

2nd Contact Person
Steve Stephenson
586-6021

REVIEW NO. _____

APPLICATION FORM

ZONING MAP AMENDMENTS

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Development R.M. Stephenson
2. Location of Development Box 473 - BEAVER Rd.
3. Total Acreage of Site 4.9430 ACRES
4. Current Zoning I-1
5. Proposed Zoning (classification being requested) S.P.-1-
6. Proposed Uses (please specify each use) _____
BUILD HOUSE
7. Name of Applicant(s) R.M. STEPHENSON
Phone Number(s) 485-4202
8. Address of Applicant(s) Box 473 - BEAVER
Walton Ky. 41094
City State Zip
9. Name of Property Owner(s) R.M. STEPHENSON
Phone Number(s) 485-4202
10. Address of Property Owner(s) Box 473 - BEAVER Rd
Walton Ky. 41094
City State Zip
11. Proposed Building Intensities (please specify) _____
ONE HOUSE
12. Are there any existing buildings on the site? yes
How many? ONE BARN
13. Deed Book 136 Page No. 242 Group No. 2077A
14. Have you had a pre-application meeting with BCPC staff? _____
15. 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 Road Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Works Department
- _____ City of Walton Public Works Department
- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

(COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

REQUEST OF R.M. STEPHENSON (owner) FOR A ZONING MAP
AMENDMENT ON A 4.943 ACRE PARCEL LOCATED ON THE SOUTH
SIDE OF KY 1292 (BEAVERLICK ROAD), BOONE COUNTY, KENTUCKY.

January 24, 1990

The applicant is requesting a Zoning Map Amendment from Industrial One (I-1) to Suburban Residential One (SR-1). The 4.943 acre site is currently undeveloped and the existing land uses consist of rolling grasslands and woods.

SURROUNDING LAND USES AND ZONING

- North: Several single family residences located along Beaver Road. This area is currently zoned Suburban Residential One (SR-1).
- East: A couple of single family residences located along Beaver Road. This area is currently zoned Suburban Residential One (SR-1).
- South: Undeveloped and is currently zoned Industrial One (I-1).
- West: Undeveloped and is currently zoned Industrial One (I-1).

The update process of the Boone County Comprehensive Plan in 1986 resulted in the rezoning of this area from Urban Residential One (UR-1) to Industrial One (I-1) and Suburban Residential One (SR-1).

FEATURES OF THE SITE

The 4.943 acre site is characterized by rolling topography. The site consists of open short grasslands interspersed with mature tree stands. An existing barn is located on the site. Soils on the site are of the Nicholson series with 0 to 6 percent slopes and Faywood series with 0 to 6 percent slopes.

The site currently lies in two separate zoning districts. A 0.740 acre portion of the site lies in a Suburban Residential One (SR-1) zoning district and the remaining 4.203 acres lie in an Industrial One (I-1) zoning district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Future Land Use Map of the 1986 Boone County Comprehensive Plan indicates that the site, and the Beaver Road area, are to develop into Low Density Residential (LDR) and Industrial (I) uses. Additionally, the text of the Plan addresses the site and the type of development along Beaver Road.

Page L-22 of the Land Use Element addresses development around the City of Walton:

"Residential development will occur both within and around the city. Medium to high density residential development will occur between Main Street and I-75. Residential infilling between streets will

occur. Medium density residential development will occur on the eastern side of town. The medium density residential development will occur on the southern edge of town. More specifically, south of US 25, east of the railroad tracks and around Boone Lake. Low density residential growth will occur along the remaining roads."

"It is this regional location factor that will cause and stimulate new industrial development in Walton. This growth will not be rapid but should be continual over this study period. Industrial development will occur along KY 1292 between I-71 and I-75 and north of Stephenson Mill Road to the Interstate."

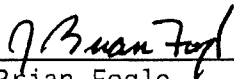
In general, the Future Land Use Map and Land Use Element Text recommend that Beaver Road develop into a low density residential area with residences located in a linear pattern along the roadway. The area located immediately south of the residences along Beaver Road is recommended to develop in an industrial manner.

PROPOSED USES

The property owner has proposed the construction of a detached single family dwelling unit.

