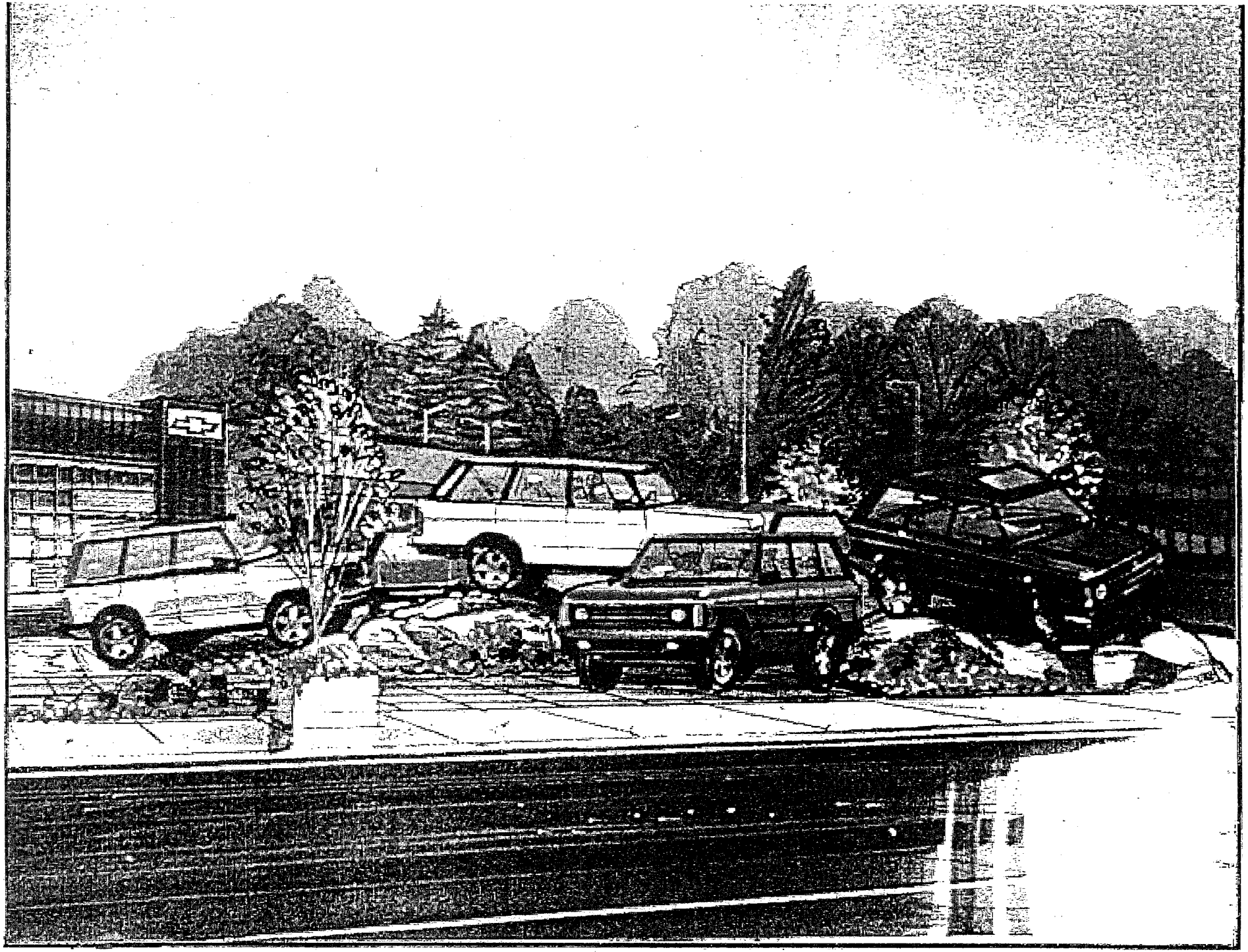
EXISTING SITE PHOTOGRAPHS

MARCH 04, 2002

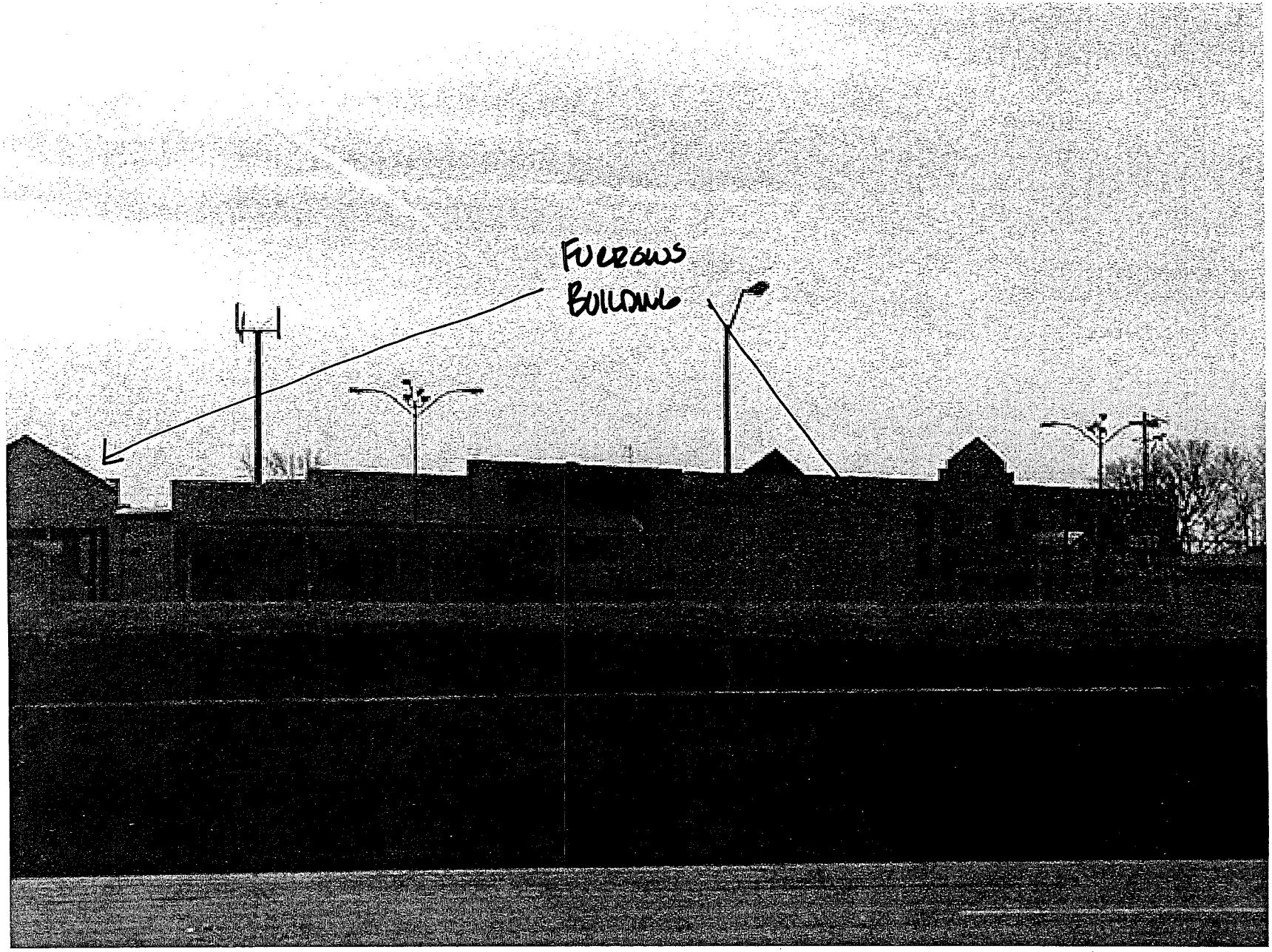




CONCEPTUAL ELEVATION



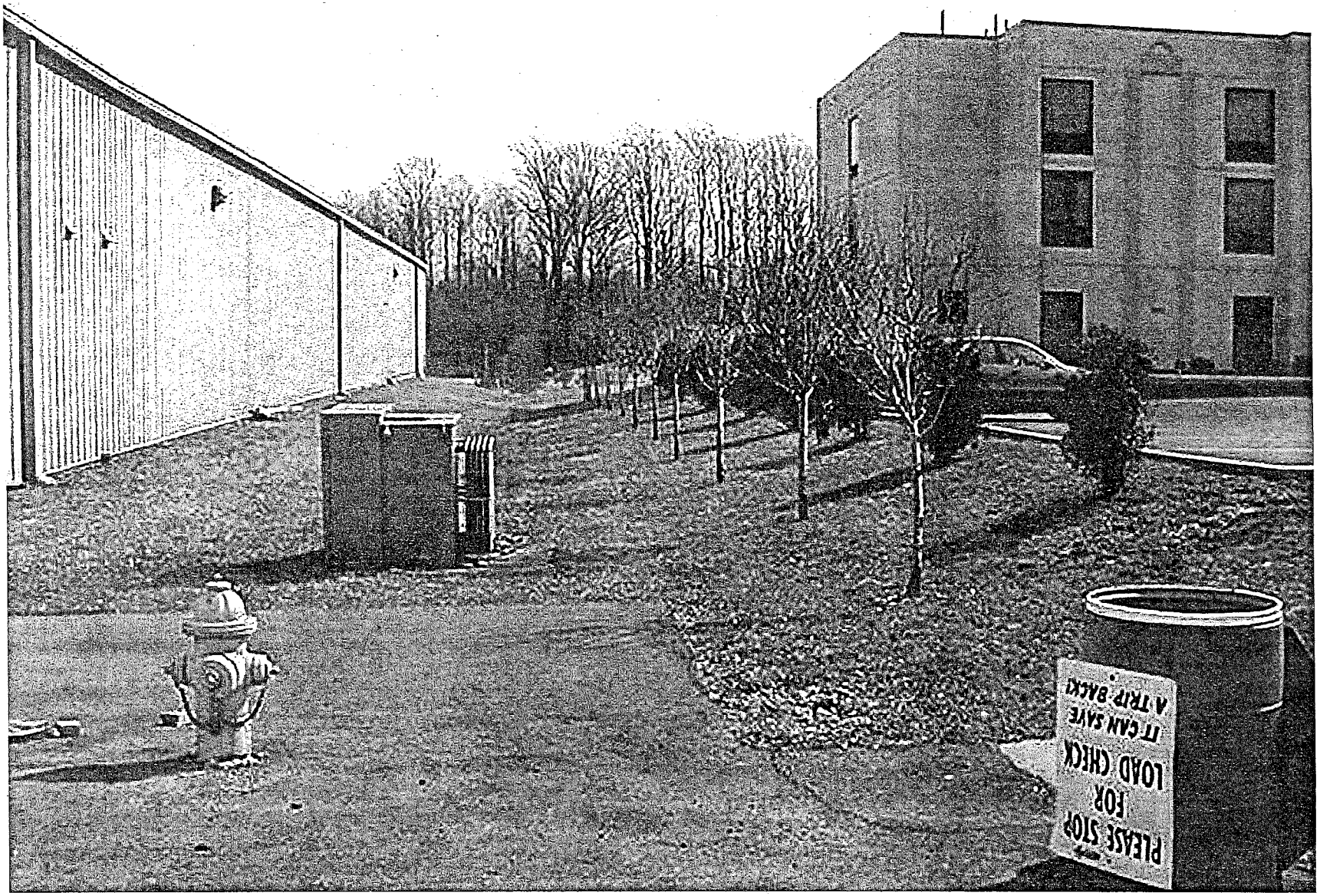
LIFESTYLE DISPLAY



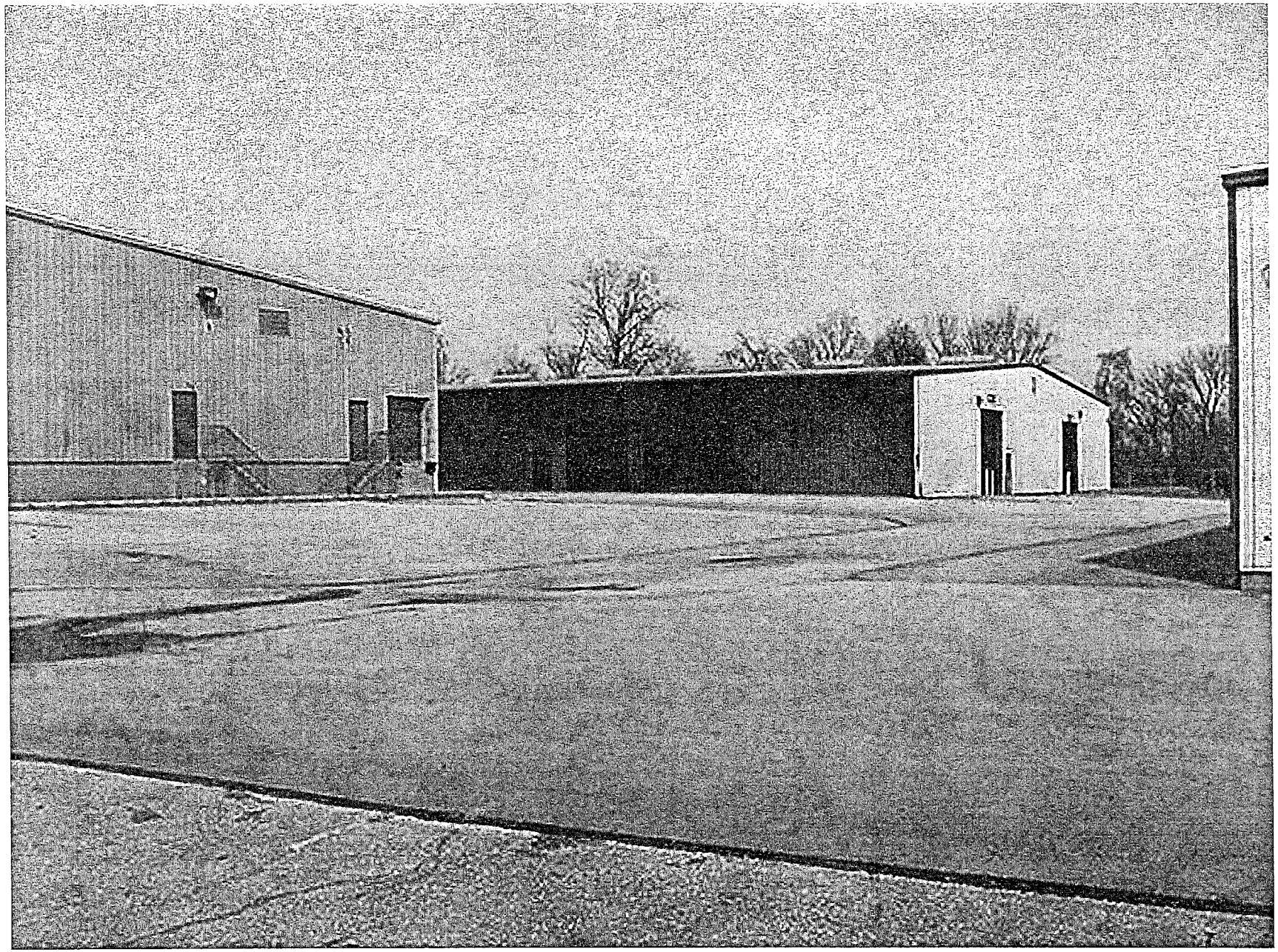
EXISTING BUILDING FROM FREEWAY



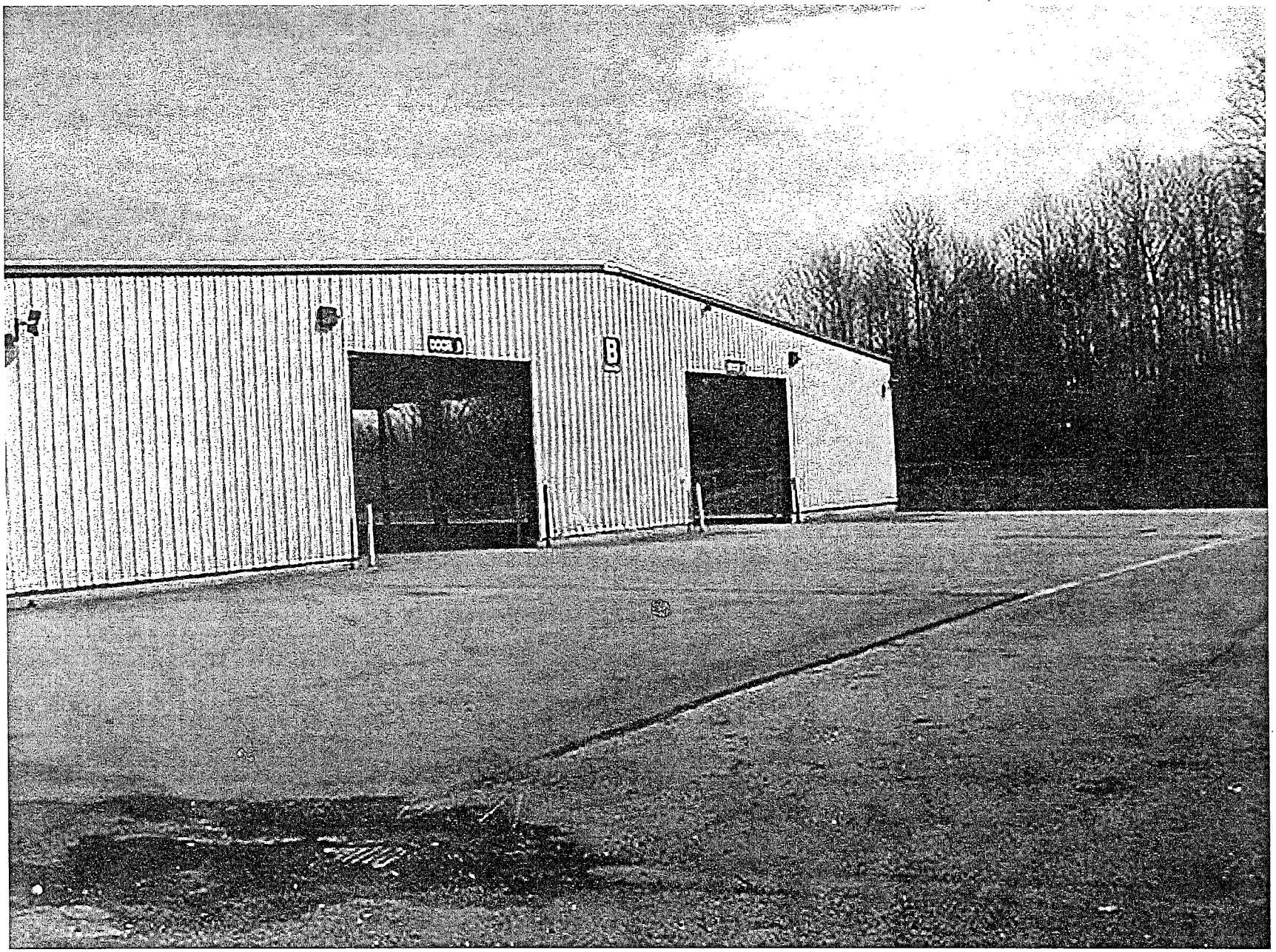
EXISTING SIGN FREEWAY



SOUTH PROPERTY LINE



EXISTING BUILDING TO BE REMOVED



EXISTING BUILDING TO BE REMOVED



EXISTING SOUTHEAST BUFFER, RETENTION AREA



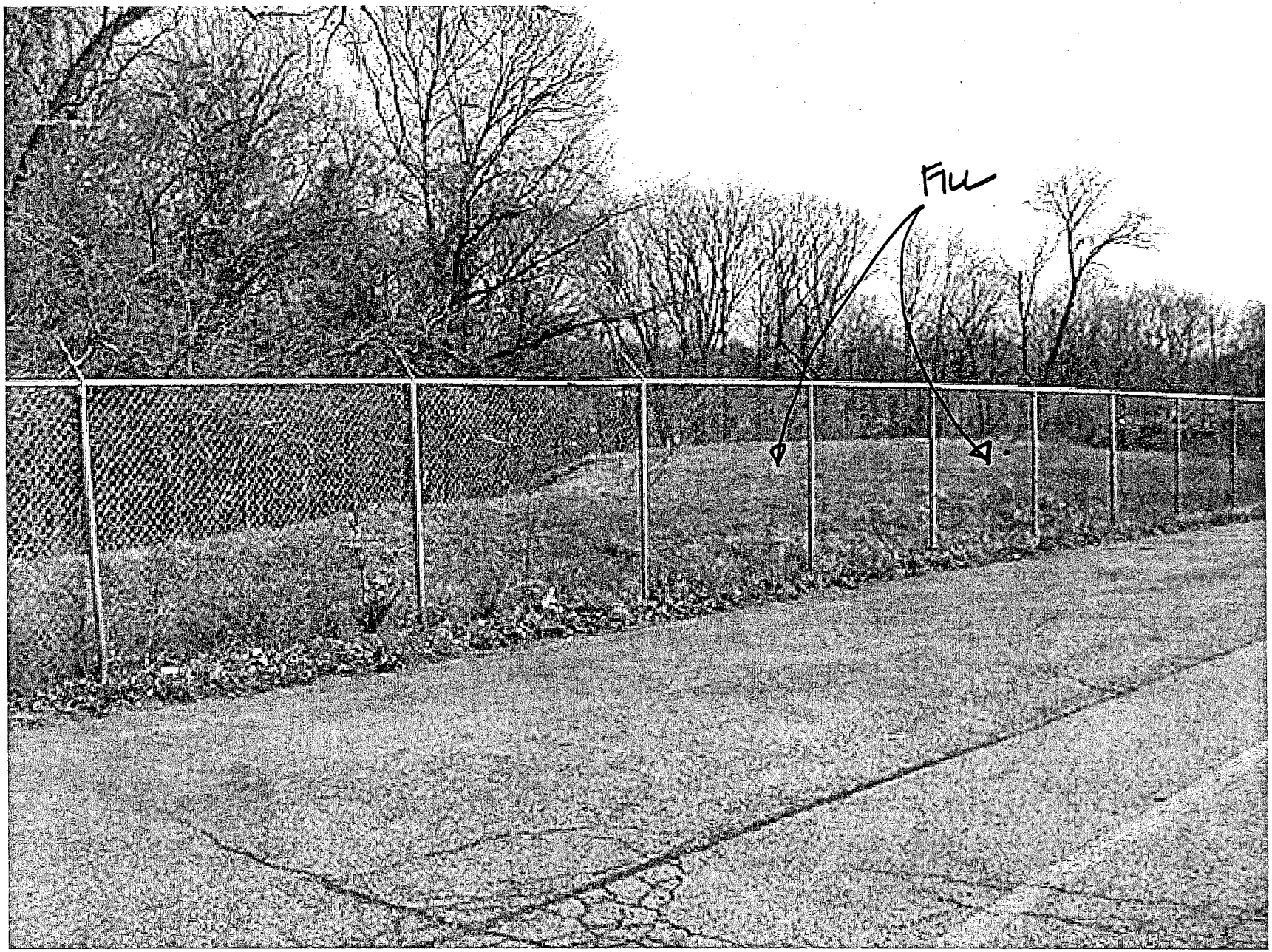
EXISTING NORTHWEST BUFFER @ HEADWALL.



EXISTING EAST BUFFER



EXISTING EAST BUFFER.



FILLED AREA TO NORTH



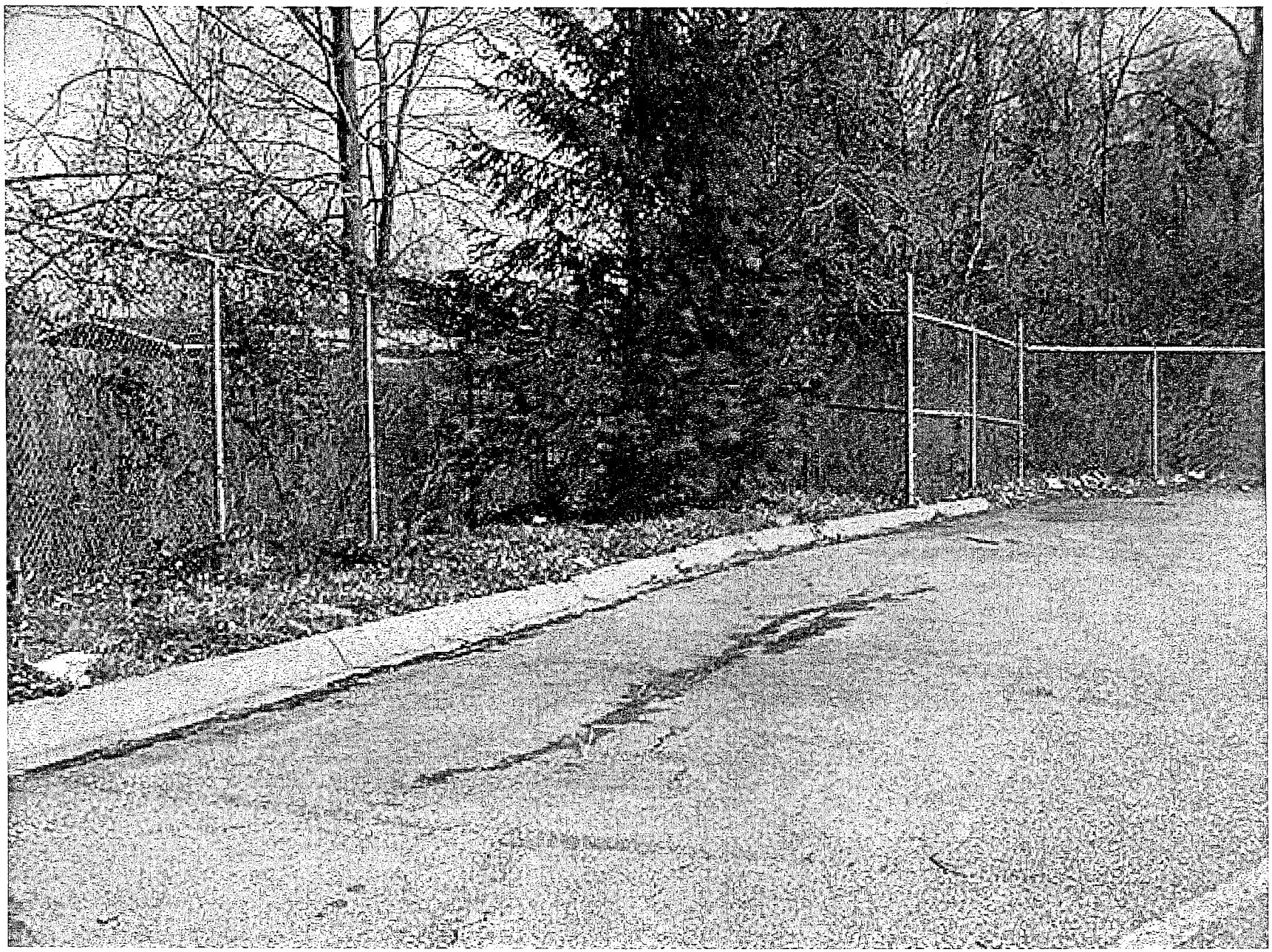
EXISTING WEST BUFFER



EXISTING WEST BUFFER



EXISTING WEST BUFFER



EXISTING WEST BUFFER.

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
April 17, 2002
7:30 P.M.

