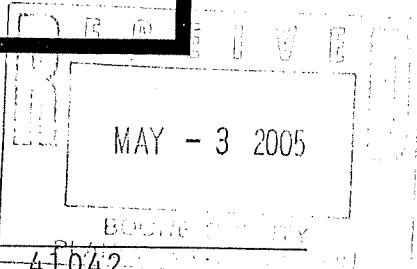


APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. Name of Project E Jays
- 2. Location of Project 6711 Dixie Highway, Florence, KY 41042
- 3. Total Acreage of Site approximately 9,450 square feet
- 4. Current Zoning of Site C-3/CD4
- 5. Proposed Zoning (Classification being requested) C-2
- 6. Proposed Uses (please specify each use) all uses permitted in C-2 zoning

- 7. Names of Applicant(s) David A. Koenig
Phone Number (859) 525-6161 Fax No. (859) 525-6194

- 8. Address of Applicant(s) P.O. Box 6205, 223 Main Street
Florence, KY 41022-6205
City State Zip

- 9. Name of Property Owner(s) Gregory Wickelhaus
Phone Number (859) 331-8587 Fax No. _____

- 10. Address of Property Owner(s) 3455 Reeves Drive
Ft. Wright, KY 41011
City State Zip

- 11. Proposed Building Intensities (please specify) _____

- 12. Are there any existing buildings on the site? Yes
How many? One

- 13. Deed Book 202 Page No. 215 Group No. 59 2043A

- 14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance

- 15. Have you submitted a Concept Development Plan? narrative plan attached

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

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

- _____ Boone County Water District
- _____ Florence Water and Sewer Dept.
- _____ Cinergy/U.L.H.&P. Co.
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Services Department
- _____ Boone County Building Department

EXHIBIT

“A”

STAFF REPORT

Request of David A. Koenig (applicant) for Gregory Wickelhaus (owner) for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

June 15, 2005

Request

The applicant is requesting to change the zoning from Commercial Services (C-3) back to Commercial Two (C-2) to allow the principally permitted uses in the Commercial Two (C-2) zone (attached). The zoning was changed from Commercial Two (C-2) to Commercial Services (C-3) in 1997 for the Tom Gill Chevrolet dealership. Now the property owner has only one use permitted on this property per the 1997 Zoning Map Amendment and Concept Development Plan. The applicant submitted a letter to the Zoning Administrator regarding the permitted use(s) on the site and Kevin Wall responded with an interpretation (both letters are attached).

Site History

This site was the subject of a Zoning Map Amendment in 1997 in order that the Tom Gill Chevrolet dealership could expand. That Zoning Map Amendment consisted of three (3) separate parcels (see attached exhibit labeled 1997 Concept Plan). The only uses applied for and approved with that application was "office, employee parking, and vehicular display and storage in conjunction with an existing auto dealership."

Surrounding Zoning

- North: Across Dixie Highway (US 25), United Dairy Farmers, Taco Bell/Pizza Hut and the Turfway Town Square zoned Commercial Two (C-2).
- East: The Suburban Motors property (now J.D. Byrider) zoned Commercial Services (C-3) and Commercial Services/Concept Development (C-3/CD) and Walgreens east of Goodridge Drive zoned Commercial Two/Concept Development (C-2/CD) and Commercial Services/Concept Development (C-3/CD).
- South: Suburban Motors property zoned Commercial Services (C-3) and Commercial Services/Concept Development (C-3/CD).
- West: Parkland Apartments property zoned Suburban Residential Two (SR-2) and Bob's Service Center zoned Commercial Two (C-2).

Relationship to the Boone County Comprehensive Plan

The Future Land Use Map shows the subject property as Commercial (C) which is defined in the adopted Comprehensive Plan as:

Commercial: "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The adopted 2005 Boone County Comprehensive Plan Goals and Objectives include the following pertinent statements:

- A. Proper planning is achieved through accepted land use management tools and coordination with public infrastructure ("Overall," Goal).
- B. Boone County shall be viewed as an integral part of the Cincinnati Metropolitan Area ("Overall," Objective 1).
- C. 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).
- D. Proper design principles shall be applied in development ("Overall," Objective 3).
- E. 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 enhanced. Development within Boone County preserves and promotes a better quality of life ("Environment," Goal).
- F. 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 should minimize grading work as opposed to clearing the entire site. 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).

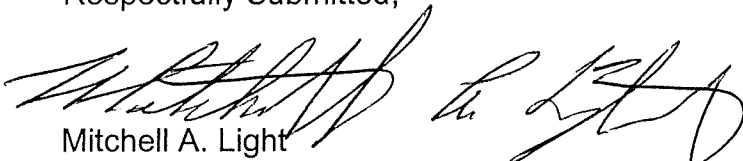
Staff Comments

1. The site has an access point east of the structure along the common property line with J.D. Byrider. The main entrance point is located between the subject property and the property adjoining to the west also owned by Mr. Wickelhaus. He has developed shared parking for both properties (6711 and 6715 Dixie Highway) with one-way traffic flow. While the subject property shows approximately 17 parking spaces, both properties have approximately 48 parking spaces total.

Conclusion

This request needs to be evaluated by the Boone County Planning Commission and the City of Florence in terms of Article 3 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,

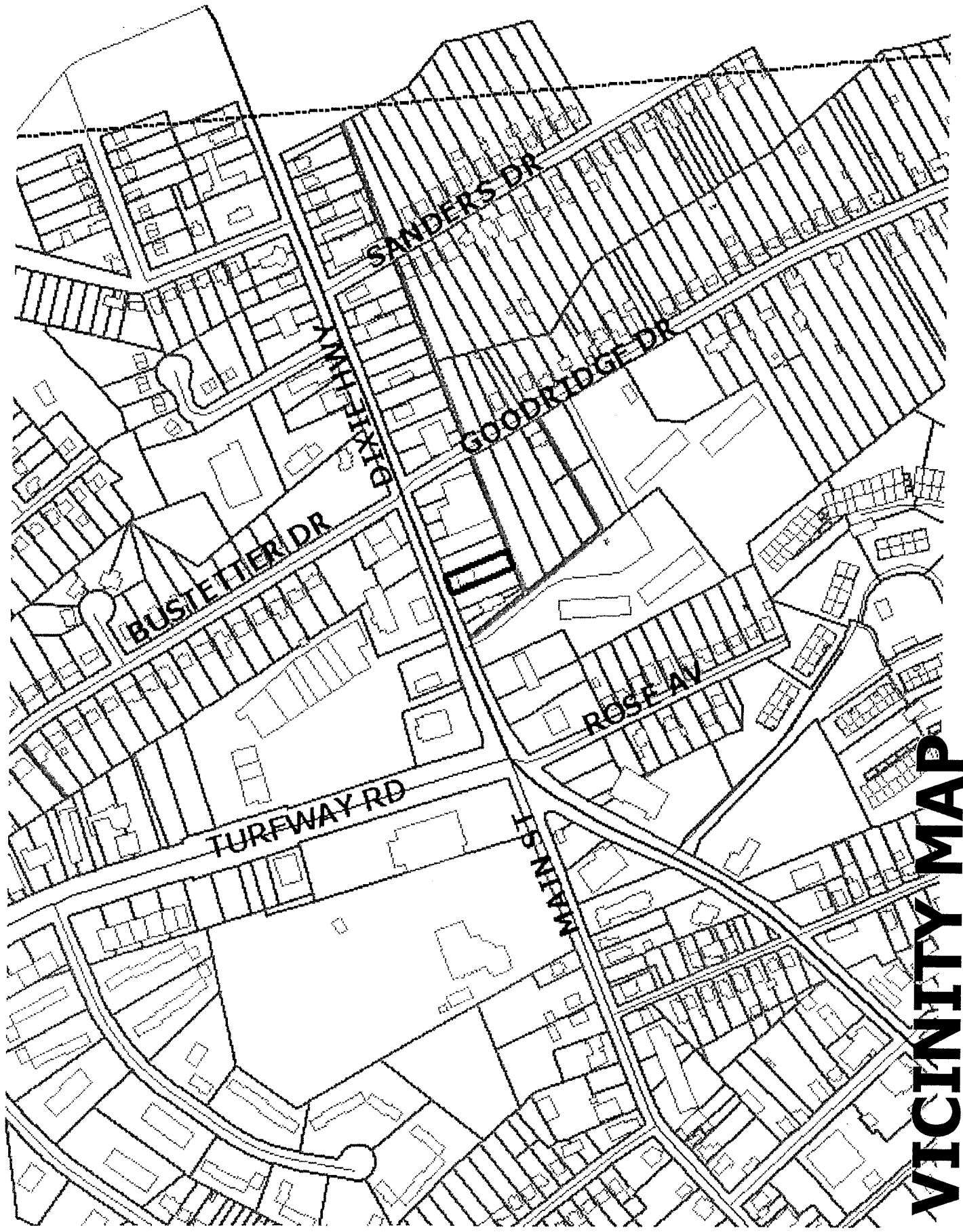


Mitchell A. Light
Asst. Zoning Administrator/Enforcement Officer

MAL/pr

Attachments

- Vicinity Map
- Zoning Map
- Future Land Use Map
- Existing Topography
- 2004 Aerial Photography
- 1997 Exhibit (Parcel 3)
- Narrative Concept Development Plan
- Request from David Koenig for Zoning Administrator Interpretation
- Zoning Administrator Interpretation from Kevin Wall to David Koenig
- Commercial Two (C-2) Text
- Application



