

REQUEST OF STEVE IRELAND AND BEN WRIGHT FOR A ZONING
MAP AMENDMENT FROM SUBURBAN RESIDENTIAL TWO (SR-2)
TO COMMERCIAL SERVICES (C-3)

This request is for a Zoning Map Amendment for two parcels located on the south side of Burlington Pike at Ridge Road. Parcel One (2.45 acres) is located at the southeast corner of Burlington Pike and Ridge Road. Parcel Two (0.85 acres) is located at the southwest corner. The present use of Parcel One is a single-family residence, and the proposed use is a heating and air conditioning business and general office space. The present use of Parcel Two is a nursery and landscaping business, which is proposed to continue. The request is to rezone both of these parcels from SR-2 to C-3. The commercial nursery use on Parcel Two was granted a Change in Nonconforming Use by the Boone County Board of Adjustment, November 28, 1983. The Board's records indicate that this parcel was previously used for a dentist's office.

SURROUNDING LAND USES AND ZONING

North of the subject site, across Burlington Pike, is an automobile dealership (Honda) in a C-3 zone, a single-family residence in a Suburban Residential One (SR-1) zone, a convenience store in a Commercial One (C-1) zone, and pasture in an Urban Residential One (UR-1) zone. East of Parcel One are three single-family residences in a SR-1 zone. East of these residences is the Florence City Limit: east of the City limits are two single-family residences in a Commercial Two (C-2) zone, and the Toyota Motor Distributors site (zoned C-3).

South of the subject site, in the SR-2 zone, are several single-family residences which front onto Ridge Road. West of Parcel Two is a residence in the SR-2 zone, a doctor's office and retail sales of swimming pool equipment, both in a C-2 zone, a single-family residence in a SR-2 zone, and a planned future automobile dealership (the Cronin site) in a C-3 zone.

PUBLIC FACILITIES

There is a 12 inch water main that cuts across the front of both parcels, parallel to Burlington Pike. A fire hydrant is located at the front of Parcel One. There is an existing sanitary sewer manhole located on the south property line of Parcel Two.

Ridge Road aligns with Greenview Drive to the north, forming an intersection with Burlington Pike (KY Highway 18). At the present time, both parcels have access from Burlington Pike, and Parcel Two has an access point onto Ridge Road.

EXISTING FEATURES OF THE SITE

Soils on the site are Rossmoyne silt loam (0-6% and 6-12% slopes), which provide only moderate limitations to urban

development, although they do have severe limitations for sewage septic systems and are highly erodible if not properly managed. Both parcels are relatively level. Parcel One drains toward the southeast, while Parcel Two drains toward the west.

Parcel One is presently used for a single-family residence. Parcel Two contains a commercial nursery and landscaping retail sales business. The existing residence on Parcel Two is also used for the business office. The rear portion of the lot contains a garage and four portable greenhouses, each measuring approximately 16 x 100 feet. Various trees, shrubs, and landscaping equipment are stored outside on the site. The front of the site has parking space for approximately eight cars.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

This Zoning Map Amendment must be reviewed on the basis of its relationship to the 1986 Boone County Comprehensive Plan. The general area of the request is referred to in a number of ways:

1986 Future Land Use Map

Borderline Medium Density Residential/Commercial.

1986 Goals and Objectives (Page G-3)

Goal:

To provide appropriate locations for industries or businesses compatible with others located in the county.

Objectives:

Compact, efficient development patterns shall be encouraged for commercial and industrial development by maintaining buffer space between uses.

Commercial

1. Commercial uses shall be developed at strategic locations relative to their trade areas with direct access and ample parking space.
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.
3. The mixing of commercial and non-commercial uses shall occur only in planned developments and replanned older areas where consideration can be given to minimizing harmful environmental influences.

Business Activity Element (Page B-14)

"Many problems with the location and arrangement of commercial enterprises have emerged, however, especially along KY 18 and Route 42. Along KY 18 and the I-75/Mall Rd./Houston Rd. area, there are many traffic problems that can be worsened by adding commercial access points."

Land Use Element (Page L-15)

"The Mall Road area will continue to grow as a regional shopping area and its spill over onto US 42, KY 18, and Houston Road will be evident, thus, needs to be substantially controlled. Commercial growth on KY 18 will be primarily interchange related."

Public Facilities Element (Page PF-11)

"The extension of the Florence sewerage system west along Burlington Pike commits the area to intensive development in the very near future."

In summary, the 1986 Boone County Comprehensive Plan emphasizes the need for careful development of property along KY 18, primarily for traffic reasons. This is especially important near existing intersections such as Ridge Road and KY 18 where additional access points and turning movements can complicate existing problems or create new ones if not carefully constructed. The Plan also generally calls for compact, efficient commercial development patterns by providing buffer space between different uses.

CONCEPT DEVELOPMENT PLAN

The Concept Development Plan for Parcel One (2.45 acres) indicates a 22,000 square foot building to be used for a heating and cooling business. Approximately 10,000 square feet of the building will be used for warehouse space, and 12,000 square feet for a two-story office facility.

