

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 James R. Rice Jr
2. Location of Development North side of KY 14 0.29 miles
3. Total Acreage of Site 3.3404 acres
4. Current Zoning A-1 C-3
5. Proposed Zoning (classification being requested) Change
from A-2 Zone to C-3 Zone
6. Proposed Uses (please specify each use) Auto Body Shop

7. Name of Applicant(s) James R. Rice Jr
Phone Number(s) 606 485 7561 or 485 4089
8. Address of Applicant(s) 2822 Verona - Mudlick Road
Verona KY 41092
City State Zip
9. Name of Property Owner(s) James R. Rice Jr
Phone Number(s) 606 485 7561 or 485 4089
10. Address of Property Owner(s) 2822 Verona mudlick Road
Verona KY 41092
City State Zip
11. Proposed Building Intensities (please specify) 40 wch-98
4000 SF.

12. Are there any existing buildings on the site? NO
How many? _____
13. Deed Book 359 Page No. 81 Group No. 2075 + 2085
14. Have you had a pre-application meeting with BCPC staff? NO
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: _____

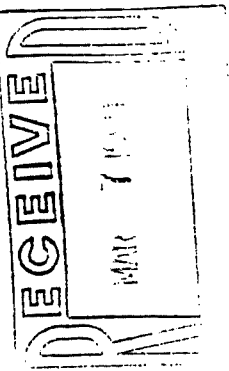


EXHIBIT "A"

STAFF REPORT

#2

REQUEST OF JAMES R. RICE, JR. FOR A ZONING MAP AMENDMENT FROM AGRICULTURAL ESTATE (A-2) TO COMMERCIAL SERVICES (C-3)

April 4, 1990

The applicant is requesting a Zoning Map Amendment from Agricultural Estate (A-2) to Commercial Services (C-3) to allow the construction of an automobile body shop. The 3.3 acre site is located on the north side of KY 14 (Verona-Mudlick Road) east of I-71, and is currently owned by James R. Rice, Jr.

Surrounding Zoning and Land Uses

North:	A-2; used for agricultural purposes
South:	A-2; agriculture
East:	A-2; agriculture, low density residential
West:	C-3; agriculture and commercial (Chevron gas station on lot 6 of the "Commercial Development of Rice Subdivision", Mobil gas station located across street)

Site Features

Currently, the site is used for agricultural purposes. Trees have grown around the perimeter of the site, along the fence lines. The rear portion of the 3.3 acres slopes away from the road and drains into a pond located on other property behind the Chevron station and owned by the applicant. According to the Soil Survey of Boone, Campbell, and Kenton Counties, Kentucky, soils on this site are of the Nicholson silt loam variety, which are described as having moderate limitations for building locations.

Relationship to Comprehensive Plan

The 1986 Boone County Comprehensive Plan Future Land Use Map indicates the future use of this property to be Low Density Residential. The text of the Plan describes this land use classification as "residential land of up to three dwelling units per acre." The Land Use Element of the text describes the future of the Verona area as follows:

This section of Boone County is extremely difficult to forecast in terms of its growth and development. In terms of growth factors, the Verona section is prime for an influx of commercial, industrial, and residential development. The section contains an interchange on I-71, a railway system, KY 14, 16, and 491, and has relatively flat, developable land areas. With an increase in other infrastructures, this section could quickly develop. However, this section does not currently have an impetus for development. Low density residential development has been the only real growth in this section during the past five years. It is entirely feasible and highly likely that any real changes in this area will not occur from the latent growth factors of this section but as a result of development in Walton. This growth will occur westward on KY 14 and north of Verona proper. (p. L-16)

The overall Goal of the Business Activity Element is: "To provide appropriate locations for industries or businesses compatible with others in the county." (p. G-3). Objectives of this element include:

2. Future commercial development shall be encouraged, whenever practicable, to occur in the form of shopping centers or other compact aggregations having an integrated design.
4. Highway services shall be located in close proximity to major highway interchanges for maximum convenience and economy to the motoring public. (However, they should not be located so close to interchanges that they congest the traffic movements at these point of access.) (p. G-3)

Concept Development Plan

The applicant is proposing this Zoning Map Amendment to extend the existing C-3 zoning district of the adjacent "Commercial Development of Rice Subdivision", which is also owned by the applicant. This proposed extension, 320 feet deep and with 435 feet of road frontage, will, if approved, expand commercial zoning a total of 0.3 of a mile from the interstate toward the town of Verona.