VICINITY MAP



GOODRIDGE DR

DIXIE HWY

PARKLAND PL

C-3

C-3

C-3/CD

C-3/CD

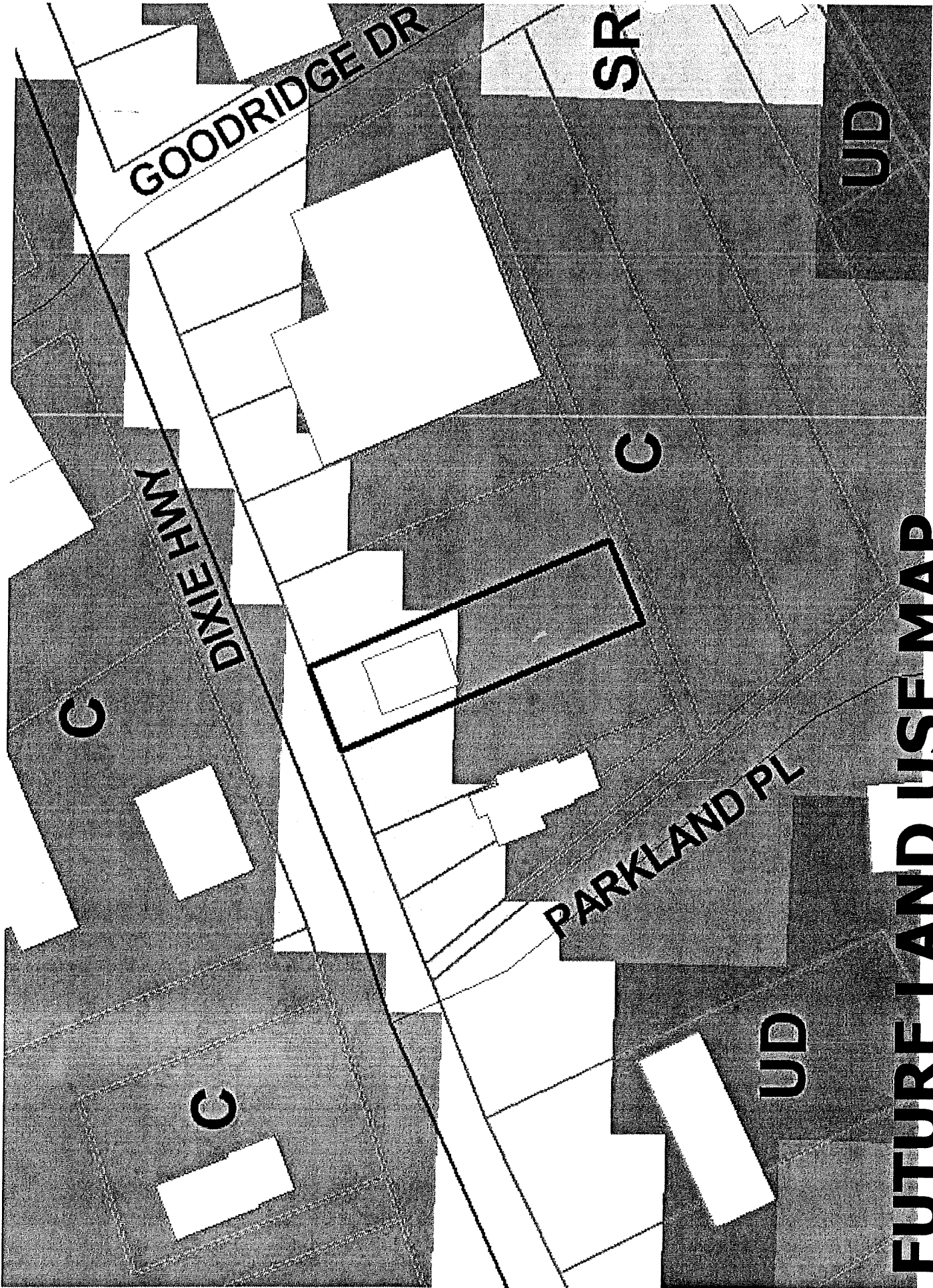
C-2

C-2

SR-2

C-2

ZONING MAP



GOODRIDGE DR

SR

UD

DIXIE HWY

C

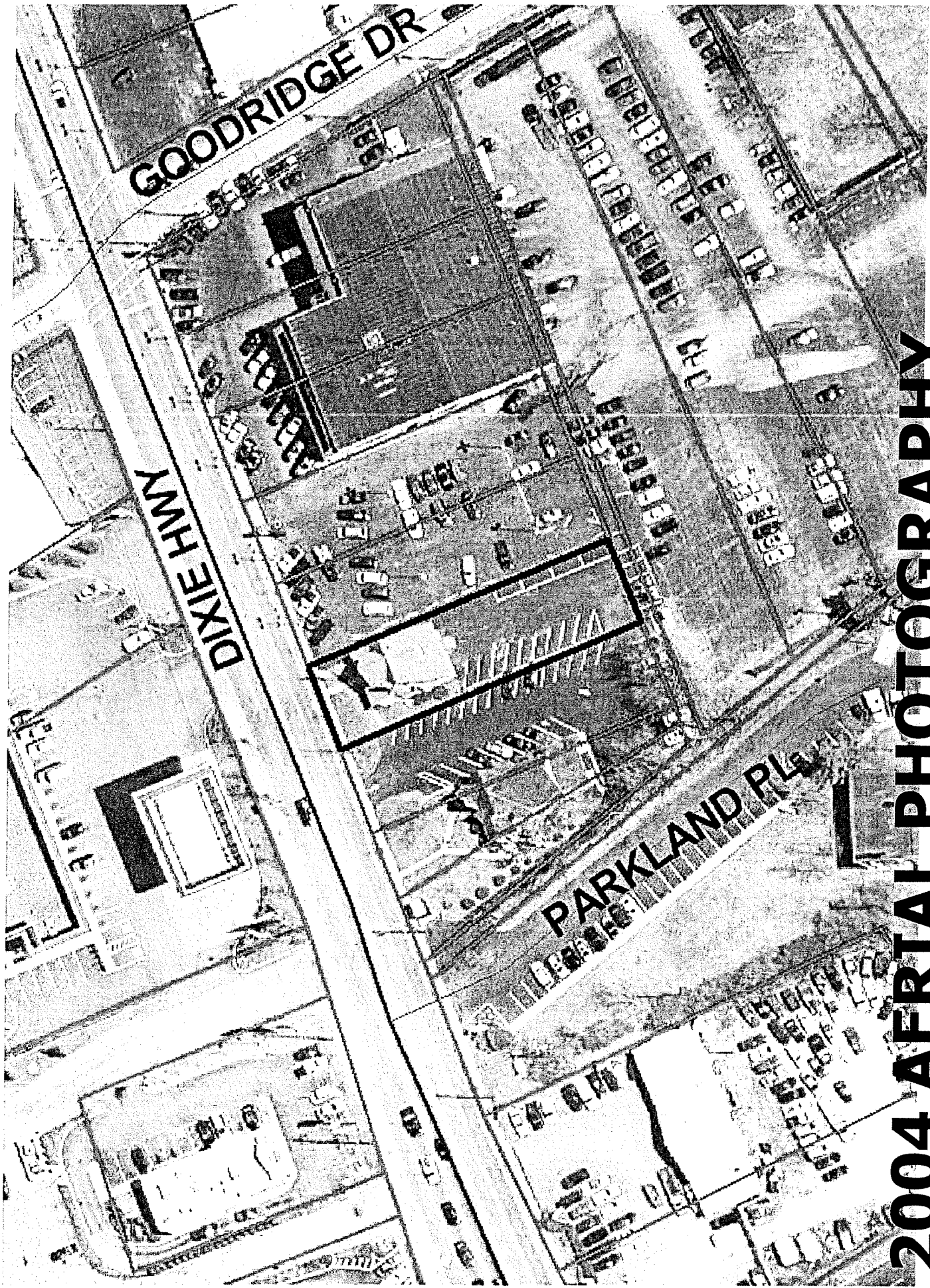
C

PARKLAND PL

C

UD

FUTURE LAND USE MAP



2004 AERIAL PHOTOGRAPHY

DIXIE HIGHWAY

PARCEL 3

C-2

USED CAR DISPLAY

CAR DISPLAY AREA

EXISTING CAR WASH

NEW CAR DISPLAY

EXISTING CAR WASH

NEW CAR DISPLAY

EXISTING CAR WASH

NEW CAR DISPLAY

EXISTING CAR WASH

NEW CAR DISPLAY

EXISTING CAR WASH

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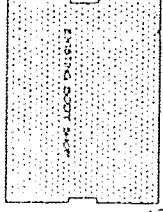
NEW CAR DISPLAY