The plan indicates three access points for Parcel One: the proposed access point to KY 18 is located 219 feet east of Ridge Road, and the first access point to Ridge Road is approximately 160 feet from KY 18. The proposed Concept Plan also indicates parking for approximately 45 cars on the site, and a truck loading dock area located on the south side of the proposed building. This loading area is proposed to have an access point from Ridge Road. (See Concept Plan). The Concept Plan also indicates a row of evergreen trees, four feet in height and planted at 10 foot intervals, is proposed along the south and east perimeters of the site.

The Plan for Parcel Two indicates the site "as is". The applicant has indicated that no changes to the site are proposed

at this time. However, the applicant has indicated a desire to modify an existing free-standing sign on the site.

SPECIAL CONCERNS

The potential increase of traffic flow to and from both parcels could have a significant impact on traffic safety along this portion of KY 18. There presently exist 16 access points to KY 18 along the 1,500 foot section of roadway between Boone Aire Road and Ridge Road, and 14 access points along the 1,600 foot section of roadway between Ridge Road and Hopeful road.

As these sections of KY 18 develop into commercial uses, these access points should be encouraged to consolidate into a system of frontage roads and/or interconnecting parking lots. The Commission has encouraged this type of arrangement through its recent review of the Cronin and Toyota zone changes. Staff recommends that the same concept be encouraged for the present request.

Another important concern is buffering the proposed use of Parcel One from the adjacent residential uses. While the Comprehensive Plan calls for limited commercial development frontage KY 18, commercial development is not encouraged for existing or planned residential areas laying back off the major thoroughfare. The 1986 Boone County Zoning Regulations would require a minimum 25 foot landscaped buffer area where the proposed C-3 zone abuts the SR-1 and SR-2 zones.

A similar landscaped buffer area at the perimeter of Parcel Two would be necessary only if a significant change in arrangement, intensity, or use of this parcel were to occur in the future.

Because Ridge Road may eventually serve as an access point to a future frontage road system along KY 18, future improvements to the Ridge Road-KY 18 intersection may be necessary. These improvements may include, but not necessarily be limited to, a traffic light, larger turning radii for Ridge Road, a storage lane for left-hand turns from KY 18, and a possible left turn lane on Ridge Road. In addition, access points to Ridge Road should be located a sufficient distance from the intersection to provide adequate vehicle storage.

Because of the high percentage of impervious surface that may result from the development of Parcel One, storm water runoff from the site should be carefully managed so as to avoid effecting neighboring and downstream properties.

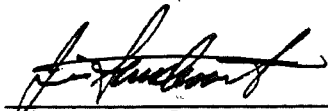
This site is located in an area of high visibility along a major thoroughfare which links the County's largest city with the County Seat. This site, and the surrounding Florence-Burlington Corridor, is a sensitive area in terms of what its visual impact implies about Boone County and the City of Florence. Staff

believes that factors which create a site's visual effect, such as landscaping, lighting, and signage, are important concerns regarding this proposed developments impact on the overall character of the corridor.

CONCLUSION

In conclusion, the major issues concerning this Zoning Map Amendment request are its relationship to the Boone County Comprehensive Plan, the potential impact of the proposed land use on traffic flow on KY 18, adequate buffering of the site from adjoining residential zones, storm water runoff, and the potential visual impact of the site from KY 18.

Should the Planning Commission and Boone County Fiscal Court approve this request, the 1986 Comprehensive Plan Land Use Map and text need not be amended.