Development of the 3.3 acres is proposed, at this time, only for the eastern half of the property, adjacent to the William M. Waller property. The western half of the 3.3 acres (next to the existing commercial subdivision) is intended for future commercial development; no proposed uses are indicated. A 4,000 square foot body shop, set back 89 feet from the right-of-way, 50 feet from the Waller (right side) property line, and 102 feet from the rear line, is indicated on the plan. The applicant proposes a left side yard setback of 60 feet.

The plan indicates that the left side yard will consist of a gravel storage yard. Sixteen (16) paved parking spaces are proposed within the front yard setback. Drainage from the developed areas is designed to continue to flow to the existing pond on the applicant's additional property. The rear yard is reserved for a leach field. Water to the site will be supplied by a 6 inch water main of the Bullock Pen Water District.

No landscaping, buffering or screening features have been included with the Concept Development Plan. However, the current Boone County Zoning Regulations do not specifically require such screening between C-3 and A-2 districts, unless there is a need to "improve the visual or aesthetic impact of conflicting land uses" (p. 17-7).

Access to the site is planned from one curb cut on the western edge of the area proposed to be developed (and therefore, near the center of the 3.3 acre site). There is a small hill in the road approximately 300 feet east of the driveway. Also, there is a slight turn in the road just past this hill, thus creating a problem with traffic visibility from this driveway. The applicant has not proposed to tie access for this site into the "marginal access street" which was recorded with the "Commercial Development of Rice Subdivision." This frontage road has been planned to extend from the Chevron site eastward through the applicant's property. However, the Concept Development Plan does not continue this access even though the applicant owns both parcels and the previous plan indicated such a continuation.

Staff Concerns

1. Access management is a concern for this proposed development. There is a previously approved frontage road which should be extended to the 3.3 acres, regardless of how it develops. Also, since visibility from the proposed access point is limited, use of a fully developed frontage road, with one entrance onto KY 14 only, would allow the elimination of the proposed access point. Finally, the frontage road system should be expanded to allow access to the rear portion of the applicant's property for future residential development.
2. As stated above, the Concept Development Plan does not indicate any type of screening or buffering. A body shop is a type of commercial use that typically requires a substantial amount of screening from an aesthetic standpoint as well as to protect the neighborhood from noise and air pollution. A possible means of partially accomplishing such a screen would be the reorientation of the building so that all outside storage and shop bays do not face the roadway.

Conclusion

The Boone County Planning Commission, and ultimately the Boone County Fiscal Court must review this request for a Zoning Map Amendment in light of the following statutory requirements:

1. The map amendment is in agreement with the adopted comprehensive plan and specific study designed to further detail the Boone County Comprehensive Plan for the location in question, or;
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate, or;
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

