

APPLICATION FOR ZONING ACTION

TO:  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: Sunrise Federal Savings and Loan Association  Owner  
 Agent  
Address: 1010 Monmouth Street, Newport, Kentucky 41071  
Telephone: 261-1155

Location: 8114 Highway 42, Florence, Kentucky  
Name of Owner: Sunrise Federal Savings & Loan (formerly Life Federal Savings & Loan)  
Address of Owner: 1010 Monmouth Street, Newport, Kentucky 41071  
Zone: U.R. 2 Area in Acres: 1.11  
Deed Book: 207 Page No.: 575 Group No.: 2040

Description of Request: Zone map amendment to C-3 to satisfy contingency in option agreement with Shell Oil Co., the adjacent property owner.

Owner's Signature: [Signature]  
Date: \_\_\_\_\_ Applicant's Signature: [Signature]

FOR PLANNING COMMISSION USE: 250.00  
Application date and fee of \$ 356.00 Received: 5/21/84  
Referred to: \_\_\_\_\_ For Meeting Date: \_\_\_\_\_  
Action: \_\_\_\_\_ Date: \_\_\_\_\_

ZONE CHANGE REQUEST FOR PROPERTY AT  
8114 U.S. HIGHWAY 42, FLORENCE

This is a zoning map amendment request by the property owner Sunrise Federal Savings and Loan Association for a 1.11 acre tract located between Shell Oil Corporation and Rolling Ridge Apartments at 8114 U.S. Highway 42, Florence. The request is to change the current Urban Residential Two, UR-2 zone to Commercial Services, C-3. The stated intention of this request is to satisfy a "contingency agreement with Shell Oil for buying the land."

The current zoning of adjoining and nearby property to the north is Commercial Two, C-2 (on the Berkshire Farm nearby) and Urban Residential Two, UR-2 (the Rolling Ridge Apartments). To the east is adjoining Commercial Services, C-3 zoning. To the south, across U.S. 42, is current Commercial Services, C-3 and Office Two, O-2 zoning. To the west is current Urban Residential Two, UR-2.

The current land use of the subject tract is Commercial (savings and loan offices). To the north and west is multi-family residential. To the east is Commercial. And to the south is existing Residential (NOTE: Some of this has been approved for construction of a restaurant) and a developing office.

The Boone County Comprehensive Plan Land Use map shows a planned future land use for the subject tract of Commercial. Adjoining properties to the north, east, and south are also planned for Commercial use. To the west is planned future useage of High Density Residential. Regarding the planned Commercial use the text has the following statements:

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. Much local and community office development will take place in neighborhood or community commercial centers, but several areas are planned for predominant office development. These include existing office developments in Florence on U.S. 42 south of U.S. 25, on U.S. 25 south of U.S. 42, on Industrial Road east of U.S. 42, on Tanners Lane west of U.S. 42, and at Mall Road and U.S. 42. (3.7)

The adjoining planned High Density Residential has the following associated text statements:

New high density residential development is planned in several locations throughout the County where a high level of urban services exist or are planned to serve such development. In the existing Florence urban service area, new high density development could occur east of I-75 north and south of Turfway Road; on the present site of the Florence Drive-In Theatre; and on the northwest

quadrant of the I-75/US 42 interchange. Other existing development may be expanded. Some of the high density development in Florence should be designed and planned for the elderly population. (3.4)

Within the City, future development is planned to include residential infill of existing residential areas, including high density residential at Turfway and I-75, at the site of the Florence Drive-In Theatre, and on Tanner's Lane. Redevelopment of the central area should include high density housing for the elderly. (3.12)

A Concept Development Plan has been submitted showing no changes to the existing site. The only statement, other than showing all existing improvements, is that this would be considered as "excess property" for Shell Oil. The Concept Plan does show future development for the existing Shell site with new gasoline service islands and a car wash facility.

This property does lie within the 30 level of Noise Exposure Forecast value for the operations of the Greater Cincinnati International Airport. The following are statements explaining this within the text of the Comprehensive Plan:

Figure 4 illustrates future Airport noise contours. The methodology used to produce these contours is the Noise Exposure Forecast (NEF), which is one of several noise measures developed by the Department of Transportation and Federal Aviation Administration. Noise contours derived through this method range from less than 20 NEF for lightly impacted areas to more than 40 NEF for heavily impacted areas. The NEF contours shown in Figure 4 account for two (2) options for future use of Airport facilities. One option is to continue utilizing existing facilities (runways) without expansion or new construction. The second option, based on the Greater Cincinnati Airport Master Plan, includes construction of a new north-south runway east of, and in addition to, existing facilities. The areas within the 40 NEF value are generally unsuitable for non-Airport land uses due to the high levels of noise exposure. Areas within the 30 NEF value are generally unsuitable for single-family residential use, but are appropriate for many commercial or industrial uses.