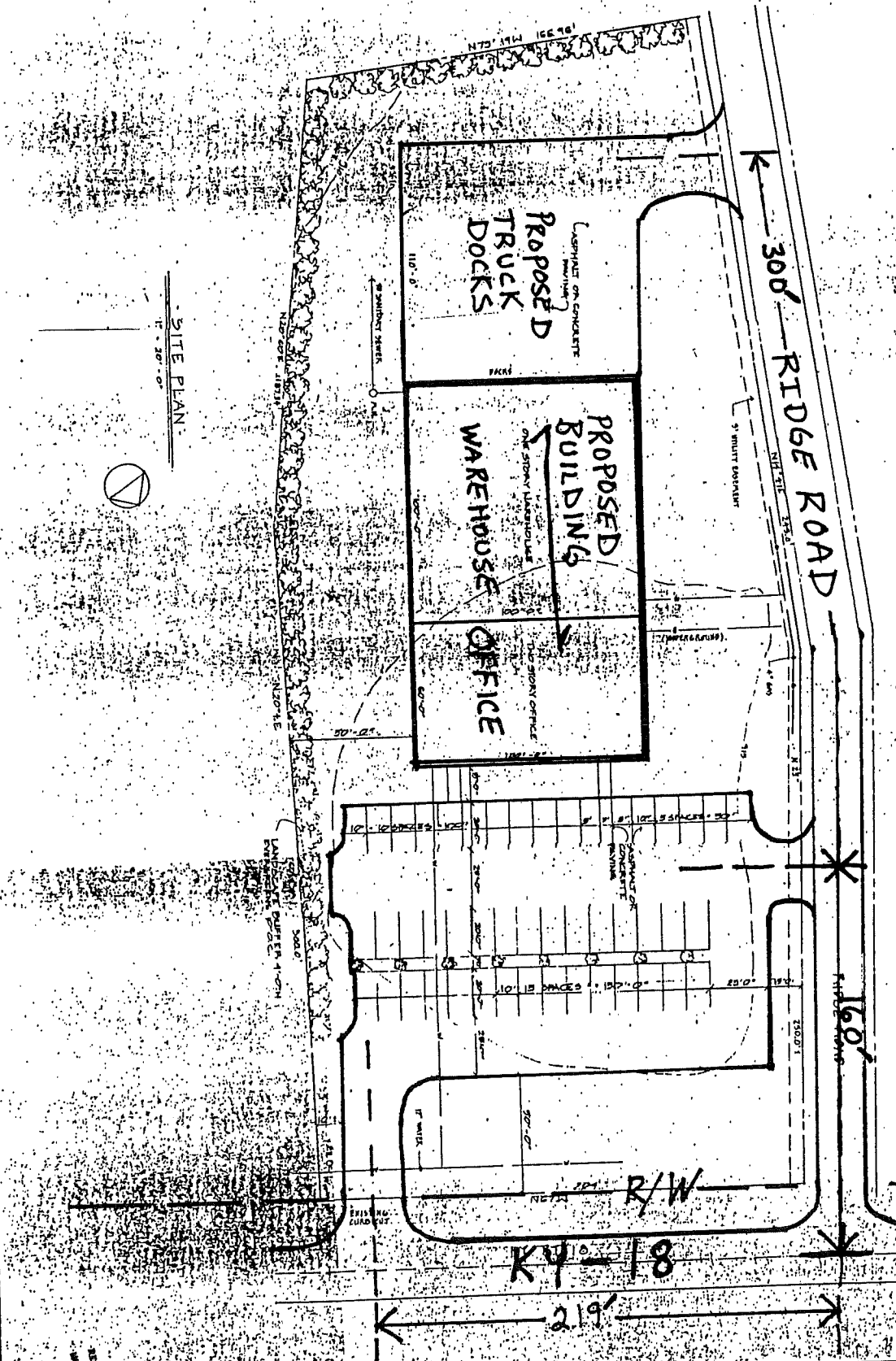
Jim Sturdevant,
Plans Examiner/Planner

JS:mcb

STEVE IKELAND

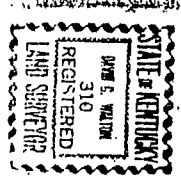
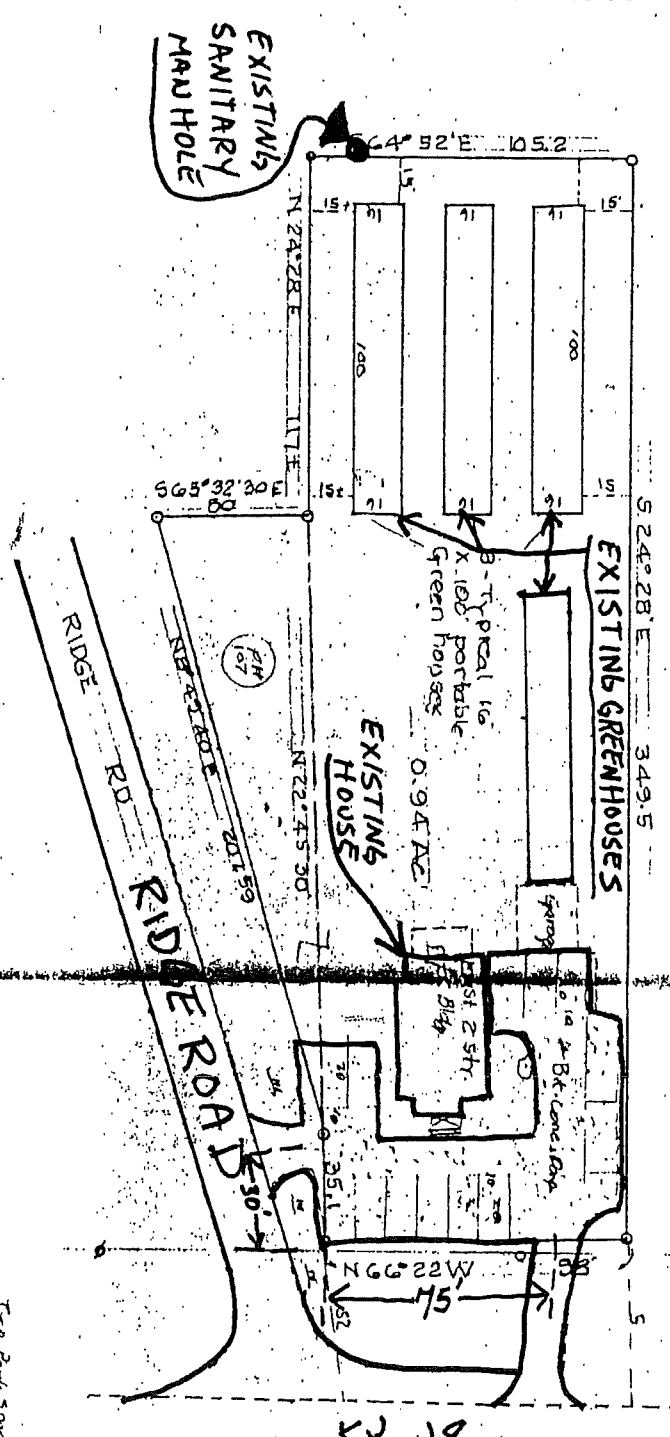
PROPOSED CONCEPT
DEVELOPMENT PLAN

