

Zone Change Request by C. Francis Barrett for property located at the southwest corner of I-75 and Ky. 18, Florence.

This is a zone change request for an approximate eight (8) acre tract at the southwest corner of I-75 and Ky. 18 being south of Airport Ford and northeast of Florence Mall. The request is being made by C. Francis Barrett, agent, for Automanage, Inc., owner by option. This request is to change the current Commercial Two, C-2 zoning of the southwestern part of the tract to Commercial Services, C-3. The northeastern part of the whole property is currently zoned Commercial Services, C-3.

The current zoning of adjoining property to the north and east is Commercial Services, C-3. To the south and west is current Commercial Two, C-2 zoning.

The current land use of the subject tract is undeveloped. To the north and east Commercial (Airport Ford, Burns Brothers Truck Stop and Queen City Self Storage). To the south is Commercial (Florence Mall) and to the west is undeveloped.

The Boone County Comprehensive Plan Land Use map shows a planned future land use for the subject tract along with all adjoining tracts of Commercial. This subject property is not specifically addressed but the two areas around the interstate interchange and Florence Mall are. The text makes the following statements:

The Florence Mall area is planned as the only regional commercial district as part of the Comprehensive Plan. Encompassing development on both sides of Mall Road, this center is adequate to meet market demand well into the future. Some of this demand will also be met by a regional center under construction in Kenton County at the I-275/U.S. 25 interchange.

The Florence Mall area also serves as a community center for those people living west of I-75 at Florence. Another community center in the Florence area is located at Turfway Road and U.S. 25 and KY 18. (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. They also include I-275 interchanges with KY 212 (including Airport-oriented uses), KY 237, and KY 8. The planned interchange of I-75 with Turfway Road is not scheduled for highway commercial uses to avoid congestion from such uses and because ample facilities exist at the KY 18 and Donaldson Road interchanges to the north and south. Additional highway commercial uses exist and are planned to continue at U.S. 25 and Industrial Road in the Northern Kentucky Industrial Park. (page 3.7)

The Florence Mall area is planned for complete commercial/office development as it matures as a regional center, The Northern Kentucky Industrial Park is planned for infill development and expansion of existing uses and continued growth into Kenton County. Continued residential growth will occur directly south toward Richwood, east and west of I-75, (page 3.12)

In that this request is for commercial use, a Concept Development Plan has been submitted. This plan calls for the construction of two buildings separated by the connection of a road from in front of Airport Ford over to the road circling around Florence Mall. The only indication of useage for this property is a statement of "proposed Dealership" on the Concept Plan. No access is planned onto Service Road #9 adjoining this tract intersecting KY 18 between Surber's Gas Station and Gulf Oil.

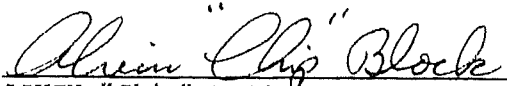
Both water and sanitary sewage utilities could be made available through existing mains of the City of Florence and subject to the acceptance of the proposed plans by the Florence Water and Sewer Commission.

In that this request is for C-3 zoning, the text of the zoning regulations states the following intent and purpose 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.

According to the Soil Survey of Boone, Campbell, and Kenton Counties, Kentucky the current soil types found on the site are Rossmoyne Silt Loam, which has only moderate limitations for building location, and Jessup Silt Loam, which has severe limitations due to slope.

Should this Commission recommend approval to the Common Council of Florence for this request or the Common Council of the City of Florence would approve this request, no changes are necessary to the Land Use map.


ALVIN "Chip" BLOCK
Planner/Deputy Zoning Enforcement Officer

BOONE COUNTY PLANNING & ZONING

PUBLIC HEARINGS

AUGUST 8, 1984

8:00 P.M.

Chairman Kroger opened the Public Hearing on a request of C. Francis Barrett for a zoning map amendment from Commercial Two (C-2) zone to Commercial Services (C-3) for property located at the Florence Mall area, adjacent to Airport Ford, consisting of approximately an 8-acre site.

Staff member Chip Block presented the staff's report. Mr. Block described current zoning of the subject and adjoining areas. He stated the Boone County Comprehensive Plan Land Use map shows a planned future land use of commercial for the subject tract and adjoining properties. Mr. Block presented a slide presentation of the area. Mr. Block stated the nearby Florence Mall area is planned as the only regional commercial district as part of the Comprehensive Plan. Mr. Block explained that highway commercial development is anticipated at most interstate interchanges in Boone County. Mr. Block stated that a Concept Development Plan has been submitted which calls for the construction of two buildings separated by the connection of a road from in front of Airport Ford over to the road circling around Florence Mall, and that no access is planned onto Service Road #9 adjoining this tract and intersecting Ky. 18 between Surber's Gas Station and Gulf Oil. Mr. Block noted that both water and sanitary sewage utilities could be made available through existing mains of the City of Florence and subject to the acceptance of the proposed plans by the Florence Water and Sewer Commission. Mr. Block closed by stating no changes would be necessary to the Land Use map.