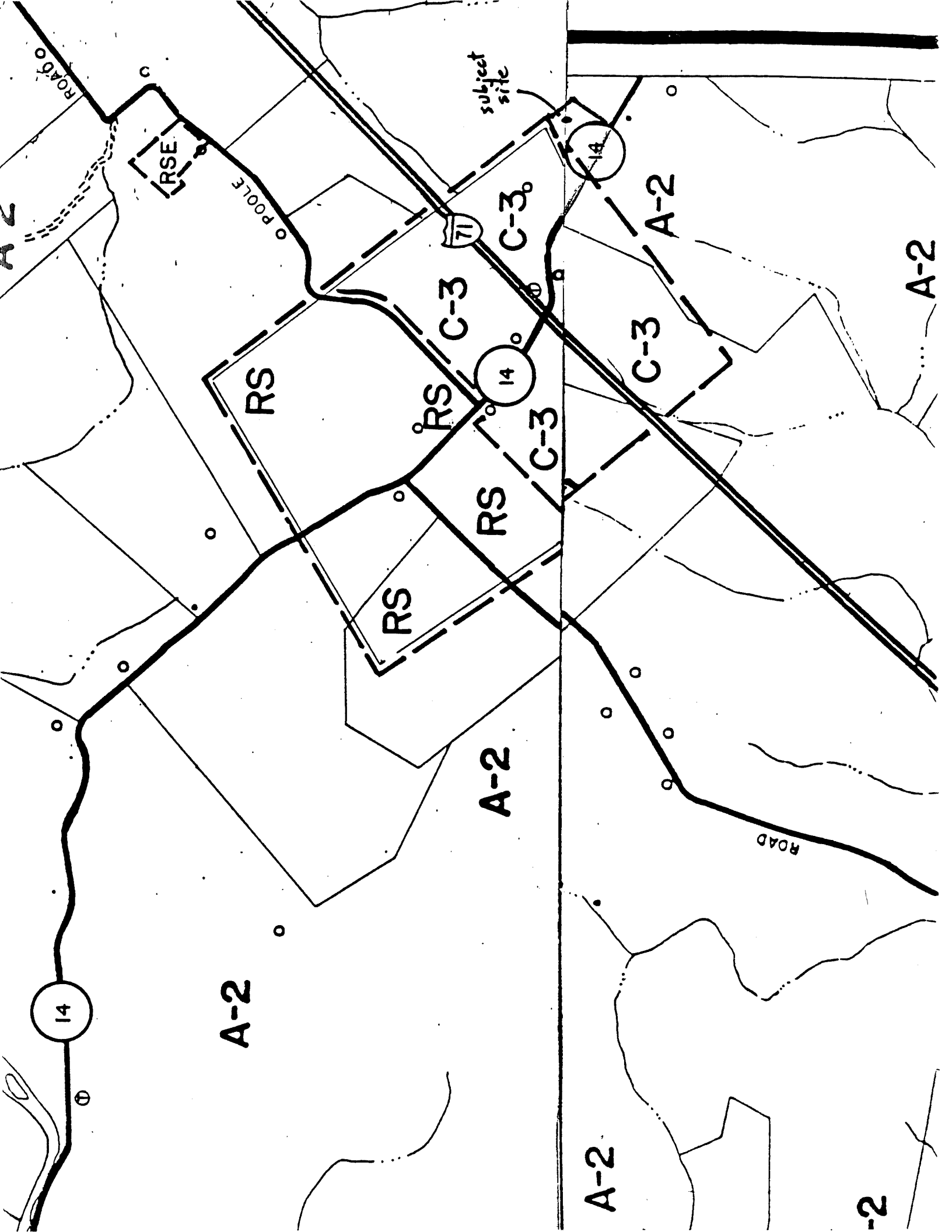
As explained above, the Future Land Use Map of the 1986 Boone County Comprehensive Plan classifies the future use of this property to be Low Density Residential. Staff is unaware of any major economic, physical, or social changes in the area. Finally, at this writing, the applicant has not offered to Staff any reasons why the existing zoning is inappropriate.