3/25/87
(PARCEL I)

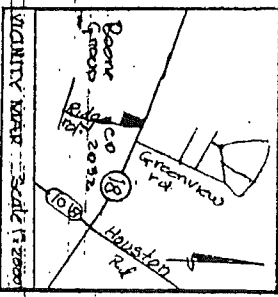
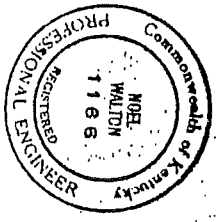


ZONE CHANGE / CONCEPT DEVELOPMENT PLAN RT. KY 18 & RIDGE ROAD, DEARIE LAUREL, KENTUCKY		NO. REVISION DATE	D. BRIGHAM ROBERTS ARCHITECT & ASSOC. INC. 3126 Dixie Hwy. - Erlanger, Kentucky 606-941-4000
DRAWN BY DATE MARCH 10, 1987			R. 410-16

BEN WRIGHT
 3/25/87
 CONCEPT DEVELOPMENT PLAN
 AND EXISTING
 SITE FEATURES
 (PARCEL ID)



Plot plan portable greenhouses for Right
 Way Nursery - Ben Wright Hopeful Rd.
 DATE: 12-6-83
 Loc. Green House of rd Florence Ky
 Walton & Walton - Civil Engineers - Surveyors
 Evansville, KY 40005 Phone 566-6017



**NOTICE
PUBLIC
HEARING**

Notice is hereby given that the Boone County Planning Commission will hold a Public Hearing regarding a Zoning Map Amendment request by Steve Ireland and Ben Wright for certain real estate owned by Steve Ireland (owner by option) and Brenton C. and Christine R. Bevins (Lessors). The map amendment request is for a change from the present zoning district of Suburban Residential Two (SR-2) to Commercial/Service (C-3). The Public Hearing is to be held the 25th day of March 1987, at 8:00 p.m., prevailing time, in the third floor auditorium of the Boone County Administration Building, Burlington, Kentucky.

The real estate for which the Zoning Map Amendment is requested is more particularly described as follows:

~~PART A~~
981 Burlington Pike, Florence, Kentucky Lot "E" in the re-subdivision of Lot One (1) of Whaley's Baby Farm Subdivision as recorded in Plat Book Number 9 at page 39, Group 365 in the Office of the Boone County Clerk at Burlington, Kentucky; the original plat of said Whaley's Baby Farm Subdivision being recorded in Plat Book Number 2 at page 53 of the above mentioned Records.

Lots "B", "C" and "D" in the re-subdivision of Lot 1 of Whaley's Baby Farm Subdivision as recorded in Plat Book No. 9 at page 39, group 365 in the office of the Boone County Clerk at Burlington, Kentucky, the original plat of said Whaley's Baby Farm Subdivision being

recorded in Plat Book No. 2 at page 53 of the above mentioned records.

Subject to conveyance of part of rear of lot (see plat).

Subject to easements, rights of way, and conveyance to Kentucky Department Highways.

PART B

GROUP 2032 Tract 1

Situate in the City of Florence, County of Boone and Commonwealth of Kentucky, and being more particularly described as follows:

Being slightly irregular 105 feet by 352 feet plus lying on the southeasterly line of Burlington Pike (KY 18), 75 feet West of Ridge Road adjoining the Westerly line of Lots No. 2 and No. 3 of the Whaley's Baby Farm Subdivision, as shown on Plat No. 2, page 53 and recorded in Boone County Clerk's office at Burlington, Kentucky, containing 0.85 acres (151 Burlington Pike).

The above lot as surveyed runs to a well-marked and long-recognized physical boundary and is described as beginning at a common point in the line of the properties of the grantors and Kenneth Thomas, 30 feet South of the centerline of Ky. Route 18; thence in an easterly direction, 105 feet to a point in the East line of the properties of said grantors and being the common line of the said grantors and Robert Morris, 30 feet South of the centerline of KY Route 18.

Being the same property conveyed to J. Curtis Bevins and Hildegard S. Bevins, husband and wife by deed dated 1978, and recorded in Deed Book 244, Page 156 of the Boone County Clerk's records at Burlington, Kentucky.