The Zoning Ordinance: City of Florence states the following purpose for establishment of the C-3 zone:

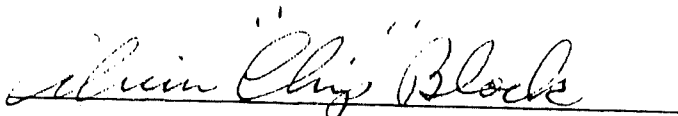
The purpose of the commercial service district is to provide, control and centralize those types of commercial activities which: a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display and parking areas; and c) which do not fit the scale, character, trade area and general objectives of the other commercial

districts in this article or the employment districts defined in Article 11. Such districts will generally be organized about regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from expressways and/or major arterials. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting and other spaces and improvements as possible.

I would also point out that there have been recent rezoning applications in this area. Shell Oil was approved for rezoning of their adjacent tract to the subject tract. This request changed UR-2 zoning to C-3. Also, across U.S. 42 recent rezoning of the Sandlin property occurred from C-3 to O-2 for an office use.

Also adjoining, across U.S. 42, two current residences are planned to be razed, along with a third, to permit the construction of a restaurant.

Should the Commission be satisfied that this tract is more associated to the interstate interchange rather than the predominant commercial office development, then no necessary changes would be required to support the recommendation to approve this request should this Commission decide to recommend approval of the request or the Common Council of the City of Florence would approve this request.



ALVIN "CHIP" BLOCK  
ZONING ENFORCEMENT OFFICER

ACB/sr

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: R.L. Buse, Jr., Chairman

DATE: June 20, 1984

SUBJECT: Request of Sunrise Federal Savings and Loan Association, owners, for a zoning map amendment for property located at 8114 Highway 42, Florence, on a 1.11 acre site, from Urban Residential Two (UR-2) to Commercial Services (C-3).

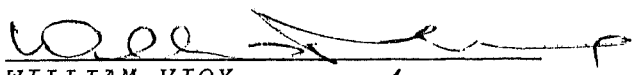
CONCLUSION:

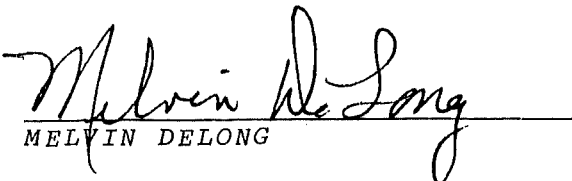
We the Committee recommend approval of the zone change based on the following findings of fact and the condition:

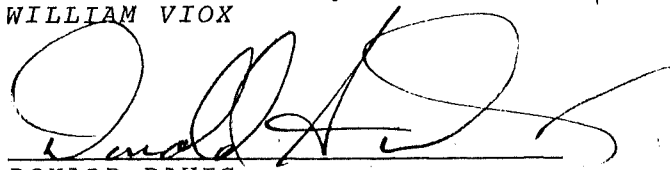
- 1) That the current use of the property is commercial and the original zoning was inappropriate,
- 2) The property abutts C-3 zoning on the east and south,
- 3) The proposed change conforms with the comprehensive plan map and text,
- 4) That the zone change be granted for only that portion of the property for which a Concept Development Plan was submitted, specifically that portion of Sunrise Federal's property that is shown to be utilized by the adjoining Shell Station.

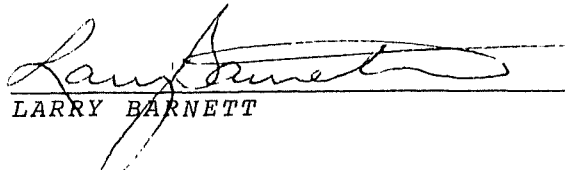
The Committee does not recommend approval for that portion of the property for which no use is shown, specifically the area labeled "excess property".