Atty. C. Francis Barrett, 2100 Central Trust Center, Cincinnati, Ohio 45202, representing Auto Manage Inc. (optionee/prospective developer of the subject property), introduced the gentlemen who accompanied him to the public hearing. Present with Mr. Barrett were: James Viox; Robert Vogt; Braden Mechley, general counsel to Auto Manage; Michael Dever, president of Auto Manage; and Jack Turner, attorney of Mr. Mechley's office. Mr. Barrett distributed reduced copies of the site plan for purposes of discussion which shows the relationship of the subject property to I-75 and to Ky. 18. Mr. Barrett stated the proposed road which would bisect the subject property would be a dedicated street. He explained that Mr. Vogt has done extensive traffic studies of the area. Mr. Michael Dever, Auto Manage, Inc., presented various photographs showing

other Auto Manage dealerships. Mr. Barrett related that Mr. Dever is proposing to relocate Action Datsun to the premises closest to the on-ramp for greater I-75 exposure with the other building being used for a dealership yet to be determined. Mr. Barrett added that correspondence from the Western-Southern Life Insurance Company had been received endorsing the proposed development.

Chairman Kroger inquired if a copy of the letter from the representatives of the Florence Mall is a part of the staff file. Mr. Barrett responded that as yet it has not been made a part of the file. The Chairman asked if Auto Manage wished to make the correspondence a part of the record. Mr. Barrett stated he had no objection to making the letter a part of the record but would like to check with the representatives of the Mall for permission.

There were no comments in support or opposition from the audience.

Mr. Barrett related there have been negotiations with the representatives of Western-Southern (owners of the Mall) in which Western-Southern expressed concern of the location of the access road, maintenance arrangements, etc. and negotiations are continuing to resolve such matters. Mr. Barrett stated he did speak with Mrs. Alice Fitzgerald of the law department of Western-Southern, and she stated they have no objections to the proposed use but they do intend to negotiate further the matters of maintenance costs, etc.

Mr. Viox responded, with regard to the access road, the intention is to make the access road a public street from its connection with 18 to the limits of the Mall property. He stated that there has not been an actual commitment to accept this street as a public street. Mr. Viox explained there is an existing agreement between Western-Southern and this property with regard to the right to connect, and that negotiations are on-going to determine the connection.

Mr. McMillian expressed concern of another access to Mall Road.

Mr. Robert Vogt, Engineer, stated that based upon traffic studies of the area the developer would suggest as a possible solution would be a left-turn bay for the west bound traffic into that area, and light synchronization. Mr. Vogt stated he has had meetings with Mr. John Smith, Dept. of Transportation, and the general feeling is that there is a workable solution through a light synchronization system.

Discussion followed of the traffic problems.

Mr. Delong inquired if an estimate as to traffic count was available. Mr. Voigt stated the developer is attempting to control the flow by the 2-lane facility, and gave an estimate count of 3,500 in and 3,500 out a day.

Mr. Neltner inquired if Auto Manage purchases properties and then leases the property to franchisees. Mr. Dever responded that he purchases the property and would own and operate a franchise on the subject property.

Mr. Barrett stated he will forward the letter in support of the proposed development after obtaining the owner's permission.

Chairman Kroger advised that the Commission's Committee would be meeting on the proposed request between August 8th and August 15th. Chairman Kroger stated that should the Commission have problems with regard to time constraints, they may request the applicant to waive the time constraint. The Chairman stated that at present though the request is scheduled to be heard on August 15th.

There being no further question or comment, Chairman Kroger declared the public hearing closed.

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING MINUTES

SEPTEMBER 5, 1984

8:00 P.M.

Chairman Kroger called the meeting to order. Chairman Kroger explained the procedural format on zone change requests.

Roll call was taken by staff member Jeanne Huddleson. 13 members present. Messrs. Godsey and Mitchell were absent. All staff members were present. Atty. Dale Wilson was also present.

The Minutes of the Business Meeting of August 15, 1984 were presented for consideration. Mr. McMillian moved that Minutes be approved as reviewed. The motion was seconded by Mr. Collins. After discussion, the motion was carried unanimously.

Action on the minutes of the public hearing was deferred until later in the meeting.

ADMINISTRATION

Staff member Dee Ann Manley read the following bills to be paid: Staff salaries and benefits, \$7335.39; Landor Office Products, \$197.03; John R. Green, \$5.40; Budget Print Center, \$71.45; and Archives Word Processing, \$459.00.