EXISTING CAR WASH

NEW CAR DISPLAY

EXISTING CAR WASH

NEW CAR DISPLAY



TRUCK DISPLAY

TRUCK DISPLAY

TRUCK DISPLAY

TRUCK DISPLAY

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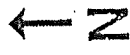
GOODRIDGE DRIVE

PARCEL 2

SR-2

PARCEL 1

C-1



MAP 2

CONCEPT DEVELOPMENT PLAN

1997 CONCEPT PLAN (Parcel 3)

NARRATIVE CONCEPT DEVELOPMENT PLAN FOR 6711 DIXIE HIGHWAY

The property located at 6711 Dixie Highway, Florence, Kentucky, is owned by Gregory J. Wickelhaus. The property consists of a 1-1/2 story frame structure located on a 50' x 189' lot. The lot has 50' of frontage on Dixie Highway. The structure was used as a residence until 1973. It was used as a hair salon by E-Jay's from 1973 until 1990. The property was leased to Suburban Chevrolet in 1990. The lease terminated contemporaneously with the move of the Tom Gill Chevrolet dealership from Dixie Highway to its present location.

The structure is set back from Dixie Highway approximately 25'. There is a small yard in the front of the structure. There is a paved parking area to the rear of the structure. The parking area accommodates approximately 14 parking spaces. The property has a curb cut on Dixie Highway and is served by a driveway on the north side of the property (adjacent to J.D. Byrider). There is a curb cut and driveway on the adjacent E-Jay's property which also serves the parking area of 6711 Dixie Highway. The site is served by gas, electric, water and sewer.

The property is presently vacant. The property was previously utilized by Suburban Chevrolet and Tom Gill for car storage. As a result, a zone change to C-3 was necessary and was granted in January, 1997. The property's use as car storage terminated when the Tom Gill dealership relocated from the Dixie Highway address.

Prior to 1997, the property was zoned C-2, and its uses were consistent with the C-2 zoning classification between 1973 and 1996. The property was used as a part of E-Jay's Hair Salon. The adjoining parcel also contains a building used by E-Jay's Hair Salon.

The uses permitted by the C-2 zoning classification are more suitable for the subject property. This property does not have the size or scope to support many uses permitting in the existing C-3 zone, and the restrictions imposed by the present concept development plan are no longer appropriate since this particular property is no longer integrated into the adjacent car dealership presently occupied by J.D. Byrider.

The concept development plan incorporated in the prior zoning request is attached. The existing building shown in parcel three is still in existence and will remain in existence. There is no car storage on the property.

DALLAS, NEACE & KOENIG

ATTORNEYS AT LAW

Stephen K. Dallas P.S.C.

Robert D. Neace P.S.C.

David A. Koenig

Amy L. Tieman

March 10, 2005

223 Main Street

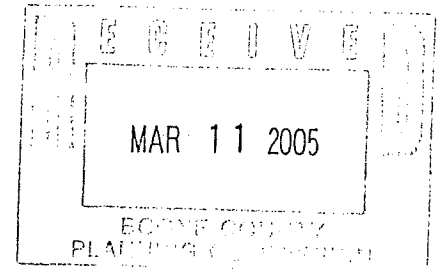
P.O. Box 6205

Florence, KY 41042

PHONE: (859) 525-6161

FAX: (859) 525-6194

Mr. Kevin Wall
Zoning Administrator
Boone County Planning & Zoning Commission
2995 Washington Street
Burlington, KY 41005
via fax and mail (334-2264)



Dear Kevin:

I have been contacted by Gregory Wickelhaus, the owner of property located at 6711 Dixie Highway, Florence, Kentucky, relative to a zoning issue he has encountered. According to Mr. Wickelhaus and my review of the zoning map, the subject property is presently zoned C3/CD4. The property was the subject of a request for zone change and map amendment in case no. R-97-001-A, filed by Suburban Chevrolet and Mr. Wickelhaus. The property was denominated as "parcel 3" on the application. I am assuming from the zoning classification that the property is zoned C3 subject to conditions set forth in the concept development plan.

Mr. Wickelhaus' property is a two story structure on Dixie Highway. It is immediately adjacent to the J.D. Byrider car dealership to the north and the existing E-Jay's Hair Salon to the south. The building was previously used by E-Jay's as a hair salon and was then used by the local Fraternal Order of Police. Mr. Wickelhaus presently has the opportunity to lease the property to a catering business.

There seems to be an issue relative to the conditions attached to the concept development plan. I have reviewed the concept development plan relative to the zone change in the 1997 case. My review of the specific area indicates that the structure on the property was planned to be removed. The structure has not been removed. I also note from the concept development plan that the C3 zoning was requested only for the rear of 6711 Dixie Highway, where Suburban Chevrolet intended to park cars for used car display, which use required a C3 zone. It appears that the portion of the property (parcel 3) on which the structure is located was not rezoned in 1997, so the property may be zoned C2.

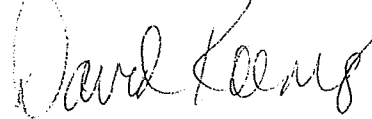
Mr. Kevin Wall
March 10, 2005
Page -2-

The question is whether that part of the property consisting of the structure located at 6711 Dixie Highway, Florence, Kentucky, can be used as the office for a catering business, and if not, what steps are required to make this use permitted at this location? Please reply by the means most convenient to you.

Thanking you for your consideration, and with kindest regards, I remain,

Very truly yours,

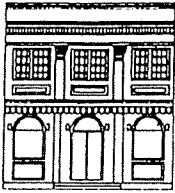
DALLAS, NEACE & KOENIG

A handwritten signature in cursive script, appearing to read "David Koenig".

DAVID A. KOENIG

DAK:as

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

March 14, 2005

Mr. David A. Koenig
Dallas, Neace & Koenig
223 Main Street
P.O. Box 6205
Florence, KY 41042

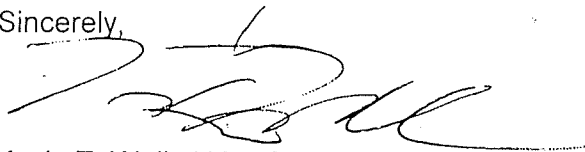
RE: Zoning for Wickelhaus Property at 6711 Dixie Highway, Florence, Kentucky

Dear Mr. Koenig:

I have reviewed your letter dated 3/10/05 and the record for the Suburban Motors/Wickelhaus Zone Change that was approved in 1997, subject to a development plan. The Zone Change for the parcel in question (was one of three separate changes under one application for the overall Suburban complex) was from C-2 to C-3, and the development plan shows that the structure on this tract was to be removed and that this entire tract was to be used for auto sales display. Additionally, the legal description for "parcel three" under the zone change calls out all of lot 6 of Non-Pareil Park Subdivision as part of the application (the entire tract where the building at 6711 Dixie is situated). Additionally, the City Council ordinance which granted the Zone Change stipulates that it is subject to an agreed development plan.

Based on these facts, I must conclude that auto sales display (albeit display that is part of a larger facility) is the one approved use for this tract (a use which was specifically requested by the property owner). Thus, a new Public Hearing application (zoning map amendment or change in concept development plan) must be approved before other uses can be initiated. My advice is to include a number of uses or development options that may be appropriate for the site to avoid another Public Hearing process in the future. For your information, although "catering" is not specifically listed as a permitted use in the C-3 zone (or in the zoning regulations in general according to my immediate recollection), I do consider catering (versus food manufacturing that would be found in a factory environment) to be a Principally Permitted Use in the C-3 zone. It is my interpretation that it is basically the combination of a commercial kitchen (as would be found in a restaurant, deli, bakery, etc.) and a professional office - all of these uses are Principally Permitted in the C-3 zone.