Tract 2

Beginning at a point in the

existing west right of way line of Ridge Road, said point being 37 feet right of centerline Station 3+15; thence with said right of way line N 67°00'W, 50.00 feet to a point in said right of way line, said point being 315 feet right of Station 214+68 centerline Ky 18; thence along said right of way line N 21°18' E, 200.00 feet to a point in said right of way line, said point being 117 feet right of Station 214+63; thence with the proposed west right of way line of Ridge Road S 72°2' W, 207.59 feet to the point of beginning.

The above described parcel contains 5,000 square feet, more or less. Being the same property conveyed to Brenton C. Bevins and Christine R. Bevins, husband and wife, by deed dated May 25, 1978, and recorded in Deed Book 248, Page 100, of the Boone County Clerk's records at Burlington, Kentucky.

This legal description given above has been supplied by the applicant for this application and represents a part of or the complete tract as recorded in DEED BOOKS 189, 190, 244, 248 PAGES 422, 535, 244, 100 respectively, of the Boone County Clerk's office.

This Public Hearing is to serve as a due process, trial type hearing where all persons may be heard regarding this map amendment.

The Boone County Comprehensive Plan, including its Land Use Plan Map, will be reviewed to determine whether the map amendment, if approved, would be consistent with the Comprehensive Plan. If such a map amendment would be inconsistent with the Comprehensive Plan, then any changes to the Comprehensive Plan to make it consistent with the requested map amendment, if approved, will be reviewed.

All interested persons are encouraged to attend and be heard.

Pub: March 12, 1987

BCRIT

Mr. Paul Kroger, Chairman, opened the Public Hearing for the second item on the agenda:

2. Applicant: Mr. Ben Wright and Mr. Steve Ireland (owners by option).
Request: Zoning Map Amendment

This was a Public Hearing on an application submitted by Mr. Ben Wright and Mr. Steve Ireland (owners by option). It is a request for a Zoning Map Amendment changing a 3.30-acre site (2 parcels) located on the south side of Burlington Pike at Ridge Road, from Suburban Residential Two (SR-2) to Commercial Services (C-3).

At the request of the Chairman, this Public Hearing was conducted by Mr. Bill Viox.

Staff member, Jim Sturdevant, summarized the Staff's findings regarding this request. The proposed use for Parcel One is a heating/air-conditioning business and general office space. The proposed use for Parcel Two is the continuation of a nursery and landscaping business. Mr. Sturdevant presented slides indicating surrounding land uses to be both Residential and Commercial. He noted the access into the site and stated that utilities are available.

At this time, Mr. Viox asked the applicant for his comments.

Mr. Steve Ireland stated that he operates Steve's Heating and Cooling Company and they have outgrown their present facilities. They plan to build a 22,000 sq. ft. building to be used for office space and storage. There will be five or six other tenants in the building. He stated that an existing residence on the site will be torn down. He noted the access into the site and stated that utilities are available. Mr. Ireland stated that Parcel Two will remain unchanged and their request is to allow Mr. Wright to erect a different type of sign.

Mr. Viox asked if there was anyone present who wished to speak in behalf of the application. There was no audience support expressed.

Mr. Viox asked if there was any opposition to the application or anyone having questions.

Mr. Harold Grawel, 1019 Maple Avenue, stated that he is opposed to the zone change for Parcel One due to the traffic. He is in favor of the proposed change for Parcel Two. Mr. Grawel stated that neighbors who had been present for the last Public Hearing had left because they thought the hearing was over. He asked the Chairman to specify that only a portion of the Public Hearings are over at a time.

Mr. Chuck Reed, 29 Ridge Road, noted his agreement with Mr. Grawel's comments and stated that this was a multi-purpose building which would create traffic congestion.

There being no further comments from the floor, Mr. Viox asked the Commission members for their questions or comments.

Mr. Barry Neltner stated that there appeared to be a large amount of parking spaces provided and asked the applicant if this would be a warehouse-type of operation.

Mr. Ireland stated that they are looking for retail stores as tenants. He stated that a delivery truck makes daily deliveries, and additional truck traffic would be no more than once a week. In response to a question from Mr. McMillan, Mr. Ireland stated that there will be no outside storage.

Mr. Viox asked the Staff for additional comments at this time.

Mr. Jim Sturdevant stated that the 1986 Future Land Use Map of the Boone County Comprehensive Plan recommends this area for Borderline Medium Density Residential/Commercial use. The Comprehensive Plan emphasizes the need for careful development of property along KY 18, primarily for traffic reasons. He noted concerns regarding adequate buffering of the site, storm water runoff, and the visual impact of the site from KY 18.

Mr. Harold Grawel stated that he is a Trustee of the Greenview Baptist Church. The church operates a nursery school and is concerned with the traffic. He asked if there would be a traffic light at the site.

Staff advised Mr. Grawel that the Staff would recommend a traffic light, but noted that this is a state road.