Mr. Jones moved that the bills as presented be paid. The motion was seconded by Mr. McMillian. After discussion, the motion was carried unanimously.

Chairman Kroger noted that communications had been received from B/Y Development and Morris and Bressler, accountants, for the Boone County Planning Commission.

Director Lynn noted that the next Treasurer's Report will come out as a complete computer print-out at a later meeting date.

REPORTS:

Chairman Kroger noted the Enforcement Officer's Report and Convenience Plat Statements were distributed to Commission members. Mrs. Smith inquired of Mr. Hopper's report of what the parties on his report were being cited for. Mr. Hopper responded the violations were for the display of banners beyond the permitted 14 days or disabled vehicles in residential areas. Mr. Buse suggested the reports should site what section of the Zoning Regulations applies to the violations. Mr. Hopper duly noted Mr. Buse's suggestion.

The Chairman called for the review of the Minutes of the Public Hearing of August 29, 1984. Mr. Viox moved that the Commission approve the Minutes of the Public Hearings of August 29, 1984. The motion was seconded by Mr. Greene. After discussion, the motion was carried unanimously.

UNFINISHED BUSINESS

A request of Paddock Developers, Inc., for a zoning map amendment from Suburban Residential One, SR-1 to Suburban Residential One/Planned Development Overlay, SR-1/PD for a 34.1572 acre tract located off of Ky. 338 (Richwood Road) near Heritage Trails Subdivision, Boone County. The request is to permit the development of 205 attached single-family residences.

Staff member Chip Block briefly summarized the staff report which described the current zoning of the subject and surrounding areas. Mr. Block stated the land is presently undeveloped. Mr. Block explained the planned future use for the subject property is for medium density residential use. Mr. Block closed by stating that should the Commission approve the zoning map amendment no changes would be necessary as the proposed plan is consistent with the Boone County Comprehensive Plan.

Staff member Gerald Newton described the proposed development.

Mr. Lynn stated the Committee Report recommends approval of the proposed zoning map amendment in that the proposed development is in conformance with SR-1 zoning which allows up to 6 units per acre and the plan does conform with the Boone County Comprehensive Plan future land use for the area which allows from 2 to 8 units per acre. Mr. Lynn stated the Committee report was signed by Messrs. Davis, Viox and Buse.

Mr. Jim Berling representing Paddock Developers urged the Commission to grant the request for the zoning map amendment.

Mr. Bob Turner, President of the Heritage Trails Subdivision Homeowners Association, stated the Association has dropped their recommendation of a sale price and that the recommendation on materials had been changed to 75% brick/masonry. Mr. Turner noted that all other remaining conditions were being worked out between Mr. Berling and the homeowners association.

Counselor Dale Wilson clarified the recommendation of the Committee in that the recommendations as presented by the homeowner's association were not made as a condition of the zone change but rather as an agreement between the developer and the residents. Commission member Davis noted that in his meeting with the parties it was decided that the recommendations would be submitted and that the developer and the residents had come to agreement between themselves.

Mr. Turner inquired of the timing of setting up deed restrictions on the lots. Discussion followed of deed restrictions and the homeowner's recommendations.

Mr. Buse stated that he is pleased that the developer and homeowners have worked things out. Mr. Buse expressed concerns of the Commission enforcing the homeowner's recommendations and urged the use of a contractual agreement between the parties. Mr. Greene noted that enforcement of the recommended conditions goes beyond the realm of Commission authority.

Mr. Viox moved by Resolution that the Commission grant the request of Paddock Developers, Inc. for a zoning map amendment from Suburban Residential One, SR-1 to Suburban Residential One/Planned Development Overlay SR-1/PD and the Fiscal Court be notified by letter of the Commission's recommendation. The motion was seconded by Mr. Barnett. After discussion, the motion was carried unanimously.

Mr. Turner requested the homeowner's association be notified of the Fiscal Court review date. Chairman Kroger suggested Mr. Turner keep in contact with the Fiscal Court as to the review of the zoning map amendment. Mr. Kroger added the document of recommendations will be part of the file on the subject property.

Zoning Map Amendment

A request of C. Francis Barrett for a zoning map amendment from Commercial Two (C-2) zone to Commercial Services (C-3) for property located at the Florence Mall area, adjacent to Airport Ford, consisting of approximately an 8-acre site.

Staff member Chip Block summarized the staff's report. Mr. Block described current zoning of the subject and adjoining areas. He stated the Boone County Comprehensive Plan Land Use map shows a planned future land use of commercial for the subject tract and adjoining properties. Mr. Block closed by noting that changes would not be necessary to the map or text of the Boone County Comprehensive Plan as the proposed use is in conformity with the planned future land use for the property.