Sincerely,



Kevin T. Wall, AICP CDT
Zoning Administrator
City of Florence

KTW/vlm

cc: Rick Lunnemann, Asst. City Coordinator/Community Development Director
Jeremy Kleier, Code Enforcement Officer

SECTION 1020

COMMERCIAL TWO (C-2)

The purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

SECTION 1021

Principally Permitted Uses

The following uses are permitted:

1. All principally permitted uses of a Commercial One (C-1) district;
2. All the principally permitted uses in an Office One (O-1) district;
3. Eating and drinking establishments including alcoholic beverages;
4. Department stores, mail order houses, direct retail selling organizations of general merchandise;
5. Furniture, home furnishings including specialty and floor coverings;
6. Specialized upholstery and furniture repair or refinishing services;
7. Apparel stores;
8. Household appliances, china, glassware and metal ware;
9. Radio, t.v., watch, clock, and jewelry repair;
10. Photographic, stenographic and other duplicating and mailing services;
11. Legal services, engineering and architectural services;
12. Security brokers, dealers and flotation services;
13. Title abstracting services; holding and investment services;
14. Advertising services including direct mail;
15. Business and management consulting services;
16. Employment services;
17. Consumer and mercantile credit reporting, adjustment and collection services;

18. Travel arranging, transportation ticket and public event or promotional booking agencies;
19. Radio and television broadcasting studios excluding transmitting stations and towers;
20. Art, music and dancing schools, libraries and museums;
21. Medical and dental laboratory services;
22. Medical clinics - out - patient services;
23. Welfare and charitable services;
24. Business associations and professional membership organizations including civic, social and fraternal organizations;
25. Art and craft galleries and similar exhibit space;
26. Aquariums, botanical gardens and other natural exhibitions;
27. Arcades and other amusement centers;
28. Motion picture theaters (indoor);
29. Bowling alley, skating rinks, roller skating rinks, miniature golf courses golf driving ranges, and skateboard facilities;
30. Recreation centers, gymnasiums, clubs and similar athletic uses;
31. Motorcycles sales or bike shops excluding outside storage;
32. Churches, synagogues, temples and other places or religious assembly for worship;
33. Hotels and motels including convention facilities;
34. Pawn shops (**Not Applicable within the City of Florence**);
35. Auto parts and accessories stores;
36. Gasoline filling station;

SECTION 1022

Accessory Uses

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Recreation uses or spaces of integral relation to the developed portions of the district defined to be:
 - a. Stages and similar assembly areas;

- b. Auditoriums, exhibition halls and other public assembly spaces;
 - c. Billiards;
 - d. Play lots and tot lots;
 - e. General, leisure, ornamental and other parks, spaces, trails bikeway systems, malls and urban pedestrian networks;
2. A dwelling unit of the property owner, or owner-operator, manager, or employee of the business including:
 - a. Private garage and parking;
 - b. Structures such as fences and walls;
 - c. Buildings such as storage sheds;
 - d. The keeping and use of appropriate household pets;
 3. Signage (See Article 34);
 4. Parking (See Article 33);
 5. Temporary buildings incidental to construction ;
 6. Outside storage, display, loading, uncrating or unpacking areas which are an integral function of a permitted use and do not create outside spaces which will tend to enlarge or overpower the activities of permitted uses, and which are conducted in accordance with Section 3154;
 7. Drive-up photo finishing services and automatic teller services;
 8. Indoor target ranges and similar athletic uses;
 9. Recycling collection points (See Article 31);
 10. Garment and Furniture centers (See Article 31);
 11. The rental of trucks and trailers, (only permitted to be displayed in the side or rear of the property);
 12. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155.

SECTION 1023

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and c) the

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

1. Garden and landscape sales including florist greenhouses, lawn furniture and the like;
2. Automotive repair facility and wash services for vehicles;
3. Small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premises **(Does not apply in the City of Florence)**;
4. Sale of satellite dishes;
5. Small scale sales or leasing of new and used recreational vehicles requiring the storage of no more than fifty (50) vehicles on the premises **(Does not apply in the City of Florence)**;
6. Mini-warehouses or storage facilities **(Does not apply in the City of Florence)**;

SECTION 1024

Intensity

The intensity of use in a Commercial Two district of under four (4) acres, including all the contiguous private property so designated, shall not exceed 12,000 square feet of gross floor area per acre of land. In a commercial two district of over four (4) acres, the intensity of use shall not exceed 15,000 square feet of gross floor area per acre of land.

SECTION 1025

Minimum Size

The minimum size and extent of a Commercial Two district, including all the contiguous private property so designated, shall not be less than two (2) acres.

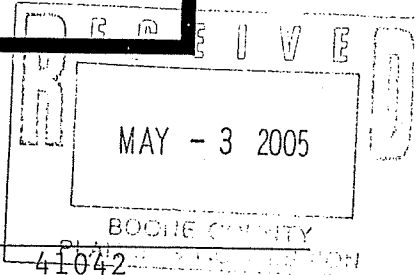
SECTION 1026

Minimum Standards

See Article 31 for dimensional standards. (Site Plan Review required for all permitted uses, See Article 30)

APPLICATION FORM

ZONING MAP AMENDMENT
BOONE COUNTY PLANNING COMMISSION



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Project E Jays
 2. Location of Project 6711 Dixie Highway, Florence, KY 41042
 3. Total Acreage of Site approximately 9,450 square feet
 4. Current Zoning of Site C-3/CD4
 5. Proposed Zoning (Classification being requested) C-2
 6. Proposed Uses (please specify each use) all uses permitted in C-2 zoning
-
7. Names of Applicant(s) David A. Koenig
Phone Number (859) 525-6161 Fax No. (859) 525-6194
 8. Address of Applicant(s) P.O. Box 6205, 223 Main Street
Florence, KY 41022-6205
City State Zip
 9. Name of Property Owner(s) Gregory Wickelhaus
Phone Number (859) 331-8587 Fax No. _____
 10. Address of Property Owner(s) 3455 Reeves Drive
Ft. Wright, KY 41011
City State Zip
 11. Proposed Building Intensities (please specify) _____
 12. Are there any existing buildings on the site? Yes
How many? One
 13. Deed Book 202 Page No. 215 Group No. 59
 14. Are you also applying for:
_____ Conditional Use Permit
_____ Dimensional Variance
 15. Have you submitted a Concept Development Plan? narrative plan attached
 16. Have you had a pre-application meeting with BCPC Staff? yes
 17. Please check the following organizations/agencies which you have discussed the proposed development within the last several months:

- _____ Boone County Water District
- _____ Florence Water and Sewer Dept.
- _____ Cinergy/U.L.H.&P. Co.
- _____ Sanitation District #1
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Public Works Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Services Department
- _____ Boone County Building Department

ZONING MAP AMENDMENT
APPLICATION
PAGE 2

- Northern Kentucky Health District
- USDA NRCS/Boone County Conservation District
- KY Division of Water
- Local School District
- Local Fire District
- Other: City of Florence

18. Project Jurisdiction/Location
- Unincorporated Boone County
 - Florence
 - Walton Union

19. Applicant's Signature David A. Koenig

Property Owner's Signature [Signature]

SECTION B (To be completed by BCPC Staff)

1. Date Received 5-3-05
2. Review Fee \$1355.00 RA#42262
3. Check what has been submitted:
 - Application
 - Fee
 - Legal Description
 - Concept Development Plan
 - Address of Adjoining Property Owners
 - 5 Number of copies of plan received**
4. Is application complete? Yes No
5. Staff Reviewer MICHA LIGHT
6. Committee Chairman _____
7. Scheduled Public Hearing Date _____
8. Boone County Planning Commission Action:
 - Approval
 - Approval with Conditions
 - Denial
9. Other: _____

** Five (5) Copies Are 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 - Web Page

NOTE: An application consists of all fees paid in full, submitted drawings and a completed application form.

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
June 15, 2005
7:30 P.M.**

PUBLIC HEARINGS

Commission Members Present: Mr. Barlow, Mr. Bunger, Mr. Caddell – Chairman, Mr. Carmichael, Mr. Knock – Temporary Presiding Officer, Mr. McMillian, Mr. Reynolds, Mr. Schwenke, and Mr. White.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Mitch Light, Assistant Zoning Administrator/ZEO; and Mr. Todd Morgan, AICP, Planner.