PUBLIC HEARING

Commission Members Present: Mr. Barlow, Mr. Caddell, Mrs. Kegley, Mr. Knock - Temporary Presiding Officer, Mr. McMillian, Mr. Newman, Mr. Poe, Mrs. Poston - Vice Chairwoman, Mr. Schwenke, Mr. White, Mrs. Wilson - Secretary/Treasurer, and Mr. Zimmer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Mr. Kevin Wall, AICP, CDT - Director, Zoning Services; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

Mrs. Susan Poston, Vice Chairwoman, called the meeting to order at 7:30 PM and introduced the item on the Agenda:

1. **Applicant:** **Tom Gill Chevrolet for**
Conrad Family Investments LLC (owner)

Request: **Concept Development Plan**

The request of Tom Gill Chevrolet (applicant) for Conrad Family Investments LLC (owner) for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13-acre site at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

Following an explanation of the Public Hearing process, Mrs. Poston asked for the applicant's presentation.

Attorney Gerry Dusing, with offices in Florence and Covington, representing Tom Gill Chevrolet, introduced the applicant's team, including Tom Gill, Steve Poffenberger, architect John Oney, and engineer Jim Berling.

Mr. Tom Gill, with Tom Gill Chevrolet in Florence, presented a Power Point presentation and provided hard copies to the Commissioners (see Exhibit 1). He stated that he met with the City Manager and the Mayor of Florence in regard to the proposal and they were excited about it. Reviewing the Power Point slides, he stated that he established a dealership with freeway frontage in 1989 and sold it in 1997 and moved to Florence. He purchased Suburban Chevrolet in December 1996 and since then they have had tremendous growth. In 1996, they were selling 1,200 – 1,400 units annually and currently they sell over 2,400 units annually. He has an agreement with Chevrolet to relocate to a better and bigger location to serve their customers since they are in the top tier of dealerships and qualify for a Flagship Store. The Power Point presentation showed what the proposed dealership would look like. He stated that when a customer drives into the lot, it is crucial that there be signage so that the customer knows where to go for Quik Lube, to park to look at new cars, used cars, etc. He stated that they will not have a showroom – the showroom is the lot. The dealership will be bright, clean and orderly. He presented a slide of how they want the site to look from the expressway with a white fence, plantings, and welcome sign to the City of Florence. Mr. Gill presented slides showing the current Furrow's building and the condition of the site from all sides. He indicated the retention pond area and existing buffer. He stated that they will tear down the existing buildings and develop the site as shown in the presentation. He stated that there will not be a lot of cars parked along the freeway frontage. He explained that cars passing at 65 MPH would not be able to see a lot of cars and they want to relate to the customers through lifestyle – such as a Silverado pulling a horse trailer or a truck climbing a rocky incline. He stated that they are asking for 11,000 square feet of future expansion of the proposed building in anticipation that the business will continue to grow. He noted the greenery in front of the lines of cars to break up the appearance of car after car. He stated that he met with Mrs. Bell, owner of the nearest house and most affected by their proposal, and she was in favor of the fence continuing along the boundaries. He noted the existing gate at Coreta Drive and stated that most of the residents would like it closed off because kids are going through there at night and going down the street. The chain is cut and the gates are left open. If Florence Fire Department agrees, they will close off the gate. He presented slides of the existing buffer. He stated that in back of the building would be employee parking and service parking. He stated that their daily flow of cars will have less impact than a lot of commercial buildings and probably less than Furrow's had. They will have 95 employees and they will not all be there at the same time. They have approximately 120 service customers a day and approximately 40 sales customers a day, plus about ten vehicles for deliveries, vendors, banks, etc. for a total of about 265 cars per day spread out throughout the day. They open at 7 AM and close at 9 PM. Mr. Gill estimated the value of the property to be about $6 million and it will generate approximately $207,725 annually in tax revenues for the City of Florence and Boone County, and approximately $6 million in payroll.

Mr. Dusing stated that the Staff Report was comprehensive. He stated that this use is permitted in the C-3 zone and the Comprehensive Plan calls for this type of use. He stated that the Overlay needs to be considered in context -- there is a different concept for PD Overlay for a third or fourth development of the site that is a substantial upgrade from what has been there for many years. He stated that they are happy to talk about signage issues, buffering, and architectural features. He stated that businesses that have located on this site, which is at the end of the road and down in the hole with limited expressway exposure, have had a difficult time. Mr. Gill has labored with that issue and had discussions with the city to create a development that will be successful for the community.

Mr. Gill stated that they are a business of good character in the City of Florence and the city has been good to them. They built Goodwrench Service Center and tried to get involved with the community as much as they could and they want to continue to do that. He stated that there are not many other sites available and he has an agreement with Chevrolet that he will relocate the dealership. This concluded the applicant's presentation.

Mrs. Poston asked if there was anyone else present who wished to speak in favor of the request.

Dr. A. L. Martin, a resident of Crittenden who owns the property adjoining the subject property on Cardinal Drive, stated that he has no objections. This use is preferable to a vacant spot and it would be an advantage to the community.

Mrs. Bell, a resident of 93 Coreta Drive since 1956, stated that her property is next to the Furrow's lot. She has spoken with Mr. Gill and she believes he will be a good neighbor. The property is currently empty and kids are running through it and squealing tires late at night. She feels that the gate should be closed off. The kids have cut the chains and left it open. She has talked to the city -- but they did not put the chains back and then they came and took away the sign. About a month ago, they came and locked the gate. She is in favor of the proposed request.

Ms. Carolyn Puckett, 79 Coreta Drive, is against there being more blacktop on the site. Four years ago, she had four feet of water in her basement and more blacktop and concrete will wash her house down the creek. She is located at the lowest point. More blacktop will put more water in her yard and her neighbors' yards and they are swamped now.

Mr. Thomas Elliott, 89 Coreta Drive, which is two houses down, stated that the creek starts at his backyard where the hills come together and he does not know if the creek will go through where the parking lot is proposed. He questioned the size of the buffer behind his house. He asked if the trees will be replaced if they fall down. He is not against the proposal if they take care of the little problems.

In response to a request from Mr. Barlow, Mr. Wall identified the locations of the properties of the speakers.

Ms. Lisa Atkinson, 81 Coreta Drive, is neither for nor against the request. She is also concerned about drainage in the backyards. She questioned how far the fencing will come up and if the fencing in the back would be taken down. The fencing is not currently being maintained. She thinks the proposal would be good for the City of Florence and for people to have employment.

Mr. Lauri Watkins, 61 Utz Drive, stated that the new addition to the parking lot would be right behind her backyard. She stated that the wooded area is down hill and runs into the creek, and when it rains the creek swells into her backyard. She is concerned that blacktop or concrete on the corner will cause more rain to come down hill into the creek and swamp her backyard even more.

Mrs. Poston asked if there was anyone else present who wished to speak in favor of the request. There being no response, she asked if there was anyone present in opposition to the request or having questions. There being no response, she asked if there were any comments or questions from the Commissioners.

Mrs. Wilson questioned the location of the Watkins property. She asked if there is another property owner between this property and the Watkins property. Mr. Wall responded that he does not think so. He believes that whoever owned the commercial lot cut off some of it and sold it to the adjoining property owners, which is typically why lots lines are shown as these are shown. Ms. Watkins stated that she owns all the way back to the common line with the commercial site.

Mr. McMillian stated that the noisiest part of the body shop should be away from the residential area.

Mr. Caddell stated that the people having water issues are fairly detached from the site. He asked if the elevations around where the residences are on the north point are generally below the existing water detention. Mr. Berling, engineer, stated that it is lower and the water moves to the northwest and discharges. He stated that Mrs. Bell told him that when she moved there she could stand in the culvert that went under the interstate – but she cannot do that any more – which means there has been a lot of siltation. They can work with the City of Florence to get it dredged out and improve the situation. He does not think they are adding more than an acre of paving. He stated that it is a regional storm water detention facility that is managed by the City of Florence and if it needs modification, that will happen. They are meeting with the City of Florence tomorrow to go over a lot of the details. In response to questions from Mr. Knock, he stated that the water will be funneled into the detention pond and ultimately into the stream. He stated that they need to find out why the residents seem to be having problems. Mr. Zimmer questioned checking with Florence Water & Sewer to see what kinds

of problems they are having back there since it is a regional detention pond. Mr. Wall responded that they reviewed the plans and he did not get any detention comments back from them, but he will look into it. Mr. Zimmer stated that there may be siltations that are causing inadequacies that could be addressed and straightened out.

Mr. Zimmer questioned the notification process for the lots on Utz Drive in regard to the vacant lots. Mr. Wall responded that they notify all adjoining property owners. Mr. Zimmer questioned if the vacant lots are owned by the property owners on Utz Drive. Mr. Costello responded that the ownership can be determined using GIS. Mr. Zimmer asked that it be researched. Mr. Costello agreed.

Mr. Zimmer asked if Staff has spoken to Florence Fire Department regarding the access on Coreta Drive. Mr. Wall responded that the plan he was given showed it being maintained and Florence Fire Department said that was fine. Mr. Zimmer questioned exploring the option of closing it. Mr. Wall will ask Florence Fire Department about the need to maintain the access and, if it needs to be maintained, what might work better. He stated that when he went out there, he just walked around it – it is not secure. Mr. Costello stated that when that connection was made years ago, the connection of Commerce Drive and Commerce Place was not made and it was the only way in off KY 18. Mr. Wall stated that it not only provides emergency access to Tom Gill Chevrolet, but also for the people who live back there. Mr. Zimmer asked to Staff explore with Florence Fire Department to see if some other method would be acceptable and amenable to the neighbors and Mr. Gill.

Mrs. Wilson questioned the previously granted Variance for the sign. Mr. Wall responded that it was granted by the Board of Adjustment and he was at the hearing, but he did not find a permit where the sign had actually be raised. He does not know the exact height of the sign. Mrs. Wilson questioned Mr. Gill's discussion with the City of Florence on the sign issue. She questioned the ground-mounted sign.

Mr. McMillian stated that the gate is a safety issue and should be maintained. He stated that people need a way to get out of a dead-end street.

Mr. Schwenke stated that the City of Florence maintains the water shed area. He asked if they also maintain the wooded area and pick up around the water shed area, or is that the responsibility of the property owner on the other side? Mr. Costello will talk to the City of Florence about it. He believes they only maintain the detention pond and not the woods. Mr. Zimmer stated that there is also a fence there. Mr. Costello responded that they will also research the fence.

Mr. Newman asked the applicant to bring suggestions to the Committee Meeting to make the gate more decorative and nicer looking.

Mr. Barlow stated that the applicant's Power Point presentation showed three flag poles on the site flying the U.S. flag, the Boone County flag, and the Kentucky flag. He questioned there being three flag poles in front of the building with the three flags on one pole and the other two poles possibly carrying the Chevrolet emblem and a Tom Gill flag – is that signage? He stated that if all the buildings on the site are to be demolished, the existing sign should also be demolished and any future signage should be in conformance with the current regulations. He asked the Committee to focus on the sound and light issues which can be intrusive to the residents.

Mrs. Poston asked if there were any further comments from the Commissioners. There being none, she asked for the applicant's response to the questions and comments.

Mr. Gill indicated where the body shop would be located in the building. He stated that there is one big door in the rear of the building and there is a door on the side of the building. The body shop is made of state-of-the-art equipment and all paint work is self-contained. The only thing on the side of the building is a cooling off area for the automobiles and it is inside. The only use for the rear door is the body shop.

Mr. Dusing stated that they met with the Mayor and City Manager of Florence, not with City Council, to make sure they were on board with their vision of the site. The consensus regarding the gate was that they want security and want to block it off, and so do the residents. He stated that the way to make it work is to put up a wall, or something that opens and closes, and the Police and Fire Departments will have the code. There is existing technology and both interests can be satisfied. As they told the City Manager, the pole sign along the expressway is critical. The only chance this site has to succeed is expressway exposure. He stated that technology exists so that they do not have to have an old fashioned speaker going across four acres for one person to answer the telephone. He stated that Mr. Berling addressed the detention and the city has an obligation to maintain the detention area – but the landowner (Mr. Gill) will have to do the housekeeping and keep the woods maintained. He stated that there will be a condition that the three flag poles will only be used for governmental/official flags which they intend to be the State of Kentucky, City of Florence, and American flags.

Mr. Knock asked if the fence has been approved by the highway/interstate officials. Mr. Dusing responded that they do not have final approval but they are optimistic. He stated that several years ago, they considered relocating to the Erlanger interchange and they worked out having a rock garden/floral display on Kentucky Department of Transportation property with a similar "Welcome to the City of Erlanger" sign. The City and the Highway Department like it and they are

optimistic that the Highway Department will go along with it for this site. Mr. Costello stated that he believes the Bob Evans site has something similar.

At this time, Mrs. Poston recognized a lady in the audience who asked to speak.

Margie Martin, the wife of Dr. Martin who spoke earlier, stated that 50 Utz Drive is a double lot and if the Fire Department insists on access, there could be a way into the proposed development from that property. She stated that she may not have the correct address of the property.

There being no further comments, Mrs. Poston stated that the Committee Meeting for this item will be on April 21, 2002 at 4 PM in the Fiscal Courtroom on the second floor of this building. This item will be on the Agenda for the Business Meeting on May 1, 2002 at 6:00 PM at Conner Middle School.

Mrs. Poston closed this Public Hearing at 8:48 PM.

APPROVED:

Susan Poston

Susan Poston, Chairwoman

Attest:

Jan Hancock

Jan Hancock, Recording Secretary

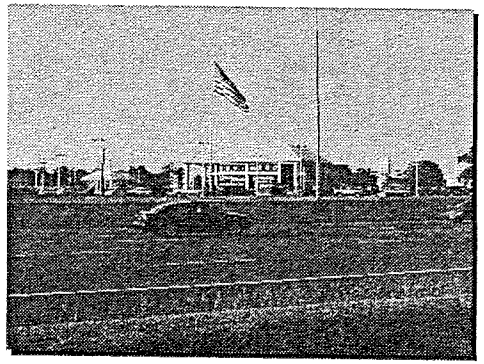
Exhibits

1. **"Introducing Tom Gill" hard copy of the applicant's Power Point presentation**


FLORENCE
Y'ALL
TOM-GILL
CHEVROLET
INTRODUCING TOM GILL

Tom Gill: History

- Tom Gill Oldsmobile, Columbus
  - Established 1989
  - Prime Freeway Location
  - Sold 1997



- Tom Gill Chevrolet, Florence
  - Tremendous Growth since 1996
  - Selling over 2400 units annually
  - Top Tier of GM Chevrolet Dealerships
  - Qualifies for…