Director Lynn related the Committee Report which recommended the zone change be approved based on the following finding of fact and subject to the following conditions:

(1) There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the Comprehensive Plan and which have substantially altered the basic character of the area.

(2) The Committee recommends the zone change on the condition that traffic not be allowed to make left turns onto Ky. 18 from the site.

(3) While the Committee feels that C-3 zoning is appropriate for the site in question the Committee feels that C-3 zoning is not appropriate for Mall Road.

Mr. Lynn noted the Committee Report was signed by Messers. Barnett, DeLong, Davis and Buse.

Mr. James Viox representing the proposed developer of the subject property stated support of the recommendations of the Committee and stated concurrence with the suggestion of no left turn on to Ky. 18. Mr. Viox noted the Committee recommendation does conform with the Department of Transportation's recommendation on the traffic flow problem. Mr. Viox described the traffic flow problem of traffic attempting to get northbound on to I-75 and of two lanes of traffic merging to one lane to turn on to the I-75 ramp. Mr. Viox explained future Department of Transportation plans for a two-lane expressway ramp and suggested the addition of a turn-lane from Ky. 18. Mr. Viox requested the Commission to support the recommendation of an additional lane and additional ramp facilities for 2 lanes. Mr. Viox reiterated that light synchronization could also aid in the traffic flow of the area.

Mr. Bill Koenig, representing Western-Southern Life Insurance (owners of the Florence Mall), stated they were not expressly invited to the Committee meeting. Chairman Kroger apologized for the Mr. Koenig not being invited to the meeting.

Ms. Alice Fitzgerald, Law Dept. of Western-Southern Life Insurance, objected to the use of a turn on to Ky. 18. Chairman Kroger noted the permitted turn from the Service Road on to Ky. 18. Ms. Fitzgerald inquired about a turn on to the premises. Mr. Viox responded that a turn would be allowed by the additional turn lane.

Mr. Neltner inquired of a traffic signal at Ring Road and Ky. 18. Mr. James Viox responded that the possibility of a traffic signal for the area would be discussed with the highway department

Mr. Robert Vogt, Engineer, interjected that the highway department has indicated they would approve a storage lane for the access on to the service road.

Mr. DeLong requested the representative of Western-Southern state support or opposition of the zone change. Ms. Fitzgerald responded that Western-Southern has no objection to the proposed plan as presented. Ms. Fitzgerald added they do not wish the lack of disapproval for the zone change to affect the resolution of the matters still to be negotiated.

Mr. Barnett moved that the request be granted and that the appropriate documentation be sent to the City of Florence

to affectuate the zoning map amendment from Commercial Two (C-2) zone to Commercial Services (C-3) for property located at the Florence Mall area, adjacent to Airport Ford and consisting of approximately an 8-acre site. The motion was seconded by Mr. Martin. A roll call vote was taken on the motion.

Aye: Messrs. Barnett, Buse, Collins, Davis, Delong, Greene, Jones, Martin, McMillian, Kroger and Mrs. Smith.

Nay: Mr. Neltner.

Abstain: Mr. William Viox

Chairman Kroger directed a change in the order of the Agenda

PLANNED DEVELOPMENT

The Chairman noted that correspondence had been received from Mr. Edward L. Brose, Jr. of the B/Y Development Corporation requesting the Commission defer action on the Planned Development Overlay for a 50.4 acre site located southeast of I-75, northeast of Colonial Estates Subdivision, and southwest of Turfway Road in Florence.

Mr. Brose stated that the revised drawings will show greater detail for Parcels 7 and 10. Mr. Brose added that the additional time was requested to allow preparation time of the new drawings for the Commission's review.

Chairman Kroger noted that the Committee Report of the Commission was recommending deferral of action on the planned development overlay until September 19, 1984 based on the applicant's request.

Mr. McMillian moved that the Commission defer action until the next Business Meeting, September 19, 1984, on the request of Edward L. Brose, et al for a Planned Development Overlay change for a 50.4 acre site southeast of I-75 and southwest of Turfway Road in Florence, Kentucky. The motion was seconded by Mr. Jones. After discussion, the motion was carried unanimously.

Mr. Brose invited Commission members to upcoming meetings with the Planning Commission staff on the B/Y Development revised drawings.

SITE PLAN REVIEW

A request of Hixson Architects/Engineers, Inc., for Site Plan Review for an addition onto the existing Kroger supermarket located on Mall Road, Florence in the Florence Square Shopping Center in a Commercial Two, C-2 zoning district.

Staff member Chip Block presented the staff report which described the request for construction of an approximate 11,550 sq. ft. addition on to an existing Kroger's store located on Mall

Road, Florence, Kentucky in a Commercial Two (C-2) zoning district. Mr. Block's report further described the setback requirements, parking, water supply and soil erosion controls. Mr. Block closed by stating the request complies with the requirements of Article 14, Site Plan Review and Sections 920 through 926 of the zoning regulations and he would recommend approval be granted.