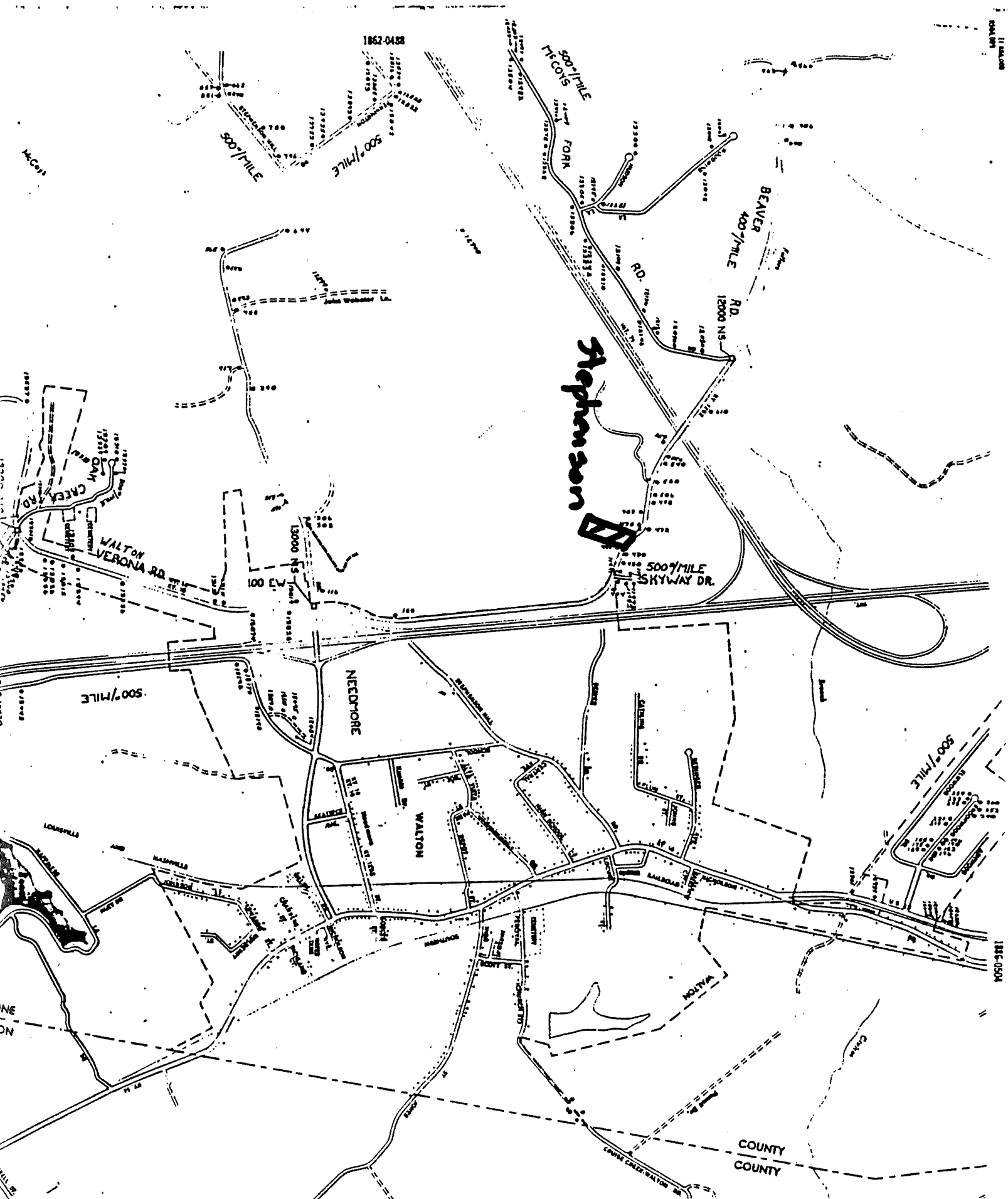
CONCLUSION

The Zoning Map Amendment request should be reviewed in terms of the three findings of fact contained in Article 3, Section 308 of the 1986 Boone County Zoning Regulations. The Planning Commission must determine if the proposed Zoning Map Amendment from Industrial One (I-1) to Suburban Residential One (SR-1) is appropriate for this site. Should the Planning Commission approve the requested Zoning Map Amendment it would be necessary to change the Future Land Use Map of the 1986 Boone County Comprehensive Plan.



J. Brian Fogle
Planner/Plans Examiner I

JBF:kat



1862-0458

500/MILE
TY CO'S
FORK

BEAVER
400/MILE
RD.

RD. 12000 NS

Stephenson

500/MILE
SKYWAY DR.