Legal Counsel Present: Mr. Dale Wilson

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:31 PM and introduced the first item on the Agenda:

Applicant: David A. Koenig for
Gregory Wickelhaus (owner)

Request: Zoning Map Amendment

The request of David A. Koenig (applicant) for Gregory Wickelhaus (owner) for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

Staff Member Mitch Light presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. David Koenig, the applicant and an attorney with offices located in Florence, was present on behalf of Gregory Wickelhaus. Mr. Koenig stated that the Staff Report was comprehensive. He stated that the request is simply to permit the property to revert back to C-2 zoning. The property was zoned C-2 prior to 1997 when it was changed to C-3 to accommodate the Tom Gill dealership. The

dealership wanted to expand at that time and was looking to relocate. Mr. Wickelhaus had leased the property to Suburban Motors, Inc. who leased it to Tom Gill Chevrolet. The dealerships have since moved and Mr. Wickelhaus has a piece of property that he cannot use under the requirements of the existing Concept Development Plan. The property is not leased and there is no vehicle display or storage on the property. He stated that C-2 zoning would be appropriate because all of the property in the area is zoned C-2 except J D. Byrider's and Walgreen's, which are zoned C-3, and Parkland Apartments is zoned residential. He stated that the intensity of the J.D. Byrider's use is significantly less than Gil Suburban Motors/Chevrolet dealerships and 8 – 10 years ago the asphalt could hardly be seen because of all the cars stored there. He does not know if Mr. Wickelhaus has a tenant or a specific use at this time, but he is asking for uses consistent with C-2 zoning. Mr. Koenig offered to answer any questions.

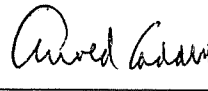
The Chairman asked if there was anyone else present who wished to speak in favor of the request.

Mr. Bob Noll, 543 Terry Lane, Crescent Springs, stated that they own the Suburban Motors property. He stated that at the time, they helped Tom Gill to get this property rezoned because he was going to use it – but his needs changed and now Mr. Wickelhaus cannot do much with the property. J. D. Byrider's is not interested in buying the property. He wants to help Mr. Wickelhaus to get the zoning changed so that he can use the property.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition or to ask questions. There was no response.

There being no comments or questions from the Commissioners, the Chairman stated that the Committee Meeting for this item will be on July 6, 2005 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on July 20, 2005 at 7:00 PM. The Chairman closed this Public Hearing at 7:45 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

**BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
August 3, 2005
7:00 P.M.**

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

COMMISSION MEMBERS PRESENT:

Mr. Randy Barlow
Mr. Greg Breetz
Mr. Kim Bungler
Mr. Arnold Caddell, Chairman
Mr. Jim Carmichael
Mrs. Janet Kegley
Mr. Don McMillian
Mr. Randy Poe
Mrs. Susan Poston, Vice Chairwoman
Mr. Charlie Reynolds
Mr. Bob Schwenke
Mr. Earl White
Mrs. Lisa Wilson, Secretary/Treasurer

COMMISSION MEMBERS NOT PRESENT:

Mr. Richard Knock, Temporary Presiding Officer
Mr. Robert Newman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

STAFF MEMBERS PRESENT:

Mr. Kevin Costello, AICP, Executive Director
Ms. Patty Bachman, Planner
Mr. David Geohegan, AICP – Director, Planning Services
Ms. Jan Hancock, Secretary
Mr. Mitch Light, Assistant Zoning Administrator/ZEO
Mr. Todd Morgan, AICP, Planner

Office/Bonding Insurance	10,183.00
Office/Equip. Maintenance	448.75
Miscellaneous Expenses	434.81
Office Equip/Depreciation	321.51
Postage Expenses	1,500.00
Printing/PubDuesSubscrip	310.00
Prof. Services/Consultants	2,500.00
Returned Check-NSF	35.00
Office & Board Mtg. Supplies	<u>1,250.26</u>

TOTAL: \$ 32,849.04

GRAND TOTAL: \$119,565.99

Mr. McMillian moved that the salaries, benefits, and bills due be approved and paid as presented; and indicated approval of those items which have been paid. Mrs. Poston seconded the motion. A vote on the motion found all voting members in favor. Chairman Caddell abstained due to his relationship with Heritage Bank. Mr. Carmichael was not yet present. The motion carried. Mr. Carmichael arrived at this time.

ACTION ON PLAN REVIEWS:

1. Zoning Map Amendment

The request of **David A. Koenig (applicant)** for **Gregory Wickelhaus (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

Staff Member Mitch Light 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.

At this time, in accordance with the Planning Commission's new procedure, the Chairman allowed the applicant up to five minutes to summarize their position.

Attorney David Koenig agreed with the Committee Report and the stated that the conditions are acceptable.

The Chairman asked if there was a spokesperson for the opposition who wished to summarize their position at this time. There was no response.

There being no discussion, **Mr. Bunger moved by resolution to the City of Florence that the request be approved based on the Committee Report with the conditions. Mr. Reynolds seconded the motion and it carried unanimously.**

EXHIBIT

“B”

ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Greg Breetz, Chairman

DATE: August 3, 2005

RE: Request of **David A. Koenig (applicant)** for **Gregory Wickelhaus (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

REMARKS:

We, the Committee, recommend approval of this 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 and the 2005 Boone County Comprehensive Plan Goals and Objectives for the following reason:

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."

2. The Committee has concluded that the following conditions are necessary to achieve consistency with the specific goals, objectives, and policies of the 2005 Boone County Comprehensive Plan. The conditions listed below 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 property owner agrees to restrict gasoline stations, crematoriums and funeral homes from the permitted use list.
2. The property owner agrees that all signage (freestanding, building mounted, etc.) will be brought into compliance with the *Boone County Zoning Regulations*.

3. The property owner agrees that any proposed accessory structures (dumpster enclosures, etc.) will be reviewed by the Boone County Planning Commission for conformity with the *Boone County Zoning Regulations*.

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/Concept Plan Committee Vote.

BOONE COUNTY PLANNING COMMISSION
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A

June 15, 2005
7:30 P.M.

PUBLIC HEARINGS

Commission Members Present: Mr. Barlow, Mr. Bunger, Mr. Caddell – Chairman, Mr. Carmichael, Mr. Knock – Temporary Presiding Officer, Mr. McMillian, Mr. Reynolds, Mr. Schwenke, and Mr. White.

Staff Members Present: Mr. Kevin Costello, AICP, Executive Director; Ms. Jan Hancock, Secretary; Mr. Mitch Light, Assistant Zoning Administrator/ZEO; and Mr. Todd Morgan, AICP, Planner.

Legal Counsel Present: Mr. Dale Wilson

Mr. Arnold Caddell, Chairman, called the meeting to order at 7:31 PM and introduced the first item on the Agenda:

Applicant: David A. Koenig for
Gregory Wickelhaus (owner)

Request: Zoning Map Amendment

The request of David A. Koenig (applicant) for Gregory Wickelhaus (owner) for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

Staff Member Mitch Light presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. David Koenig, the applicant and an attorney with offices located in Florence, was present on behalf of Gregory Wickelhaus. Mr. Koenig stated that the Staff Report was comprehensive. He stated that the request is simply to permit the property to revert back to C-2 zoning. The property was zoned C-2 prior to 1997 when it was changed to C-3 to accommodate the Tom Gill dealership. The

dealership wanted to expand at that time and was looking to relocate. Mr. Wickelhaus had leased the property to Suburban Motors, Inc. who leased it to Tom Gill Chevrolet. The dealerships have since moved and Mr. Wickelhaus has a piece of property that he cannot use under the requirements of the existing Concept Development Plan. The property is not leased and there is no vehicle display or storage on the property. He stated that C-2 zoning would be appropriate because all of the property in the area is zoned C-2 except J D. Byrider's and Walgreen's, which are zoned C-3, and Parkland Apartments is zoned residential. He stated that the intensity of the J.D. Byrider's use is significantly less than Gil Suburban Motors/Chevrolet dealerships and 8 - 10 years ago the asphalt could hardly be seen because of all the cars stored there. He does not know if Mr. Wickelhaus has a tenant or a specific use at this time, but he is asking for uses consistent with C-2 zoning. Mr. Koenig offered to answer any questions.

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

Mr. Bob Noll, 543 Terry Lane, Crescent Springs, stated that they own the Suburban Motors property. He stated that at the time, they helped Tom Gill to get this property rezoned because he was going to use it - but his needs changed and now Mr. Wickelhaus cannot do much with the property. J. D. Byrider's is not interested in buying the property. He wants to help Mr. Wickelhaus to get the zoning changed so that he can use the property.

The Chairman asked if there was anyone else present who wished to speak in favor of the request. There being no response, he asked if there was anyone present who wished to speak in opposition or to ask questions. There was no response.

There being no comments or questions from the Commissioners, the Chairman stated that the Committee Meeting for this item will be on July 6, 2005 at 5:00 PM in this room. This item will be on the Agenda for the Business Meeting on July 20, 2005 at 7:00 PM. The Chairman closed this Public Hearing at 7:45 PM.