Staff member Jim Jenkins, Engineer, stated it is important that the Kroger addition coordinate the water line connection with the City of Florence.

Mr. Lynn stated a Committee Report had been received recommending approval of the proposed addition to the existing Kroger Supermarket. The Committee Report was signed by Messrs. Collins, Green, and Martin.

Mr. Viox moved that the Commission approve the request of Hixson Architects/Engineers, Inc. for a site plan review for the 11,550 sq. ft. addition to an existing Kroger supermarket located on Mall Road. The motion was seconded by Mr. McMillian.

Mr. Buse noted he would be abstaining from the vote due to his business affiliations with the Florence Square shopping area.

After discussion, the motion was carried by a vote of 12 Ayes and 1 abstention.

Proctor-Davis-Ray Engineers, agents, for the property owner Chevron U.S.A., inc. for Site Plan Review approval to redevelop property at the corner of U.S. 42 and La Cresta Drive, Florence for a new Chevron "Maxi-Mart" in a C-3 zoning district.

Mr. Lynn related the Committee Report which recommended action on the proposed redevelopment be deferred pending action by the Florence Board of Adjustment. The Committee Report was signed by Messrs. Collins, Greene and Martin.

Mr. Greene moved that the Commission defer action on the Site Plan Review for the redevelopment of property at the corner of U.S. 42 and La Cresta Drive in Florence. The motion was seconded by Mr. Neltner. After discussion, the motion was carried unanimously.

IMPROVEMENT PLAT REVIEW

A request of Brittany Trails, Inc., (agent) for Triangle Development Company for Improvement Plat Approval for Southhampton Estates West Phase B-1 containing 6.41 acres in a Suburban Residential One (SR-1) zoning district.

Staff member Jim Jenkins, Engineer, explained the developer is requesting approval of 4 lots which is an extension of what is already there. Mr. Jenkins stated that based on his review of the plat he would recommend approval of the Improvement Plat.

Mr. Lynn related the Committee Report which recommended approval based on the staff and Engineer's reports. The Committee Report was signed by Messrs. Jones and McMillian and Mrs. Smith.

Mr. Buse moved that the Commission approve the Improvement Plat for Southhampton Estates West Phase B-1 containing 6.41 acres in a SR-1 zoning district based on the recommendations of Planning Commission staff and the Engineer report as presented. The motion was seconded by Mrs. Smith.

Mr. Viox noted he would be abstaining from the vote due to engineering affiliations with the proposed development.

After discussion, the motion was carried by a vote of 12 Ayes and the 1 abstention of Mr. Viox.

NEW BUSINESS

Site Plan Review

A request of Bonded Oil for Site Plan Review for a 0.9125 acre tract located at 7690 Burlington Pike, Florence for the purpose of construction of an additional pump island and fuel tank on their property in a Commercial Services (C-3) zone. Chairman Kroger referred the Site Plan Review to Committee for further study and review and suggested the item be placed on the Commission agenda of September 19, 1984.

A request of Cardinal Industries, Inc. (agent) for property owned by Robert Stern for an approximate 14.7 acre tract located off of Industrial Road west of the Florence Estates Apartments and zoned Urban Residential Two, UR-2 for the purpose of constructing 210 multi-family dwelling units (Adjustment of Agenda fee has been paid). Chairman Kroger referred the Site Plan to Committee for further study and review and suggested the item be placed on the Commission agenda of September 19, 1984.

Zoning Map Amendment

A request of C. Thomas Schwartz for a Zoning Map Amendment for a 20.56 acre tract located off Ky. 338, East Bend Road, Boone County for rezoning from Agriculture (A-1) to Agricultural Estate (A-2).

A request of David A. Koenig (agent) for Beatrice Stewart (contract owner) and Willard L. and Dorothy L. Schultz (title owner) for a Zoning Map Amendment from Suburban Residential One

(SR-1) to Public Facilities (PF) for a 10.45 acre tract located at 6985 Hopeful Road in Boone County.

Chairman Kroger suggested a general public hearing be held on September 26, 1984 to begin the review of the Boone County Comprehensive Plan. The Chairman explained the public hearing would indicate the Planning Commission is moving ahead in the planning for the County. He stated the public hearing would allow community input for the direction of the Planning Commission staff study and review. Chairman Kroger noted that he has appointed a Committee to review the Comprehensive Plan of the following members: Vice-Chairman Neltner to chair the Committee, Mr. Martin representing Union, Mr. McMillian representing Walton, and Messrs. Viox, Davis and Collins. Chairman Kroger invited any other Commission members who would like to serve on the Committee.