In response to a question from the Chairman, Mr. Ireland stated that Mr. Bevins has title to the property. Mr. Ireland is the owner by option of Parcel One and Mr. Wright is the owner by option of Parcel Two. In order to meet the three-acre minimum requirement of the C-3 Zone, they combined their requests.

The Chairman stated that action will be taken on this request at the Boone County Planning Commission meeting on April 1, 1987 at 8 P.M..

There being no further questions or comments, the Chairman closed this Public Hearing.

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

April 15, 1987

8:00 P.M.

Mr. Paul Kroger, Chairman, called the meeting to order.

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett
Mr. Fred Burch
Mr. Lawrence Collins
Mr. Donald Davis
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Rector Jones
Mr. Paul Kroger, Chairman
Mr. Don McMillian
Mr. Barry Neltner
Mrs. Carol Smith
Mr. William Viox

COMMISSION MEMBERS NOT PRESENT:

Mr. Michael Hemmer
Mr. David Martin, Vice Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

The Chairman noted that each member had received a copy of the Minutes of the Meeting of April 1, 1987 and asked if there were any comments or corrections. There were three corrections to Page 12 - i.e., Paragraph 1, Line 1 - delete "Mr. Davis" and insert "Mr. Neltner"; Paragraph 2, Line 1 - delete "Mr. Neltner" and insert "Mr. Davis"; Paragraph 10, Line 3 - delete "Mr. Martin" and insert "Mr. McMillian".

Mr. McMillian moved, seconded by Mr. Davis, that the Minutes be approved as corrected. The motion carried unanimously.

CORRESPONDENCE:

The Chairman noted receipt of correspondence from The Northern Kentucky Area Development District, which will be on file at the Staff Office.

3. Zoning Map Amendment

A request of Ben Wright and Steve Ireland (owners by option) for a Zoning Map Amendment for a 3.30-acre site located on both sides of Ridge Road and South of KY 18. The two parcels are currently zoned Suburban Residential Two (SR-2) and the request is to rezone both parcels Commercial Services (C-3). The intended uses are a retail garden supply outlet store and a plumbing and heating business.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval, subject to conditions, based on the findings of fact. (see Committee Report).

The Chairman asked the applicant if he had any comments.

Mr. Ireland asked several questions of the Staff regarding a possible future frontage road along KY 18. Following discussion, Mr. Ireland stated that he was in agreement with the Committee Report.

Mr. Chuck Reed stated that he had a petition signed by residents of Ridge Road and Maple Avenue indicating their opposition to the proposed zone change. The petition indicated concerns regarding increased traffic and the lack of control over the 10,000 square feet of space that does not have a designated use at this time.

Mr. Jones asked the applicant what other businesses would occupy the remainder of the space.

Mr. Ireland indicated that he does not have commitments from other businesses at this time.

Chairman Kroger commented on the Committee Report and noted the Permitted Uses of the site. He stated that in the future, Ridge Road could become a throughway for traffic to other developments in the area. He also noted his concerns regarding the traffic flow in the area.

Mr. Blaine, a resident of Ridge Road, noted the location of two hardware stores in the area and stated that another facility of this type is not needed.

There being no further comments from the audience, the Chairman asked the Commission members for their remarks.

Mr. DeLong moved that the application be approved based on the findings of fact, and subject to the conditions indicated, in the Committee and Staff Reports -- and that the Boone County Fiscal Court be notified by resolution of this motion. Mr. Fred Burch seconded the motion.

The Chairman asked for a roll call vote on the motion which found Mr. Barnett, Mr. Burch, Mr. Collins, Mr. Davis, Mr. DeLong, Mr. Neltner, and Mr. Viox in favor. Mr. Greene, Mr. Jones, Chairman Kroger, Mr. McMillian, and Mrs. Smith were opposed. The motion carried by a vote of 7 to 5.

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Donald Davis, Chairman

DATE: April 15, 1987

RE: Request of Ben Wright and Steve Ireland (owners by option) for a Zoning Map Amendment for a 3.30 acre site located on both sides of Ridge Road and south of KY 18. The two parcels are currently zoned Suburban Residential Two (SR-2) and the request is to rezone both parcels Commercial Services (C-3). The intended uses are a retail garden supply outlet store and a plumbing and heating business.

REMARKS:

We, the Committee, recommend approval of the Zoning Map Amendment request based upon the following findings of fact and with the following conditions:

Findings of Fact

1. The proposed Zoning Map Amendment is in conformance with the 1986 Boone County Comprehensive Plan, Future Land Use Map, and the Land Use Element, which indicates carefully controlled commercial uses with frontage on KY Hwy. 18 may be appropriate for the vicinity of the subject properties.
2. The sites for the proposed Zoning Map Amendment, if developed appropriately and according to the conditions and changes to the Concept Development Plan as recommended by the Committee, will be in conformance with the Goals and Objectives and Business Activity Elements of the 1986 Boone County Comprehensive Plan. Further reference to the Comprehensive Plan is in the Staff Report.