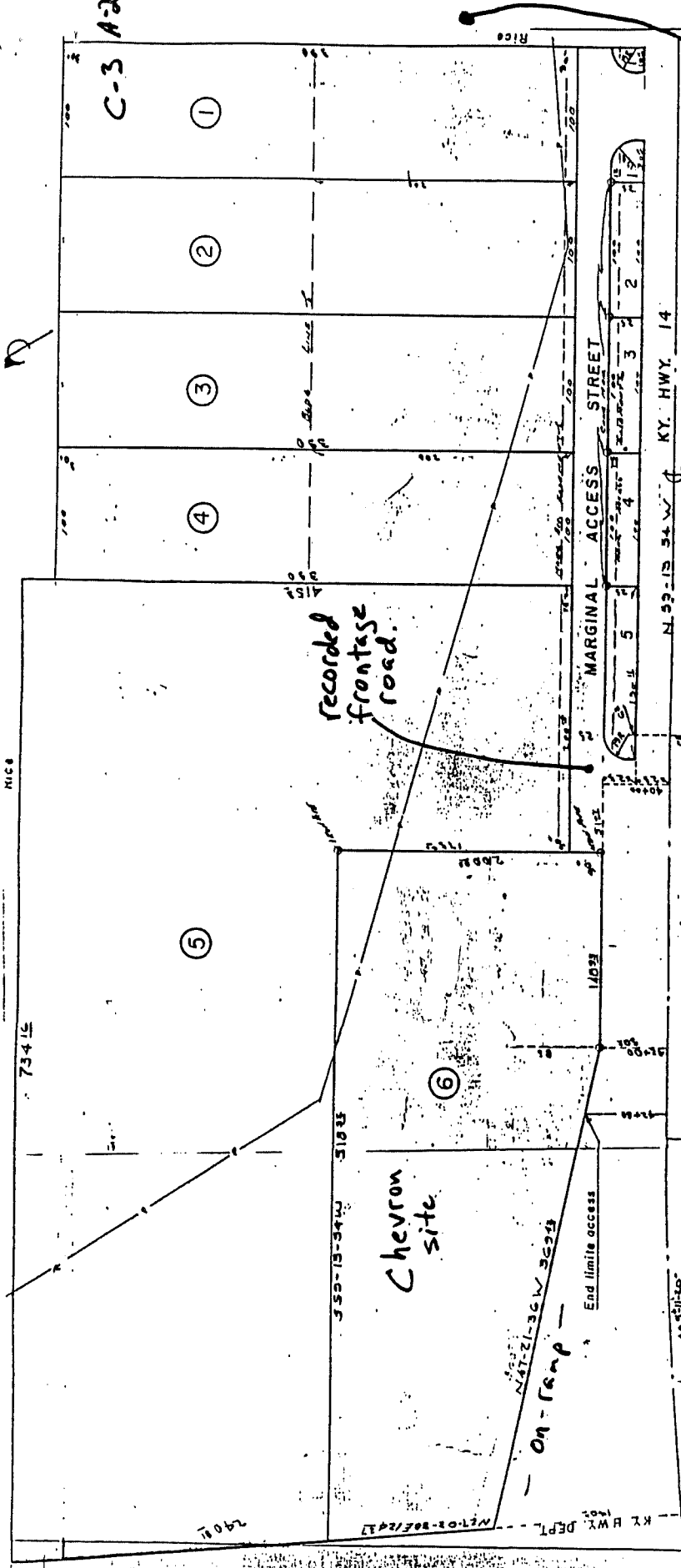
Respectfully submitted,



Thomas W. Breidenstein
Zoning Enforcement Officer

TWB:kat





COMMERCIAL OF DEVELOPMENT
 RICE SUBDIVISION
 VERONA KENTUCKY
 JAMES R. RICE JR. DEVELOPER
 JUNE 16, 1966

to Verona →

3.3 acres subject of request

ACKNOI

I, C.D. Benson certify that my county by acknowledgment deed whereas judgment is my office if
 I certify that accuracy re
 JAMES E. R



SCALE 1" = 50'

Group # 503

PRINTED AND PUBLISHED BY
 JAMES E. RICE
 MILE 2.7-42

DICATION

The owners of the land shown herein do hereby certify that they have read and published this plat of RICE SUBDIVISION for the use of the public the streets and easements shown hereon. Said land being a part of that land owned by Elizabeth Wilson et al and recorded in Boone County Court Clerks office at Verona, Kentucky on the 15th day of August, 1966.