Mr. Viox moved that the public hearings for the foregoing Zoning Map Amendments and the general public hearing on the Boone County Comprehensive Plan review be held on September 26, 1984. The motion was seconded by Mr. Jones.

Mr. Buse noted that while it has been the policy of the Commission to hold the public hearings on the 4th Wednesday of the month he was hopeful that public hearing dates could be switched to the 2nd Wednesday of the month to allow additional study and decision time for Commission members.

Discussion followed of the time constraints according to due process, etc.

After discussion, the motion was carried unanimously.

ADMINISTRATION

Chairman Kroger reminded Commission members of the suggestion of Mr. James Viox for Commission support of the addition of an additional turn-lane off of Ky. 18. The Chairman suggested that assuming information is available a letter should be sent expressing the Commission's support of such a proposal. Mr. Greene urged Commission members to push to get the northbound traffic problem corrected and the bridge widened to accommodate same. Mr. Barnett expressed concern of inherent problems of the traffic in the area and stated he would like to see the proposal on paper. Mr. Barnett suggested the staff review and report back to the Commission. Mr. McMillian expressed concern of lane crossovers and inquired of a loop ramp such as at Exit 180 and expressed support of a loop proposal. Chairman Kroger directed the staff to study and review the area and to return to the Commission with a recommendation for the area.

Chairman Kroger noted that correspondence had been received from the firm of Morris and Bressler confirming the understanding of the firm to review the year end (June 30, 1984)

records of the Boone County Planning Commission. The correspondence described the audit procedures to be used on the records and included a 10 statements of conditions for signature from the Chairman and Treasurer. Chairman Kroger requested the Commission go on record as formally hiring the firm to pursue the audit.

Mr. Viox moved that the Commission hire the firm of Morris and Bressler to examine and audit the financial records of the Boone County Planning Commission. The motion was seconded by Mr. Buse. After discussion, the motion was carried unanimously.

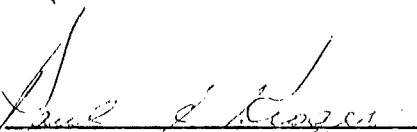
Director Lynn requested authorization from the Commission to begin purchasing procedures for the acquisition of a tape recorder and copier for the Boone County Planning Commission staff.

Discussion followed of the costs for the requested supplies of staff. Mr. Neltner suggested contacting Mr. Toberke to see if the road department where Mr. Toberke is now located has in-house copying facilities. Mr. Lynn stated he would explore all possibilities.

Mr. Viox moved that the Commission authorize Mr. Lynn to acquire the necessary tape recorder and copier for the Planning Commission staff for the suggested "reasonable" prices. The motion was seconded by Mr. Buse. After discussion, the motion was carried unanimously.

Mr. Neltner moved that the Commission adjourn the Business Meeting of September 5, 1984. The motion was seconded by Mr. Viox.

The meeting adjourned at approximately 9:20 p.m.



Paul Kroger, Chairman

COMMITTEE REPORT

TO: BOONE COUNTY PLANNING COMMISSION

FROM: LARRY BARNETT, Chairman

DATE: September 5, 1984

RE: Request of C. Francis Barrett for a zoning map amendment from Commercial Two (C-2) zone to Commercial Services (C-3) zone for property located at the Florence Mall Area, adjacent to Airport Ford on an approximately 8 acre tract.

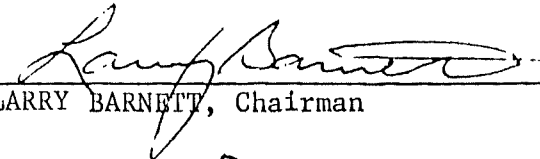
REMARKS: The Committee recommends the zone change based on the following finding of fact and subject to the following condition:

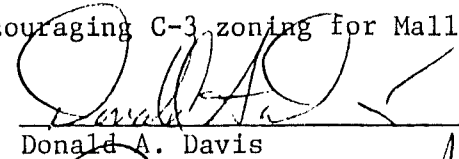
(1). There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the Comprehensive Plan and which have substantially altered the basic character of the area.

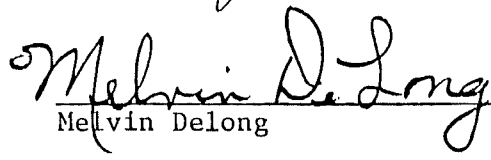
(2). The Committee recommends the zone change on the condition that traffic not be allowed to make left turns onto Ky. 18 from the site.

