

REQUEST OF MARY ANN SCHULZ AND DENNIS L. DRESSMAN (APPLICANTS/OWNERS)  
FOR A ZONING MAP AMENDMENT  
FROM SUBURBAN RESIDENTIAL TWO (SR-2) TO COMMERCIAL ONE (C-1)

NOVEMBER 29, 1989 7:00 P.M.

The request is to rezone the 0.60 acre parcel located at 7 Goodridge Drive, Florence, Kentucky from Suburban Residential Two (SR-2) to Commercial One (C-1) in order to convert an existing residence into an office.

SURROUNDING LAND USE AND ZONING

The surrounding land uses are commercial to the north and west (Suburban Chevrolet); apartments to the south (Parkland Apartments); and single-family residential to the east. The surrounding zoning of the site includes the following:

North:	Commercial Services (C-3)
South:	Suburban Residential Two (SR-2)
East:	Suburban Residential Two (SR-2)
West:	Commercial Services (C-3)

EXISTING FEATURES OF THE SITE

The site contains one existing single-family structure with an attached garage. There are also existing mature trees dispersed throughout the property. An existing chain link fence, beginning at the house setback, surrounds the property.

RELATIONSHIP TO COMPREHENSIVE PLAN

Land Use:

Section D-4 Florence Area

The future land use map of the 1986 Boone County Comprehensive Plan indicates that the site and general area be developed High Density Residential (HDR). The indication of HDR was based upon incorrect existing land use information. It did not take into account the existing and expanding commercial uses in this area.

In addition, the text describes the following in reference to the area surrounding the site.

Page L-19 refers to the need to protect existing residential communities from inappropriate infilling and keeping commercial land uses near arterial roads.

"Overall, the existing residential communities must be protected from inappropriate infilling and remain buffered from the increasing industrial and commercial development within the city."

"Commercial development in this section will remain near the arterial roads or close to the interstate. This consumer service and traffic oriented developments must be contained to specific areas adjacent to the arterials and interstate. The coordination of curb cuts and parking lot tie ins in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads."

Page B-14 discusses the dominance of commercial land uses in Florence in relation to the entire county.

"Since the immediate Florence area figures so prominently in the County's commercial activity, this region has the momentum to continue dominating construction of commercial structures."

Business Activity:

Goal:

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

Objectives:

1. Commercial uses shall be limited to strategic locations relative to their trade areas with direct access and ample parking space.

CONCEPT DEVELOPMENT PLAN

The Concept Development Plan indicates the retention of the existing 1,900 square foot house which will be converted to offices. Also indicated is a 4,500 square foot prefabricated metal building located along the southern edge of the property. This building and the existing house are separated by a proposed 25 foot driveway. A parking area is located behind the existing house. There is also a small parking area behind the proposed metal building. A 20 foot landscaped buffer will be provided between the metal building and Parkland Apartments. There are existing trees that will be lost due to the proposed development, however, the majority of those along Goodridge will remain.

STAFF CONCERNS

1. Parking

There are dimensional constraints in the rear of the site. The design of the Concept Development Plan will not allow enough space to accommodate the necessary number of parking spaces, 26 - 10x20 spaces and 2 handicap, based on the assumption that the 4,500 square foot building is constructed where indicated on the plan.

2. Landscaping

A sufficient landscaping screen should be provided along the eastern edge of the proposed building. This will help shield the structure from the residential uses in the area.

3. Type of Commercial Use

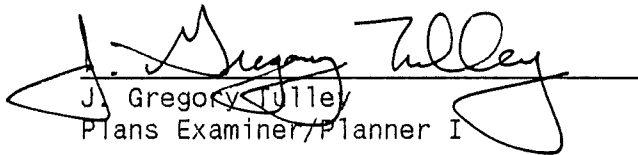
The commercial use of the property should be limited to professional related services.

4. Compatibility of Uses

The planning commission should consider the compatibility of commercial uses with the surrounding residential uses.

CONCLUSION

This request is for a zone change from Suburban Residential Two (SR-2) to Commercial One (C-1). If this zone change is approved, the Land Use Map of the Boone County Comprehensive Plan will need to be amended.