APPROVED:



Arnold Caddell, Chairman

Attest:



Jan Hancock, Recording Secretary

ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE

TO: Boone County Planning Commission

FROM: Kim Bunger, Chairman

DATE: July 6, 2005

RE: Request of **David A. Koenig (applicant)** for **Gregory Wickelhaus (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

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.

Kim Bunger

Kim Bunger, Chairman

For Project Absent
Against Project
Abstain Deferred

Randy Barlow

For Project Absent
Against Project
Abstain Deferred

Greg Breetz

Greg Breetz

For Project Absent
Against Project
Abstain Deferred

Janet K Kegley

Janet Kegley

For Project Absent
Against Project
Abstain Deferred

Susan Poston

Susan Poston

For Project Absent
Against Project
Abstain Deferred

Charlie Reynolds (Alternate)

For Project Absent
Against Project
Abstain Deferred

Earl White (Alternate)

For Project Absent
Against Project
Abstain Deferred

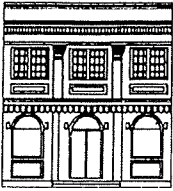
Lisa Wilson (Alternate)

For Project Absent
Against Project
Abstain Deferred

TOTAL: DEFERRED 4 FOR PROJECT 1 ABSENT
 AGAINST PROJECT ABSTAIN

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

July 12, 2005

Mr. David A. Koenig
P.O. Box 6205
223 Main Street
Florence, KY 41042

RE: Request of **David A. Koenig (applicant)** for **Gregory Wickelhaus (owner)** for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky. The request is for a zone change to allow uses permitted in the C-2 zone.

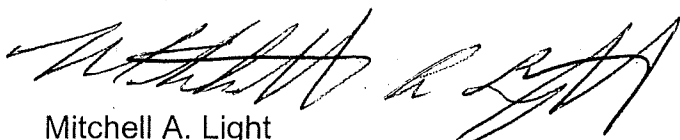
Dear Mr. Koenig:

The following represents the conditions of approval for the above referenced application as recommended by the Planning Commission's Zone Change Committee at their July 6, 2005 meeting. If you, as the applicant, agree with these conditions, please indicate by providing the signatures of the property owners, as well as your own, in the spaces provided at the end of this letter, and return the original letter to the Planning Commission office by Monday, July 18, 2005.

CONDITIONS

1. The property owner agrees to restrict gasoline stations, crematoriums and funeral homes from the permitted use list.
2. The property owner agrees that all signage (freestanding, building mounted, etc.) will be brought into compliance with the *Boone County Zoning Regulations*.
3. The property owner agrees that any proposed accessory structures (dumpster enclosures, etc.) will be reviewed by the Boone County Planning Commission for conformity with the *Boone County Zoning Regulations*.

Sincerely,



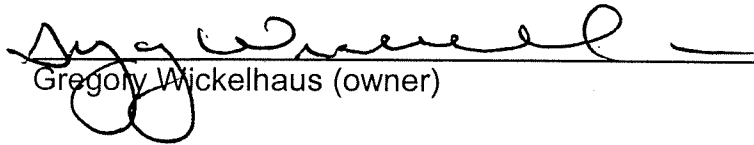
Mitchell A. Light
Assistant Zoning Admin/Enforcement Officer

MAL/pr

Mr. David A. Koenig
July 12, 2005
Page 2

AGREEMENT

I, Gregory Wickelhaus, do hereby agree to the recommended conditions of approval stated above for a Zoning Map Amendment from Commercial Services (C-3) to Commercial Two (C-2) for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky.


Gregory Wickelhaus (owner)

7-26-05
Date

LEGAL DESCRIPTION FOR 6711 DIXIE HIGHWAY

Situate, lying and being in the County of Boone and being all of Lot No. 6 of the Non-Pareil Park Subdivision, as the same is shown on the plat of said subdivision in the records of the Boone County Clerk's Office at Burlington, Kentucky, and recorded in Plat Book 1, Page 50, and more particularly described as follows: Said lot fronts 50 feet on the South side of Dixie Highway and extends Southwardly 189 feet to an alley.

Being the same property conveyed to Gregory J. Wickelhaus by deed from Margaret Simpson dated February 16, 1973, and recorded in Deed Book 202, Page 215, of the Boone County Clerk's Records in Burlington, Kentucky.

NARRATIVE CONCEPT DEVELOPMENT PLAN FOR 6711 DIXIE HIGHWAY

The property located at 6711 Dixie Highway, Florence, Kentucky, is owned by Gregory J. Wickelhaus. The property consists of a 1-1/2 story frame structure located on a 50' x 189' lot. The lot has 50' of frontage on Dixie Highway. The structure was used as a residence until 1973. It was used as a hair salon by E-Jay's from 1973 until 1990. The property was leased to Suburban Chevrolet in 1990. The lease terminated contemporaneously with the move of the Tom Gill Chevrolet dealership from Dixie Highway to its present location.

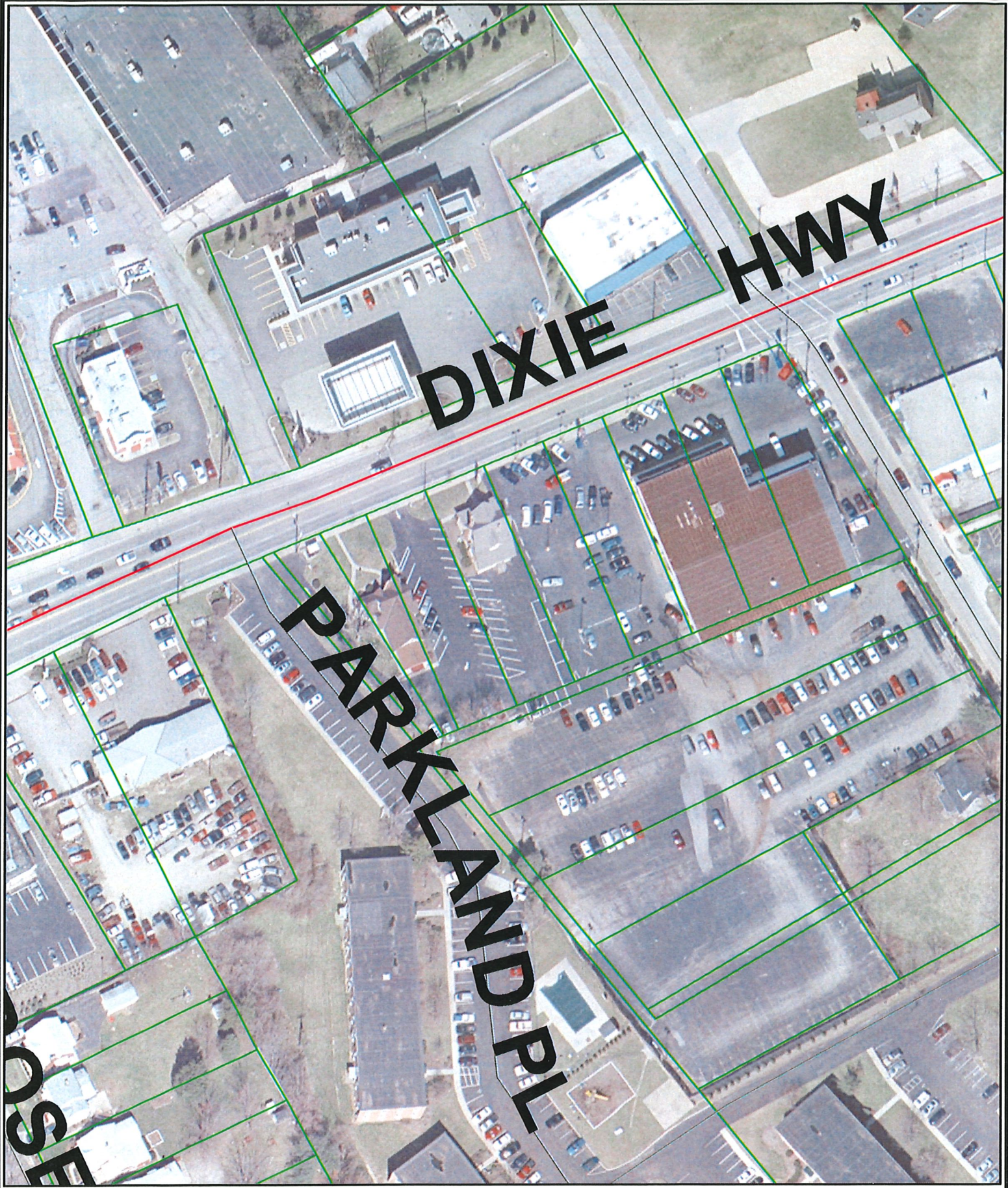
The structure is set back from Dixie Highway approximately 25'. There is a small yard in the front of the structure. There is a paved parking area to the rear of the structure. The parking area accommodates approximately 14 parking spaces. The property has a curb cut on Dixie Highway and is served by a driveway on the north side of the property (adjacent to J.D. Byrider). There is a curb cut and driveway on the adjacent E-Jay's property which also serves the parking area of 6711 Dixie Highway. The site is served by gas, electric, water and sewer.