Marked in Rice

This plat has been found to comply with the provisions of the Boone County Planning Commission of such variances, if any, as may be required by the Boone County Planning Commission and the Boone County Court Clerks office at Verona, Kentucky on the 15th day of August, 1966.

Chairman

P. E. 3

(C-3) existing Commercial Subdivision

I-71

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2
April 4, 1990

Page 1

Mr. Neltner introduced the second item on the Agenda:

2. Applicant: James R. Rice, Jr. (owner)
Request: Zoning Map Amendment

The request of James R. Rice, Jr. (owner) for a Zoning Map Amendment on a 3.34-acre site located on the north side of KY 14, east of I-71, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial Services (C-3) in order to allow an auto body shop.

Staff Member, Doug Powell, presented the Staff Report which was prepared by Tom Breidenstein, and included a slide presentation (see Staff Report).

Mr. Willie Mathis, representing Mr. Rice, stated that they will work with the Staff in regard to the Staff's Concerns and make their recommendations conditions of granting the zone change. He stated that the existing C-3 zone is approximately 21 acres and this would square up the front of the property and extend the C-3 zone contiguous to this property. If the Staff is concerned about the entrance, they will move it further west and locate it more centrally on the site. They intend to screen and berm the property on the side adjacent to the Waller property. He added that any reasonable request for plantings or screening would be acceptable. If there is concern regarding the location of the building or the way it is situated, they will turn it around and have all the bays facing back, have all the parking in the back, and screen it with pines or something similar. They believe that the zone change would be consistent with the Comprehensive Plan. They agree that Staff's concerns are appropriate. Mr. Mathis submitted a petition of 96 signatures of neighboring property owners in behalf of the application.

Mr. Neltner 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.

Mr. Bruce Cox stated that he owns the small house across from this site. He has spent about \$25,000 fixing up his home to live there and to retire there. He does not want to look across the road and see wrecked cars.

Mr. Leo Stevens stated that he lives almost directly across from the site. He stated that he is opposed to the project as it may devalue his property and he does not want to look across the road at a wrecked car repair facility.

Mr. Cox stated that the neighbors that signed the petition do not live close and would not have anything to do with this.

Mr. Neltner advised that the petition is available for anyone who wishes to look at it.

Mr. Stevens stated that he told Mr. Rice that he was opposed to the project. He added that a lot of the people on the petition live one to two miles away.

There being no further comments from the audience, Mr. Neltner asked if there were any comments from the Commissioners.

Mr. McMillian questioned access management to the Waller property.

Mr. Mathis stated that there would not be any problem in making access to the Waller property available. He stated that they can put screening in the front of the building with the storage of the vehicles at the back in response to Mr. Cox' and Mr. Stevens' concerns.

Mr. Stevens stated that 99% of the car repair facilities are junkyards within a short period of time.

Mr. Sharp questioned if the applicant would have any problem in putting a buffer zone between his building and KY 14 and screening the sight line from KY 14 to the back of the building. Mr. Sharp noted that you can see back to the area when coming down KY 14 and the parking could be an unsightly mess.

Mr. Mathis stated that there would be a dirt berm between their property and the Waller property and agrees to pines or other appropriate screening. He stated that their building is about 89 feet back from the road and there is no problem in going all around the perimeter with screening.

Mr. Collins questioned the possibility of continuing the marginal access street from the Chevron site across the 3.5 acres and having the only entrance coming out of the Chevron site, and also berming to protect the view. He stated that they could make the marginal access road a private street.