FLORENCE Y'ALL

CHEVROLET

TOM-GILL CHEVROLET

Chevrolet Flagship

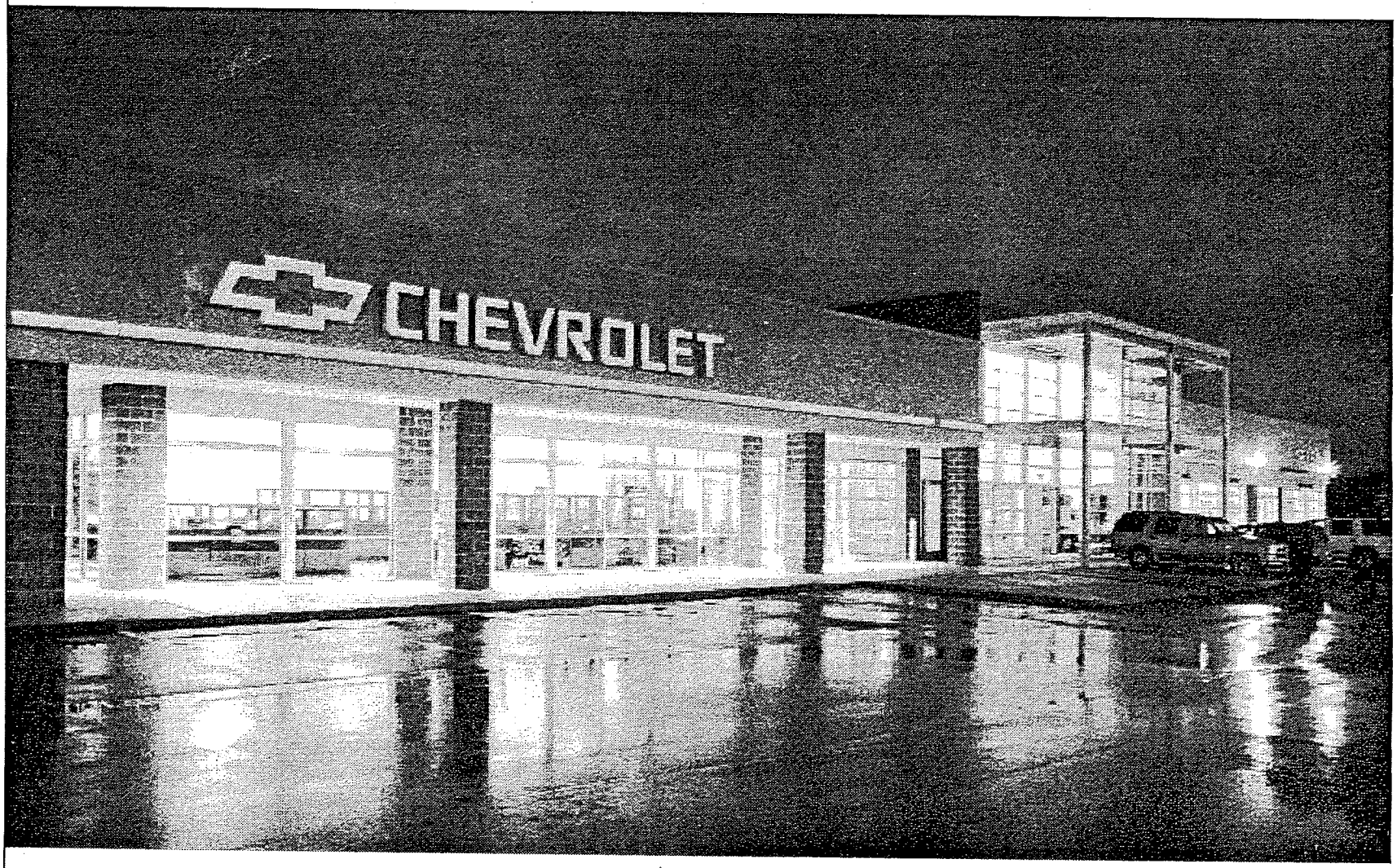


FLORENCE
Y'ALL

CHEVROLET

TOM-GILL
CHEVROLET

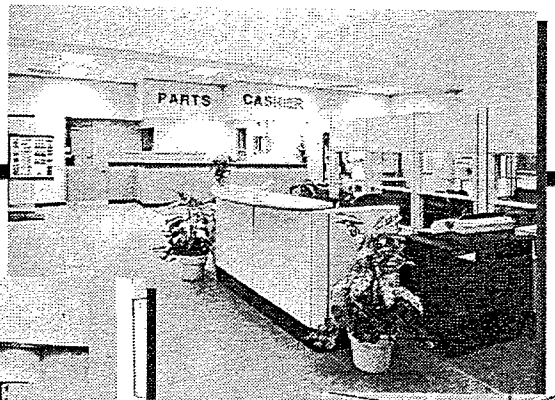



CHEVROLET

FLORENCE
Y'ALL

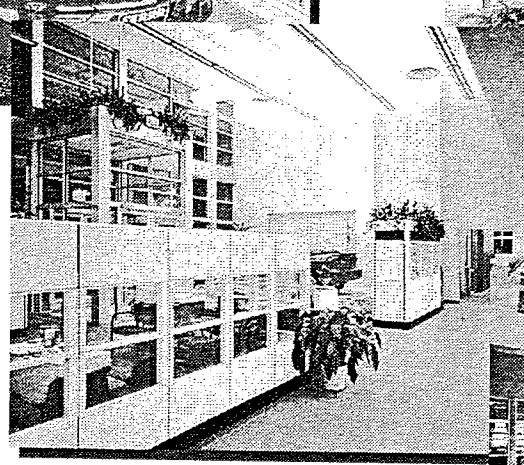
CHEVROLET

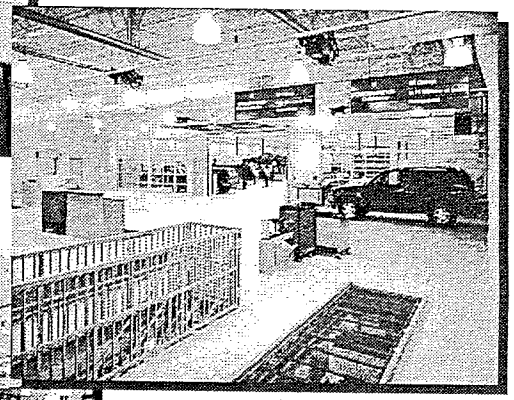
TOM-GILL
CHEVROLET





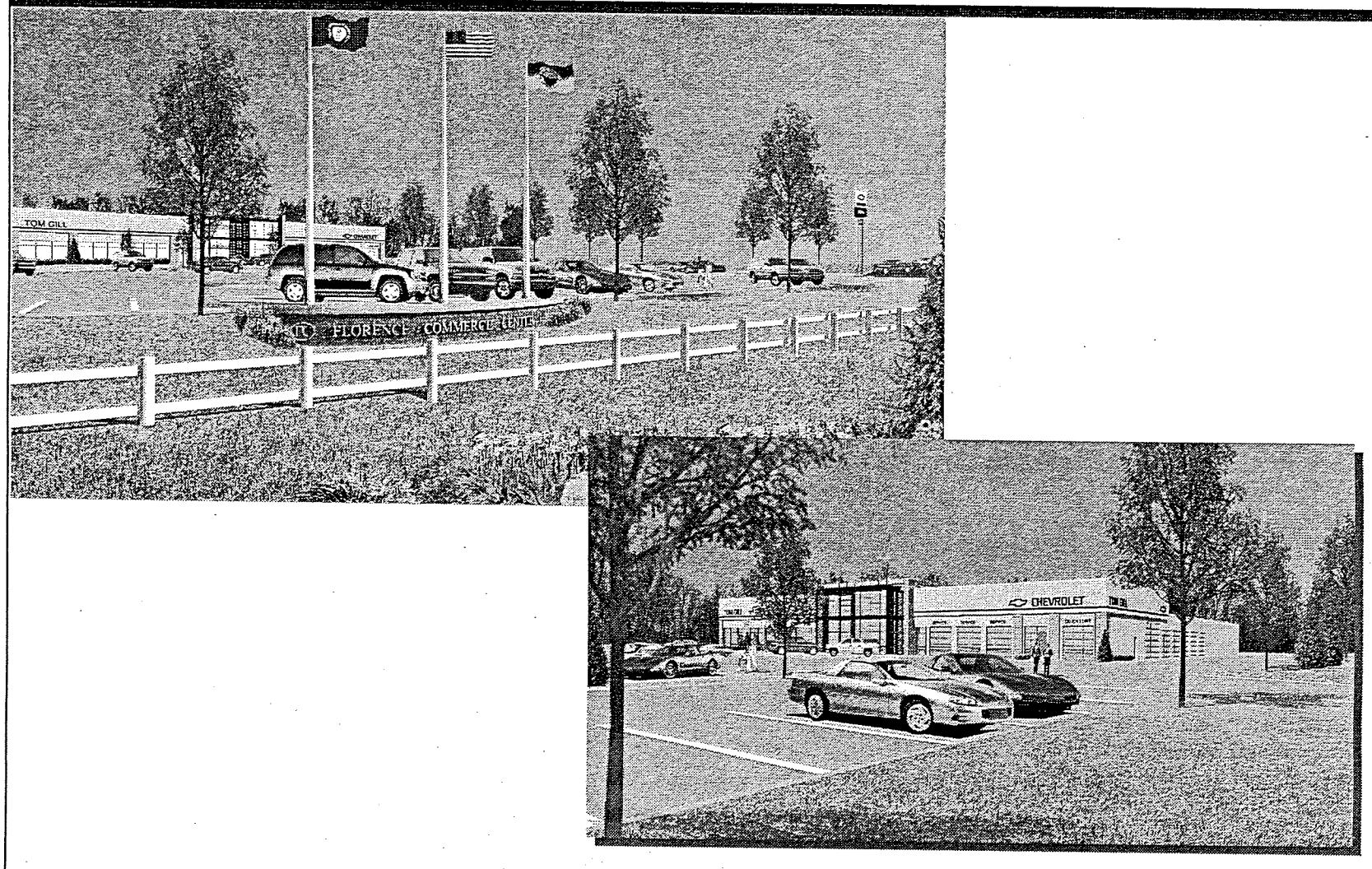




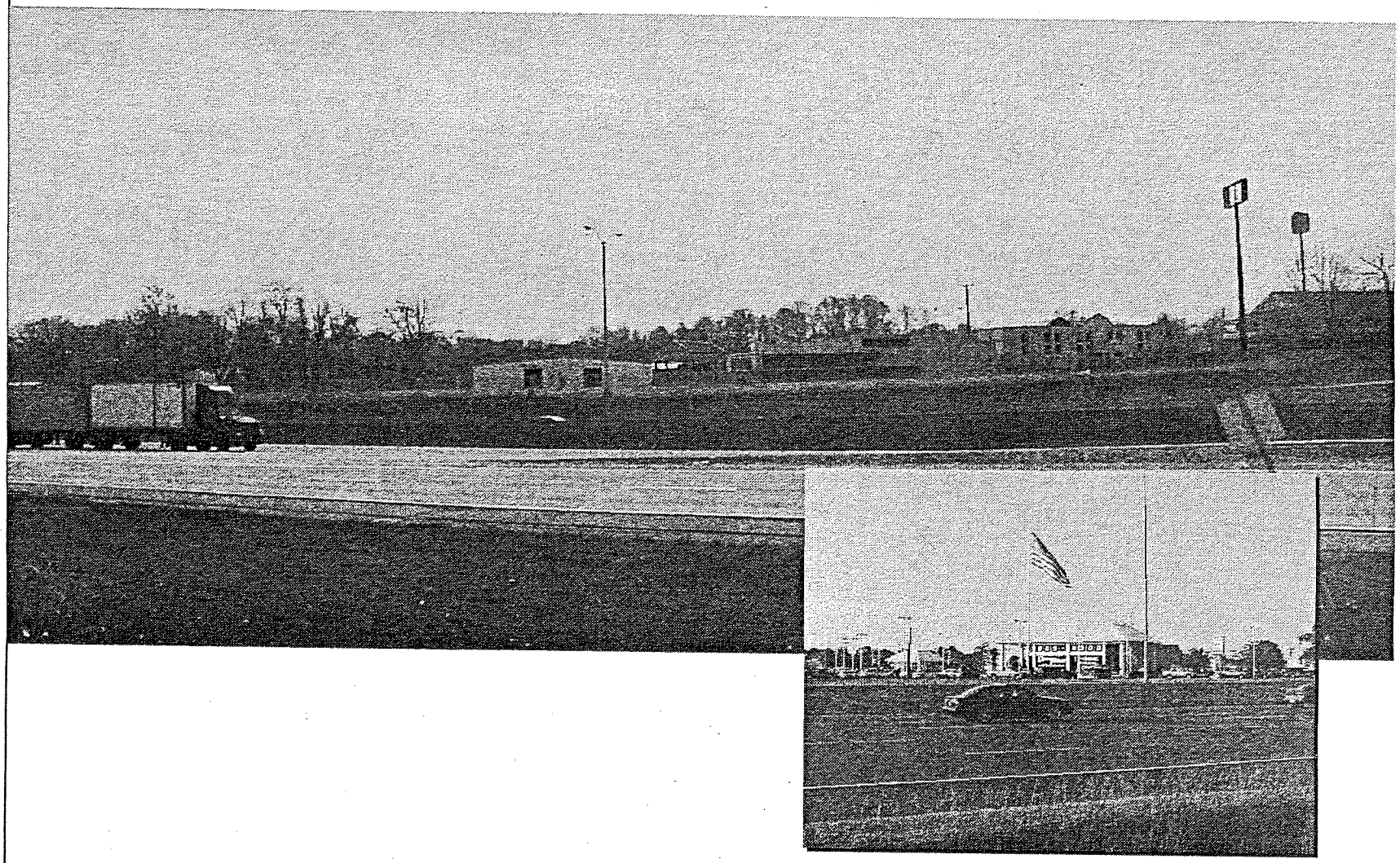




Rendering

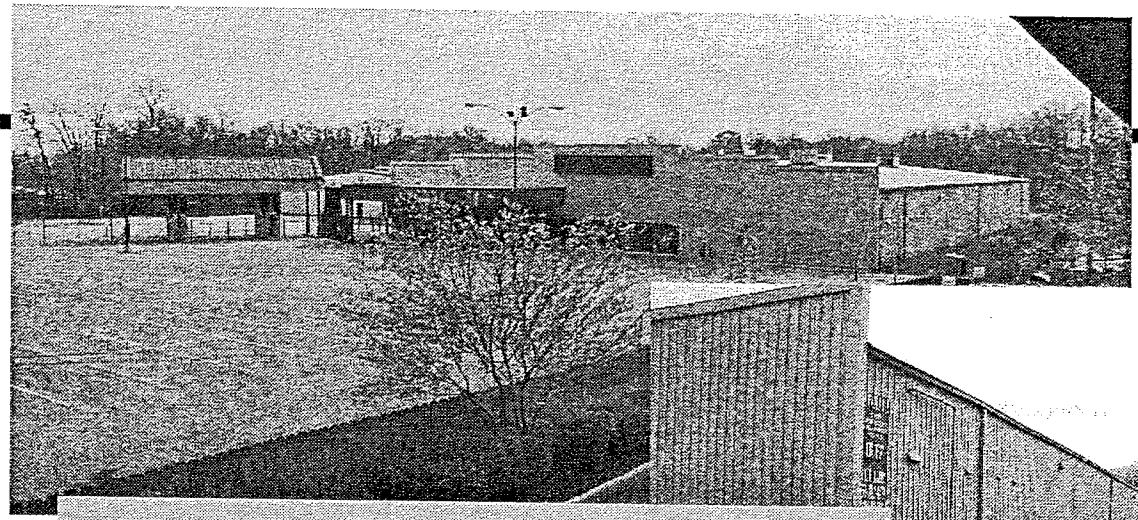


Florence Site

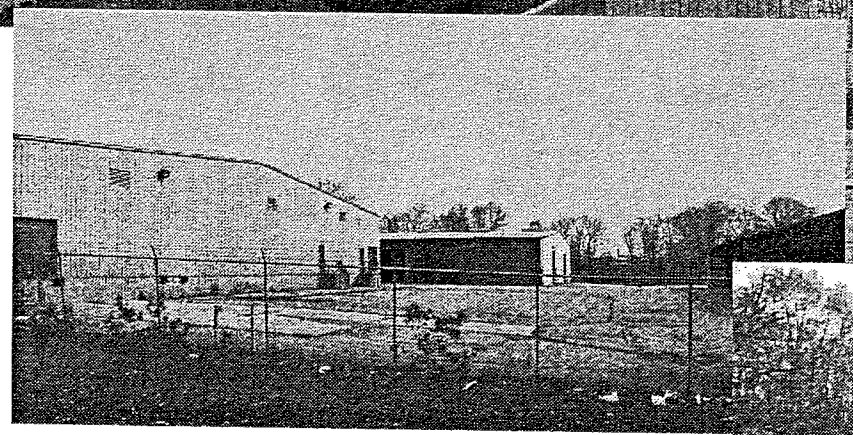


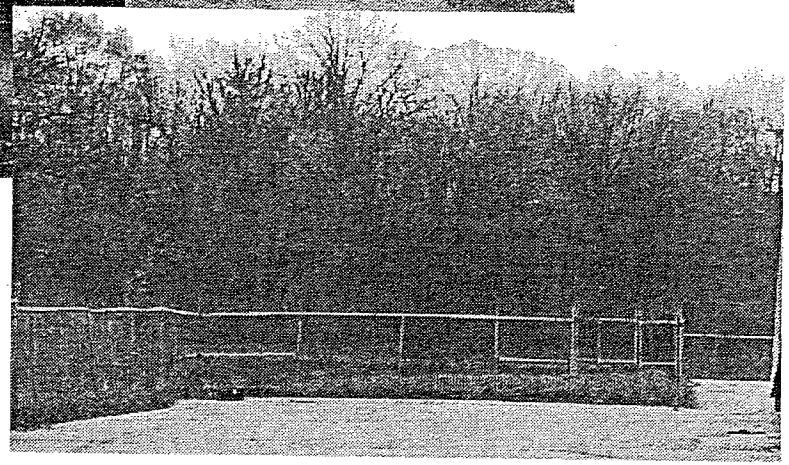


CHEVROLET
TOM-GILL
CHEVROLET









Florence Site



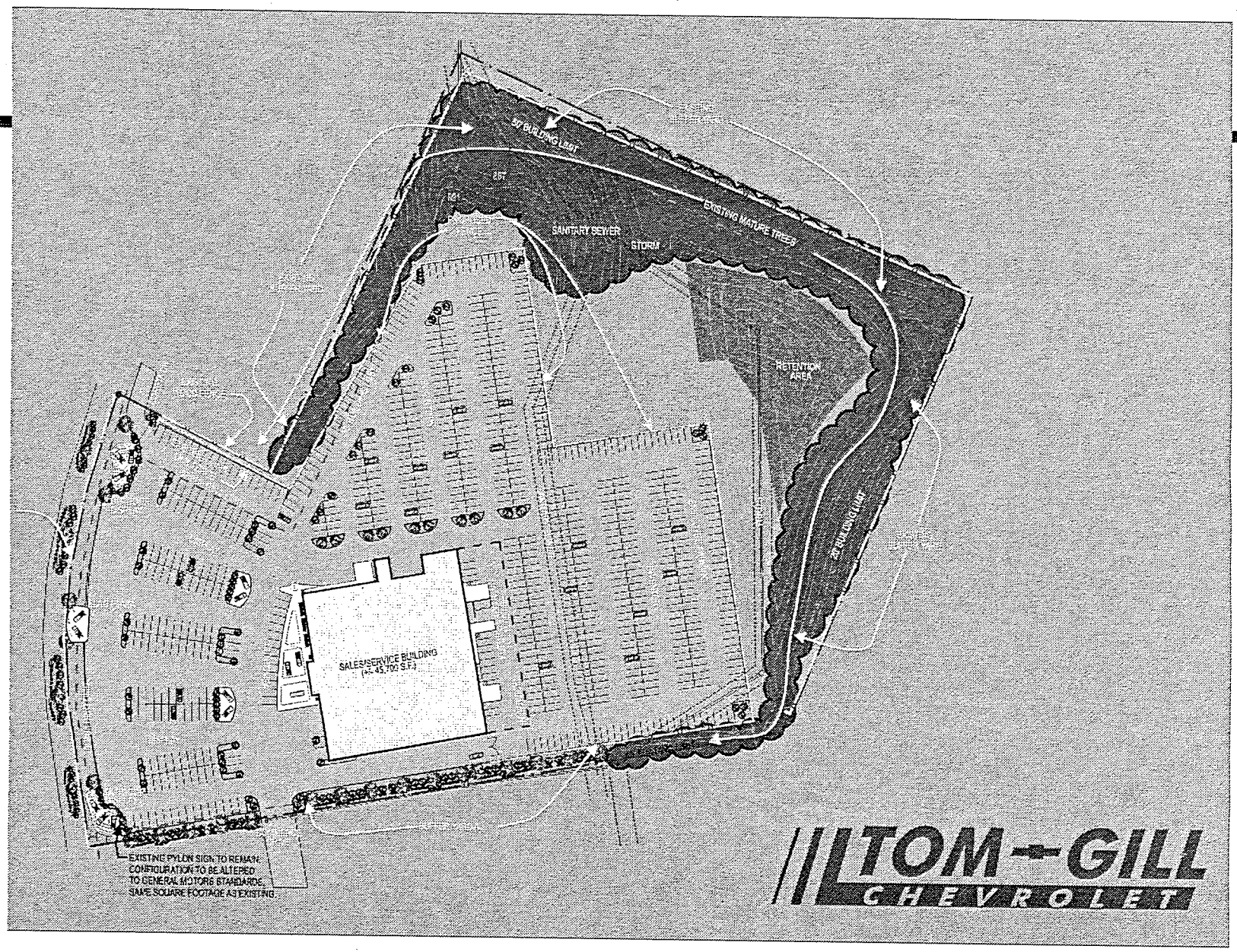
Florence Site



FLORENCE Y'ALL

CHEVROLET

TOM GILL CHEVROLET





Projected Daily Traffic Counts

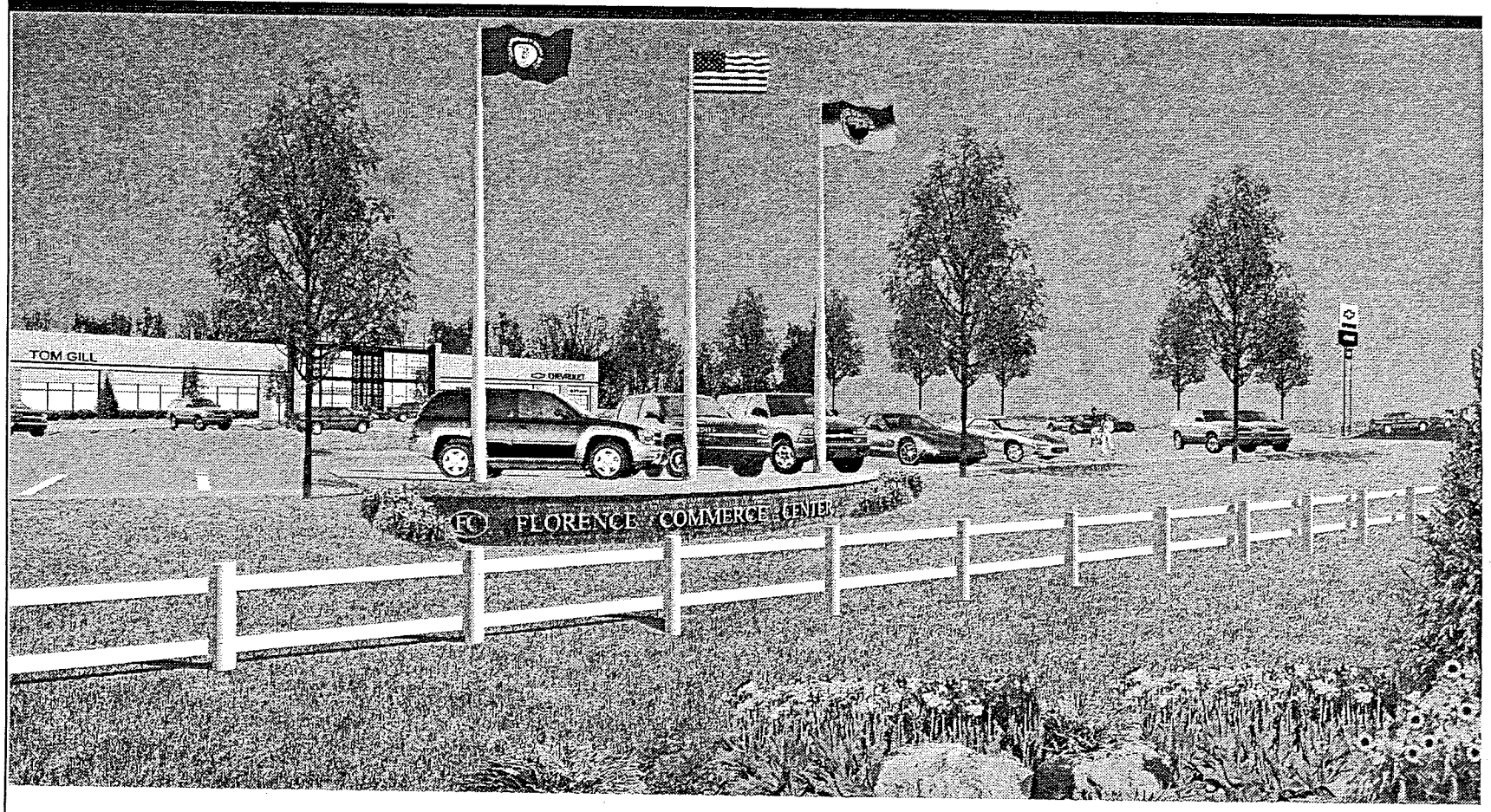
■ Employees	95
■ Service Customers	120
■ Sales Customers	40
■ Vendors, Banks, Etc. Parts, Delivery Trucks, Car Transports	10
■ *Total Daily Vehicles*	265 (Projected)

Local Taxes

- **Local Taxes**
  - Real Estate Tax $60,000.00
  - Net Profit Tax $18,225.00
  - Occupational License $2,500.00
  - Payroll Taxes $102,000.00
  - Intangible Property Tax $25,000.00
  - **Total Local Revenue $ 207,725.00**

    (Based on 2001 Estimates)
- **Local Economic Impact**
  - **Estimated Payroll $6,000,000**

Thank You



BOONE COUNTY PLANNING COMMISSION
CONNER MIDDLE SCHOOL GYMNASIUM
3300 COUGAR PATH
HEBRON, KENTUCKY
May 1, 2002
6:00 P.M.

Mr. Mark Hicks, Chairman, called the meeting to order at 6:00 PM.

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Arnold Caddell
Mr. Mark Hicks, Chairman
Mrs. Janet Kegley
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Robert Newman
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Robert Ries
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer
Mr. David Zimmer

COMMISSION MEMBERS NOT PRESENT:

Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services
Ms. Treva Beagle, Receptionist
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mrs. Vicki Myers, Manager, Administrative Services
Mr. Todd Morgan, AICP, Planner
Mrs. Patricia Russ, Administrative Assistant
Ms. Debbie Warning, Office Secretary

ACTION ON PLAN REVIEWS:

1. Zoning Map Amendment

The request of Robert C. Rhein Interests, Inc./The Drees Company (applicant) for Lowell T. Runion (owner) for a Zoning Map Amendment from Recreation (R), Office Two (O-2), and Commercial Two (C-2) to Suburban Residential One/Planned Development (SR-1/PD) for an 82.26 acre tract generally located on the east side of KY 237, north of Old Florence Pike and across KY 237 from Stephens Elementary School, and along the west side of Limaburg Road between Val Court Drive and Timber Lane, Boone County, Kentucky. The request is for a zone change to allow single-family attached dwelling units (townhouses) and a nine-hole golf course.

Chairman Hicks stated that Item #1 is recommended for deferral to the May 15, 2002 Business Meeting at 7:30 PM in the Administration Building. Mr. White so moved. Mrs. Kegley seconded the motion and it carried unanimously. The Committee Meeting for this item will be on May 8, 2002 at 4 PM in the Fiscal Courtroom in the Administration Building.

Chairman Hicks stated that he has a conflict in regard to Agenda Item #2 and asked Mrs. Poston to chair the meeting. Chairman Hicks left the meeting room at this time.

Mrs. Poston, Vice Chairwoman, introduced the second item on the Agenda:

2. Concept Development Plan

The request of Tom Gill Chevrolet (applicant) for Conrad Family Investments LLC (owner) for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13-acre site at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

Staff Member Kevin Wall presented the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The property owner has signed the letter agreeing to the conditions.

There being no discussion, Mr. White moved by resolution to the City of Florence that the request be approved based on the Committee Report. Mr. Ries seconded the motion and it carried unanimously. Counselor Wilson advised that the Planning Commission's action is a recommendation to the legislative body, which is the City of Florence.

Chairman Hicks returned to the meeting at this time and introduced the next item on the Agenda:

EXHIBIT
"B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Earl White, Chairman

DATE: May 1, 2002

RE: Request of **Tom Gill Chevrolet (applicant)** for **Conrad Family Investments LLC (owner)** for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

REMARKS:

We, the Committee, recommend approval of the above referenced request based upon the following findings of fact and with the following conditions.

FINDINGS OF FACT

1. The Committee has concluded that the request is in general agreement with the 2000 Boone County Comprehensive Plan for the following reasons:

   A. The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Commercial" uses. This designation is described by the Comprehensive Plan as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

   B. The Committee has concluded that the proposal is in agreement with the text of the Land Use Element ("Florence Central" area, pg. 162) as it relates to this request. Specific references to the Land Use Element are outlined in the Staff Report for this request.

   C. The Committee has concluded that the proposal, with the agreed conditions outlined below, demonstrate agreement with the Land Use Element's Future Land Use Development Guidelines as well as the applicable Goals and Objectives.

2. The Committee has concluded that the request reasonably agrees with the Parkway Corridor Study as it relates to this request. Specific references to the Study are outlined in the Staff Report for this request.

3. The Committee has concluded that the request, along with the agreed conditions, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations.

4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan and the requirements of Article 15 of the Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The applicant shall maintain the security fence around the perimeter of the site as shown on the Concept Development Plan in good order.

2. A white wood or vinyl privacy fence which is 6 feet high shall be provided along the south property line of the adjoining residence at the south end of Coreta Drive (93 Coreta Drive). This fence shall be extended eastward to the western edge of pavement of the proposed parking area in the northern portion of the Gill site and shall run northward along this edge of pavement, parallel to the entire length of the rear property lines of the lots at 91 and 93 Coreta Drive.

3. The emergency access at the south end of Coreta Drive shall be secured from casual pedestrian and vehicular access in a manner which is acceptable to the Florence Fire Department. The design of these fencing/gate improvements shall correlate to the fencing described in condition #2.

4. The existing vegetation along the west and north boundaries of the parking area in the northern portion of the site (adjoining the residential properties along Utz Drive and Coreta Drive) shall be evaluated through the site plan process to assure that this vegetation minimally provides the visual screening effects that would be provided by Buffer Yard C as outlined in Article 36 of the Zoning Regulations. The existing vegetation shall, where necessary, be supplemented with additional trees in any areas within these two buffer yards to create the screening qualities provided by Buffer Yard C.

5. Buffer Yard B per Article 36 of the Zoning Regulations shall be provided along the south property line of the Gill site between the southeast corner of the proposed building and the car wash building on the adjoining lot.

6. All exterior lighting shall be downlit per the submitted cut sheet, and lighting shall be controlled so that there is less than one (1) footcandle of measurable light at any property line. The mast height of any freestanding fixture shall be 24 feet maximum.

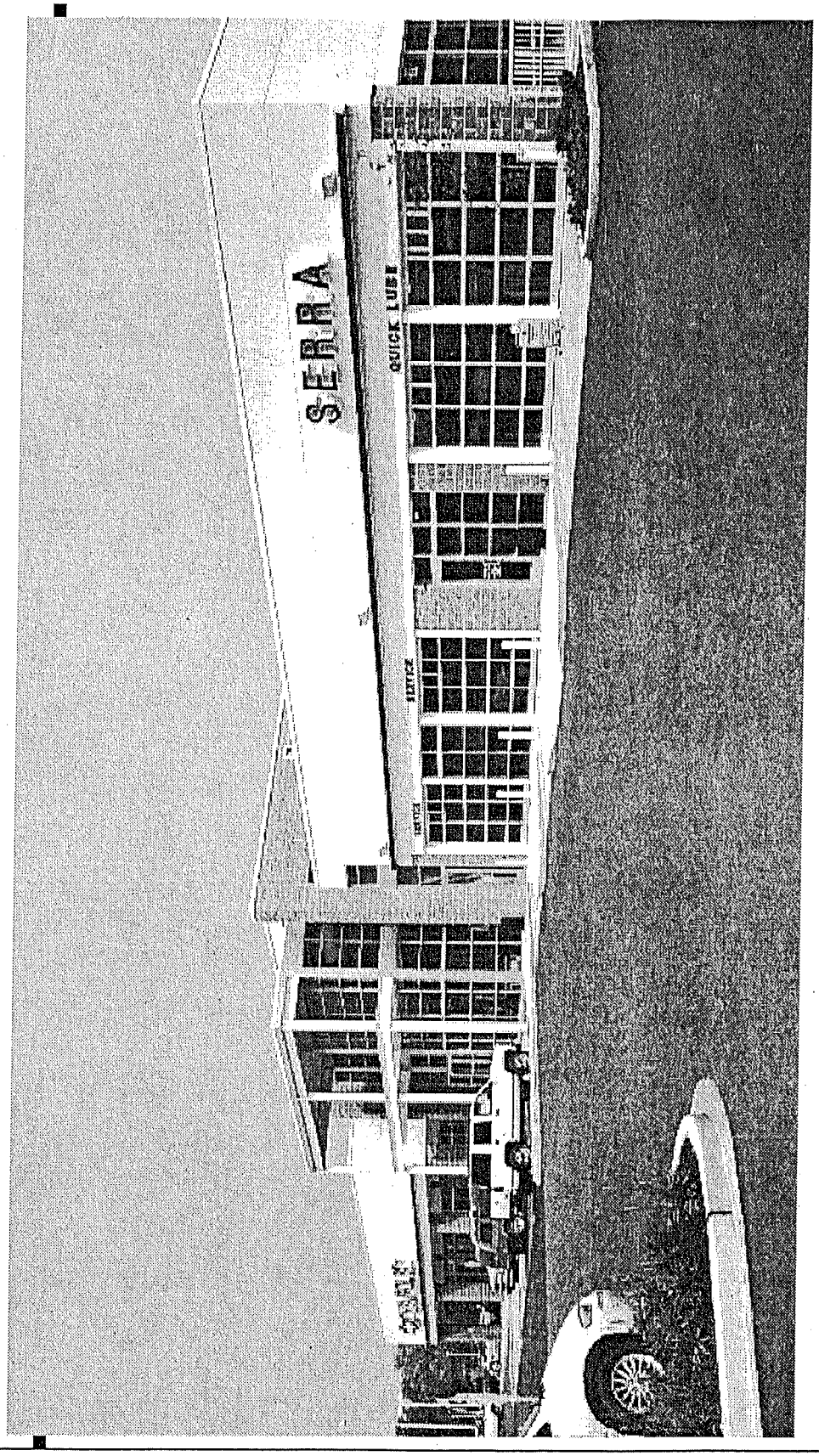
7. There shall be no outdoor PA system used on the site.

8. Signage shall follow the following stipulations:

   A. Building mounted signage shall be in accordance with the signage shown on the submitted architectural elevations and the attached photograph labeled as "Attachment 1."
   B. The flags within the flag display along the I-75 frontage shall be governmental/non-commercial in nature. The sign copy on the retaining wall/monument sign at the base of the flag display shall be non-commercial in nature as determined by the City of Florence.
   C. The existing pylon sign shall be replaced with the pole sign shown in "Attachment 2." This sign shall not exceed 250 square feet in area or 47 feet in height.

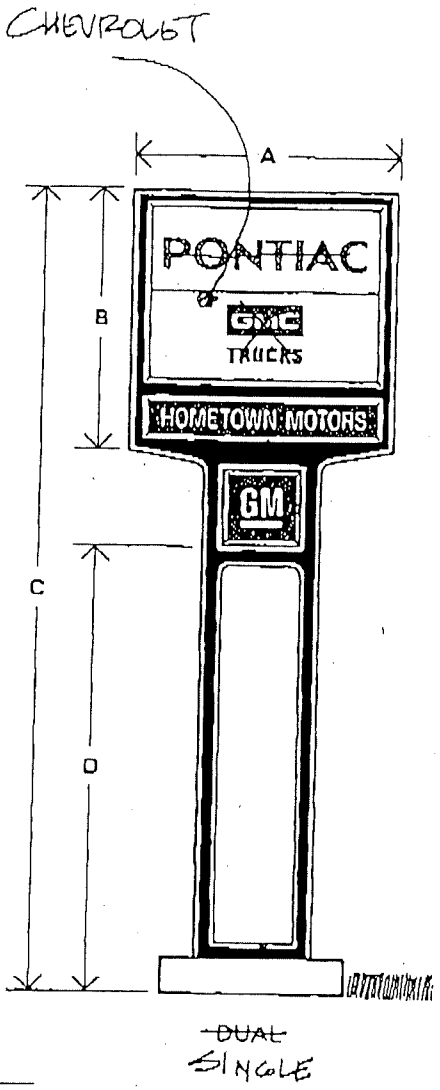
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request. Attached is the signature page for the Zone Change Committee Vote.

ATTACHMENT 1



SIGN AREA 245 ±

SIGN HEIGHT 47'



~~DUAL~~
SINGLE

245

A	15' 0½"	15' 0½"	15' 0½"
B	15' 0½"	15' 0½"	15' 0½"
C	47' 0"	42' 0"	37' 0"
D	25' 0"	20' 0"	15' 0"

PROPOSED FREE STANDING SIGN

TOM GILL CHEVROLET
FLORENCE, KY.
4/25/02.

ARCHITECTURAL ALLIANCE
ARCHITECTS

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
April 17, 2002
7:30 P.M.

PUBLIC HEARING

Commission Members Present: Mr. Barlow, Mr. Caddell, Mrs. Kegley, Mr. Knock - Temporary Presiding Officer, Mr. McMillian, Mr. Newman, Mr. Poe, Mrs. Poston - Vice Chairwoman, Mr. Schwenke, Mr. White, Mrs. Wilson - Secretary/Treasurer, and Mr. Zimmer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Mr. Kevin Wall, AICP, CDT - Director, Zoning Services; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

Mrs. Susan Poston, Vice Chairwoman, called the meeting to order at 7:30 PM and introduced the item on the Agenda:

1. **Applicant:** **Tom Gill Chevrolet for Conrad Family Investments LLC (owner)**

   Request: **Concept Development Plan**

   The request of Tom Gill Chevrolet (applicant) for Conrad Family Investments LLC (owner) for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13-acre site at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

   Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

   Following an explanation of the Public Hearing process, Mrs. Poston asked for the applicant's presentation.

   Attorney Gerry Dusing, with offices in Florence and Covington, representing Tom Gill Chevrolet, introduced the applicant's team, including Tom Gill, Steve Poffenberger, architect John Oney, and engineer Jim Berling.