15000 NS

100 E.V.

WALTON
VERONA RD

NEEDHORE

500/MILE

500/MILE

WALTON

COUNTY
COUNTY

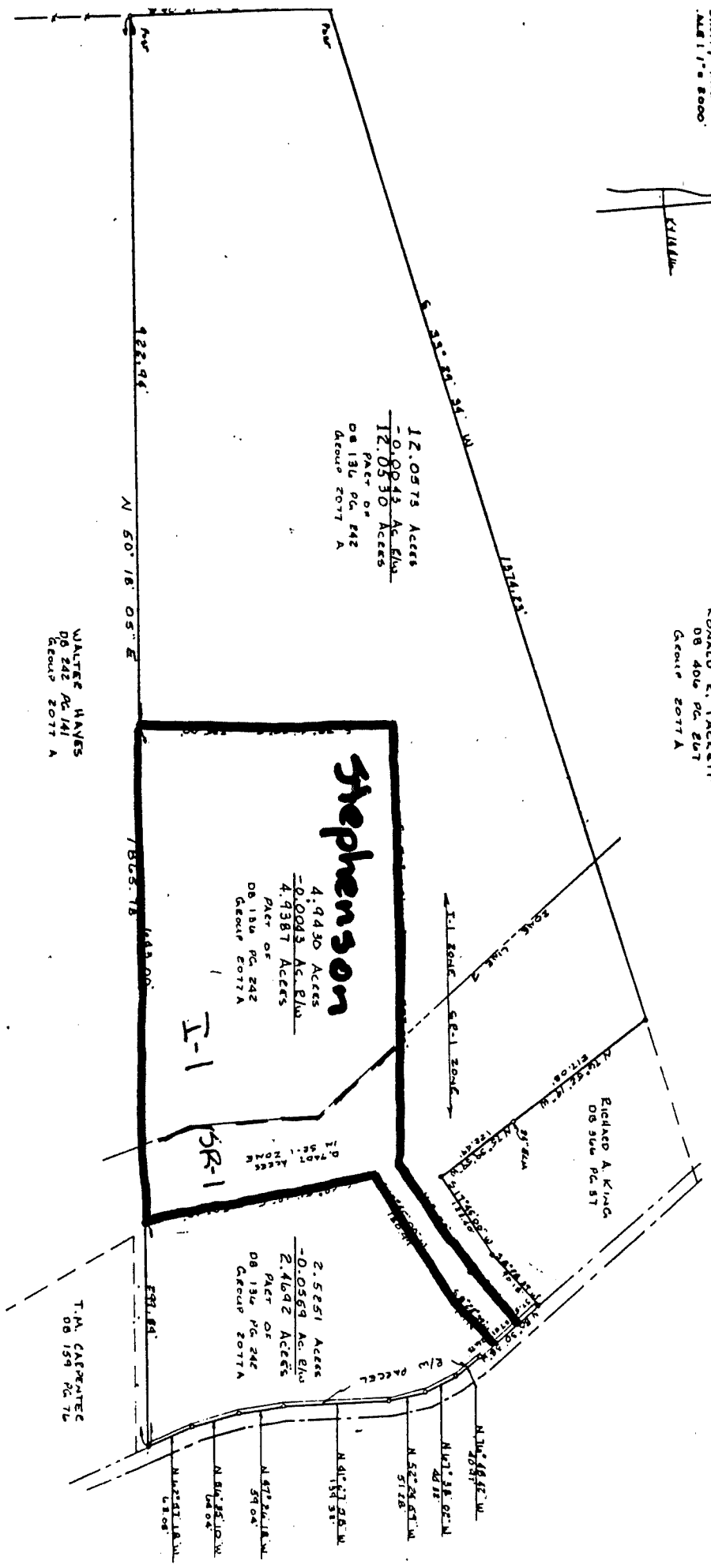
11 MAY 1968
2:04 PM

1862-0504

SURVEY MAP
 METERS 8000
 01-24-90

RONALD E. TACKETT
 DB 406 PG 287
 Group 2077 A

WALTER HAYES
 DB 242 PG 141
 Group 2077 A



Scale: 1" = 100'	
DATE: _____	
DRAWN BY: _____	
APPROVED BY: _____	
SURVEY FOR DIVISION	
ROBERT A. STEPHENSON PROPERTY	
SOUTH SIDE OF KY 671222 (BECKETT RD),	
NORTH OF KY 6716 — Boone County	
SURVEYED BY: BICES & ASSOC INC	
WILLIAMSTOWN KY	
DRAWING NO: 84	

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #3
January 24, 1990

Page 1

Mr. William Viox, Chairman, introduced the last item on the Agenda:

3. Applicant: R. M. Stephenson (owner)
Request: Zoning Map Amendment

This was a Public Hearing on the request of R. M. Stephenson (owner) for a Zoning Map Amendment on a 4.943-acre parcel located on the south side of KY 1292 (Beaverlick Road), Boone County, Kentucky. The request is to rezone the site from Industrial One (I-1) to Suburban Residential One (SR-1).