Mr. Mathis stated that what has been done on the four lots is done, but they would agree to this in regard to this application. He stated that constructing the road would be a heavy capital expenditure. He stated that he did not think staff would have a problem with having two cuts. He stated that there is an entrance to KY 14 on Lot #1 and moving that entrance to the intersection of Lot #1 and the subject property would be an appropriate modification of the plan and they would agree to it. He stated that this would put the access 433 feet from the crest of the hill.

Mr. Greene questioned why they could not put their building up against Lot #1 and Mr. Mathis advised that there needs to be space left for access to the rear property in the future.

Mr. Stevens stated that this would put the use by a car service facility. It is a great idea and he would have no complaints if the use were by Lot #1.


Mr. Mathis stated that this would be a business judgement about the value of the lots if development continues. The subject lot is the cheapest lot.

Mr. Stevens stated that he has valuable property across the road and does not want it cheapened by the repair facility.

At this time, Mr. Powell completed the Staff Report, including the Staff's concerns.

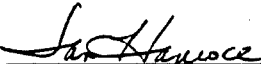
There being no further comments or discussion, Mr. Neltner advised that this item will be on the Agenda for the Business Meeting on April 18, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:



Barry Neltner
Temporary Presiding Officer

Attest:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

April 18, 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. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Robert Kirby, Jr.
Mr. Don McMillian
Mr. Barry Neltner
Mr. Thurman Owens
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett
Mr. Lawrence Collins
Mr. Rector Jones

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received a copy of the Minutes of the Public Hearings and Business Meeting of April 4, 1990 and asked if there were any comments or corrections.

Mr. Neltner noted that on Page 5 of the Minutes of the Business Meeting, his reply to Mr. Kirby's question was intended to indicate that the wall and the fence on top should be constructed in such a way that the line of sight would be consistent across the back of the property. Mr. Kirby stated that this was his understanding.

Mr. McMillian moved that the Minutes of the Business Meeting be approved as amended and the Minutes of the Public Hearings be approved as written. Mrs. Smith seconded the motion and it carried unanimously.

There being no discussion, Mr. Greene moved that the request be approved based on the Committee Report, including the conditions. Mrs. Smith seconded the motion and it carried unanimously.

5. Zoning Map Amendment

The request of James R. Rice, Jr. (owner) for a Zoning Map Amendment on a 3.34-acre site located on the north side of KY 14 and east of I-71, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial Services (C-3) in order to allow an auto body shop.

Mr. Kevin Costello, Acting Director, read the Committee Report which recommended denial of the request based on the findings of fact (see Committee Report).

There being no discussion, Mr. McMillian moved that the request be denied based on the Committee Report. Mr. Neltner seconded the motion.

Chairman Viox asked if there was anyone present in behalf of the applicant. Mr. Rice was present but did not wish to speak.

Chairman Viox asked for a vote on the motion made by Mr. McMillian and it carried unanimously.

7. The request of Nick Zimmerman (applicant) for Investors Ten (owner) for a Zoning Map Amendment on a 161.4-acre site located west of Triple Crown Country Club Subdivision, south of Frogtown Road, and north of Richwood Road, Boone County, Kentucky. The request is to rezone the site from Rural Suburban (RS) and Agricultural Estate (A-2) to Suburban Residential One (SR-1).

Mr. Kevin Costello, Acting Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). The applicant has agreed to the conditions by letter dated April 18, 1990.

There being no discussion, Mr. Kirby moved by resolution to the Boone County Fiscal Court that the request be approved based on the Committee Report, including the conditions. Mr. Sharp seconded the motion.

Mr. Rush questioned the development intensity -- would there be large clusters of development. Mr. Costello advised that it is single-family detached housing, not condominiums. Mr. Berling agreed.