Mr. Tom Gill, with Tom Gill Chevrolet in Florence, presented a Power Point presentation and provided hard copies to the Commissioners (see Exhibit 1). He stated that he met with the City Manager and the Mayor of Florence in regard to the proposal and they were excited about it. Reviewing the Power Point slides, he stated that he established a dealership with freeway frontage in 1989 and sold it in 1997 and moved to Florence. He purchased Suburban Chevrolet in December 1996 and since then they have had tremendous growth. In 1996, they were selling 1,200 – 1,400 units annually and currently they sell over 2,400 units annually. He has an agreement with Chevrolet to relocate to a better and bigger location to serve their customers since they are in the top tier of dealerships and qualify for a Flagship Store. The Power Point presentation showed what the proposed dealership would look like. He stated that when a customer drives into the lot, it is crucial that there be signage so that the customer knows where to go for Quik Lube, to park to look at new cars, used cars, etc. He stated that they will not have a showroom – the showroom is the lot. The dealership will be bright, clean and orderly. He presented a slide of how they want the site to look from the expressway with a white fence, plantings, and welcome sign to the City of Florence. Mr. Gill presented slides showing the current Furrow's building and the condition of the site from all sides. He indicated the retention pond area and existing buffer. He stated that they will tear down the existing buildings and develop the site as shown in the presentation. He stated that there will not be a lot of cars parked along the freeway frontage. He explained that cars passing at 65 MPH would not be able to see a lot of cars and they want to relate to the customers through lifestyle – such as a Silverado pulling a horse trailer or a truck climbing a rocky incline. He stated that they are asking for 11,000 square feet of future expansion of the proposed building in anticipation that the business will continue to grow. He noted the greenery in front of the lines of cars to break up the appearance of car after car. He stated that he met with Mrs. Bell, owner of the nearest house and most affected by their proposal, and she was in favor of the fence continuing along the boundaries. He noted the existing gate at Coreta Drive and stated that most of the residents would like it closed off because kids are going through there at night and going down the street. The chain is cut and the gates are left open. If Florence Fire Department agrees, they will close off the gate. He presented slides of the existing buffer. He stated that in back of the building would be employee parking and service parking. He stated that their daily flow of cars will have less impact than a lot of commercial buildings and probably less than Furrow's had. They will have 95 employees and they will not all be there at the same time. They have approximately 120 service customers a day and approximately 40 sales customers a day, plus about ten vehicles for deliveries, vendors, banks, etc. for a total of about 265 cars per day spread out throughout the day. They open at 7 AM and close at 9 PM. Mr. Gill estimated the value of the property to be about $6 million and it will generate approximately $207,725 annually in tax revenues for the City of Florence and Boone County, and approximately $6 million in payroll.

Mr. Dusing stated that the Staff Report was comprehensive. He stated that this use is permitted in the C-3 zone and the Comprehensive Plan calls for this type of use. He stated that the Overlay needs to be considered in context -- there is a different concept for PD Overlay for a third or fourth development of the site that is a substantial upgrade from what has been there for many years. He stated that they are happy to talk about signage issues, buffering, and architectural features. He stated that businesses that have located on this site, which is at the end of the road and down in the hole with limited expressway exposure, have had a difficult time. Mr. Gill has labored with that issue and had discussions with the city to create a development that will be successful for the community.

Mr. Gill stated that they are a business of good character in the City of Florence and the city has been good to them. They built Goodwrench Service Center and tried to get involved with the community as much as they could and they want to continue to do that. He stated that there are not many other sites available and he has an agreement with Chevrolet that he will relocate the dealership. This concluded the applicant's presentation.

Mrs. Poston asked if there was anyone else present who wished to speak in favor of the request.

Dr. A. L. Martin, a resident of Crittenden who owns the property adjoining the subject property on Cardinal Drive, stated that he has no objections. This use is preferable to a vacant spot and it would be an advantage to the community.

Mrs. Bell, a resident of 93 Coreta Drive since 1956, stated that her property is next to the Furrow's lot. She has spoken with Mr. Gill and she believes he will be a good neighbor. The property is currently empty and kids are running through it and squealing tires late at night. She feels that the gate should be closed off. The kids have cut the chains and left it open. She has talked to the city -- but they did not put the chains back and then they came and took away the sign. About a month ago, they came and locked the gate. She is in favor of the proposed request.

Ms. Carolyn Puckett, 79 Coreta Drive, is against there being more blacktop on the site. Four years ago, she had four feet of water in her basement and more blacktop and concrete will wash her house down the creek. She is located at the lowest point. More blacktop will put more water in her yard and her neighbors' yards and they are swamped now.

Mr. Thomas Elliott, 89 Coreta Drive, which is two houses down, stated that the creek starts at his backyard where the hills come together and he does not know if the creek will go through where the parking lot is proposed. He questioned the size of the buffer behind his house. He asked if the trees will be replaced if they fall down. He is not against the proposal if they take care of the little problems.

In response to a request from Mr. Barlow, Mr. Wall identified the locations of the properties of the speakers.

Ms. Lisa Atkinson, 81 Coreta Drive, is neither for nor against the request. She is also concerned about drainage in the backyards. She questioned how far the fencing will come up and if the fencing in the back would be taken down. The fencing is not currently being maintained. She thinks the proposal would be good for the City of Florence and for people to have employment.

Mr. Lauri Watkins, 61 Utz Drive, stated that the new addition to the parking lot would be right behind her backyard. She stated that the wooded area is down hill and runs into the creek, and when it rains the creek swells into her backyard. She is concerned that blacktop or concrete on the corner will cause more rain to come down hill into the creek and swamp her backyard even more.

Mrs. Poston asked if there was anyone else present who wished to speak in favor of the request. There being no response, she asked if there was anyone present in opposition to the request or having questions. There being no response, she asked if there were any comments or questions from the Commissioners.

Mrs. Wilson questioned the location of the Watkins property. She asked if there is another property owner between this property and the Watkins property. Mr. Wall responded that he does not think so. He believes that whoever owned the commercial lot cut off some of it and sold it to the adjoining property owners, which is typically why lots lines are shown as these are shown. Ms. Watkins stated that she owns all the way back to the common line with the commercial site.

Mr. McMillian stated that the noisiest part of the body shop should be away from the residential area.

Mr. Caddell stated that the people having water issues are fairly detached from the site. He asked if the elevations around where the residences are on the north point are generally below the existing water detention. Mr. Berling, engineer, stated that it is lower and the water moves to the northwest and discharges. He stated that Mrs. Bell told him that when she moved there she could stand in the culvert that went under the interstate – but she cannot do that any more – which means there has been a lot of siltation. They can work with the City of Florence to get it dredged out and improve the situation. He does not think they are adding more than an acre of paving. He stated that it is a regional storm water detention facility that is managed by the City of Florence and if it needs modification, that will happen. They are meeting with the City of Florence tomorrow to go over a lot of the details. In response to questions from Mr. Knock, he stated that the water will be funneled into the detention pond and ultimately into the stream. He stated that they need to find out why the residents seem to be having problems. Mr. Zimmer questioned checking with Florence Water & Sewer to see what kinds

of problems they are having back there since it is a regional detention pond. Mr. Wall responded that they reviewed the plans and he did not get any detention comments back from them, but he will look into it. Mr. Zimmer stated that there may be siltations that are causing inadequacies that could be addressed and straightened out.

Mr. Zimmer questioned the notification process for the lots on Utz Drive in regard to the vacant lots. Mr. Wall responded that they notify all adjoining property owners. Mr. Zimmer questioned if the vacant lots are owned by the property owners on Utz Drive. Mr. Costello responded that the ownership can be determined using GIS. Mr. Zimmer asked that it be researched. Mr. Costello agreed.

Mr. Zimmer asked if Staff has spoken to Florence Fire Department regarding the access on Coreta Drive. Mr. Wall responded that the plan he was given showed it being maintained and Florence Fire Department said that was fine. Mr. Zimmer questioned exploring the option of closing it. Mr. Wall will ask Florence Fire Department about the need to maintain the access and, if it needs to be maintained, what might work better. He stated that when he went out there, he just walked around it – it is not secure. Mr. Costello stated that when that connection was made years ago, the connection of Commerce Drive and Commerce Place was not made and it was the only way in off KY 18. Mr. Wall stated that it not only provides emergency access to Tom Gill Chevrolet, but also for the people who live back there. Mr. Zimmer asked to Staff explore with Florence Fire Department to see if some other method would be acceptable and amenable to the neighbors and Mr. Gill.

Mrs. Wilson questioned the previously granted Variance for the sign. Mr. Wall responded that it was granted by the Board of Adjustment and he was at the hearing, but he did not find a permit where the sign had actually be raised. He does not know the exact height of the sign. Mrs. Wilson questioned Mr. Gill's discussion with the City of Florence on the sign issue. She questioned the ground-mounted sign.

Mr. McMillian stated that the gate is a safety issue and should be maintained. He stated that people need a way to get out of a dead-end street.

Mr. Schwenke stated that the City of Florence maintains the water shed area. He asked if they also maintain the wooded area and pick up around the water shed area, or is that the responsibility of the property owner on the other side? Mr. Costello will talk to the City of Florence about it. He believes they only maintain the detention pond and not the woods. Mr. Zimmer stated that there is also a fence there. Mr. Costello responded that they will also research the fence.

Mr. Newman asked the applicant to bring suggestions to the Committee Meeting to make the gate more decorative and nicer looking.

Mr. Barlow stated that the applicant's Power Point presentation showed three flag poles on the site flying the U.S. flag, the Boone County flag, and the Kentucky flag. He questioned there being three flag poles in front of the building with the three flags on one pole and the other two poles possibly carrying the Chevrolet emblem and a Tom Gill flag – is that signage? He stated that if all the buildings on the site are to be demolished, the existing sign should also be demolished and any future signage should be in conformance with the current regulations. He asked the Committee to focus on the sound and light issues which can be intrusive to the residents.

Mrs. Poston asked if there were any further comments from the Commissioners. There being none, she asked for the applicant's response to the questions and comments.

Mr. Gill indicated where the body shop would be located in the building. He stated that there is one big door in the rear of the building and there is a door on the side of the building. The body shop is made of state-of-the-art equipment and all paint work is self-contained. The only thing on the side of the building is a cooling off area for the automobiles and it is inside. The only use for the rear door is the body shop.

Mr. Dusing stated that they met with the Mayor and City Manager of Florence, not with City Council, to make sure they were on board with their vision of the site. The consensus regarding the gate was that they want security and want to block it off, and so do the residents. He stated that the way to make it work is to put up a wall, or something that opens and closes, and the Police and Fire Departments will have the code. There is existing technology and both interests can be satisfied. As they told the City Manager, the pole sign along the expressway is critical. The only chance this site has to succeed is expressway exposure. He stated that technology exists so that they do not have to have an old fashioned speaker going across four acres for one person to answer the telephone. He stated that Mr. Berling addressed the detention and the city has an obligation to maintain the detention area – but the landowner (Mr. Gill) will have to do the housekeeping and keep the woods maintained. He stated that there will be a condition that the three flag poles will only be used for governmental/official flags which they intend to be the State of Kentucky, City of Florence, and American flags.

Mr. Knock asked if the fence has been approved by the highway/interstate officials. Mr. Dusing responded that they do not have final approval but they are optimistic. He stated that several years ago, they considered relocating to the Erlanger interchange and they worked out having a rock garden/floral display on Kentucky Department of Transportation property with a similar "Welcome to the City of Erlanger" sign. The City and the Highway Department like it and they are

optimistic that the Highway Department will go along with it for this site. Mr. Costello stated that he believes the Bob Evans site has something similar.

At this time, Mrs. Poston recognized a lady in the audience who asked to speak.

Margie Martin, the wife of Dr. Martin who spoke earlier, stated that 50 Utz Drive is a double lot and if the Fire Department insists on access, there could be a way into the proposed development from that property. She stated that she may not have the correct address of the property.

There being no further comments, Mrs. Poston stated that the Committee Meeting for this item will be on April 21, 2002 at 4 PM in the Fiscal Courtroom on the second floor of this building. This item will be on the Agenda for the Business Meeting on May 1, 2002 at 6:00 PM at Conner Middle School.

Mrs. Poston closed this Public Hearing at 8:48 PM.

APPROVED:

Susan Poston

Susan Poston, Chairwoman

Attest:

Jan Hancock

Jan Hancock, Recording Secretary

Exhibits

1. **"Introducing Tom Gill" hard copy of the applicant's Power Point presentation**

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Earl White, Committee Chairman

DATE: April 24, 2002

RE Request of **Tom Gill Chevrolet (applicant)** for **Conrad Family Investments LLC (owner)** for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

REMARKS:

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

Earl White, Chairman

For ___ Against ___
Abstain ___ Absent ✓
Deferred ___

Bob Newman

For ___ Against ___
Abstain ___ Absent ✓
Deferred ___

Susan Poston

Susan Poston

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

Lisa Wilson

For ___ Against ___
Abstain ___ Absent ✓
Deferred ___

David Zimmer

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

Randy Barlow

Randy Barlow (Alternate)*

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

Janet Kegley

Janet Kegley (Alternate)*

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

TOTAL: ___DEFERRED 4 FOR ___ AGAINST ___ ABSTAIN

3 ABSENT

SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196
Fax: (859) 334-2264
E-mail: plancom@boonecountyky.org

April 26, 2002

Conrad Family Investments, LLC
c/o Mr. Tom Gill
Tom Gill Chevrolet
6619 Dixie Highway
Florence, KY 41042

FAX: 371-8997

RE: Recommended Conditions of Approval for Tom Gill Chevrolet Concept Development Plan Application at 7830 Commerce Drive, Florence, Kentucky

Dear Conrad Family Investments, LLC:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their April 24, 2002 meeting. If you, as the authorized representative of the property owner, agree to these conditions, please so indicate by signing in the space provided at the end of this letter, and return the original letter to the Planning Commission's office by Tuesday, April 30, 2002.

CONDITIONS

1. The applicant shall maintain the security fence around the perimeter of the site as shown on the Concept Development Plan in good order.

2. A white wood or vinyl privacy fence which is 6 feet high shall be provided along the south property line of the adjoining residence at the south end of Coreta Drive (93 Coreta Drive). This fence shall be extended eastward to the western edge of pavement of the proposed parking area in the northern portion of the Gill site and shall run northward along this edge of pavement, parallel to the entire length of the rear property lines of the lots at 91 and 93 Coreta Drive.

3. The emergency access at the south end of Coreta Drive shall be secured from casual pedestrian and vehicular access in a manner which is acceptable to the Florence Fire Department. The design of these fencing/gate improvements shall correlate to the fencing described in condition #2.

4. The existing vegetation along the west and north boundaries of the parking area in the northern portion of the site (adjoining the residential properties along Utz Drive and Coreta Drive) shall be evaluated through the site plan process to assure that this vegetation minimally provides the visual screening effects that would be provided by Buffer Yard C as outlined in Article 36 of the Zoning Regulations. The existing vegetation shall, where necessary, be supplemented with additional trees in any areas within these two buffer yards to create the screening qualities provided by Buffer Yard C.

5. Buffer Yard B per Article 36 of the Zoning Regulations shall be provided along the south property line of the Gill site between the southeast corner of the proposed building and the car wash building on the adjoining lot.

6. All exterior lighting shall be downlit per the submitted cut sheet, and lighting shall be controlled so that there is less than one (1) footcandle of measurable light at any property line. The mast height of any freestanding fixture shall be 24 feet maximum.

7. There shall be no outdoor PA system used on the site.

8. Signage shall follow the following stipulations:

   A. Building mounted signage shall be in accordance with the signage shown on the submitted architectural elevations and the attached photograph labeled as "Attachment 1."
   B. The flags within the flag display along the I-75 frontage shall be governmental/non-commercial in nature. The sign copy on the retaining wall/monument sign at the base of the flag display shall be non-commercial in nature as determined by the City of Florence.
   C. The existing pylon sign shall be replaced with the pole sign shown in Attachment 2. This sign shall not exceed 250 square feet in area or 47 feet in height.

Sincerely,

Kevin T. Wall
Director, Zoning Services

KTW/pr

enclosures

AGREEMENT

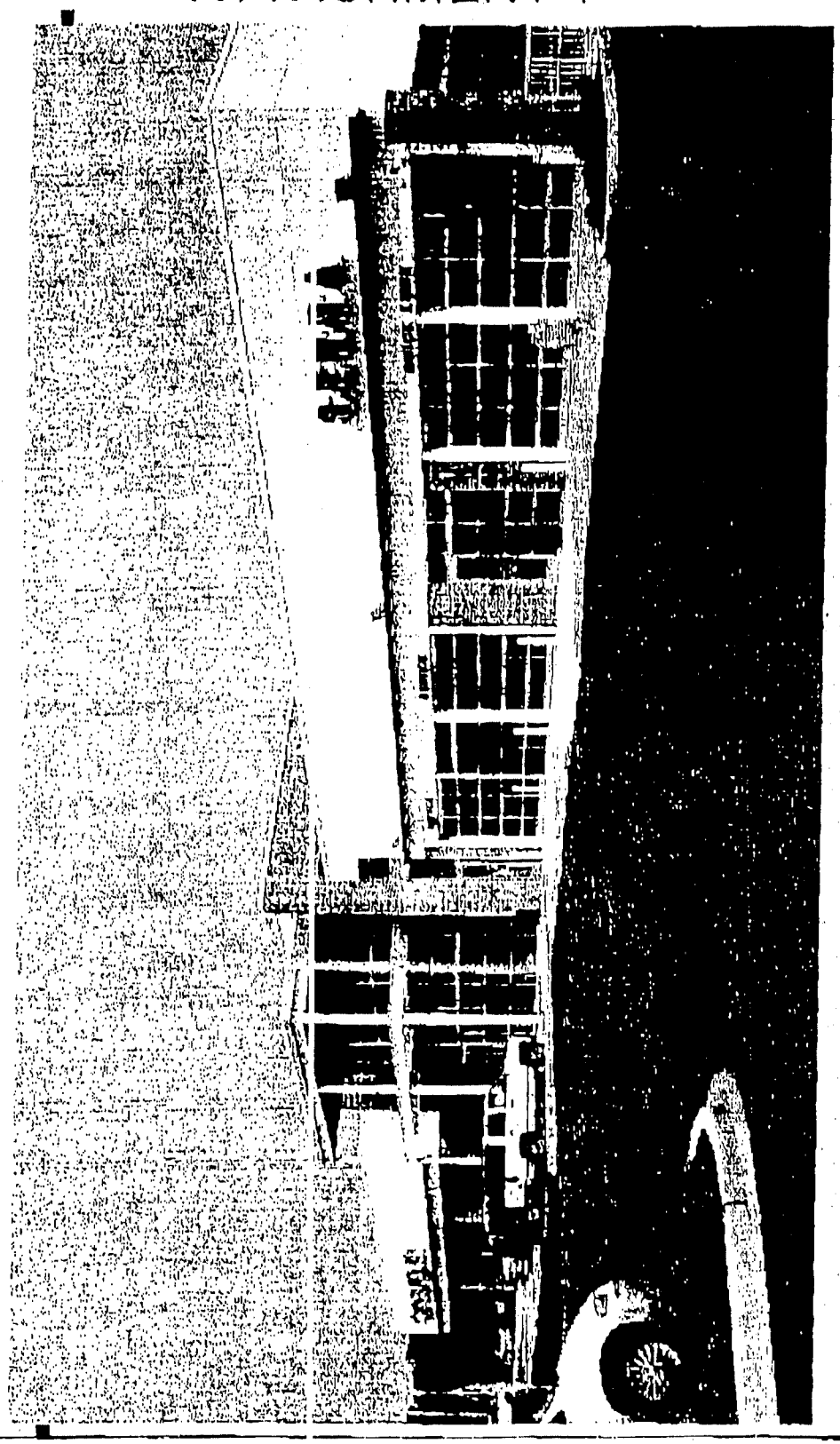
I, the authorized representative of the owner of the real estate located at 7830 Commerce Drive Florence, Kentucky, agree to the conditions listed herein for the Tom Gill Chevrolet Concept Development Plan application.

4-30-02

authorized representative
Conrad Family Investments, LLC

Date

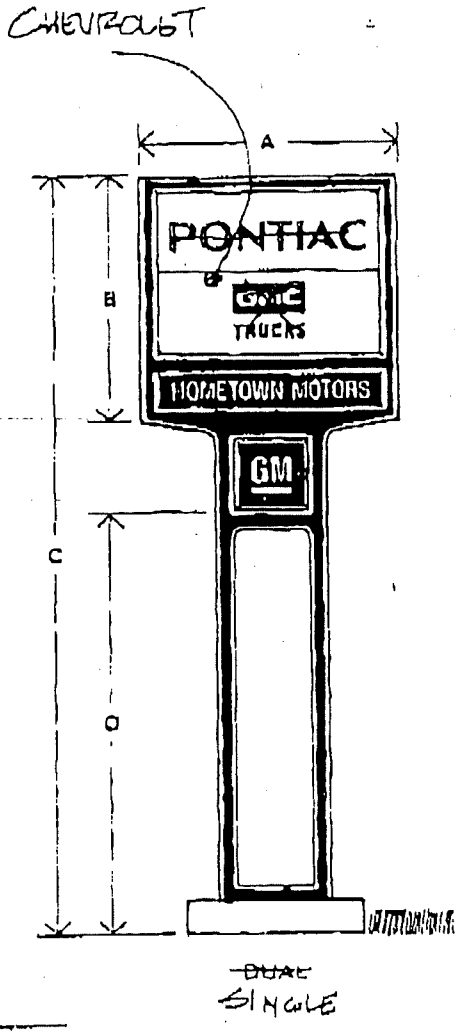
ATTACHMENT 1



ATTACHMENT 2

SIGN AREA 245 ☆

SIGN HEIGHT 47'



245

A	15' 0½"	15' 0½"	15' 0½"
B	15' 0½"	15' 0½"	15' 0½"
C	47' 0"	42' 0"	37' 0"
D	25' 0"	20' 0"	15' 0"

PROPOSED FREE STANDING SIGN

TOM GILL CHEVROLET
FLORENCE, KY.

4/25/02.

ARCHITECTURAL ALLIANCE ARCHITECTS

RECEIVED
AUG - 6 2002
BOONE COUNTY
PLANNING COMMISSION

TOTAL P.02

EXHIBIT "A"

A parcel of land lying on the southeasterly side of I-75 and the northeasterly end of Commerce Drive in Florence, Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of I-75, said point also being the most northwesterly corner of Lot 3 of Florence Business Park, Section 2, and running thence:

N 17-23 E, along the southeasterly right-of-way line of I-75, a distance of 155 feet, to a point, thence
N 24-07 E, continuing along the aforementioned right-of-way line a distance of 76.23 feet, to a point, thence
N 30-07 E, continuing along the aforementioned right-of-way line, a distance of 76. 28 feet, to a point, thence
N 38-53 E, continuing along the aforementioned right-of-way line, a distance of 91.27 feet, to a point, thence
N-44-39 E, continuing along the aforementioned right-of-way line, a distance of 109.26 feet, to a point, thence
S 38-10 E, a distance of 200.66 feet, to a point, thence
N 52-11-29 E, a distance of 34.54 feet, to a point, thence
N 51-59 E, a distance of 174.78 feet, to a point, thence
S 40-09 E, a distance of 667.79 feet, to a point, thence
S 51-24 W, a distance of 533.16 feet, to a point, thence
N 72-37 W, crossing the northeasterly end of Commerce Drive, a distance of 835.80 feet to the place of beginning, and containing 13.06 acres more or less.

Tom Gill Chev
Legal desc.

P.02/02 BERLING ENGINEERING AUG-06-2002 08:17

ORDINANCE NO. O-19-02

AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN FOR AN APPROXIMATE 13 ACRE SITE LOCATED AT 7830 COMMERCE DRIVE IN THE CITY OF FLORENCE, KENTUCKY, THIS PROPERTY BEING CURRENTLY ZONED COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD), TO ALLOW CAR AND TRUCK SALES, SERVICE AND BODY SHOP. (TOM GILL CHEVROLET PROPERTY)

WHEREAS, the City of Florence, Kentucky is a member of the county-wide planning unit for Boone County, Kentucky which is served by a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission has recommended approval, subject to agreed conditions, of a concept development plan for an approximate 13 acre site located at 7830 Commerce Drive in the City of Florence, Kentucky to allow car and truck sales, service and a body shop, and

WHEREAS, the Boone County Planning Commission recommendation for approval is based upon certain findings and conditions attached to its Resolution of Recommendation, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY AS FOLLOWS:

SECTION I

That the concept development plan for the approximate 13 acre site located at 7830 Commerce Drive in the City of Florence, Kentucky shall be and is hereby approved to allow car and truck sales, service and a body shop, subject to the concept development plan and other agreed conditions for this site currently zoned Commercial Services/Planned Development (C-3/PD). The real estate which is the subject of this Ordinance is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference. The zoning map of Boone County, Kentucky as it applies to the City of Florence, Kentucky shall be designated to reflect the approval of this concept development plan for this subject property.

SECTION II

The approval of this concept development plan is granted subject to the conditions, terms and provisions of the Boone County Planning Commission recommendation, including the Committee Report made a part of that recommendation, and all other provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "B", and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-02-009-A of the Boone County Planning Commission along with the referenced exhibits to that Resolution.

SECTION III

This approval is granted based on the findings of fact made by the Boone County Planning Commission and contained within its recommendation, including the Committee Report of that Commission, which is attached and part of the Commission's Resolution No. R-02-009-A, marked Exhibit "B" hereto.

SECTION IV

If this approval for this concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map or comprehensive plan provisions as they are severable from this Ordinance and they are intended to have effect regardless of any invalidity relating to this particular Ordinance.

SECTION V

Publication of this Ordinance is hereby authorized to be by summary publication in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 9th DAY OF July, 2002.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 16th DAY OF July, 2002.

APPROVED:

Diane E. Whalen
MAYOR

ATTEST:

Betsy R. Conrad
CITY CLERK

I, Betsy R. Conrad, City Clerk for the City of Florence, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance No. O-19-02 as same appears in the official records of my office.

Dated this 6th day of August, 2002.

Betsy R. Conrad
Betsy R. Conrad, City Clerk

Exhibit "A"
0-19-02

RECEIVED
AUG - 6 2002
BOONE COUNTY
PLANNING COMMISSION

TOTAL P.02

EXHIBIT "A"

A parcel of land lying on the southeasterly side of I-75 and the northeasterly end of Commerce Drive in Florence, Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the southeasterly right-of-way line of I-75, said point also being the most northwesterly corner of Lot 3 of Florence Business Park, Section 2, and running thence:

N 17-23 E, along the southeasterly right-of-way line of I-75, a distance of 155 feet, to a point, thence
N 24-07 E, continuing along the aforementioned right-of-way line a distance of 76.23 feet, to a point, thence
N 30-07 E, continuing along the aforementioned right-of-way line, a distance of 76. 28 feet, to a point, thence
N 38-53 E, continuing along the aforementioned right-of-way line, a distance of 91.27 feet, to a point, thence
N-44-39 E, continuing along the aforementioned right-of-way line, a distance of 109.26 feet, to a point, thence
S 38-10 E, a distance of 200.66 feet, to a point, thence
N 52-11-29 E, a distance of 34.54 feet, to a point, thence
N 51-59 E, a distance of 174.78 feet, to a point, thence
S 40-09 E, a distance of 667.79 feet, to a point, thence
S 51-24 W, a distance of 533.16 feet, to a point, thence
N 72-37 W, crossing the northeasterly end of Commerce Drive, a distance of 835.80 feet to the place of beginning, and containing 13.06 acres more or less.

Tom Gill Chair
Legal desc.