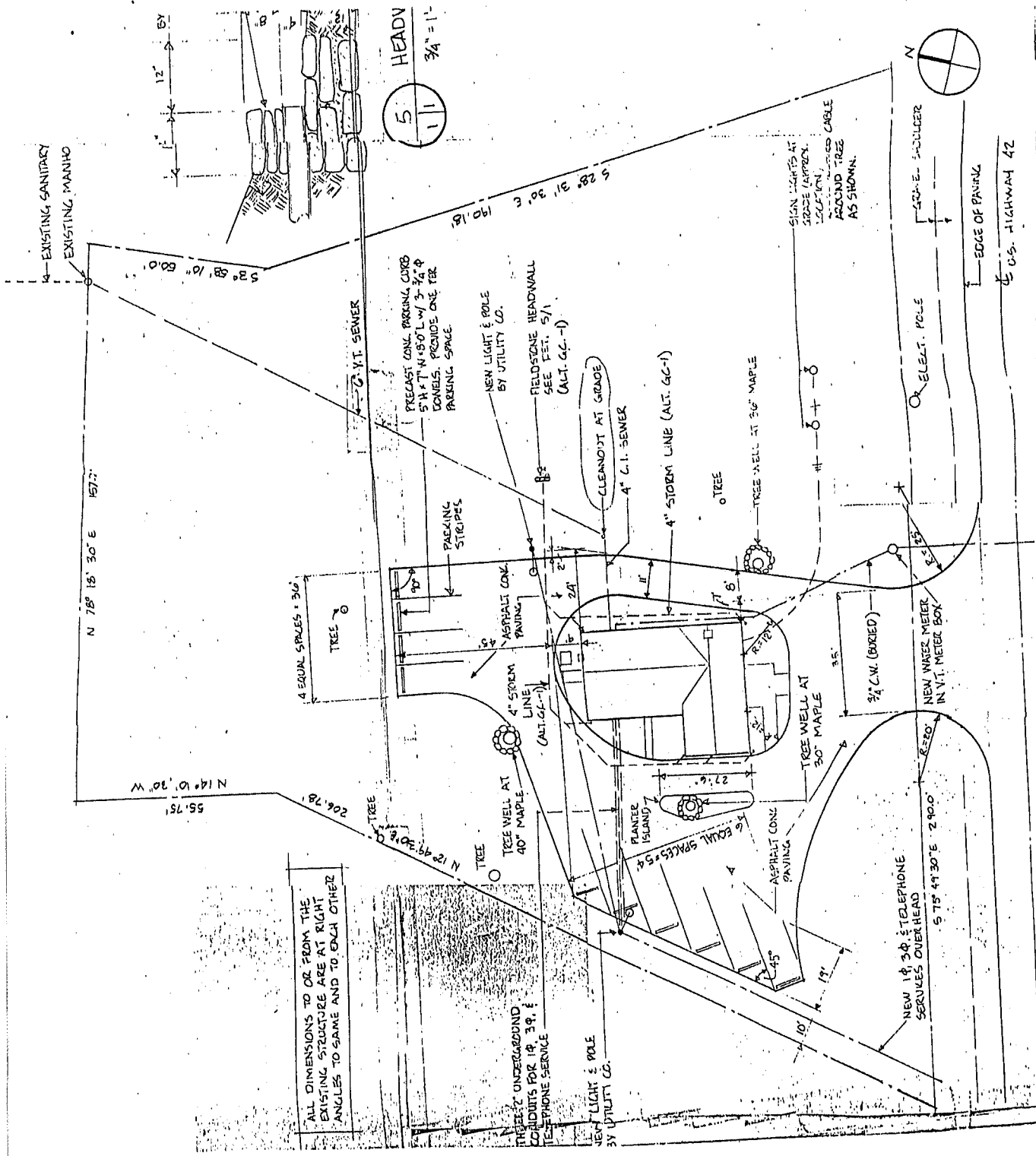
  
R.L. BUSE, JR., CHAIRMAN

  
WILLIAM VIOX

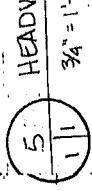
  
MELVIN DELONG

  
DONALD DAVIS

  
LARRY BARNETT

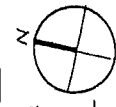


ALL DIMENSIONS TO OR FROM THE EXISTING STRUCTURE ARE AT RIGHT ANGLES TO SAME AND TO EACH OTHER



HEAD 3/4" = 1'

SITE PLAN SCALE: 1" = 25'



U.S. HIGHWAY 42

EDGE OF PARKING

SOULDER

ELECT. POLE

NEW 1 1/2" TELEPHONE SERVOLES OVERHEAD

NEW WATER METER IN V.T. METER BOX

3/4" C.W. (BURRED)

NEW LIGHT & POLE BY UTILITY CO.

FIELDSTONE HEADWALL (ALT. 66'-1)

4" STORM LINE (ALT. 66'-1)

CLEANNOUT AT GRADE

4" C.I. SEWER

NEW LIGHT & POLE BY UTILITY CO.

PRECAST CON. PARKING CURB 5' H x 1' W x 8' L w/ 3" x 3/4" DOWELS. PROVIDE ONE PER PARKING SPACE.

4 EQUAL SPACES = 3' 0"

ASPHALT CON. PAVING

PLANTER ISLAND

4 EQUAL SPACES = 5' 4"

ASPHALT CON. PAVING

TREE WELL AT 30" MAPLE

NEW 1 1/2" TELEPHONE SERVOLES OVERHEAD

5' 75" 49' 30" E 2' 10" 0"

NEW WATER METER IN V.T. METER BOX

3/4" C.W. (BURRED)

TREE WELL AT 30" MAPLE

NEW LIGHT & POLE BY UTILITY CO.

FIELDSTONE HEADWALL (SEE FET. 5/1)

4" STORM LINE (ALT. 66'-1)

CLEANNOUT AT GRADE

4" C.I. SEWER

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