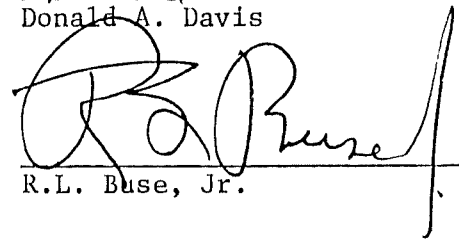
(3) While the Committee feels that C-3 zoning is appropriate for the site in question, the Committee feels that C-3 zoning is not appropriate for Mall Road.

This report should not be construed as encouraging C-3 zoning for Mall Road.


LARRY BARNETT, Chairman


Donald A. Davis


Melvin DeLong

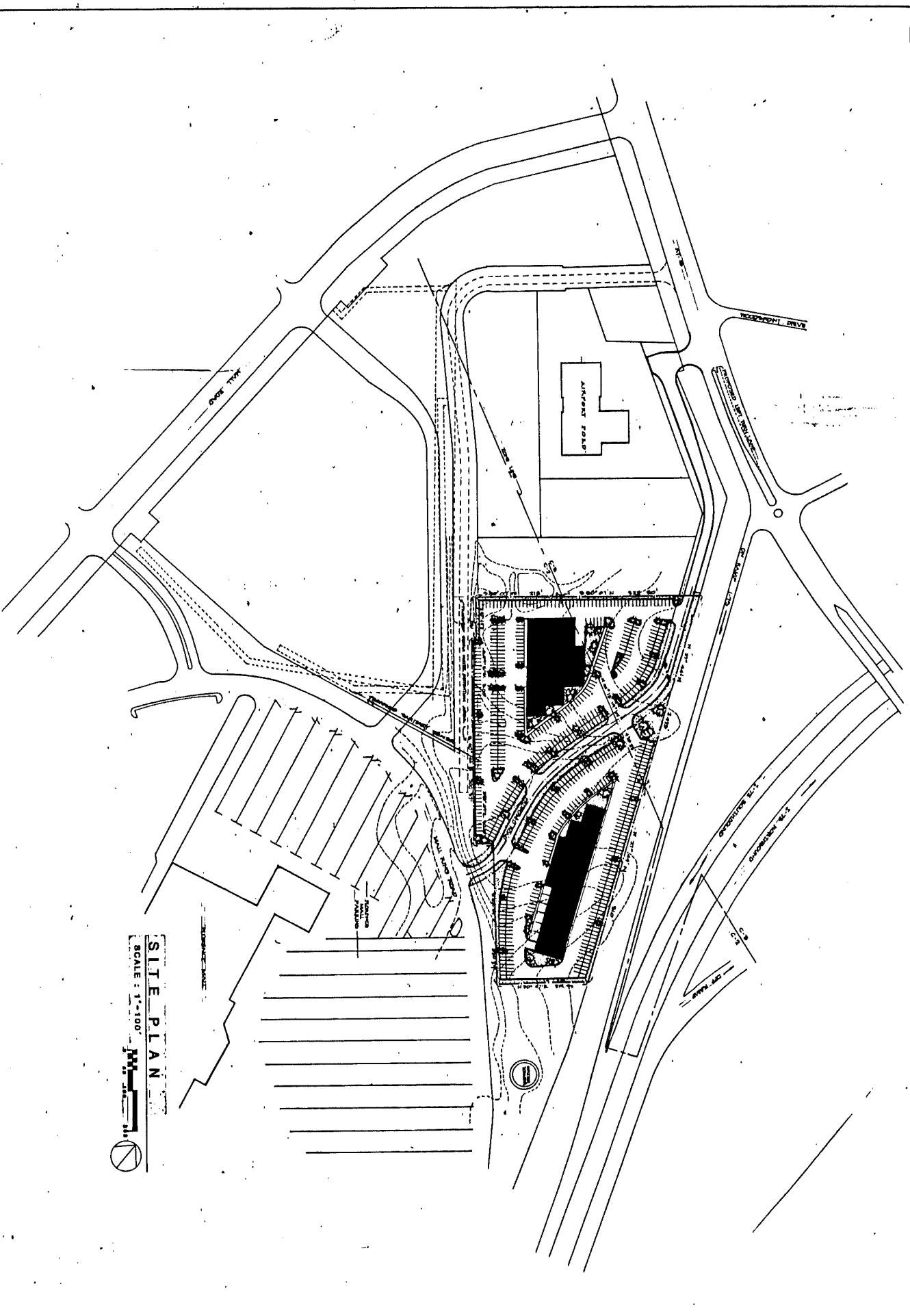

R.L. Buse, Jr.

William R. Viox

EXHIBIT "B"

FINDINGS OF FACTS AND CONDITIONS

1. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the Comprehensive Plan and which have substantially altered the basic character of the area.
2. The Committee recommends the zone change on the condition that traffic not be allowed to make left turns onto Ky. 18 from the site.
3. While the Committee feels that C-3 zoning is appropriate for the site in question, the Committee feels that C-3 zoning is not appropriate for Mall Road.