Staff Member, Brian Fogle, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Stephenson stated that his dad wants to build a house on the property. The property is contiguous to existing SR-1 zoning.

Chairman Viox asked if there was anyone else present who wished to speak in regard to this request. There being no response, he asked if there were any comments from the Commission.

Mr. DeLong stated that this zone allows four houses per acre. He questioned why they did not use a lower zone if there will only be one house.

Mr. Fogle advised that the houses that are already there are not developed at a density of four per acre. Mr. Stephenson stated that he would do whatever is feasible.

Chairman Viox read a letter from Gertrude Carpenter in favor of the zone change request. The letter is on file in the Staff Office.


In response to questions from Mr. Kirby, Mr. Stephenson advised that he owns the entire 12-acre tract.

There being no further comments, Chairman Viox stated that this item will be on the Agenda for the Business Meeting on February 7, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:

Attest:


Jan Hancock, Recording Secretary


William R. Viox, Chairman

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

February 7, 1990 8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:10 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Fred Burch, Vice Chairman
Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Rector Jones
Mr. Don McMillian
Mr. Barry Neltner
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett
Mr. Robert Kirby, Jr.
Mr. Thurman Owens

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox stated that each member had received copies of the Minutes of the Business Meeting of January 17, 1990, the Special Business Meeting of January 24, 1990, and the Public Hearings of January 24, 1990. He asked if there were any comments or corrections.

Mr. Neltner stated that on Page 7, Paragraph 6, of the January 17, 1990 Business Meeting, the Minutes stated that he questioned the possibility of charging the city for the Transportation Planner's time, which is incorrect. He stated that he questioned charging the Florence Mall/North American properties group.

Mr. Gerald Newton, Director, read the Committee Report which recommended denial of the request based on the statements made and facts gathered at the Public Hearing, and the findings of fact (see Committee Report).

Mr. Burch moved that the request be denied based on the Committee Report. Mr. Jones seconded the motion.

Mr. DeLong stated that he would abstain from voting in regard to this request based on a potential conflict of interest.

Counselor Wilson stated that the action taken by the Commission is a recommendation only. The recommendation will go to the legislative body for their final action.

Chairman Viox asked for a vote on the motion made by Mr. Burch which found all voting members in favor. Mr. DeLong abstained. The motion carried.

3. Zoning Map Amendment

The request of Evelyn Sizemore (owner) for a Zoning Map Amendment on a 0.491-acre parcel located on the east side of U.S. 25, approximately 3 miles north of Walton, and in Unincorporated Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial One (C-1) to allow a sporting goods store.

Mr. Gerald Newton, Director, read the Committee Report which recommended deferral of the request until the February 21, 1990 Business Meeting (see Committee Report).

Mr. Jones moved that the request be deferred until the February 21, 1990 Business Meeting based on the Committee Reports. Mr. Burch seconded the motion and it carried unanimously.

4. Zoning Map Amendment

The request of R. M. Stephenson (owner) for a Zoning Map Amendment on a 4.943-acre parcel located on the south side of KY 1292 (Beaverlick Road), Boone County, Kentucky. The request is to rezone the site from Industrial One (I-1) to Suburban Residential One (SR-1).

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the Zoning Map Amendment (see Committee Report).

Mr. McMillian moved by resolution to the legislative body that the request be approved based on the Committee Report. Mr. Greene seconded the motion and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#4

TO: Boone County Planning Commission

FROM: Fred Burch, Chairperson

DATE: February 7, 1990

RE: Request of R.M. Stephenson (owner) for a Zoning Map Amendment on a 4.943 acre parcel located on the south side of KY 1292 (Beaverlick Road), Boone County, Kentucky. The request is to rezone the site from Industrial One (I-1) to Suburban Residential One (SR-1) and the proposed use is a detached single family dwelling unit.

REMARKS:

We, the Committee, based on the statements made and facts gathered at the January 24, 1990 Public Hearing recommend approval of this Zoning Map Amendment based on the following findings of fact.