The property is presently vacant. The property was previously utilized by Suburban Chevrolet and Tom Gill for car storage. As a result, a zone change to C-3 was necessary and was granted in January, 1997. The property's use as car storage terminated when the Tom Gill dealership relocated from the Dixie Highway address.

Prior to 1997, the property was zoned C-2, and its uses were consistent with the C-2 zoning classification between 1973 and 1996. The property was used as a part of E-Jay's Hair Salon. The adjoining parcel also contains a building used by E-Jay's Hair Salon.

The uses permitted by the C-2 zoning classification are more suitable for the subject property. This property does not have the size or scope to support many uses permitting in the existing C-3 zone, and the restrictions imposed by the present concept development plan are no longer appropriate since this particular property is no longer integrated into the adjacent car dealership presently occupied by J.D. Byrider.

The concept development plan incorporated in the prior zoning request is attached. The existing building shown in parcel three is still in existence and will remain in existence. There is no car storage on the property.



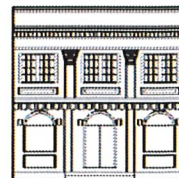
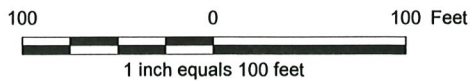
DIXIE HWY

PARKLAND PL

6711 Dixie Hwy

6711 Dixie Hwy

Produced by the
Boone County Planning Commission
May 05, 2005



ORDINANCE NO. 0-24-05

AN ORDINANCE ADOPTING AND APPROVING A ZONING MAP AMENDMENT FROM COMMERCIAL SERVICES (C-3) TO COMMERCIAL TWO (C-2), FOR AN APPROXIMATE 9,450 SQUARE FOOT SITE LOCATED AT 6711 DIXIE HIGHWAY, FLORENCE, KENTUCKY. (KOENIG/WICKELHAUS PROPERTY).

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

WHEREAS, the Boone County Planning Commission by Resolution No. R-05-014 -A recommended approval of the rezoning described above, and

WHEREAS, the recommendation for approval of the Boone County Planning Commission is based upon certain findings and conditions attached to its Resolution, 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 request of David A. Koenig (applicant) for Gregory Wickelhaus (owner) for a zoning map amendment for an approximate 9,450 square foot site located at 6711 Dixie Highway, Florence, Kentucky, from Commercial Services (C-3) to Commercial Two (C-2), shall be and is hereby approved. 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 amended and designated to reflect the approval of this zoning map amendment for this 9,450 square foot site.

SECTION II

Approval of this zoning map amendment 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, 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-05-014-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-05-014-A, marked Exhibit "B" hereto.

SECTION IV

If this approval for this zoning map amendment 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.

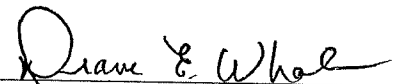
SECTION V

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

PASSED AND APPROVED ON FIRST READING THIS 27th DAY OF September, 2005.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 11th DAY OF October, 2005.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

LEGAL DESCRIPTION FOR 6711 DIXIE HIGHWAY

Situate, lying and being in the County of Boone and being all of Lot No. 6 of the Non-Pareil Park Subdivision, as the same is shown on the plat of said subdivision in the records of the Boone County Clerk's Office at Burlington, Kentucky, and recorded in Plat Book 1, Page 50, and more particularly described as follows: Said lot fronts 50 feet on the South side of Dixie Highway and extends Southwardly 189 feet to an alley.

Being the same property conveyed to Gregory J. Wickelhaus by deed from Margaret Simpson dated February 16, 1973, and recorded in Deed Book 202, Page 215, of the Boone County Clerk's Records in Burlington, Kentucky.

CITY OF FLORENCE, KENTUCKY
PLANNING AND ZONING COMMITTEE

IN RE: REPORT AND RECOMMENDATION - REQUEST OF DAVID A. KOENIG (APPLICANT) FOR GREGORY WICKELHAUS (OWNER) FOR A ZONING MAP AMENDMENT, SUCH ZONING MAP AMENDMENT BEING A ZONE CHANGE FROM COMMERCIAL SERVICES (C-3) TO COMMERCIAL TWO (C-2) FOR AN APPROXIMATE 9,450 SQUARE FOOT SITE LOCATED AT 6711 DIXIE HIGHWAY, FLORENCE, KENTUCKY.

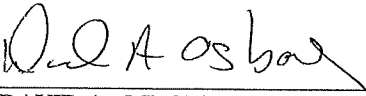
The Committee met in a regular meeting on September 6, 2005, at the Florence Government Center Building to consider Resolution No. R-05-014-A of the Boone County Planning Commission which recommended approval of the request described above. The Committee reviewed the record of proceedings before the Boone County Planning Commission, including said Resolution and the exhibits thereto, and the approved Minutes of the public hearing. The Committee determined that the record from the Boone County Planning Commission contains adequate information for consideration of the recommendation and that no need exists for an additional hearing before the City Council.

Further, the Committee determined, and the applicant has agreed, that the recommendation for approval should be affirmed, based upon the findings contained in the record before the Boone County Planning Commission.

NOW, THEREFORE, the Planning and Zoning Committee recommends to the City Council of the City of Florence, Kentucky, as follows:

- a. That this matter be considered solely on the record before the Boone County Planning Commission and that no additional hearings be held; and
- b. That the recommendation of approval from the Boone County Planning Commission be affirmed.

MEMBERS OF THE COMMITTEE:



DAVID A. OSBORNE



MEL CARROLL

NARRATIVE CONCEPT DEVELOPMENT PLAN FOR 6711 DIXIE HIGHWAY

The property located at 6711 Dixie Highway, Florence, Kentucky, is owned by Gregory J. Wickelhaus. The property consists of a 1-1/2 story frame structure located on a 50' x 189' lot. The lot has 50' of frontage on Dixie Highway. The structure was used as a residence until 1973. It was used as a hair salon by E-Jay's from 1973 until 1990. The property was leased to Suburban Chevrolet in 1990. The lease terminated contemporaneously with the move of the Tom Gill Chevrolet dealership from Dixie Highway to its present location.

The structure is set back from Dixie Highway approximately 25'. There is a small yard in the front of the structure. There is a paved parking area to the rear of the structure. The parking area accommodates approximately 14 parking spaces. The property has a curb cut on Dixie Highway and is served by a driveway on the north side of the property (adjacent to J.D. Byrider). There is a curb cut and driveway on the adjacent E-Jay's property which also serves the parking area of 6711 Dixie Highway. The site is served by gas, electric, water and sewer.

The property is presently vacant. The property was previously utilized by Suburban Chevrolet and Tom Gill for car storage. As a result, a zone change to C-3 was necessary and was granted in January, 1997. The property's use as car storage terminated when the Tom Gill dealership relocated from the Dixie Highway address.

Prior to 1997, the property was zoned C-2, and its uses were consistent with the C-2 zoning classification between 1973 and 1996. The property was used as a part of E-Jay's Hair Salon. The adjoining parcel also contains a building used by E-Jay's Hair Salon.

The uses permitted by the C-2 zoning classification are more suitable for the subject property. This property does not have the size or scope to support many uses permitting in the existing C-3 zone, and the restrictions imposed by the present concept development plan are no longer appropriate since this particular property is no longer integrated into the adjacent car dealership presently occupied by J.D. Byrider.

The concept development plan incorporated in the prior zoning request is attached. The existing building shown in parcel three is still in existence and will remain in existence. There is no car storage on the property.