91132v2jgw120601

Exhibit "B"
0-19-02

RESOLUTION R-02-009-A

A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF TOM GILL CHEVROLET (APPLICANT) FOR CONRAD FAMILY INVESTMENTS LLC (OWNER) FOR A CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL SERVICES/PLANNED DEVELOPMENT (C-3/PD) ZONE ON AN APPROXIMATE 13 ACRE SITE LOCATED AT 7830 COMMERCE DRIVE, FLORENCE, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the City of Florence, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for a Concept Development Plan in a Commercial Services/ Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:

SECTION I

That the request for a Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky. The real estate which is the subject of this request for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone is more particularly described in DEED BOOK 802, PAGE NO. 269 (as supplied by the applicant) as recorded in the Boone County Clerk's office.

BOONE COUNTY PLANNING COMMISSION

2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196
Fax: (859) 334-2264
E-mail: plancom@boonecountyky.org

May 15, 2002

The Honorable Diane E. Whalen
Mayor, City of Florence
8100 Ewing Boulevard
Florence, KY 41042-7588

Dear Mayor Whalen:

This letter is written to advise you of the action taken by the Boone County Planning Commission in regard to the request of **Tom Gill Chevrolet (applicant)** for **Conrad Family Investments LLC (owner)** for a Concept Development Plan for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky. The property is currently zoned Commercial Services/Planned Development (C-3/PD), and the request would allow car and truck sales, service and body shop.

At their meeting of May 1, 2002, the Boone County Planning Commission voted unanimously to recommend approval by **Resolution R-02-009-A**. This action was taken upon hearing the recommendation of the Committee and based on the findings of fact and conditions attached to the enclosed Resolution. The deadline for action to be taken by the City of Florence is **Tuesday, July 30, 2002**.

The approved minutes of the April 17, 2002 Public Hearing, along with the pertinent information regarding this request are enclosed.

If you need any further information, please do not hesitate to call the Planning Commission office.

With Kindest Regards,

Mark Hicks
Chairman

MH/vlm

Enclosures

STAFF REPORT

Request of **Tom Gill Chevrolet (applicant)** for **Conrad Family Investments LLC (owner)** for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13 acre site located at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

April 17, 2002

REQUEST

This application is for a Concept Development Plan to allow car and truck sales and service, including a body shop, at 7830 Commerce Drive (Furrow's site at the dead end of Commerce Drive, along I-75). The proposal entails the demolition of all structures on the site and the construction of a new building in the approximate location of the existing Furrow's retail building.

The proposed building contains approximately 46,000 square feet. An approximate 11,000 square foot service area expansion is indicated at the rear of the building. The front of the building (facing I-75) is composed of a combination of masonry piers, precast wall panels, and an EIFS fascia. An entry canopy constructed of exposed steel beams is in the center of the front facade, a storefront unit is on the left hand of the facade, and overhead doors are on the right hand of the facade closest to Commerce Drive. The remainder of the building consists of precast wall panels with a combination of an EIFS fascia and standing seam metal roofing. Elevations have not been provided for the rear facade or the future addition.

An inventory display parking lot is proposed between the building and I-75. This display lot includes several "lifestyle" displays within islands across the main drive from the building and along the I-75 frontage area. Larger inventory parking areas are proposed at the side (north) and rear of the building; this area is proposed to be fenced around the perimeter of the pavement. Approximately 763 parking spaces are proposed (both display/inventory and routine parking; a note on the plan states that there are 772). Access to the site will remain at the dead end of Commerce Drive and the existing emergency access at the dead end of Coreta Drive will be retained.

The I-75 frontage is proposed to be landscaped with a series of tree and shrub clusters (these clusters are mostly within the right-of-way), and the chain link right-of-way fence is proposed to be replaced with a post and rail fence, pending KDOT approval. "Buffer Yard A" landscaping is proposed along the majority of the south property line adjoining the existing commercial lots ("existing" vegetation is proposed to be maintained along the eastern part of this line near Classic Car Wash). Existing tree cover is proposed to be retained around the perimeter of the lot adjoining the inventory/parking area at the rear and

are paved. There is also an emergency access between this site and the dead end of Coreta Drive. A City maintained detention basin exists in the eastern part of the site. There is existing tree cover along the north, east, and west (excluding the freeway frontage) boundaries of the site. Public water and sewer are available to the site.

RELATIONSHIP TO COMPREHENSIVE PLAN

The 2000 Boone County Comprehensive Plan's Future Land Use Map designates the site for "Commercial" uses. This designation is described by the Comprehensive Plan as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Land Use Element provides the following quotes that relate to the proposal and/or general area ("Florence Central" area, pg. 162).

A. The City of Florence developed from an aggregate of residential subdivisions, and is the population center of Boone County. The city is experiencing considerable residential growth due primarily to annexation. Florence did not develop in the traditional manner of cities, with established areas of concentrated commercial, industrial, and residential areas; instead, the uses were intermixed. For instance, the city's central business district is not a precise location, but rather is a combination of suburban business districts. This factor, above all others, has molded Florence into a suburban city. This is evidenced by continuing annexation of developable property.

B. 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(s?) of the City. As described in the Housing Element, the condition of older housing in Florence should be specifically addressed.

C. 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 redevelopment of property into commercial uses must be carefully designed in order to minimize impact of adjacent residential property.

D. In summary, growth in this section of Boone County must be balanced among three major land users, commercial, industrial, and residential development. Growth in one land use must consider the location of existing and planned developments of the other two.

E. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network, and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and site distance for access points, adequate space between access points, shared access points and parking facilities, and provisions for access connections to adjoining properties, and dedication of public right-of-way. In subdividing property, arterials or collectors should not be used for direct access to lots, rather a system of local streets should feed into the collector and arterial system ("Access Management," pg. 159).

F. Developments in Boone County should give consideration to the overall design of the area. 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 minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention ("Designs, Signs, and Historic Preservation," pg. 160).

The Business Activity Element makes the following statements that relate to this request ("Areas of Future Commercial Activity," pg. 70).

A. Since the immediate Florence area figures so prominently in Boone County's commercial activity, this region has the momentum to continue dominating any expansion of commercial activity. Currently, "big box"retail has been overbuilt in the county. As a result, building vacancies are visible along the major commercial corridors in Florence. The market and infrastructure impacts of future large scale or regional commercial uses on the existing Florence commercial districts must be considered. Furthermore, it is important to encourage the reuse of vacant commercial buildings instead of creating new commercial districts.

B. Many problems with the location and arrangement of commercial uses have emerged, especially along the KY 18 and US 42 corridors.

C. The mix of commercial, office, and residential uses, along with limited access, should be encouraged along KY 18.

I. Existing vegetation shall be considered as both an important site characteristic and a community resource ("Environment," Social Objective 4).

J. Employment opportunities shall be encouraged for the citizens of Boone County ("Economy," Objective 1).

J. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas ("Business Activity," Goal).

K. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage ("Business Activity," Overall Objective).

L. Commercial uses shall be limited to strategic locations serving trade areas and neighborhood needs and shall have safe and effective access and ample parking space ("Business Activity," Commercial [Retail and Office] Objective 1).

M. The large scale mixing of commercial and non-commercial uses shall occur in planned developments or in areas where consideration has been given to assure compatibility with surrounding land uses. The location of large scale commercial uses shall take into consideration existing or planned infrastructure conditions so as to protect the existing and future population and businesses. Small scale mixing of commercial uses within residential areas shall be carefully assessed and properly placed so as to enhance the neighborhood . . . ("Business Activity," Commercial [Retail and Office] Objective 2).

N. Proper access to adjoining property shall be provided and/or retained when a property develops or redevelops ("Transportation," 2nd Goal, Objective 3).

RELATIONSHIP TO PARKWAY CORRIDOR STUDY

As stated above, the site is within the Parkway Corridor Study area. The Study states the following regarding development in the study area as a whole:

> The 1980 Boone County Land Use Map indicates that there are no environmentally unsuitable lands for development in the study area. The lands in the study area should be able to accommodate development consistent with appropriate engineering standards and public service/infrastructure requirements. The site is located in an urban service area, so the presence of public services and infrastructure or its logical extensions can allow for development as well ("Development Potential").

2. Compatibility of Uses: When considering the types of commercial uses in the Commerce Drive/Place area, it is Staff's conclusion that the proposed auto dealer/repair facility is generally compatible with the adjoining commercial uses, as the use essentially entails a retail building, enclosed auto repair, and what is basically a large parking lot. Due to differences in product and the associated material handling, the proposed operation could be more compatible with the adjoining residential area than the existing lumber yard (although this nominal conclusion by itself does not demonstrate compliance with this standard), provided certain precautions are taken. These precautions include: avoiding the use of an outdoor PA system; using site lighting fixtures which are downlit, directed away from the adjoining residential areas and freeway frontage, and have a limited mast height (Staff is not opposed to the provision of lighting along the freeway frontage provided it is reasonably controlled); and that sufficient screening/buffering which blends into the existing tree cover is provided between this use and the adjoining residential areas.

The Concept Development Plan illustrates that the existing tree cover will be maintained around the perimeter of the rear parking area. While this approach is acceptable under the regulations and is endorsed by the Comprehensive Plan, the existing tree cover will need to be supplemented in targeted areas along the residential adjacencies in order to achieve the buffering effect that would be provided under Buffer Yard C and Buffer Yard D, as portions of the tree cover is fairly thin (Buffer Yard C is initially required; the initial building is approximately 46,000 square feet and an approximate 11,000 square foot addition is proposed - Buffer Yard D is required when the building is larger than 50,000 square feet). Staff is particularly concerned with the provision of buffering along the south side of the residence at the end of Coreta Drive. While the current proposal maintains the current condition (buffering consists of a wood privacy fence), Staff contends that screening plants which will grow above the height of the fence should also be provided, especially since the front lot area is proposed to be a "display" lot versus just a parking lot (i.e., increased activity, more substantial lighting, etc.). This would entail the removal of the parking row (19 spaces out of approximately 763 total proposed) along this fence and recommended plantings include a combination of evergreen and hardwood trees (again, the normal buffer requirement is Buffer Yard C/D - the Concept Development Plan would not meet the "reduced" Buffer Yard D width of 40 feet around the side and rear of the last house on Coreta even with the removal of the parking discussed above).

3. Open Space: This standard states that "useable open space(s), in an amount over and above setback areas and open areas required by the underlying zone, shall be provided." The amount of open space is over and above that required by the underlying zone, though it cannot reasonably be construed as "useable" as it

in the eastern end of this area by the adjoining car wash lot, however, the actual density of this existing vegetation is fairly inconsequential and should be supplemented.

E. Not all of the "vehicular use area" (VUA) landscape requirements have been met.

7. Architecture: The proposed building doesn't use traditional, regionally influenced architectural forms and elements as sought by this standard, although it is similar to, and compatible with, the other commercial structures in the Commerce Drive/Place area. Staff's basic issues with the proposed building design include the following.

A. As the southern facade will be directly visible from Commerce Place, it should use the same materials and detailing as the front facade (i.e., provide masonry piers and a full EIFS fascia across the entire facade versus a partial EIFS fascia and part standing seam metal roofing - this includes the rear addition when it is constructed). Because of the lack of public visibility, Staff is not concerned with whether the east (rear) and north facades are "minimized" relative to detailing and breadth of the material pallette provided the basic wall materials and colors are consistent with the south and west facades.

B. The one major unifying theme between the commercial buildings in the area is the use of warm earth tones. In order to maintain a continuity with the existing buildings, similar colors should be used for the proposed structure as well. The stated colors on the building elevations are "whisper white" and "sandpebble," although no samples have been provided.

8. Historic and Prehistoric Features: Staff is unaware of any historic or prehistoric features either on or near the subject property.

9. Signage: Several signs have been proposed. These include building mounted signs on both the south and west facades, including illuminated accent strips, and the reuse of the existing Furrow's pylon sign. Depending on how it is calculated, the building mounted signage on the front facade contains 531 square feet among three sign areas or 196 square feet among five sign areas; a maximum of 380 square feet among up to three sign areas is permitted for this facade. Because the illuminated band is considered signage, either the sign area or the amount of signs (i.e., "sign areas") cannot be met, although it is Staff's opinion that the style and type of building mounted signs proposed is a reasonable design solution for the proposed building from a qualitative perspective. The size and amount requirements have been met for the building mounted signage proposed for the south facade.

CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and the Florence City Council in terms of the Planned Development requirements stated in Article 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on the existing and planned uses in the area. The Future Land Use Map will not need to be amended if this request is approved.

Respectfully submitted,

Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW\pr

attachments:

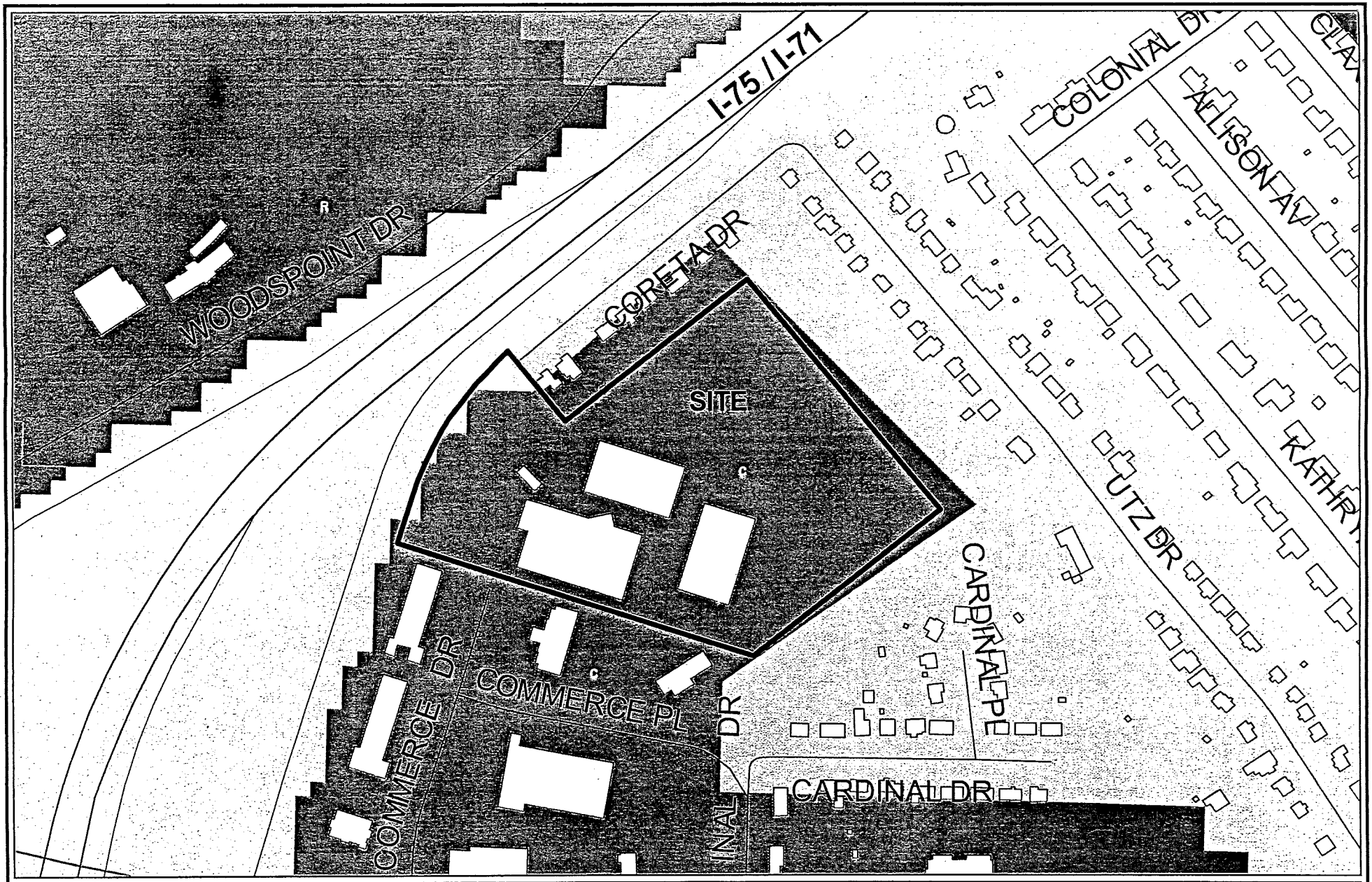
- location map
- aerial photo w/zoning information
- topographic map
- Future Land Use Map excerpt
- application materials including Concept Development Plan



300 0 300 Feet

1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2002

Zoning



Future Land Use

300 0 300 Feet

1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 20, 2002

19. Please check the following organizations/agencies which you have discussed the proposed development with in 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
_____ Northern Kentucky Health District
_____ U.S. Soil Conservation Service
_____ Local School District
_____ Local Fire District
_____ Other:_____

APPLICABLE TO BE CONTACTED FROM PRE-SUBMITTAL MTG w/ BOONE CTY.

20. Concept Development Plan Jurisdiction/Location
✓ Unincorporated Boone County _____ Walton
_____ Florence _____ Union

21. **Applicant's Signature(s)** _____

22✓ **Property Owner's Signature(s)** _____

SECTION B (To be completed by BCPC Staff) 3-8-02 #12.00 R# 30662

1. Date Received 3-4-02 Fee Received $1,346.54 R# 3058
2. Check what has been submitted:
✓ Application ✓ Fee _____ Legal Description
_____ Concept Development Plan 22 Addresses of Adjoining Property Owners
4 ✓ No. of copies of plan received **
3. Is application complete? _____ YES _____ NO
4. Staff Reviewer KEVIN WALL
5. Committee Chairperson _____
6. Scheduled Public Hearing Date 4/17/02
7. Boone County Planning Commission Action:
_____ **Approved**
_____ **Approved With Conditions**
_____ **Denied**
8. Other:_____

** **Five (5) Copies Required**

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org

Note: See Boone County Planning Commission Fee Schedule for Concept Development Plan Fees. An application consists of all fees paid in full, submitted drawings and a completed application form.

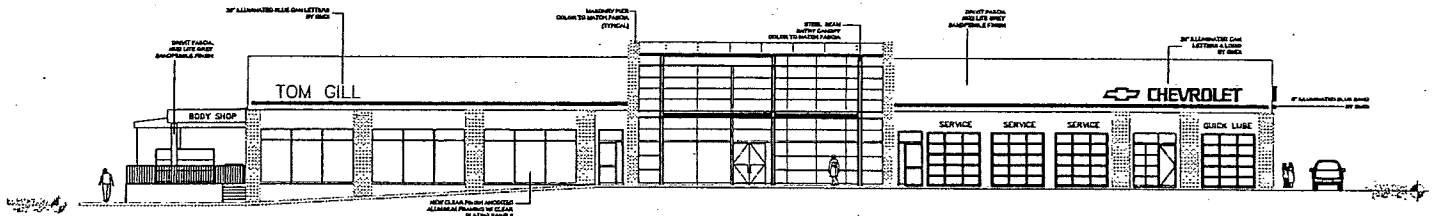
TOM GILL CHEVROLET
FLORENCE, KENTUCKY

ARCHITECTURAL ALLIANCE

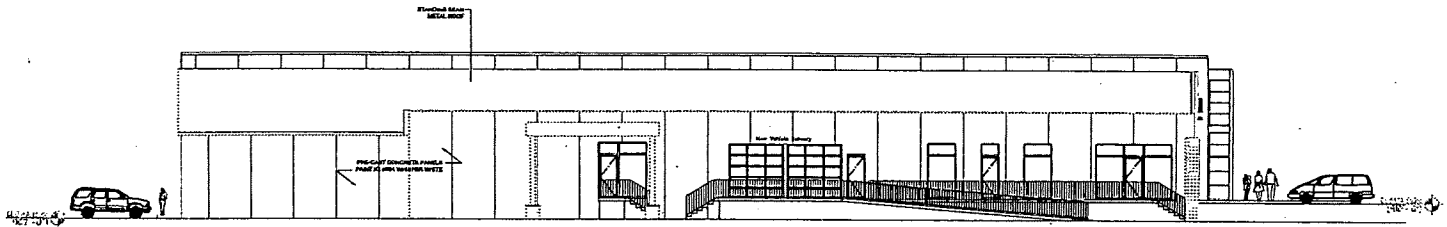
Project Number A0028

Sheet Number SITE

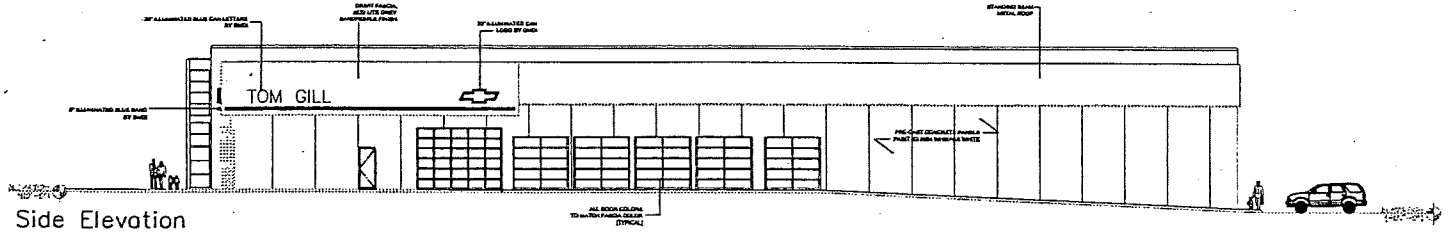
F:\AAFILES\Projects\A0028\A0028-SITE.dwg Wed Mar 06 16:13:24 2002



Front Elevation



Side Elevation



Side Elevation

ELEVATIONS
SCALE: 3/32" = 1'-0"