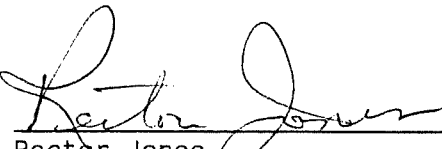
FINDINGS OF FACT

1. The proposed Suburban Residential One (SR-1) is appropriate because of the present surrounding single family residential uses. A 0.740 acre portion of the subject site currently lies in a Suburban Residential One (SR-1) zoning district. The rezoning of the remaining 4.203 acre portion of the subject site will therefore constitute an extension of the Suburban Residential One (SR-1) zoning district.

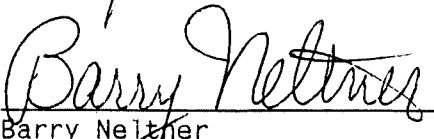
The Future Land Use map in the Boone County Comprehensive Plan will need to be amended.



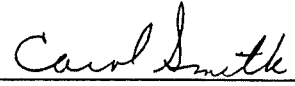
Fred Burch, Chairman



Rector Jones

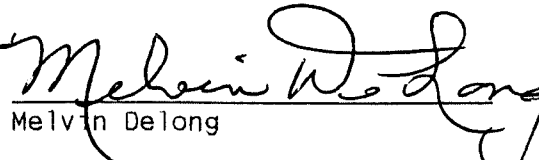


Barry Nelther



Carol Smith

Larry Barnett



Melvin DeLong

FB:kat

MINUTES
BOONE COUNTY FISCAL COURT
MARCH 20, 1990
5:30 P.M.

ITEM V.

ORDINANCES & RESOLUTIONS

ORDINANCE 920.195 - SIZEMORE

Approved.

Commissioner Patrick moved, seconded by Commissioner, to approve on first reading Ordinance 920.195, an ordinance of the Boone County Fiscal Court recommending approval for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by Evelyn Sizemore (Owner) and such map amendment being a zone change from Agricultural Estates (A-2) to Commercial One (C-1) for a 0.491 acre parcel generally located on the east side of U.S. 25, approximately three miles north of Walton, Boone County, Kentucky as recommended by the Boone County Planning Commission via Resolution R-05-90. Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

ORDINANCE 920.196 - WILCON

Approved.

Commissioner Davis moved, seconded by Commissioner Meihaus, to approve on first reading Ordinance 920.196, an ordinance of the Boone County Fiscal Court recommending approval for a change in a condition to a previously approved zoning map amendment (High Iron Farms; Boone County Ordinance 920.130), such change being requested by Wilcon Development (owner) for property known as Dixie Distribution Center, located at 8179 Dixie Highway, Boone County, Kentucky, and such request being to remove Condition #1, Land Coverage, and to follow the development intensity standards of the Boone County Zoning Regulations as recommended by the Boone County Planning Commission via Resolution R-06-90.

Commissioner Davis emphasized there had been some problems in the past with mud being deposited on the road and Mr. Thomas A. Brigger, Vice President of Wilcon, assured the court that this would not reoccur.

Judge Ferguson called for a vote on the motion, ALL VOTED AYE.

ORDINANCE 920.194 - STEPHENSON

Approved.

Commissioner Meihaus moved, seconded by Commissioner Patrick, to approve on second reading Ordinance 920.194, an ordinance of the Boone County Fiscal Court recommending approval for a zoning map amendment to the Boone County, Kentucky Zoning Map, such map amendment being requested by R.M. Stephenson (Owner) and such map amendment being a zone change from Industrial One (I-1) to Suburban Residential One (SR-1) for a 4.943 acre site generally located on the south side of KY 1292 (Beaverlick Road), Boone County, Kentucky as recommended by the Boone County Planning Commission via Resolution R-04-90.

Commissioner Davis stated that he wished the owner were present for second reading and expressed concerns that he did not see where it came out at the public hearing or at the meeting a discussion of the industrial property that abuts this property. Commissioner said that he understood Mr. Stephenson wanting this zone change, however, if a nice house is built and a large development decides to go in, he feels that Mr. Stephenson will be very unhappy as he will not want the traffic in his side door.

Judge Ferguson said the burden is on the owner to know what he is doing and called for a vote on the motion, ALL VOTED AYE. Exhibit "F"

ORDINANCE 340.7 - FLOOD DAMAGE

Commissioner Patrick moved, seconded by Commissioner Davis, to approve on second reading Ordinance 340.7, an ordinance relating