There being no further questions, Chairman Viox asked for a vote on the motion made by Mr. Kirby and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

#5

TO: Boone County Planning Commission

FROM: Fred Burch, Chairman

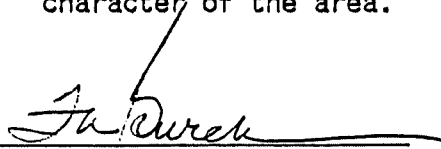
DATE: April 18, 1990

RE: Request of James R. Rice, Jr. (owner) for a Zoning Map Amendment on a 3.34 acre site located on the north side of KY 14 and east of I-71, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Commercial Services (C-3) in order to allow an auto body shop.

REMARKS:

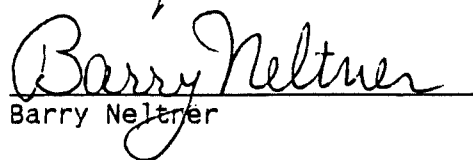
We, the Committee, recommend denial of the requested Zoning Map Amendment based on the following findings of fact:

1. The proposed amendment is not in agreement with the 1986 Boone County Comprehensive Plan, which indicates the future use of the subject property to be Low Density Residential. The Land Use Element of the Plan also explains that "low density residential development has been the only real growth in this section during the past five years" (p. L-16). With the construction of the Verona Commons Subdivision, the Committee believes that the land use plan for this area is correct and that the trend of residential development with 1-3 dwelling units per acre should continue. The proposed commercial use and zoning are not consistent with such existing and future residential development. Other references to the Comprehensive Plan are made in the Staff Report.
2. The applicant has failed to demonstrate that the existing zoning classification is inappropriate and that the proposed zoning classification is appropriate.
3. There have been no major changes of an economic, physical or social nature not anticipated in the Comprehensive Plan that substantially alter the character of the area.

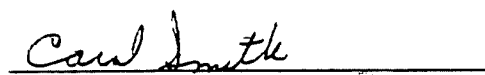


Fred Burch, Chairman

Rector Jones

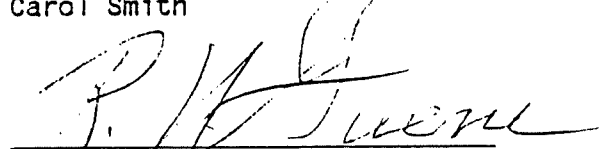


Barry Neltner



Carol Smith

Larry Barnett



R.N. Greene

FB:kat

Boone County Recorder
06-27-90

Ord # 920.207
James Rice Request

R-14-90

Incorrect -
June 19, 1990 →

**LEGAL NOTICE
ORDINANCE NO. 920.207**

The Boone County Fiscal Court at its meeting held Tuesday, July 10th, 1990 at 10:00 A.M., third floor courtroom, Administration Building, Burlington, Kentucky, gave Second Reading and adopted the following ordinance.

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 JAMES R. RICE, JR. (OWNER), SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ESTATE (A-2) TO COMMERCIAL SERVICES (C-3) FOR A 3.34 ACRE PARCEL GENERALLY LOCATED ON THE NORTH SIDE OF KY 14 AND EAST OF I-71, BOONE COUNTY, KENTUCKY.

I hereby certify that the above summary of said Ordinance has been written in such a manner as to inform the public of the context of same. A copy of said Ordinance is on file in the office of the County Judge/Executive and may be reviewed between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, at the Administration Building, second floor, Burlington, Kentucky.

ATTEST:

CAROLYN A. RUDICILL
FISCAL COURT CLERK
P.O. #FC 33296

BRUCE FERGUSON
COUNTY JUDGE/EXECUTIVE

LARRY CRIGLER
COUNTY ATTORNEY

ORDINANCE 920.207

*1st City
app'd
2nd City
06-12-90
app'd*

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 JAMES R. RICE, JR. (OWNER), SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ESTATE (A-2) TO COMMERCIAL SERVICES (C-3) FOR A 3.34 ACRE PARCEL GENERALLY LOCATED ON THE NORTH SIDE OF KY 14 AND EAST OF I-71, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Fiscal Court received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Agriculture Estates (A-2) to Commercial Services (C-3) for a 3.34 acre parcel generally located on the north side of KY 14 and east of I-71, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial type hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, this Zoning Map Amendment being a zone change from Agricultural Estate (A-2) to Commercial Services (C-3) for a 3.34 acre parcel generally located on the north side of KY 14 and east of I-71, Boone County, Kentucky. The real estate which is the subject of the Zoning Map Amendment is more particularly described in DEED BOOK 359, PAGE 81, GROUP 2075 & 2085 (as supplied by the applicant) in the Boone County Clerk's office.