TOM GILL CHEVROLET
FLORENCE, KENTUCKY

Drawing
Preliminary
Bid
Permit
Construction

Date
2/1/02

Revisions

Seal

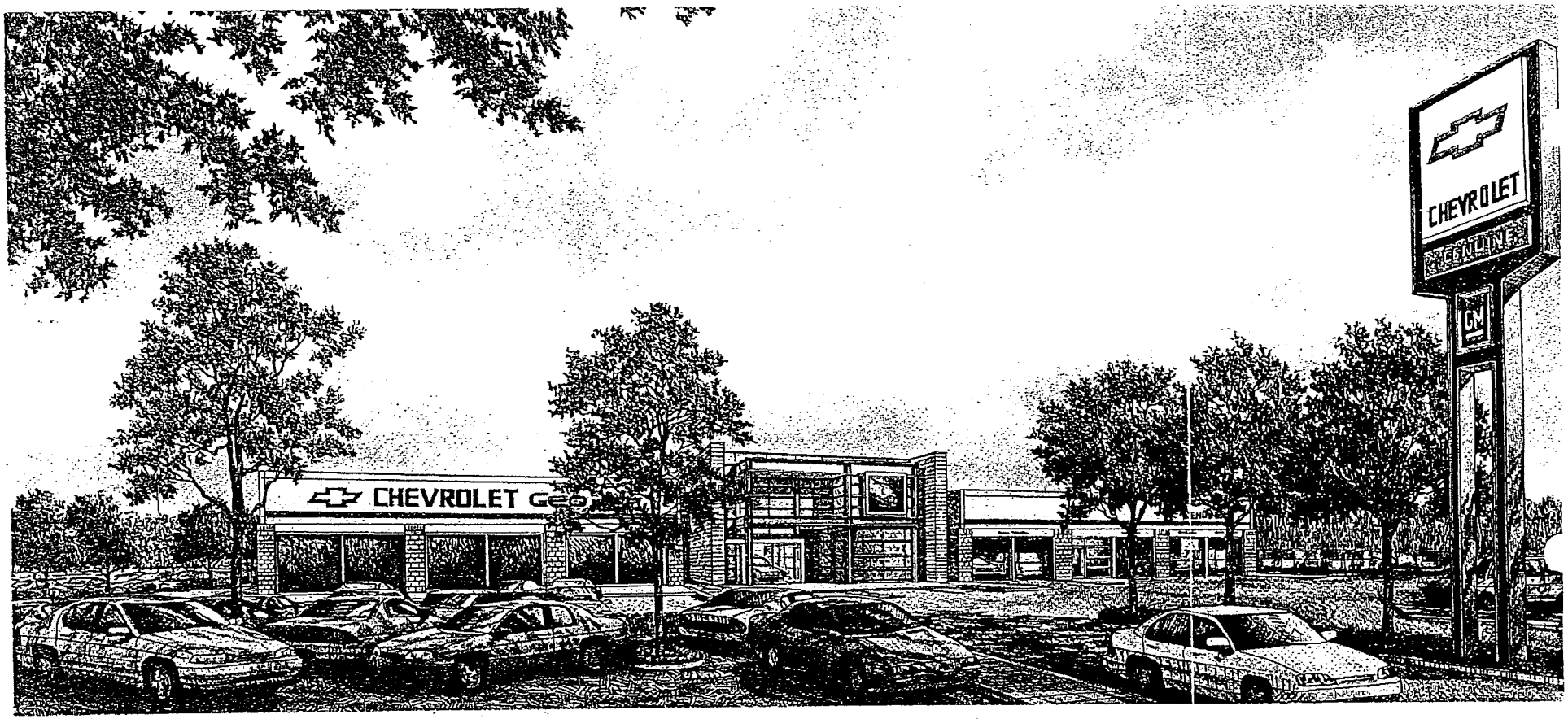
TECTURAL ALLIANCE

Project Number
A0028

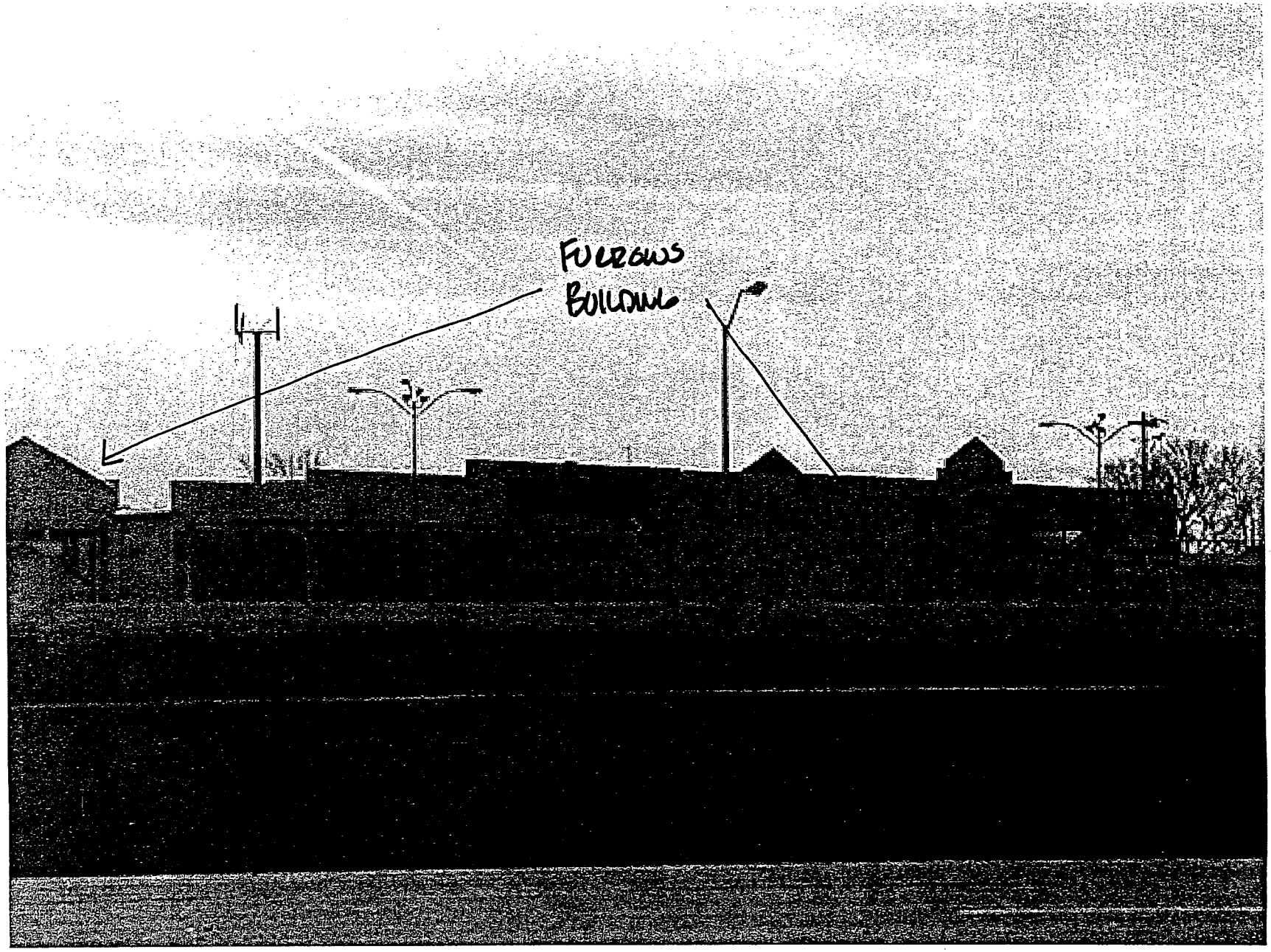
Sheet Title

Sheet Number

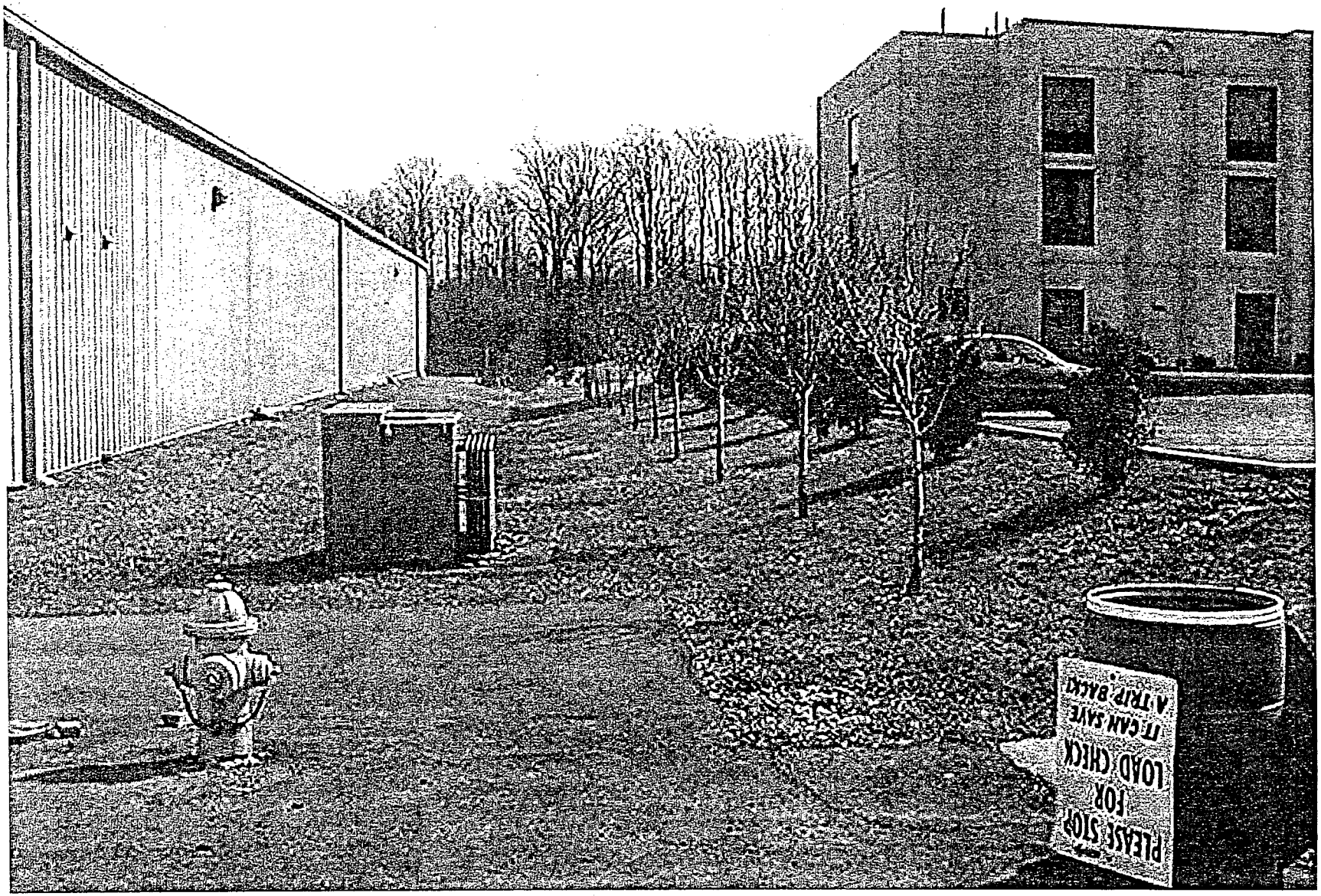
F:\AAFILES\Projects\A0028\4.1.dwg Wed Mar 06 16:17:03 2002



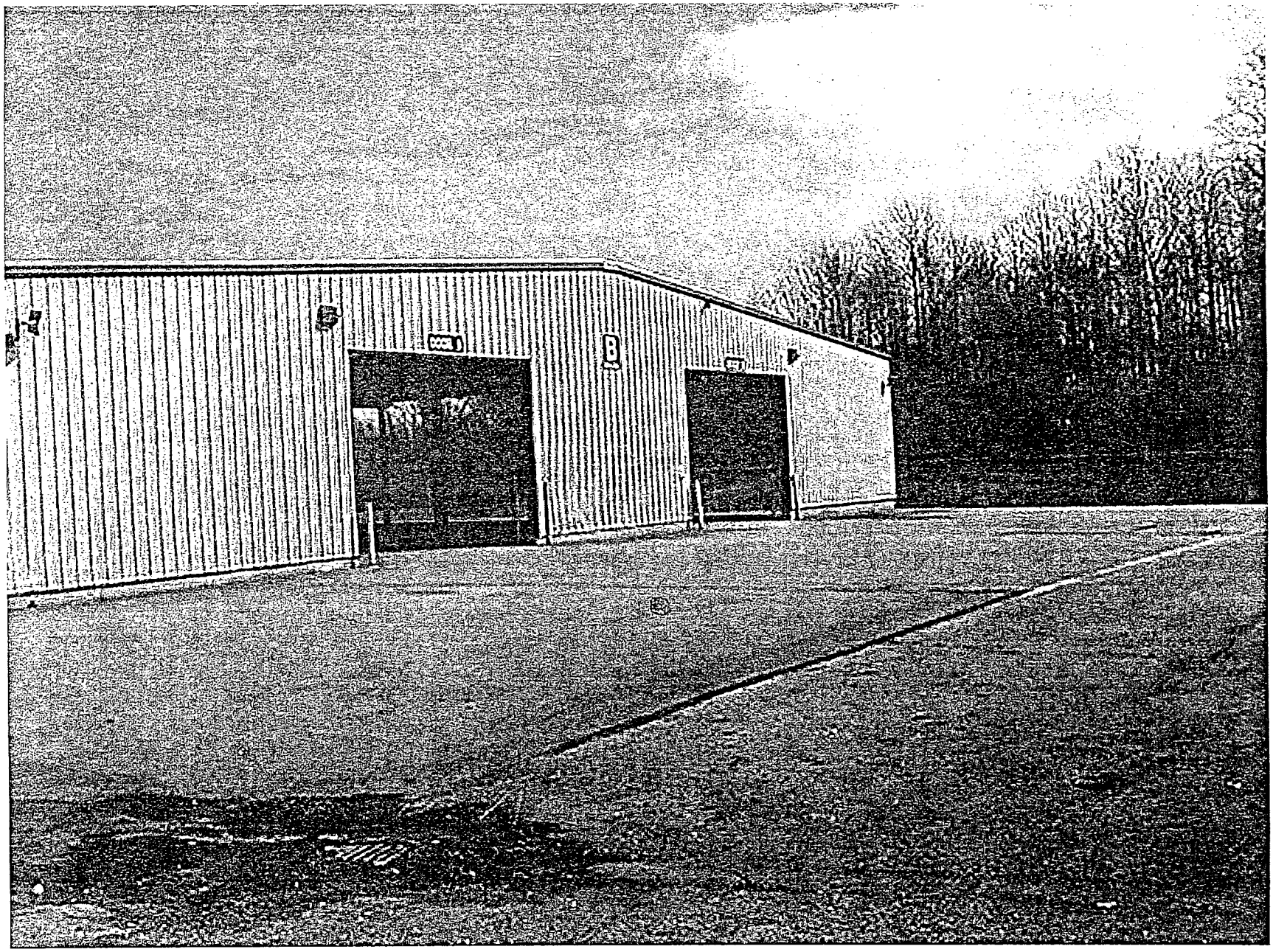
CONCEPTUAL ELEVATION



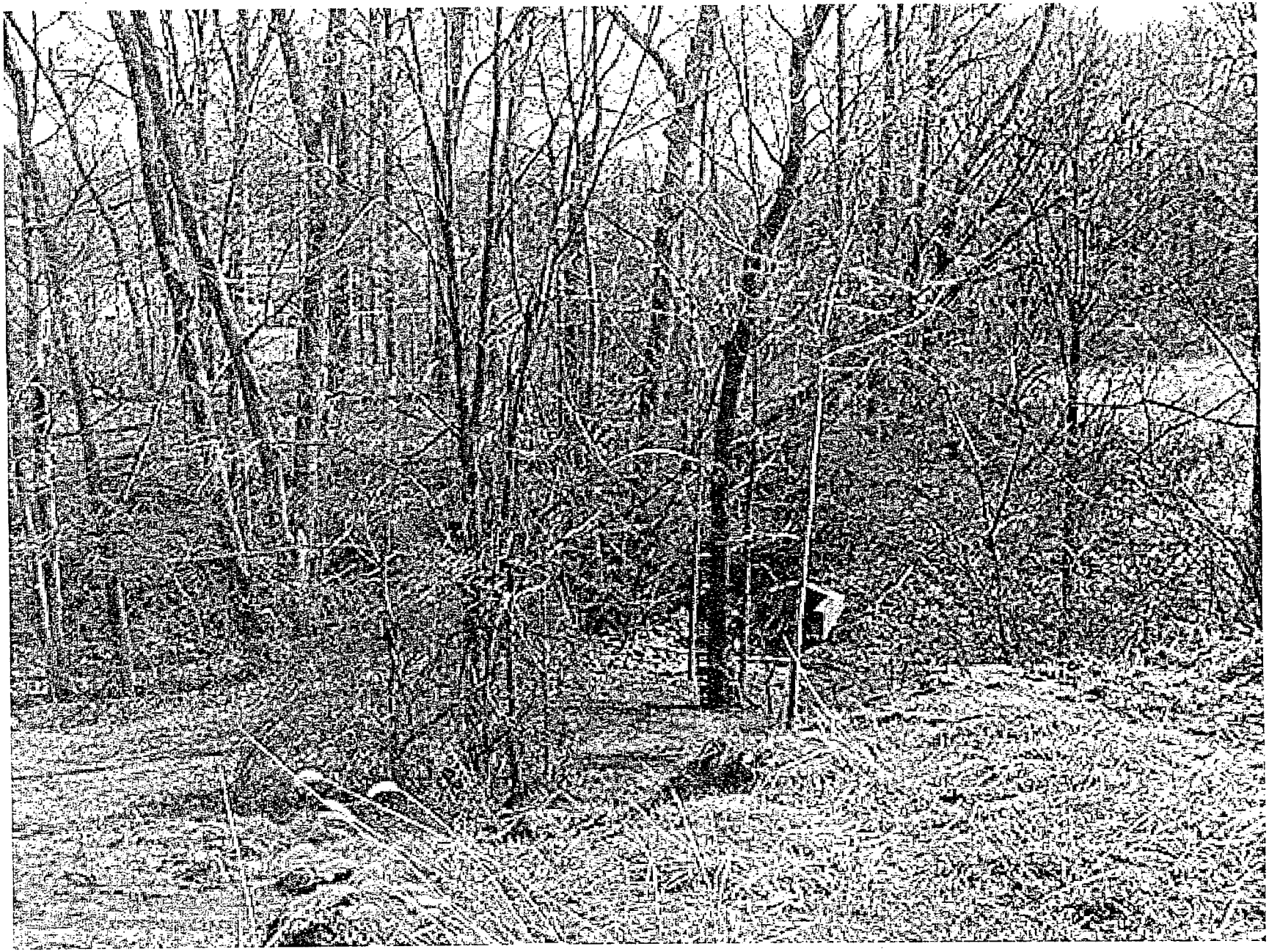
EXISTING BUILDING FROM FREEWAY



SOUTH PROPERTY LINE



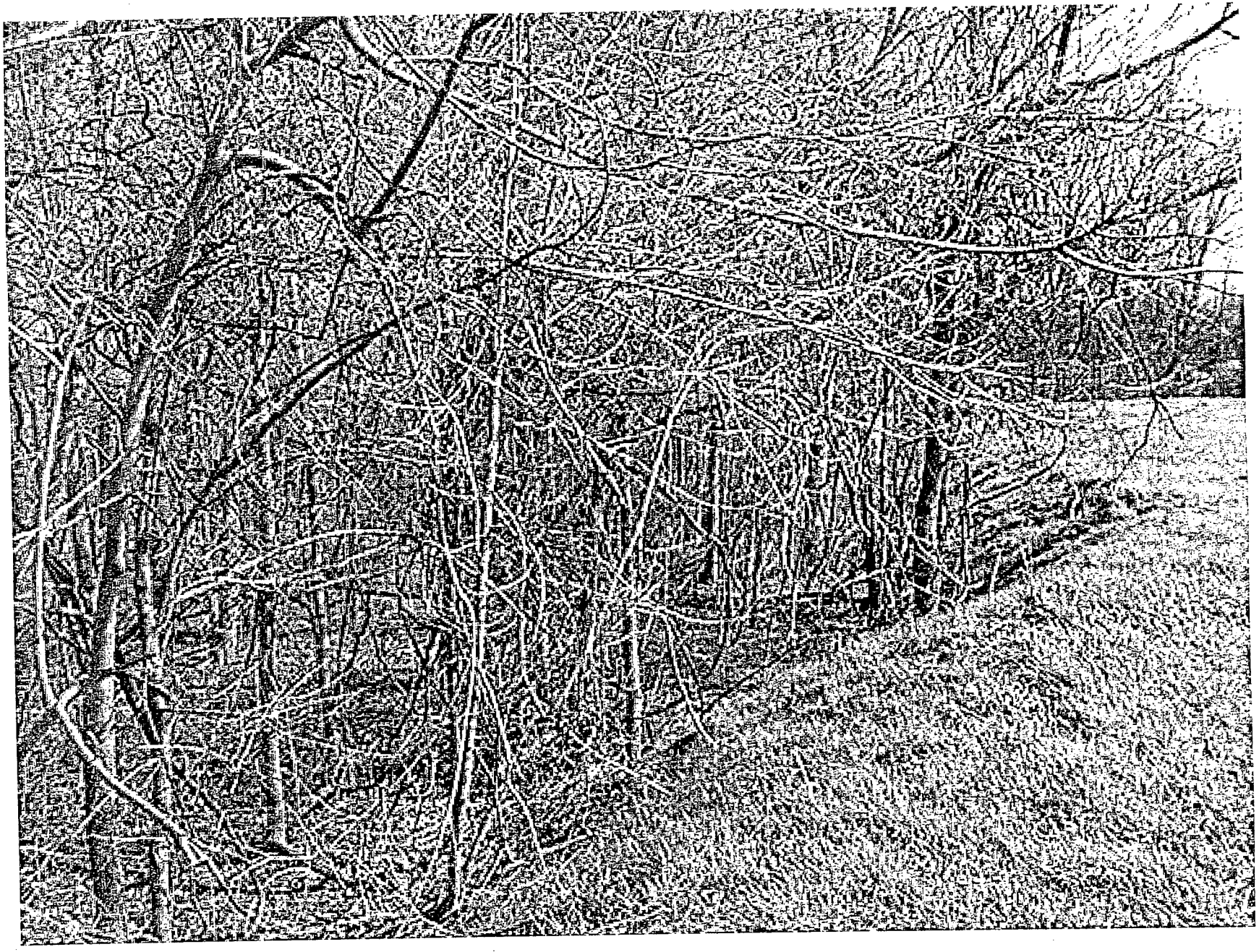
EXISTING BUILDING TO BE REMOVED



EXISTING NORTHWEST BUFFER @ HEADWALL.



EXISTING EAST BUFFER.



EXISTING WEST BUFFER



EXISTING WEST BUFFER

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
April 17, 2002
7:30 P.M.

PUBLIC HEARING

Commission Members Present: Mr. Barlow, Mr. Caddell, Mrs. Kegley, Mr. Knock - Temporary Presiding Officer, Mr. McMillian, Mr. Newman, Mr. Poe, Mrs. Poston - Vice Chairwoman, Mr. Schwenke, Mr. White, Mrs. Wilson - Secretary/Treasurer, and Mr. Zimmer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Mr. Kevin Wall, AICP, CDT - Director, Zoning Services; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

Mrs. Susan Poston, Vice Chairwoman, called the meeting to order at 7:30 PM and introduced the item on the Agenda:

1. **Applicant:** **Tom Gill Chevrolet for Conrad Family Investments LLC (owner)**

   Request: **Concept Development Plan**

   The request of Tom Gill Chevrolet (applicant) for Conrad Family Investments LLC (owner) for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13-acre site at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

   Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

   Following an explanation of the Public Hearing process, Mrs. Poston asked for the applicant's presentation.

   Attorney Gerry Dusing, with offices in Florence and Covington, representing Tom Gill Chevrolet, introduced the applicant's team, including Tom Gill, Steve Poffenberger, architect John Oney, and engineer Jim Berling.

Mr. Dusing stated that the Staff Report was comprehensive. He stated that this use is permitted in the C-3 zone and the Comprehensive Plan calls for this type of use. He stated that the Overlay needs to be considered in context -- there is a different concept for PD Overlay for a third or fourth development of the site that is a substantial upgrade from what has been there for many years. He stated that they are happy to talk about signage issues, buffering, and architectural features. He stated that businesses that have located on this site, which is at the end of the road and down in the hole with limited expressway exposure, have had a difficult time. Mr. Gill has labored with that issue and had discussions with the city to create a development that will be successful for the community.

Mr. Gill stated that they are a business of good character in the City of Florence and the city has been good to them. They built Goodwrench Service Center and tried to get involved with the community as much as they could and they want to continue to do that. He stated that there are not many other sites available and he has an agreement with Chevrolet that he will relocate the dealership. This concluded the applicant's presentation.

Mrs. Poston asked if there was anyone else present who wished to speak in favor of the request.

Dr. A. L. Martin, a resident of Crittenden who owns the property adjoining the subject property on Cardinal Drive, stated that he has no objections. This use is preferable to a vacant spot and it would be an advantage to the community.

Mrs. Bell, a resident of 93 Coreta Drive since 1956, stated that her property is next to the Furrow's lot. She has spoken with Mr. Gill and she believes he will be a good neighbor. The property is currently empty and kids are running through it and squealing tires late at night. She feels that the gate should be closed off. The kids have cut the chains and left it open. She has talked to the city -- but they did not put the chains back and then they came and took away the sign. About a month ago, they came and locked the gate. She is in favor of the proposed request.

Ms. Carolyn Puckett, 79 Coreta Drive, is against there being more blacktop on the site. Four years ago, she had four feet of water in her basement and more blacktop and concrete will wash her house down the creek. She is located at the lowest point. More blacktop will put more water in her yard and her neighbors' yards and they are swamped now.

Mr. Thomas Elliott, 89 Coreta Drive, which is two houses down, stated that the creek starts at his backyard where the hills come together and he does not know if the creek will go through where the parking lot is proposed. He questioned the size of the buffer behind his house. He asked if the trees will be replaced if they fall down. He is not against the proposal if they take care of the little problems.

of problems they are having back there since it is a regional detention pond. Mr. Wall responded that they reviewed the plans and he did not get any detention comments back from them, but he will look into it. Mr. Zimmer stated that there may be siltations that are causing inadequacies that could be addressed and straightened out.

Mr. Zimmer questioned the notification process for the lots on Utz Drive in regard to the vacant lots. Mr. Wall responded that they notify all adjoining property owners. Mr. Zimmer questioned if the vacant lots are owned by the property owners on Utz Drive. Mr. Costello responded that the ownership can be determined using GIS. Mr. Zimmer asked that it be researched. Mr. Costello agreed.

Mr. Zimmer asked if Staff has spoken to Florence Fire Department regarding the access on Coreta Drive. Mr. Wall responded that the plan he was given showed it being maintained and Florence Fire Department said that was fine. Mr. Zimmer questioned exploring the option of closing it. Mr. Wall will ask Florence Fire Department about the need to maintain the access and, if it needs to be maintained, what might work better. He stated that when he went out there, he just walked around it – it is not secure. Mr. Costello stated that when that connection was made years ago, the connection of Commerce Drive and Commerce Place was not made and it was the only way in off KY 18. Mr. Wall stated that it not only provides emergency access to Tom Gill Chevrolet, but also for the people who live back there. Mr. Zimmer asked to Staff explore with Florence Fire Department to see if some other method would be acceptable and amenable to the neighbors and Mr. Gill.

Mrs. Wilson questioned the previously granted Variance for the sign. Mr. Wall responded that it was granted by the Board of Adjustment and he was at the hearing, but he did not find a permit where the sign had actually be raised. He does not know the exact height of the sign. Mrs. Wilson questioned Mr. Gill's discussion with the City of Florence on the sign issue. She questioned the ground-mounted sign.

Mr. McMillian stated that the gate is a safety issue and should be maintained. He stated that people need a way to get out of a dead-end street.

Mr. Schwenke stated that the City of Florence maintains the water shed area. He asked if they also maintain the wooded area and pick up around the water shed area, or is that the responsibility of the property owner on the other side? Mr. Costello will talk to the City of Florence about it. He believes they only maintain the detention pond and not the woods. Mr. Zimmer stated that there is also a fence there. Mr. Costello responded that they will also research the fence.

Mr. Newman asked the applicant to bring suggestions to the Committee Meeting to make the gate more decorative and nicer looking.

optimistic that the Highway Department will go along with it for this site. Mr. Costello stated that he believes the Bob Evans site has something similar.

At this time, Mrs. Poston recognized a lady in the audience who asked to speak.

Margie Martin, the wife of Dr. Martin who spoke earlier, stated that 50 Utz Drive is a double lot and if the Fire Department insists on access, there could be a way into the proposed development from that property. She stated that she may not have the correct address of the property.

There being no further comments, Mrs. Poston stated that the Committee Meeting for this item will be on April 21, 2002 at 4 PM in the Fiscal Courtroom on the second floor of this building. This item will be on the Agenda for the Business Meeting on May 1, 2002 at 6:00 PM at Conner Middle School.

Mrs. Poston closed this Public Hearing at 8:48 PM.