Conditions

1. The applicant for the 2.45 acre parcel shall agree to submit a detailed landscaping and screening plan as part of the Site Plan Review for the project, as the Committee is not recommending approval of the landscaped buffer details shown on the Concept Development Plan. These landscaping and screening details shall include, but not necessarily be limited to, the following:
 - a) The required 25 foot wide landscaped buffer area to be planted and maintained along the south property line and a portion of the west property line of the 2.45 acre parcel shall be extra heavily landscaped with both deciduous and

evergreen vegetation for the purpose of providing extra protection for the existing single-family residence adjacent to the site. The buffer area on the east side of this parcel need not be as heavily landscaped, at this time, as the south and west areas.

- b) Landscaping to enhance the visual appearance of the 2.45 acre parcel be provided between the proposed parking area and KY Hwy 18.
2. That both applicants agree to cooperate with the Planning Commission, and adjoining property owners to the east and west of the site, in order to provide appropriate access management improvements, which may include the beginning of a frontage road along KY 18. Also, the applicants agree to possibly close the access point(s) to KY 18 in the event that an alternative access from KY 18 to the site is provided by a future frontage road. This should occur especially if safety problems or traffic conflicts become apparent at the planned access points.
 3. That the applicant for the 2.45 acre parcel agree to eliminate the second proposed access point onto Ridge Road and provide for access to the proposed loading area either through the access point from KY Hwy. 18 or the future frontage road system.
 4. If any change in use, or expansion of the existing use, on the 0.85 acre parcel occurs, Site Plan REview shall be required to bring all design aspects of the site into conformance with the zoning regulations.
 5. That both applicants agree to limit the use of the site(s) to the following principally permitted uses in the Commercial Services (C-3) zone:
 - Sales of lumber, building materials, heating and plumbing equipment, electrical supplies, hardware;
 - Major furniture, floor coverings, household appliances and home furnishing outlets;
 - Eating establishments excluding alcoholic beverages and fast food franchises;
 - Farm and garden supply outlets excluding equipment and vehicles;
 - Grocery stores and supermarkets;
 - Convenience stores;
 - Banking services (including drive-thru facilities), savings and loan associations, credit unions and other credit services;

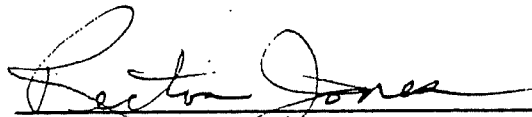
- Postal services;
- Florists including greenhouses;
- General dry goods and merchandise stores;
- Department stores, mail order houses, direct retail selling organizations of general merchandise;
- Household appliances, china, glassware and metal ware;
- Medical and dental laboratory services.

6. That the applicant for the 2.45 acre parcel, as he has voluntarily committed to do, submit architectural drawings of the proposed commercial and storage building for review with the Site Plan, and that, as the applicant has indicated, this building will be constructed with masonry, glass, or other materials to appropriately enhance the appearance of the development.

7. That no outside storage of goods or materials, except those associated with the existing nursery business, be permitted on the site(s).



