

APPLICATION FOR ZONING ACTION

10: Boone County Planning Commission City of Union Board of Adjustment
 City of Florence Board of Adjustment City of Walton Board of Adjustment
 Boone County Board of Adjustment Zoning Enforcement Officer

FOR: Zoning Text Amendment Zoning Map Amendment
 Comprehensive Plan Change Preliminary Plat Approval
 Improvement Plat Approval Final Plat or Deed Plat
 Conditional Use Permit Site Plan Review
 Concept Development Plan Historic District Overlay
 Preliminary Development Plan Sign Permit or Zoning Permit
 Change of Non-Conforming Use Appeal or Variance
 Design Review Board Hearing and Certificate of Appropriateness

Applicant: Shell Oil Company as attorney in fact Owner
 Agent

Address: 1129 Miamisburg-Centerville Rd.
Dayton, Ohio 45449 Telephone: 513-866-6201

Location: 8104 Highway 42 & I-75 Florence, KY 41042

Name of Owner: STAFAC, INC.

Address of Owner: 1129 Miamisburg-Centerville Rd. Dayton, Ohio 45449

Zone: Urban Residential 2 Area in Acres: 1.5066

Deed Book: 155 Page No.: 367 Group No: _____

Description of Request: Rezoned to permit gas only facility with car wash and convenient store. C-3 Commercial Service

Owner's Signature: Shell Oil Company
Date October 12, 1983 Applicant's Signature: [Signature]

FOR PLANNING COMMISSION USE:
Application date and fee of \$ 250. fee Received: 10/14/83
50 pub.
16. adj.
20. adv.
Referred to: 336.00 For Meeting Date: _____
Action: _____ Date: _____

ZONE CHANGE REQUEST BY SHELL OIL CO.
FOR PROPERTY AT 8104 U.S. 42, FLORENCE

This is a zone change request by Shell Oil Co., attorney in fact, for property owned by STAFAC, Inc. for a 1.5066 acre tract at 8104 U.S. 42, Florence. The request is to change the current zoning of Urban Residential Two, UR-2, to Commercial Services, C-3. The purpose is to permit the gas facility with a future car wash and convenient store.

Adjoining property to the north and west is Urban Residential Two, UR-2. To the south is Commercial Services, C-3. And to the west is current Commercial Two, C-2, recently approved by rezoning by Winslow and Barry Baker.

The Boone County Comprehensive Plan Land Use Map shows a planned future land use of the subject tract and lands to the east and south is Commercial. To the west and north is planned High Density Residential. The Berkshire farm is now planned for Commercial. The text of the Plan states, "(on page 3.7) Highway commercial development is anticipated at most interstate interchanges in Boone County. These include I-75 interchanges at KY 18, U.S. 42, KY 338/U.S. 25, and KY 14-16. On page 4.2 it is stated, Major arterial highways in Boone County include US 25, US 42, and KY 236 (Donaldson Road). The two US highways are the most fully developed transportation routes in the County and are carrying the major local traffic volumes at this time. Limited change is planned for these roads, rather, changes in the minor arterial network will alleviate problems existing on the major roads.

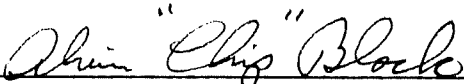
A Concept Development Plan was submitted which shows a redesigned self-serve station with a convenience item store, and a car wash building.

Access to the site will remain as it is currently provided.

Existing land use of adjoining tracts to the east and south is Commercial. To the west is Commercial and Residential. And to the north is undeveloped.

Public utilities for water and sanitary sewage could be available through the City of Florence.

Should this request be recommended for approval or approved by the City of Florence, in our opinion, no necessary changes to the map or text of the Comprehensive Plan would be necessary due to its conformity to the Plan.



Alvin "Chip" Block
Zoning Enforcement Officer

FINDINGS OF FACT

- (1). That a Shell Station has been in operation for approximately 20 years.
- (2). That the current land use patterns and adjoining properties are commercial
- (3). That the only residences in the vicinity is the Rolling Ridge Apartments to the rear,
- (4). Therefore, the Committee finds that the original zoning of UR-2 was inappropriate and recommends the change to C-3.