APPROVED:

Susan Poston

Susan Poston, Chairwoman

Attest:

Jan Hancock

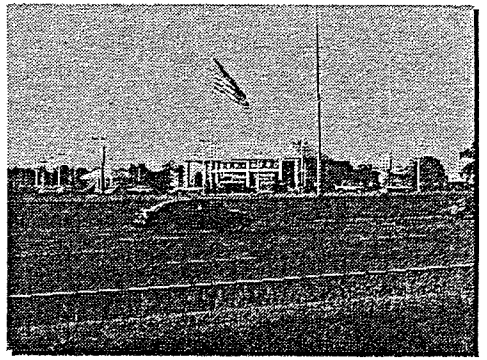
Jan Hancock, Recording Secretary

Exhibits

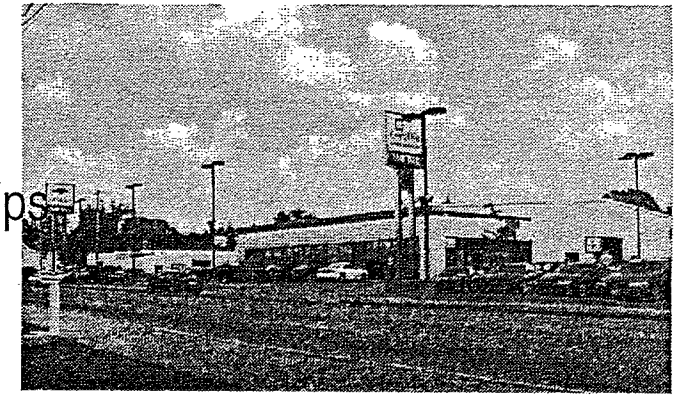
1. **"Introducing Tom Gill" hard copy of the applicant's Power Point presentation**

Tom Gill: History

- Tom Gill Oldsmobile, Columbus
  - Established 1989
  - Prime Freeway Location
  - Sold 1997



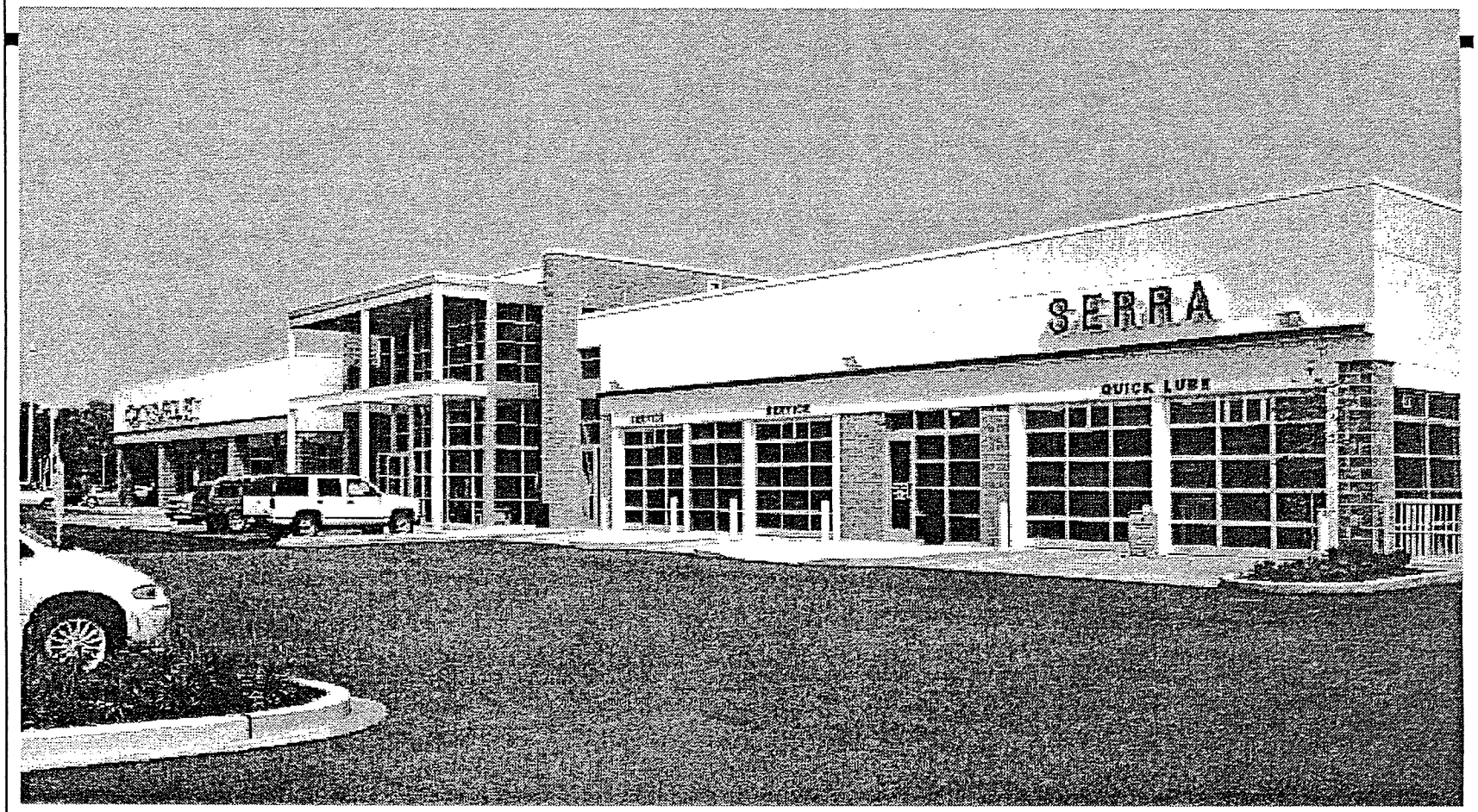
- Tom Gill Chevrolet, Florence
  - Tremendous Growth since 1996
  - Selling over 2400 units annually
  - Top Tier of GM Chevrolet Dealerships
  - Qualifies for…

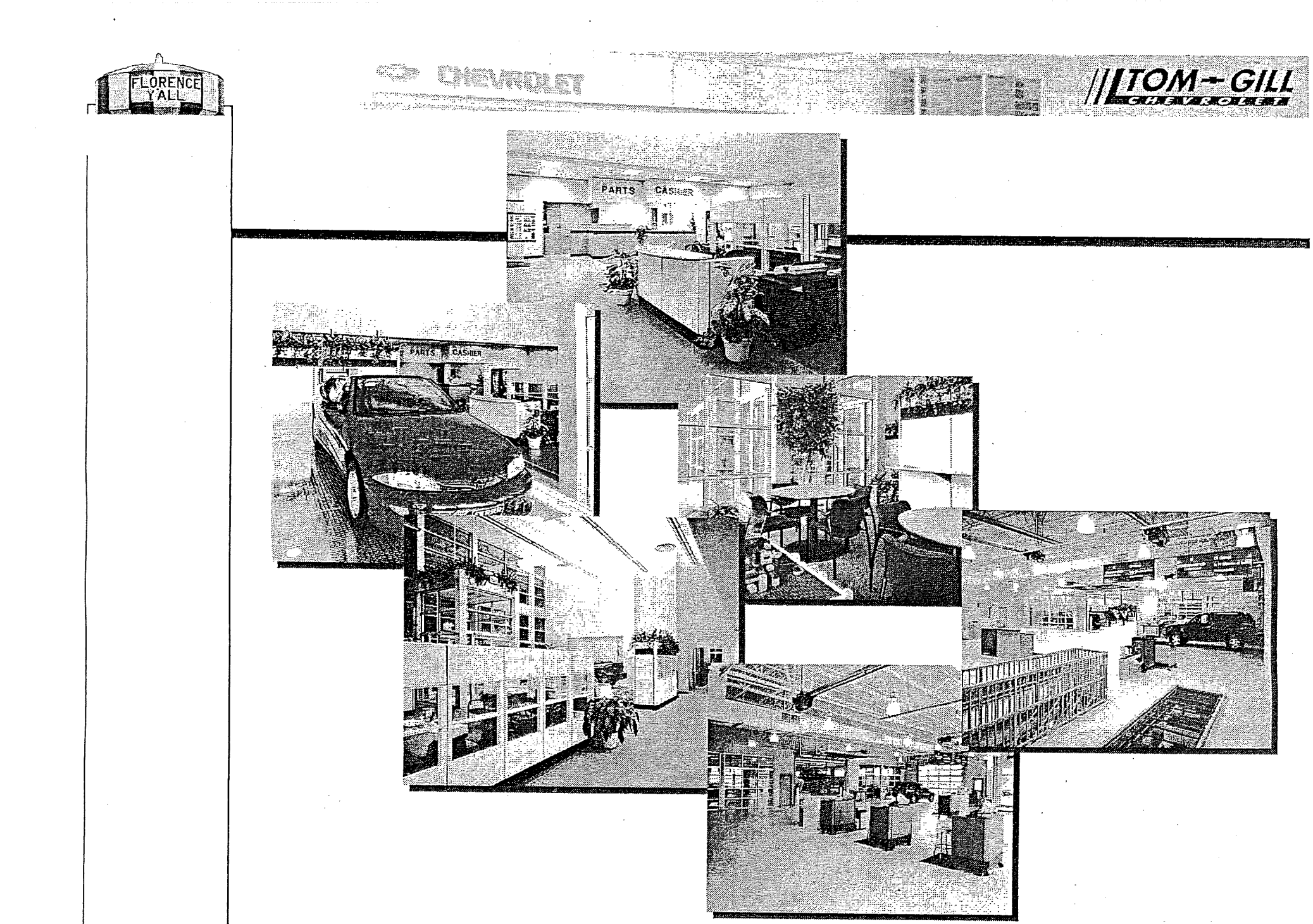


FLORENCE
Y'ALL

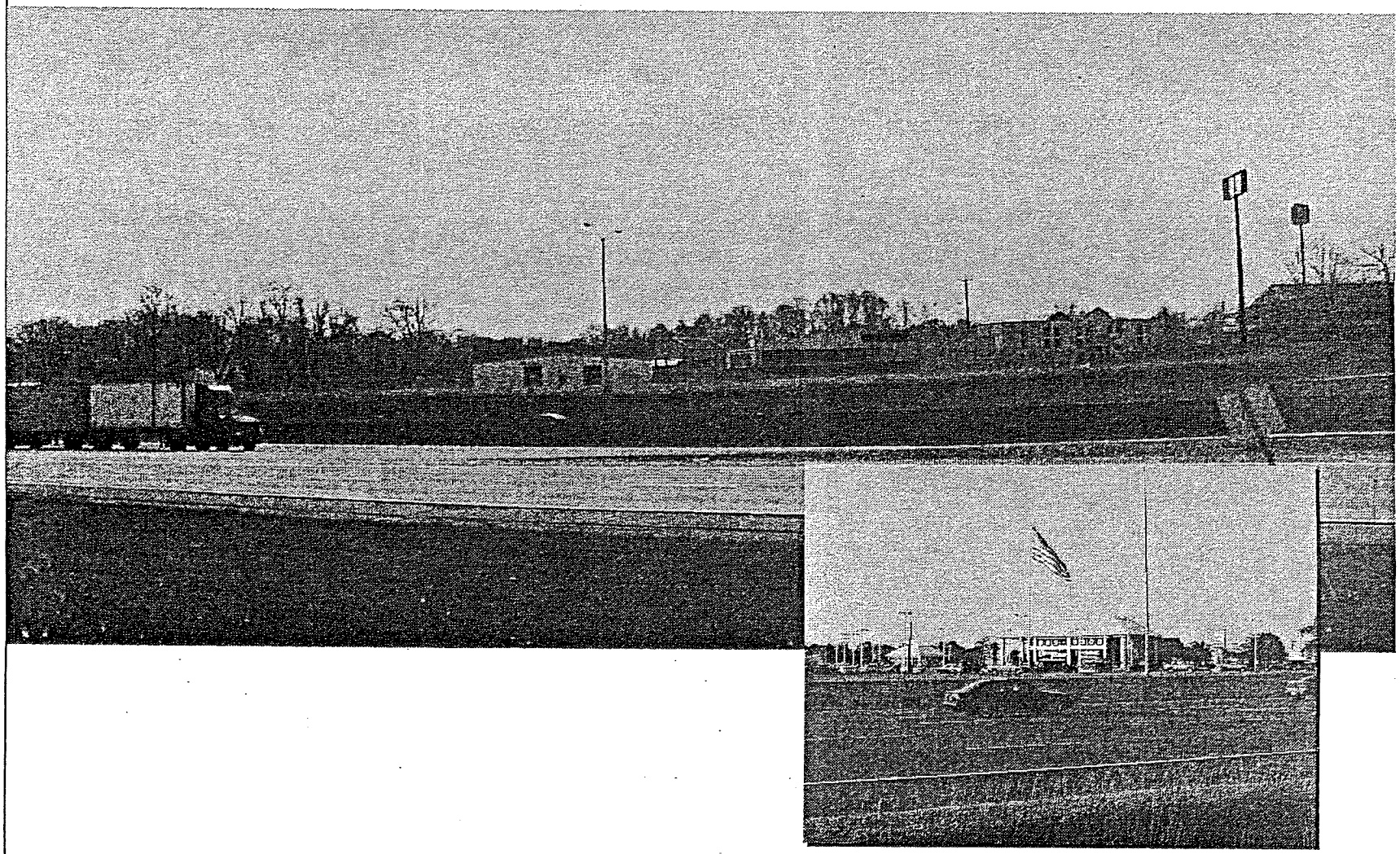
CHEVROLET

TOM-GILL
CHEVROLET



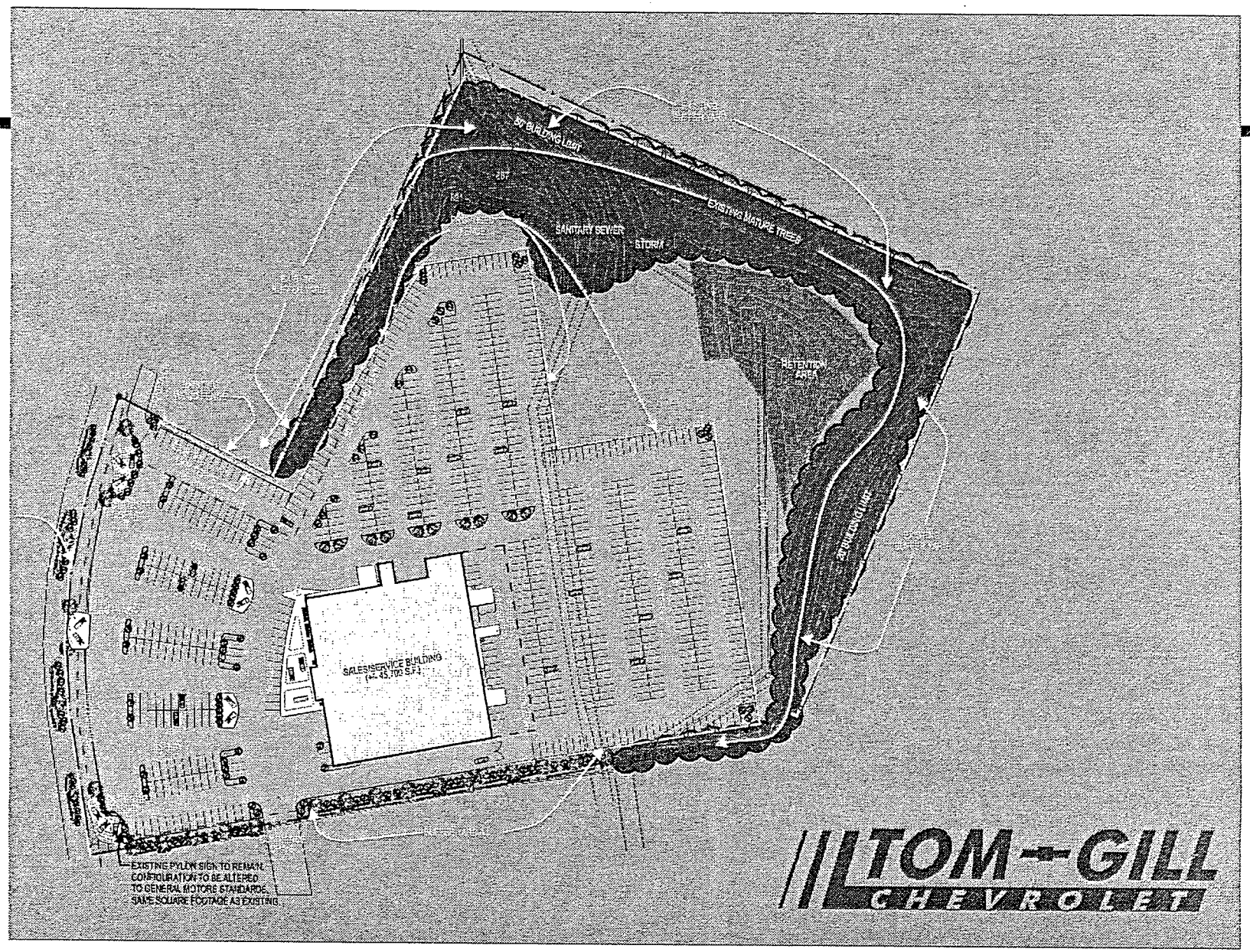

FLORENCE
Y'ALL
CHEVROLET
TOM-GILL
CHEVROLET
PARTS
CASHIER
PARTS
CASHIER

Florence Site



Florence Site




80' BUILDING LINE
EXISTING MATURE TREES
SANITARY SEWER
STORM
RETENTION AREA
SALES/SERVICE BUILDING
(+/- 43,703 S.F.)
EXISTING PYLON SIGN TO REMAIN
CONFIGURATION TO BE ALTERED
TO GENERAL MOTORS STANDARDS
SAME SQUARE FOOTAGE AS EXISTING
TOM-GILL
CHEVROLET



Local Taxes

- **Local Taxes**
  - Real Estate Tax $60,000.00
  - Net Profit Tax $18,225.00
  - Occupational License $2,500.00
  - Payroll Taxes $102,000.00
  - Intangible Property Tax $25,000.00
  - **Total Local Revenue $ 207,725.00**

    (Based on 2001 Estimates)
- **Local Economic Impact**
  - **Estimated Payroll $6,000,000**

BOONE COUNTY PLANNING COMMISSION
CONNER MIDDLE SCHOOL GYMNASIUM
3300 COUGAR PATH
HEBRON, KENTUCKY
May 1, 2002
6:00 P.M.

Mr. Mark Hicks, Chairman, called the meeting to order at 6:00 PM.

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Arnold Caddell
Mr. Mark Hicks, Chairman
Mrs. Janet Kegley
Mr. Richard Knock, Temporary Presiding Officer
Mr. Don McMillian
Mr. Robert Newman
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Robert Ries
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer
Mr. David Zimmer

COMMISSION MEMBERS NOT PRESENT:

Mr. Charlie Reynolds

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Mr. Kevin Wall, AICP, CDT – Director, Zoning Services
Ms. Treva Beagle, Receptionist
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mrs. Vicki Myers, Manager, Administrative Services
Mr. Todd Morgan, AICP, Planner
Mrs. Patricia Russ, Administrative Assistant
Ms. Debbie Warning, Office Secretary

EXHIBIT
"B"

2. The Committee has concluded that the request reasonably agrees with the Parkway Corridor Study as it relates to this request. Specific references to the Study are outlined in the Staff Report for this request.

3. The Committee has concluded that the request, along with the agreed conditions, fulfill the applicable requirements of Article 15 "Planned Development District" of the Boone County Zoning Regulations.

4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2000 Boone County Comprehensive Plan and the requirements of Article 15 of the Zoning Regulations. The Committee has also concluded that the attached conditions are necessary to mitigate any foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with these conditions.

CONDITIONS

1. The applicant shall maintain the security fence around the perimeter of the site as shown on the Concept Development Plan in good order.

2. A white wood or vinyl privacy fence which is 6 feet high shall be provided along the south property line of the adjoining residence at the south end of Coreta Drive (93 Coreta Drive). This fence shall be extended eastward to the western edge of pavement of the proposed parking area in the northern portion of the Gill site and shall run northward along this edge of pavement, parallel to the entire length of the rear property lines of the lots at 91 and 93 Coreta Drive.

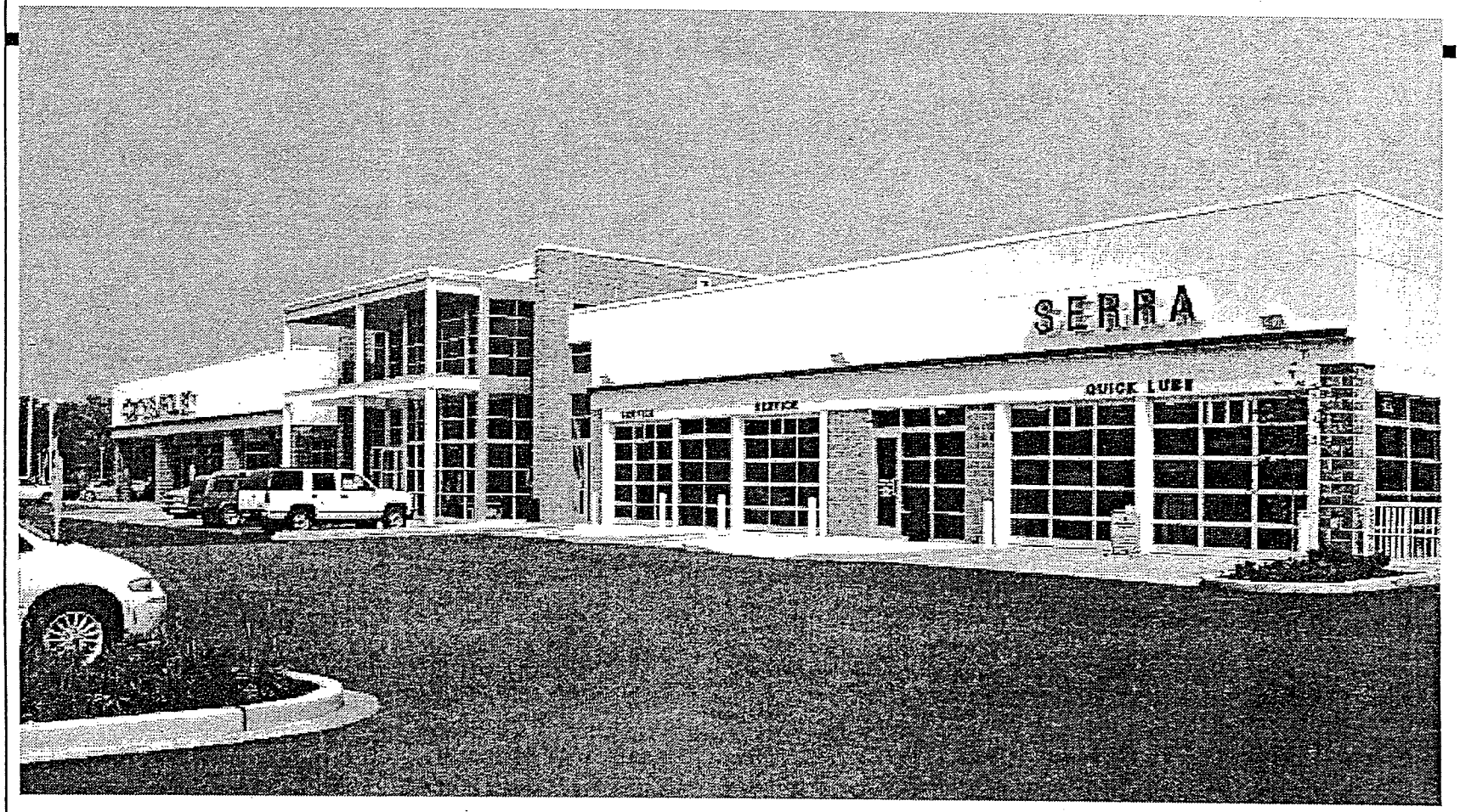
3. The emergency access at the south end of Coreta Drive shall be secured from casual pedestrian and vehicular access in a manner which is acceptable to the Florence Fire Department. The design of these fencing/gate improvements shall correlate to the fencing described in condition #2.

4. The existing vegetation along the west and north boundaries of the parking area in the northern portion of the site (adjoining the residential properties along Utz Drive and Coreta Drive) shall be evaluated through the site plan process to assure that this vegetation minimally provides the visual screening effects that would be provided by Buffer Yard C as outlined in Article 36 of the Zoning Regulations. The existing vegetation shall, where necessary, be supplemented with additional trees in any areas within these two buffer yards to create the screening qualities provided by Buffer Yard C.

FLORENCE YALL

CHEVROLET

TOM-GILL CHEVROLET



ATTACHMENT 1

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
April 17, 2002
7:30 P.M.

PUBLIC HEARING

Commission Members Present: Mr. Barlow, Mr. Caddell, Mrs. Kegley, Mr. Knock - Temporary Presiding Officer, Mr. McMillian, Mr. Newman, Mr. Poe, Mrs. Poston - Vice Chairwoman, Mr. Schwenke, Mr. White, Mrs. Wilson - Secretary/Treasurer, and Mr. Zimmer.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Mr. Kevin Wall, AICP, CDT - Director, Zoning Services; and Ms. Jan Hancock, Secretary.

Legal Counsel Present: Mr. Dale Wilson

Mrs. Susan Poston, Vice Chairwoman, called the meeting to order at 7:30 PM and introduced the item on the Agenda:

1. **Applicant:** **Tom Gill Chevrolet for Conrad Family Investments LLC (owner)**

   Request: **Concept Development Plan**

   The request of Tom Gill Chevrolet (applicant) for Conrad Family Investments LLC (owner) for a Concept Development Plan in a Commercial Services/Planned Development (C-3/PD) zone for an approximate 13-acre site at 7830 Commerce Drive, Florence, Kentucky. The request is for a Concept Development Plan to allow car and truck sales, service, and body shop.

   Staff Member Kevin Wall presented the Staff Report which included a Power Point presentation (see Staff Report).

   Following an explanation of the Public Hearing process, Mrs. Poston asked for the applicant's presentation.

   Attorney Gerry Dusing, with offices in Florence and Covington, representing Tom Gill Chevrolet, introduced the applicant's team, including Tom Gill, Steve Poffenberger, architect John Oney, and engineer Jim Berling.

Mr. Dusing stated that the Staff Report was comprehensive. He stated that this use is permitted in the C-3 zone and the Comprehensive Plan calls for this type of use. He stated that the Overlay needs to be considered in context -- there is a different concept for PD Overlay for a third or fourth development of the site that is a substantial upgrade from what has been there for many years. He stated that they are happy to talk about signage issues, buffering, and architectural features. He stated that businesses that have located on this site, which is at the end of the road and down in the hole with limited expressway exposure, have had a difficult time. Mr. Gill has labored with that issue and had discussions with the city to create a development that will be successful for the community.

Mr. Gill stated that they are a business of good character in the City of Florence and the city has been good to them. They built Goodwrench Service Center and tried to get involved with the community as much as they could and they want to continue to do that. He stated that there are not many other sites available and he has an agreement with Chevrolet that he will relocate the dealership. This concluded the applicant's presentation.

Mrs. Poston asked if there was anyone else present who wished to speak in favor of the request.

Dr. A. L. Martin, a resident of Crittenden who owns the property adjoining the subject property on Cardinal Drive, stated that he has no objections. This use is preferable to a vacant spot and it would be an advantage to the community.

Mrs. Bell, a resident of 93 Coreta Drive since 1956, stated that her property is next to the Furrow's lot. She has spoken with Mr. Gill and she believes he will be a good neighbor. The property is currently empty and kids are running through it and squealing tires late at night. She feels that the gate should be closed off. The kids have cut the chains and left it open. She has talked to the city -- but they did not put the chains back and then they came and took away the sign. About a month ago, they came and locked the gate. She is in favor of the proposed request.

Ms. Carolyn Puckett, 79 Coreta Drive, is against there being more blacktop on the site. Four years ago, she had four feet of water in her basement and more blacktop and concrete will wash her house down the creek. She is located at the lowest point. More blacktop will put more water in her yard and her neighbors' yards and they are swamped now.

Mr. Thomas Elliott, 89 Coreta Drive, which is two houses down, stated that the creek starts at his backyard where the hills come together and he does not know if the creek will go through where the parking lot is proposed. He questioned the size of the buffer behind his house. He asked if the trees will be replaced if they fall down. He is not against the proposal if they take care of the little problems.

of problems they are having back there since it is a regional detention pond. Mr. Wall responded that they reviewed the plans and he did not get any detention comments back from them, but he will look into it. Mr. Zimmer stated that there may be siltations that are causing inadequacies that could be addressed and straightened out.

Mr. Zimmer questioned the notification process for the lots on Utz Drive in regard to the vacant lots. Mr. Wall responded that they notify all adjoining property owners. Mr. Zimmer questioned if the vacant lots are owned by the property owners on Utz Drive. Mr. Costello responded that the ownership can be determined using GIS. Mr. Zimmer asked that it be researched. Mr. Costello agreed.

Mr. Zimmer asked if Staff has spoken to Florence Fire Department regarding the access on Coreta Drive. Mr. Wall responded that the plan he was given showed it being maintained and Florence Fire Department said that was fine. Mr. Zimmer questioned exploring the option of closing it. Mr. Wall will ask Florence Fire Department about the need to maintain the access and, if it needs to be maintained, what might work better. He stated that when he went out there, he just walked around it – it is not secure. Mr. Costello stated that when that connection was made years ago, the connection of Commerce Drive and Commerce Place was not made and it was the only way in off KY 18. Mr. Wall stated that it not only provides emergency access to Tom Gill Chevrolet, but also for the people who live back there. Mr. Zimmer asked to Staff explore with Florence Fire Department to see if some other method would be acceptable and amenable to the neighbors and Mr. Gill.

Mrs. Wilson questioned the previously granted Variance for the sign. Mr. Wall responded that it was granted by the Board of Adjustment and he was at the hearing, but he did not find a permit where the sign had actually be raised. He does not know the exact height of the sign. Mrs. Wilson questioned Mr. Gill's discussion with the City of Florence on the sign issue. She questioned the ground-mounted sign.

Mr. McMillian stated that the gate is a safety issue and should be maintained. He stated that people need a way to get out of a dead-end street.

Mr. Schwenke stated that the City of Florence maintains the water shed area. He asked if they also maintain the wooded area and pick up around the water shed area, or is that the responsibility of the property owner on the other side? Mr. Costello will talk to the City of Florence about it. He believes they only maintain the detention pond and not the woods. Mr. Zimmer stated that there is also a fence there. Mr. Costello responded that they will also research the fence.

Mr. Newman asked the applicant to bring suggestions to the Committee Meeting to make the gate more decorative and nicer looking.

optimistic that the Highway Department will go along with it for this site. Mr. Costello stated that he believes the Bob Evans site has something similar.