DIXIE HIGHWAY

PARCEL 3

C-2

CAR DISPLAY AREA

USED CAR DISPLAY

BRICK PAVERS

EXISTING CUSTOMER SERVICE

EXISTING SHOWROOM

NEW CAR DISPLAY

NEW LANDSCAPING

EXISTING CONC WALK

CLUSTER PARKING

TRUCK DISPLAY

EXISTING BODY SHOP

24" HIGH RETAINING WALL

DISPLAY CURB

SLOPE DISPLAY AREA UP FROM SIDEWALK

GOODRIDGE DRIVE

PARCEL 1

C-1

NEW 6" HIGH ALUMINUM BAR FENCE

NEW ASPHALT PAVING

REMOVE EXISTING CHAIN LINK FENCE

REMOVE EXISTING STORAGE

REMOVE EXISTING NEW OFFICE

REMOVE EXISTING 6" HIGH ALUMINUM FENCE

INSTALL NEW 6" HIGH ALUMINUM BAR FENCE

REMOVE EXISTING 6" HIGH ALUMINUM FENCE

INSTALL NEW 6" HIGH ALUMINUM BAR FENCE

EXISTING LANDSCAPING TO RETAIN

NEW CURB CUT

NEW LANDSCAPING

PARCEL 2

SR-2

NEW ASPHALT PAVING

REMOVE EXISTING BUILDING

REMOVE EXISTING DRIVE

REMOVE EXISTING DRIVE

REMOVE EXISTING DRIVE

REMOVE EXISTING DRIVE

REMOVE EXISTING DRIVE

REMOVE EXISTING DRIVE

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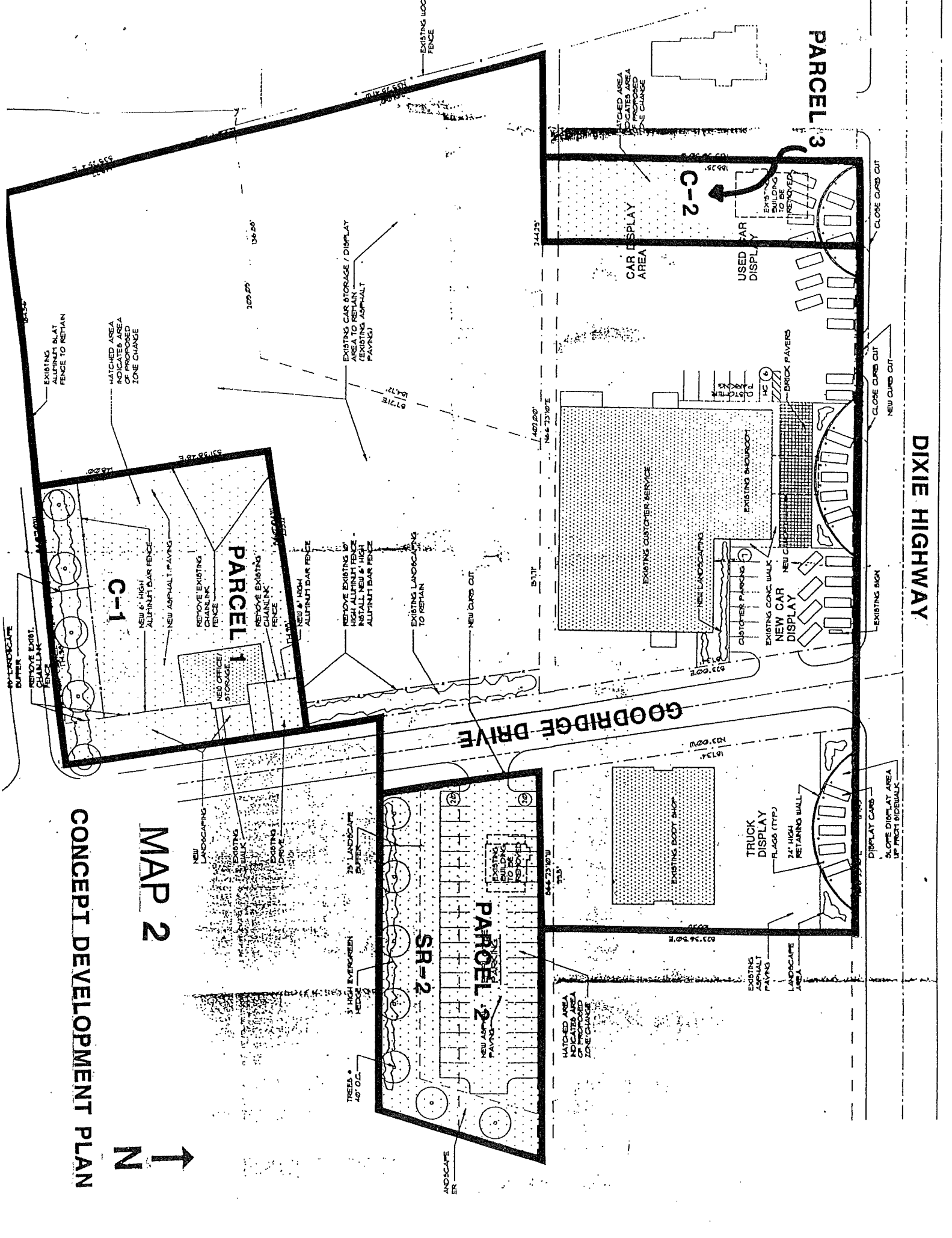
REMOVE EXISTING DRIVE

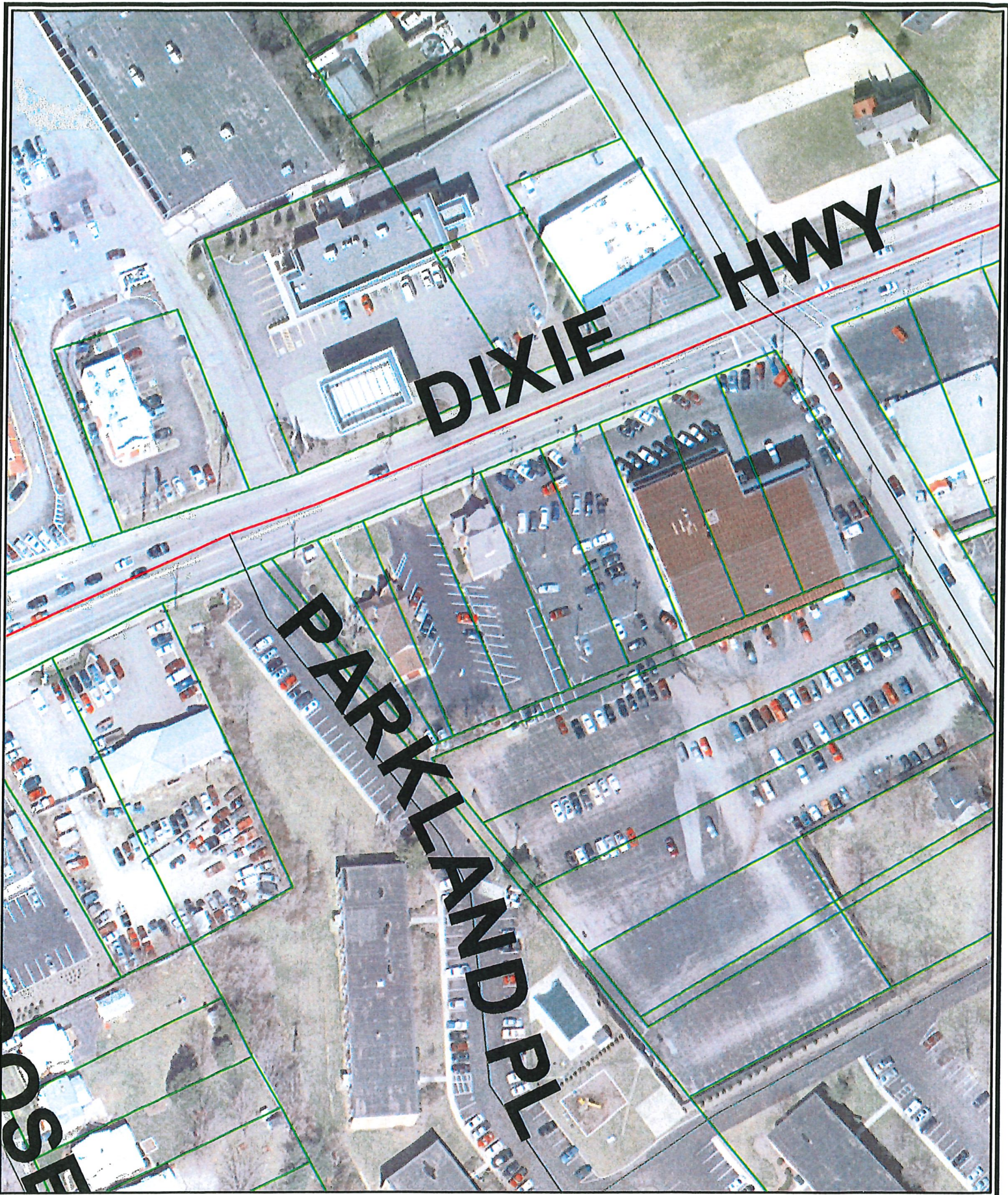
REMOVE EXISTING DRIVE

MAP 2



CONCEPT DEVELOPMENT PLAN





DIXIE HWY

PARKLAND PT

OS

6711 Dixie Hwy

Produced by the
Boone County Planning Commission
May 05, 2005