SECTION II

That as a basis for recommendation of approval of the Zoning Map Amendment by the Boone County Fiscal Court is the following finding of fact and with the conditions as agreed to by the applicant are as follows:

FINDING OF FACT

The existing zoning classification of Agricultural Estate (A-2) is inappropriate and the proposed zoning classification of Commercial Services (C-3) is appropriate given the proximity of the site to I-71. The proposed zoning classification is

compatible with the adjacent parcels already zoned Commercial Services (C-3).

CONDITIONS

First, the proposed tract is moved further to the west from the Waller tract and the applicant agrees to relocate the building further to the west of the Waller tract and immediately adjacent to the existing C-3 zoning.

Second, a 50 foot proposed access right-of-way is immediately adjacent to the proposed body shop running from an access road to the rear of the property for access for future development.

Third, the Planning Staff recommended screening and/or buffering at the site in order to visually make the site more pleasant. The applicant agrees to reasonable screening and buffering by way of earthen mounds and/or plantings as may be recommended by the Planing Staff on site plan review.

Also, the applicant will locate the building on the site in any way recommended by the zoning staff to maximize a pleasant visual presentation to Kentucky 14.

Fourth, the applicant is willing to relocate the entrance to KY Rt. 14 generally in conformance as shown on Exhibit 1, although approval has been given by the Kentucky Department of Highways for the location of an entrance as shown on the original site plan submitted to the Planning Commission.

Fifth, access management along a frontage road to be constructed as the property is developed will provide an access availability to the Waller property as suggested by the planning staff.

SECTION III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced, seconded and given First Reading on the _____ day of _____, 19____.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the _____ day of _____, 19____, and on the same

Ordinance 920.207

occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the County Fiscal Court Clerk and declared to be in full force and effect.

BRUCE FERGUSON
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST

CAROLYN A. RUDICILL
FISCAL COURT CLERK

SUBMITTED BY:

LARRY CRIGLER
BOONE COUNTY ATTORNEY

DATE PUBLISHED

CONDITIONS TO RICE PROPERTY
ZONE CHANGE REQUEST

1. The proposed tract is moved further to the west from the Waller tract and the applicant agrees to relocate the building further to the west of the Waller tract and immediately adjacent to the existing C-3 zoning.
2. A 50 foot proposed access right-of-way is immediately adjacent to the proposed body shop running from an access road to the rear of the property for access for future development.
3. The Planning Staff recommended screening and/or buffering at the site in order to visually make the site more pleasant. The applicant agrees to reasonable screening and buffering by way of earthen mounds and/or plantings as may be recommended by the Planning Staff on site plan review.

Also, the applicant will locate the building on the site in any way recommended by the zoning staff to maximize a pleasant visual presentation to Kentucky 14.

4. The applicant is willing to relocate the entrance to KY Rt. 14 generally in conformance as shown on Exhibit 1, although approval has been given by the Kentucky Department of Highways for the location of an entrance as shown on the original site plan submitted to the Planning Commission.
5. Access management along a frontage road to be constructed as the property is developed will provide an access availability to the Waller property as suggested by the planning staff.

I, James R. Rice Jr., agree to the above stated terms as conditions to Ordinance 920.207 on this 14 day of June, 1990.

Signed:

James R. Rice Jr.
Applicant

Attest:

Rita N. Smiley