At this time, Mrs. Poston recognized a lady in the audience who asked to speak.

Margie Martin, the wife of Dr. Martin who spoke earlier, stated that 50 Utz Drive is a double lot and if the Fire Department insists on access, there could be a way into the proposed development from that property. She stated that she may not have the correct address of the property.

There being no further comments, Mrs. Poston stated that the Committee Meeting for this item will be on April 21, 2002 at 4 PM in the Fiscal Courtroom on the second floor of this building. This item will be on the Agenda for the Business Meeting on May 1, 2002 at 6:00 PM at Conner Middle School.

Mrs. Poston closed this Public Hearing at 8:48 PM.

APPROVED:

Susan Poston

Susan Poston, Chairwoman

Attest:

Jan Hancock

Jan Hancock, Recording Secretary

Exhibits

1. **"Introducing Tom Gill" hard copy of the applicant's Power Point presentation**

Earl White, Chairman

For ___ Against ___
Abstain ___ Absent ✓
Deferred ___

Bob Newman

For ___ Against ___
Abstain ___ Absent ✓
Deferred ___

Susan Poston

Susan Poston

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

Lisa Wilson

For ___ Against ___
Abstain ___ Absent ✓
Deferred ___

David Zimmer

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

Randy Barlow

Randy Barlow (Alternate)*

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

Janet Kegley

Janet Kegley (Alternate)*

For ✓ Against ___
Abstain ___ Absent ___
Deferred ___

TOTAL: ___DEFERRED 4 FOR ___ AGAINST ___ ABSTAIN

3 ABSENT

02-CDP-009-A

APPLICATION FORM

CONCEPT DEVELOPMENT PLAN
BOONE COUNTY PLANNING COMMISSION

RECEIVED
MAR - 4 2003
BOONE COUNTY PLANNING COMMISSION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check One:
   - ✓ Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)
   - _____ Change in an Approved Concept Development Plan
   - _____ Long Range Planning Committee Review (As stated in the Houston-Donaldson Study)
   - _____ Long Range Planning Committee Review (As stated in the Union Town Plan)
2. Name of Project TOM GIU CHEVROLET
3. Location of Project 7830 COMMERCE DRIVE FLORENCE, KY
4. Total Acreage of Site 13.056
5. Current Zoning C3-PD
6. Date of Previous Zoning Map Amendment or Approved Concept Development Plan (if applicable) —
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) PARKWAY CORRIDOR STUDY
8. Proposed Uses (please specify each use) AUTOMOBILE DEALERSHIP
9. Proposed Building Intensities (please specify) NEW CAR, TRUCK, USED CAR SALES, SERVICE + BODY SHOP
10. Have you submitted a Concept Development Plan? YES
11. Are you also applying for:
    - NO Conditional Use Permit
    - NO Dimensional Variance
12. Name of Applicant(s) TOM GIU CHEVROLET
    Phone Number 1-859-371-7566 Fax No. 1-859-371-8997
13. Address of Applicant(s) 6619 DIXIE HWY
    FLORENCE, KY 41042.
    City State Zip
14. ✓ Name of Property Owner(s) Concad Family Investments, LLC
    Phone Number 859-746-8545 Fax No.
15. ✓ Address of Property Owner(s) 8800 Bankers St #400
    Florence KY 41042
    City State Zip
16. Are there any existing buildings on the site?
    How many?
17. ✓ Deed Book 802 330 Page No. 160269 Group No. 1646 CHECK 20341
18. Have you had a pre-application meeting with BCPC Staff? YES.

(over)

BOONE COUNTY PLANNING COMMISSION

2995 Washington Street • Burlington, KY 41005

www.boonecountyky.org

Phone: (859) 334-2196
Fax: (859) 334-2264
E-mail: plancom@boonecountyky.org

April 26, 2002

Conrad Family Investments, LLC
c/o Mr. Tom Gill
Tom Gill Chevrolet
6619 Dixie Highway
Florence, KY 41042

FAX: 371-8997

RE: Recommended Conditions of Approval for Tom Gill Chevrolet Concept Development Plan Application at 7830 Commerce Drive, Florence, Kentucky

Dear Conrad Family Investments, LLC:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their April 24, 2002 meeting. If you, as the authorized representative of the property owner, agree to these conditions, please so indicate by signing in the space provided at the end of this letter, and return the original letter to the Planning Commission's office by Tuesday, April 30, 2002.

CONDITIONS

1. The applicant shall maintain the security fence around the perimeter of the site as shown on the Concept Development Plan in good order.

2. A white wood or vinyl privacy fence which is 6 feet high shall be provided along the south property line of the adjoining residence at the south end of Coreta Drive (93 Coreta Drive). This fence shall be extended eastward to the western edge of pavement of the proposed parking area in the northern portion of the Gill site and shall run northward along this edge of pavement, parallel to the entire length of the rear property lines of the lots at 91 and 93 Coreta Drive.

3. The emergency access at the south end of Coreta Drive shall be secured from casual pedestrian and vehicular access in a manner which is acceptable to the Florence Fire Department. The design of these fencing/gate improvements shall correlate to the fencing described in condition #2.

AGREEMENT

I, the authorized representative of the owner of the real estate located at 7830 Commerce Drive Florence, Kentucky, agree to the conditions listed herein for the Tom Gill Chevrolet Concept Development Plan application.

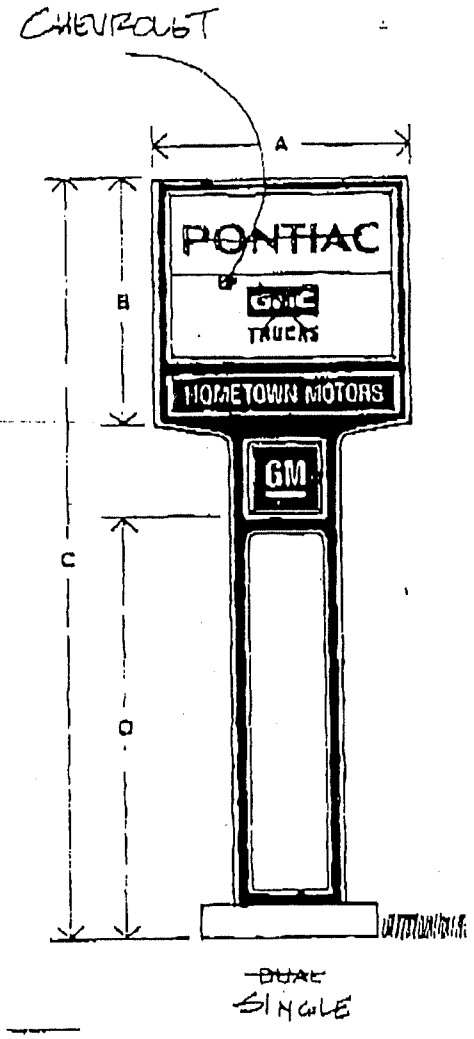
4-30-02
Date

authorized representative
Conrad Family Investments, LLC

ATTACHMENT 2:

SIGN AREA 245 ±

SIGN HEIGHT 47'



245

A	15' 0⅛"	15' 0⅛"	15' 0⅛"
B	15' 0⅛"	15' 0⅛"	15' 0⅛"
C	47' 0"	42' 0"	37' 0"
D	25' 0"	20' 0"	15' 0"

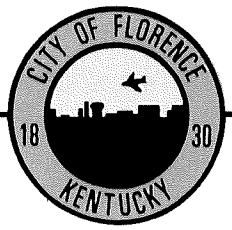
PROPOSED FREE STANDING SIGN

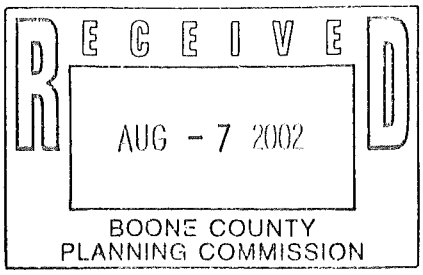
TOM GILL CHEVROLET
FLORENCE, KY.

4/25/02.

ARCHITECTURAL ALLIANCE ARCHITECTS

City of Florence





August 6, 2002

VIA FIRST CLASS MAIL:

Judge/Executive Gary Moore
County of Boone
P.O. Box 900
Burlington, KY 41005

Kevin Costello, Executive Director
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

Vicki Myers, Mgr. Of Adm. Services
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

Dan Richards, Director of GIS Services
Boone County Planning Commission
2995 Washington Street
Burlington, KY 41005

Jim Key, Chief Building Official
Boone County Building Inspection Office
5958 Garrard Street
Burlington, KY 41005

Bill Viox, City Engineer
Viox & Viox Inc.
466 Erlanger Road
Erlanger, KY 41018

Bob Hall, Acting General Manager
FLORENCE WATER & SEWER COMMISSION
Florence Government Center
8100 Ewing Blvd.
Florence, KY 41042

Mr. Tom Gill
Tom Gill Chevrolet
6619 Dixie Highway
Florence, KY 41042

Dear Sirs and/or Madams:

Enclosed please find certified copies of City of Florence, Kentucky Ordinance No. O-19-02 adopting and approving a Concept Development Plan for an approximate 13 acre site located at 7830 Commerce Drive in the City of Florence, Kentucky, this property being currently zoned Commercial Services/Planned Development (C-3/PD), to allow car and truck sales, service and body shop, as requested by Tom Gill Chevrolet.

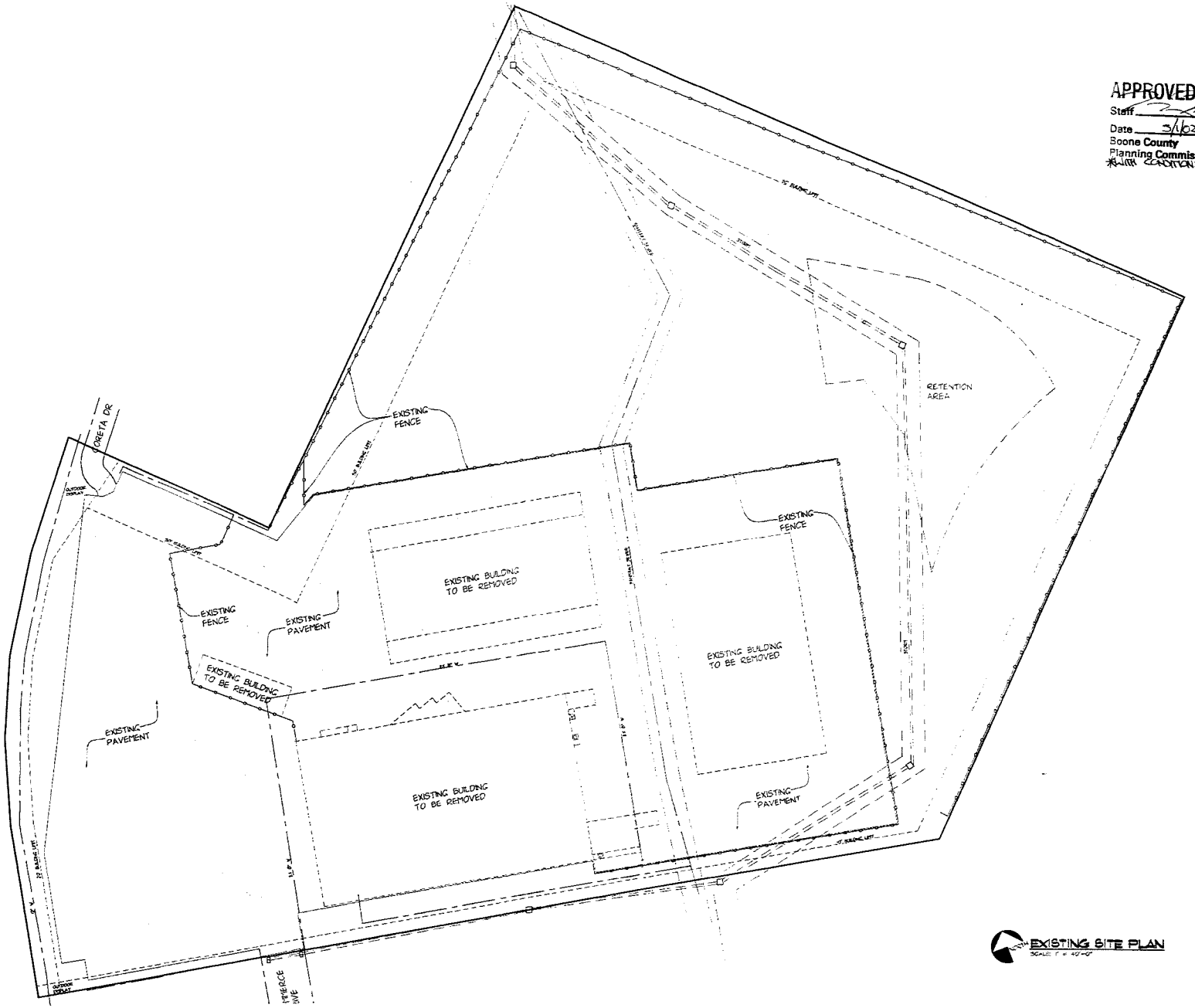
First reading of Ordinance No. O-19-02 was held on July 9, 2002. Second reading was held on July 16, 2002, and the Ordinance summary was published in the *Boone County Recorder* July 25, 2002, at which time the Ordinance became statutorily official.

The Florence City Council meeting minutes are available at the Florence City Clerk's office, or online at www.cityofflorenceky.com, and hard copies of the minutes of July 9 and 16, 2002 are being forwarded herewith to Ms. Vicki Myers at the Boone County Planning Commission.

If you require additional information, please contact me.

Sincerely,

Betsy R. Conrad, City Clerk



APPROVED
Staff
Date 3/1/02
Boone County
Planning Commission
WITH CONDITIONS

EXISTING SITE PLAN

TOM GILL CHEVROLET
Fflorence, Kentucky

Drawing
- [x] Preliminary
- [ ] Bid
- [ ] Permit
- [ ] Construction

Date 2/7/02

Revisions

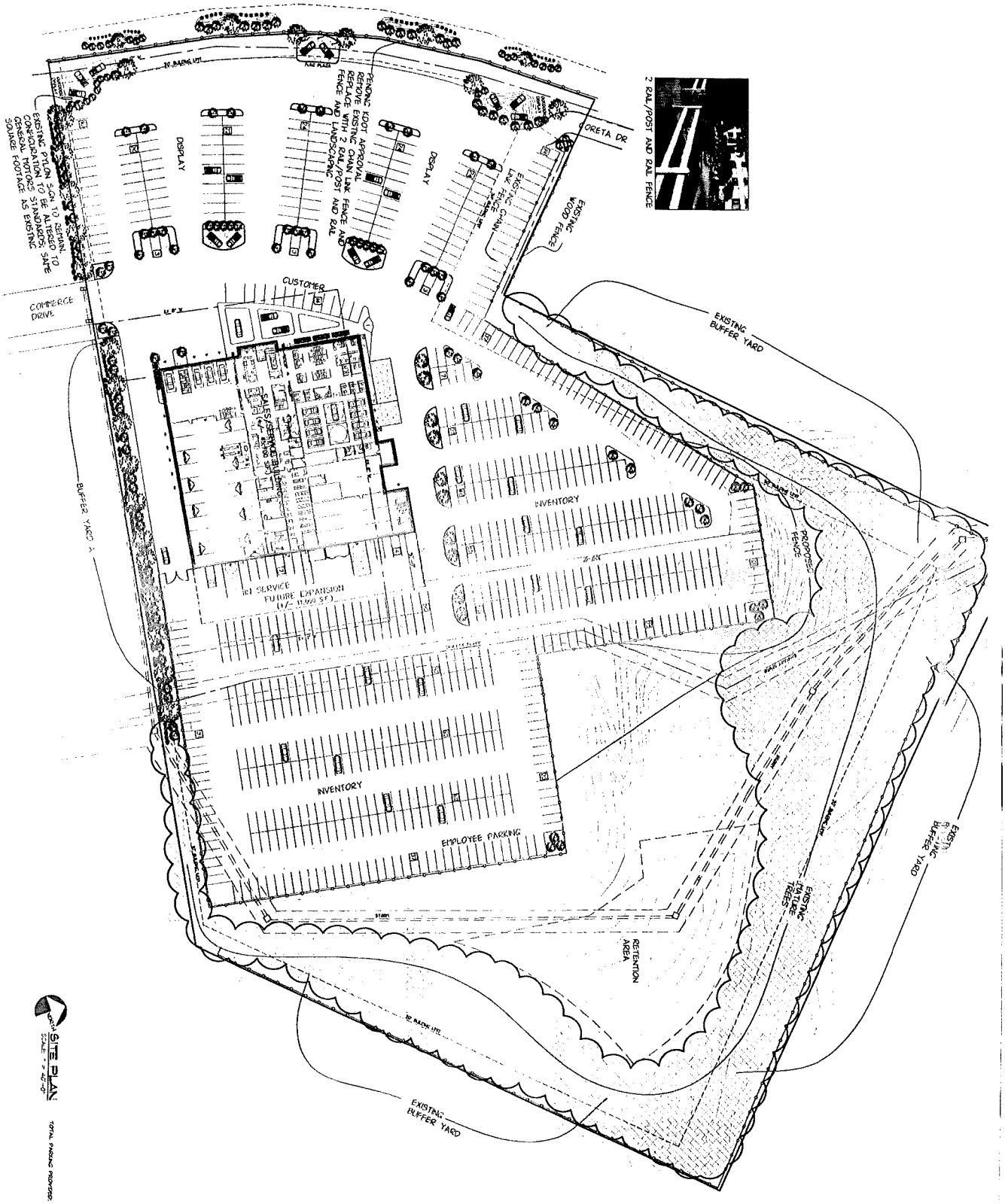
Seal

ARCHITECTURAL ALLIANCE
ARCHITECTS / PLANNERS
COLUMBUS, OHIO 43215
PHONE 614.221.1111
FAX 614.221.1115
EMAIL

Project Number
A0028

Sheet Title

Sheet Number
SITE



SITE

Sheet Number

Sheet Title

A0026

Project Number

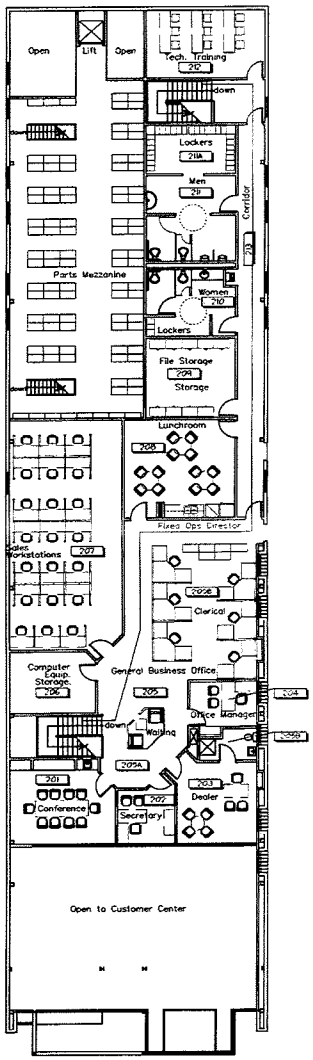
ARCHITECTURAL ALLIANCE
488 NORTH FIFTH STREET
COLUMBUS, OHIO 43215
614.621.1500 FAX 614.621.8500
E-MAIL:

Issue
Preliminary
Final
Construction
Revisions

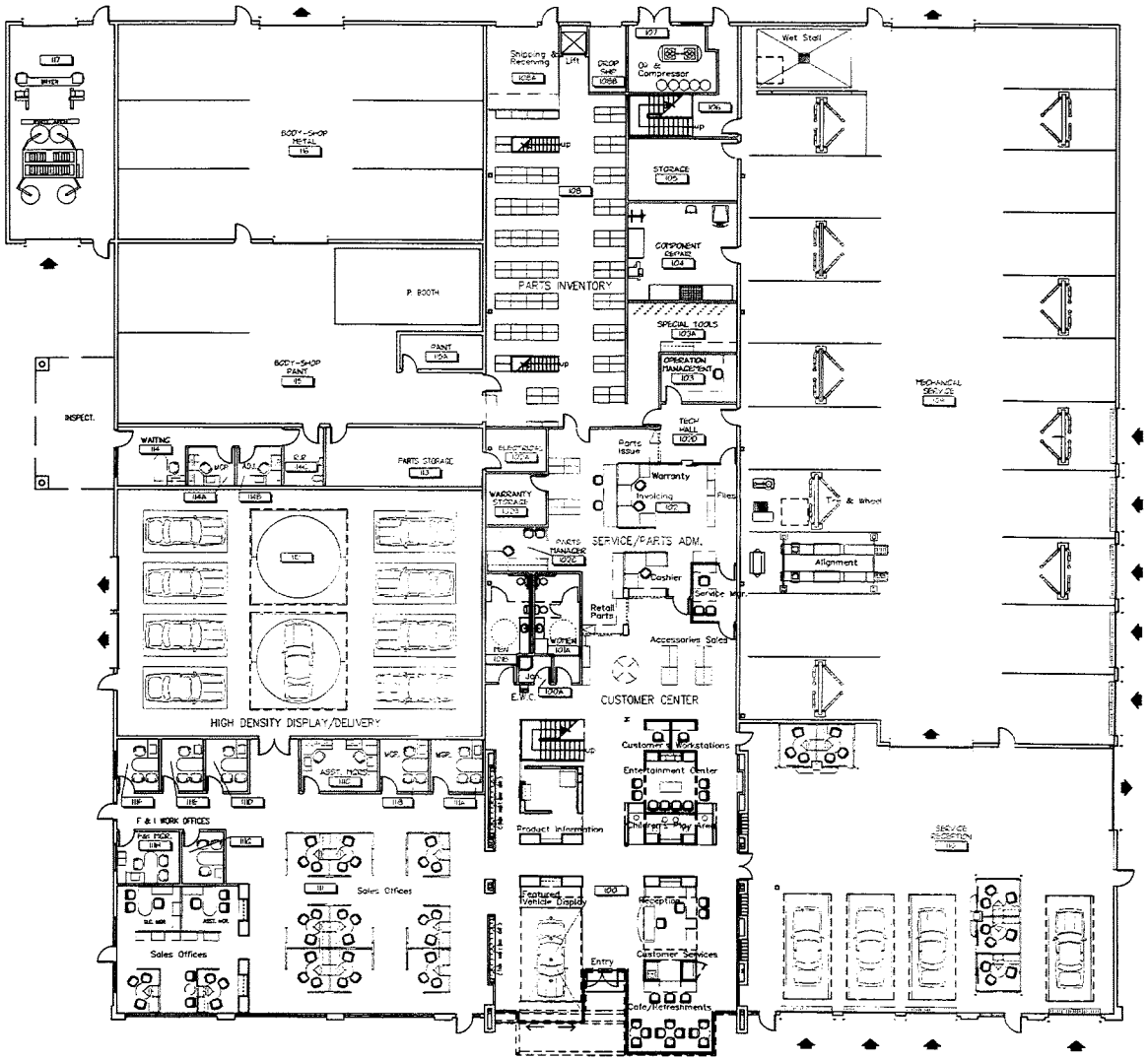
2/7/07

Date

TOM GILL CHEVROLET
FLORENCE, KENTUCKY



B SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



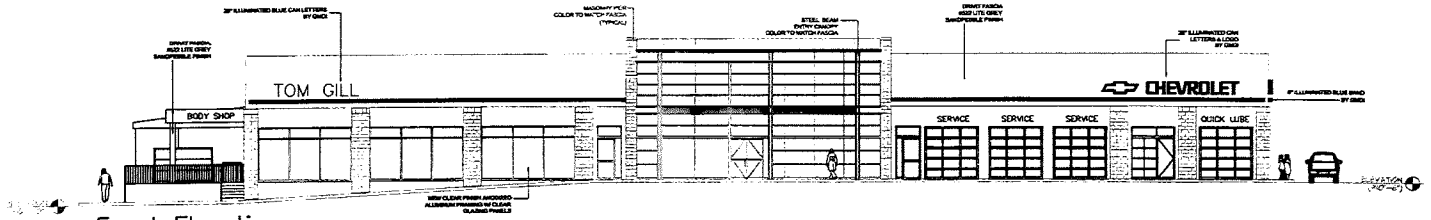
A FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

TOM GILL CHEVROLET
FLORENCE, KENTUCKY

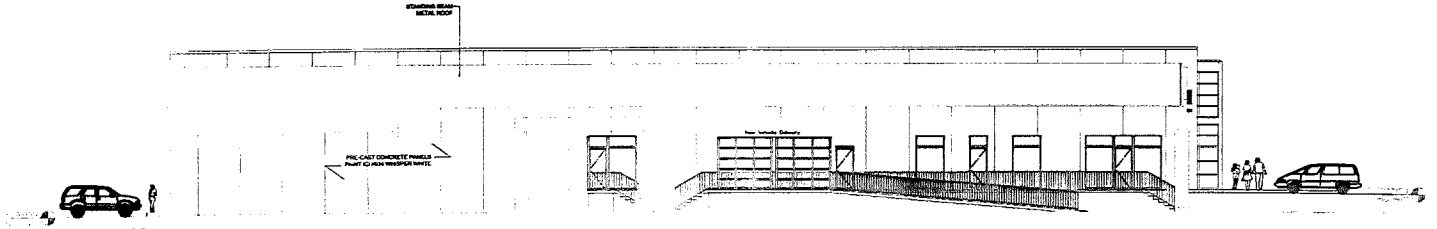
Drawing
Preliminary
Bid
Permit
Construction
Date
2/7/02
Revisions
Set

ARCHITECTURAL ALLIANCE
600 WORTH FIFTH STREET
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 589-0444
FAX: (502) 589-0441
EMAIL: info@architecturalalliance.com

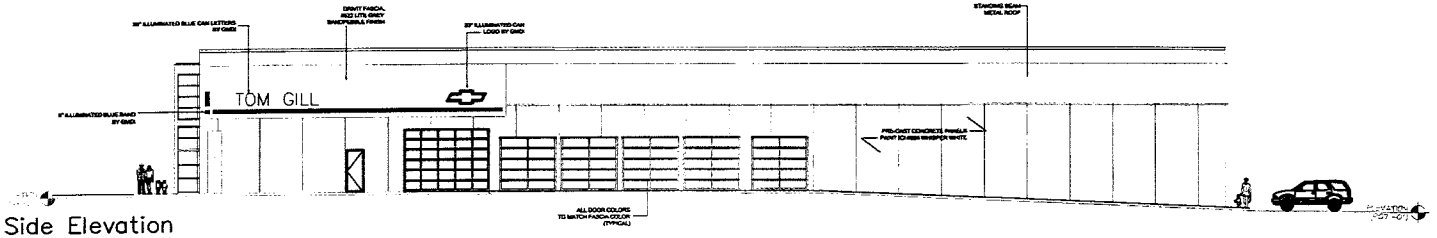
Project Number
A0028
Sheet Title
Sheet Number



Front Elevation



Side Elevation



Side Elevation

ELEVATIONS
SCALE: 3/32" = 1'-0"

TOM GILL CHEVROLET
FLORENCE, KENTUCKY

Drawing
Preliminary
Bid
Permit
Construction

Date
2/1/02

Revisions

Seal

ARCHITECTURAL ALLIANCE

Project Number
A0028

Sheet Title

Sheet Number