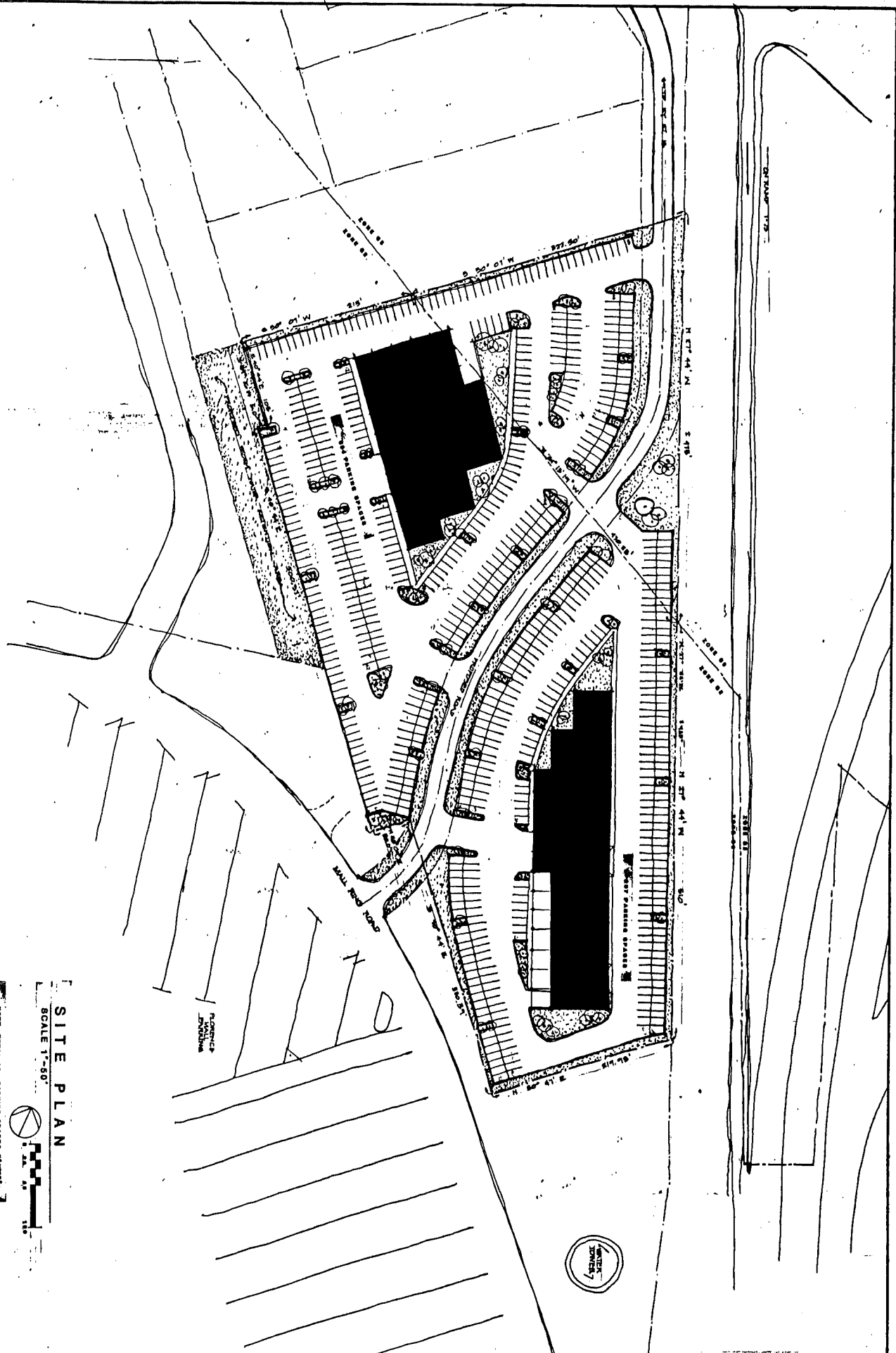


SITE PLAN
 SCALE: 1"=100'

DATE					
JULY 8/88					

WM. M. JORDAN
11008 READING ROAD
CINCINNATI, OHIO 45243

SITE PLAN
PROPOSED DEALERSHIP
FLORENCE, KENTUCKY



SITE PLAN
 SCALE 1"=60'
 NORTH TOTAL AND PARKING SPACES 9" x 18" = 2

DATE					
JULY 9, 1964					
2					

W. M. JORDAN
 11008 READING ROAD
 CINCINNATI, OHIO 45241

SITE PLAN
 PROPOSED DEALERSHIP
 FLORENCE KENTUCKY