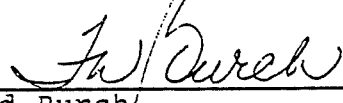
 Donald Davis, Chairman




 Rector Jones



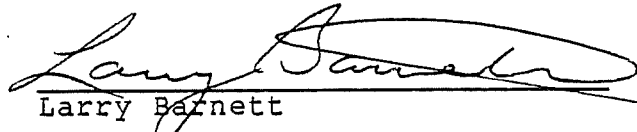
 Melvin Delong



 Fred Burch



 William Viox



 Larry Barnett

1-25-16

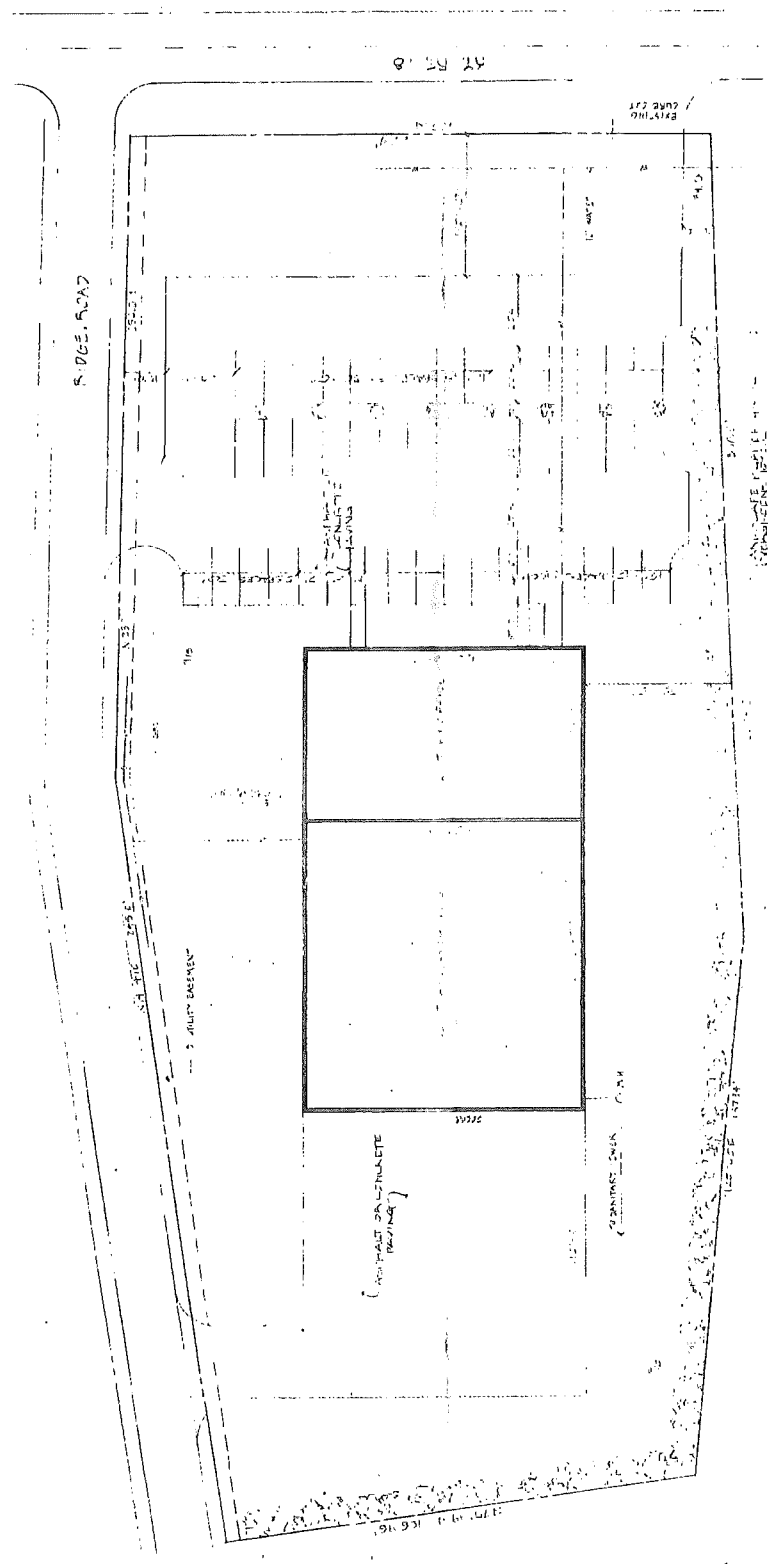
RECEIVED
MAY 10 2016

STATE OF KENTUCKY
COUNTY OF BOONE
ZONING CHANGELINE / CONCEPT DEVELOPMENT PLAN
AT RT. 10 & RIVER ROAD, BOONE COUNTY, KENTUCKY

no.	revision	date

drawn by: [blank]
date: MARCH 16, 1987

D. BRIGHAM ROBERTS
ARCHITECT & ASSOC. INC.
3126 Dixie Hwy. • Erlanger, Kentucky
606-341-4000
41018



CONCEPT DEVELOPMENT PLAN

DENIED BY
FISCAL COURT

R-20-87

ORDINANCE 920.117

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT ADOPTING A MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, BEING A ZONE CHANGE FROM SUBURBAN RESIDENTIAL TWO (SR-2) TO COMMERCIAL SERVICES (C-3) FOR PROPERTY LOCATED ON BOTH SIDES OF RIDGE ROAD AND SOUTH OF KY 18, BOONE COUNTY, KENTUCKY, AS RECOMMENDED FOR APPROVAL BY THE BOONE COUNTY PLANNING AND ZONING COMMISSION VIA RESOLUTION NO. (R-20-87).

WHEREAS, the Boone County Planning Commission received a request for approval and adoption for a map amendment for a zone change from Suburban Residential Two (SR-2) to Commercial Services (C-3) for property located on both sides of Ridge Road and south of KY 18, Boone County, Kentucky, which is more particularly described below, and

WHEREAS, the Boone County Planning Commission has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval of the zone change request.

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

SECTION I

That the zone change for the real estate which is more particularly described below shall be and is hereby recommended for approval and adoption this map amendment being a zone change from Suburban Residential Two (SR-2) to Commercial Services (C-3) for property located on both sides of Ridge Road and south of KY 18, Boone County, Kentucky. The real estate which is the subject of this zone change recommendation is more particularly described in attached "Exhibit A."

SECTION II

That as a basis for the recommendation of approval of the zone change request is the findings of fact of the Boone County Planning Commission as set forth in its minutes and official records for this change request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit B."

Ordinance #920.117
Page 2.

-2-

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 26th day of May, 1987.

Revised ~~Adopted~~ by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 16th day of June, 1987, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the Boone County Fiscal Court Clerk and declared to be in full force and effect.

Bruce S. Ferguson
County Judge/Executive

ATTEST:

Jerry Rouse
County Clerk

SUBMITTED BY:

Larry Crigler
County Attorney

Date Published

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