

Zone Change Request by James A.
Gallenstein for Property on Ky. 18,
Florence

This is a zone change request for a portion of an existing 2.2718 acre tract located on Burlington Pike, Kentucky 18, Florence. The tract is located on the south side of the road about 200 feet west of its intersection with Utz Drive. The request is to change the current zoning of the rear part of the tract from Suburban Residential One, SR-1, to Commercial Two, C-2. The remaining part of the tract is currently Commercial Two.

Current zoning of tracts to the east and west is currently Commercial Two, C-2, and Suburban Residential One, SR-1. To the south is current Suburban Residential One, SR-1, zoning; and to the north zoning is currently Commercial Two, C-2.

The future land use of the tract according to the Land Use Plan Map of the Boone County Comprehensive Plan is Commercial for property fronting Ky. 18 along the south side of the road. Adjoining to the east, and west, and north also is planned Commercial. While to the south is planned Medium Density Residential. The text has the following related statements concerning Commercial development in this area: "There shall be a hierarchy of commercial uses. Regional commercial uses shall be directed to urban centers with shared transportation access. Community commercial uses shall be centralized in defined market areas, easily accessible to all parts of those market areas. Neighborhood commercial uses shall utilize convenient sites in suitable locations, dispersed throughout local neighborhoods, only to the extent the market requires their existence. (Page 2.2) Several types of commercial development are accounted for in the Comprehensive Plan. They include: regional, serving populations within and beyond Boone County; community, serving populations of from 25,000 to 100,000 within a five to ten mile radius; neighborhood or convenience, serving populations under 25,000 and usually much smaller, within close proximity; transportation or highway-oriented commercial; and business and office development apart from any of the four above categories of commercial activity. (Page 3.6) Neighborhood or convenience oriented commercial districts are much more broadly dispersed throughout the County. These districts should be located close to their consumer population and developed as "planned" districts to avoid "strip" development. Many convenience commercial districts can be integrated into planned residential developments, and should be encouraged in the areas designated for such development in the plan. (Page 3.7)"

There has been no Concept Development Plan, as of the preparation of this report, submitted. The applicant is aware that the zoning regulations require the submittal of one for map amendments for Commercial purposes.

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Provided the City Florence would permit service, both water and sanitary sewage disposal would be permitted for this site.

Access to public roads would only be available to Ky. 18.

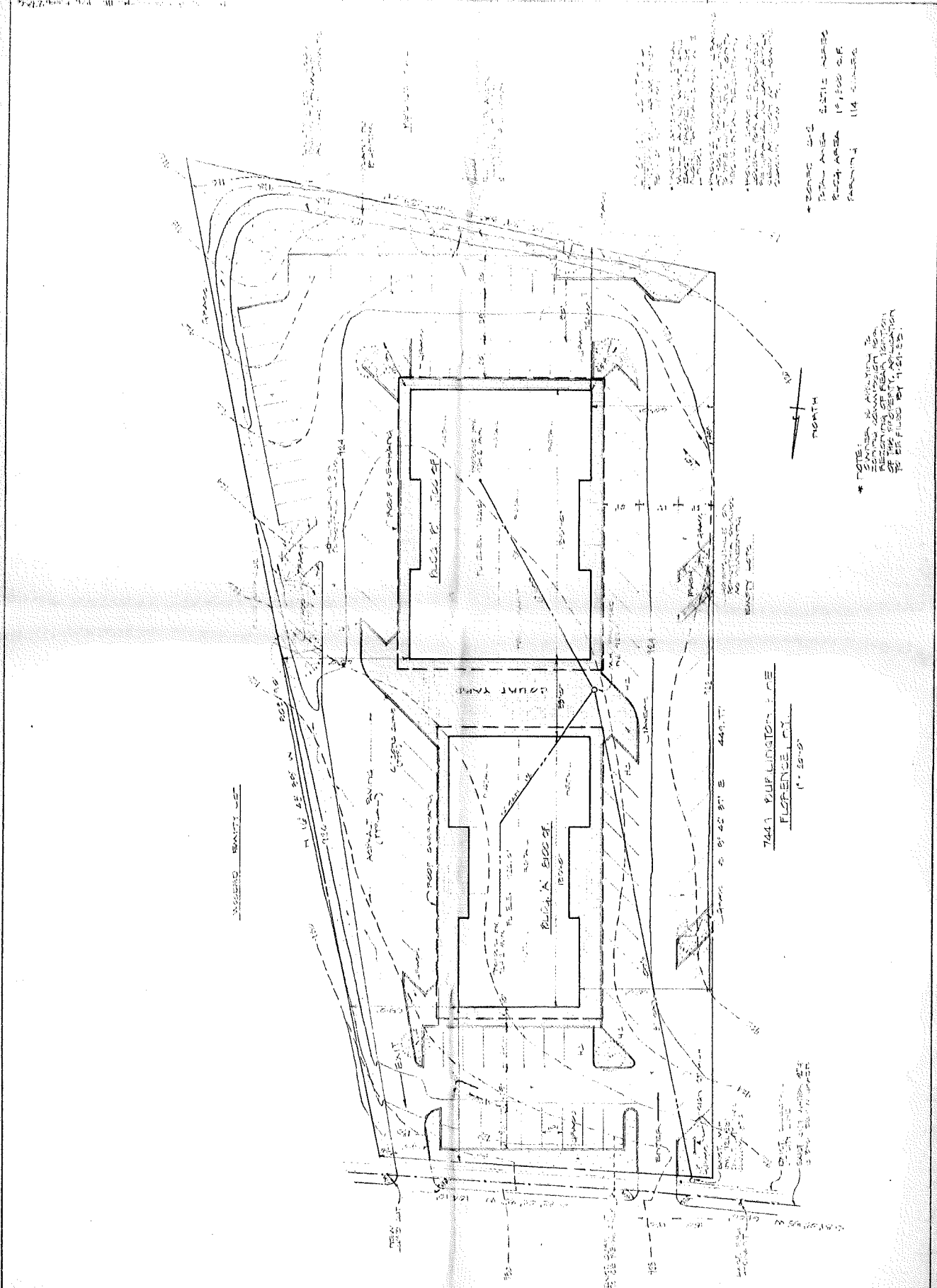
In summary if the Commission would recommend approval and/or the legislative body would approve this request for rezoning, it may not necessarily need to change the text or map of the Comprehensive Plan if the land use of Commercial, as planned, does represent property fronting Kentucky 18 in this area.

Alvin "Chip" Block
Alvin "Chip" Block 10/26/83
Zoning Enforcement Officer

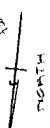
ACB/sr

FINDINGS OF FACT

Conditions of the Planning Commission must be made part of a zone change and the inability of the applicant to be present to respond to the condition makes an agreement impossible.



* NOTE: ALL STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF ST. LOUIS. ALL FOUNDATION TO BE FLORED BY 11-21-50.



744 1/2 W. LINDSTON ST.
 ST. LOUIS, MO.

W. 11th St.

PUBLICATION PIPE