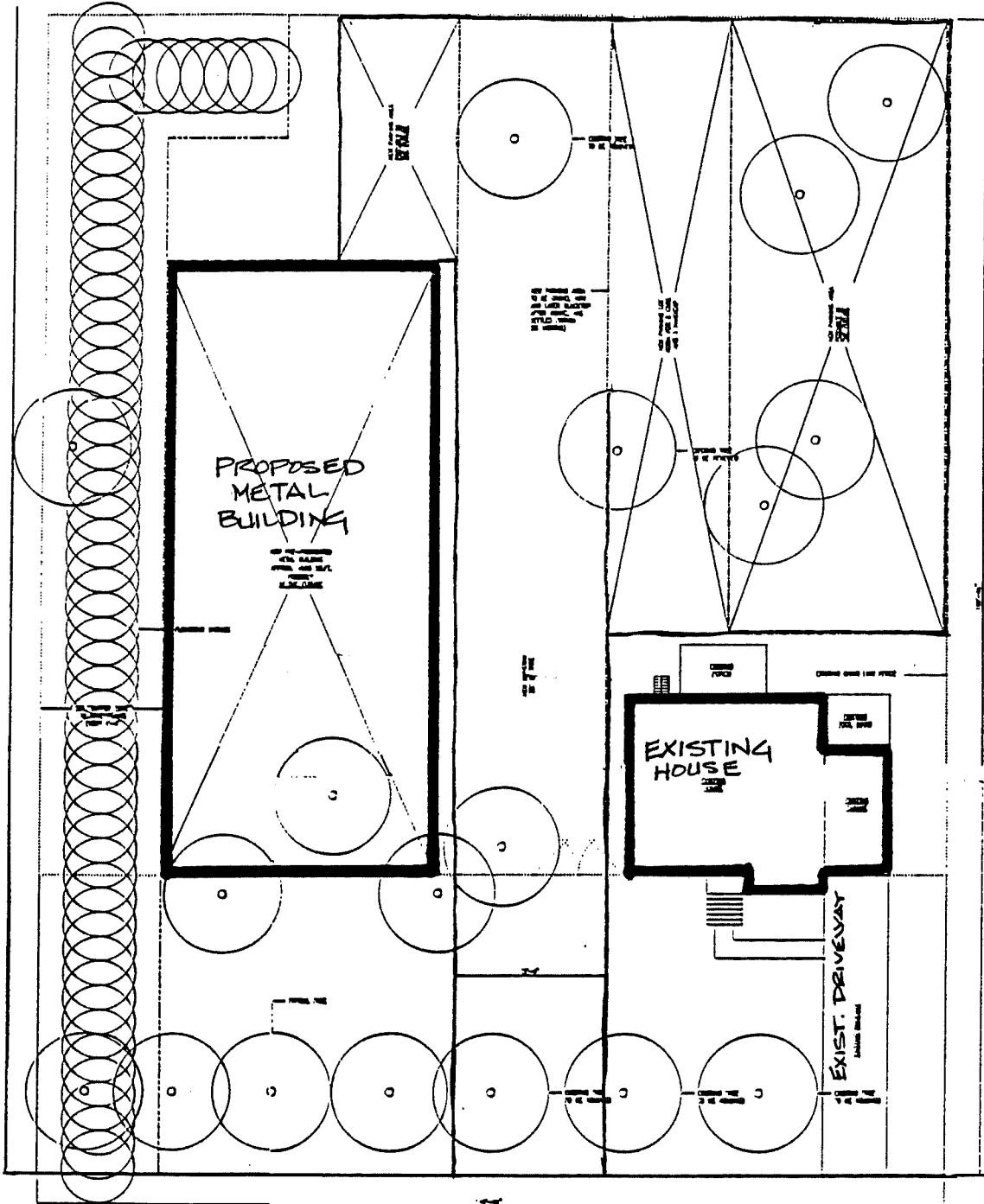
  
J. Gregory Tully  
Plans Examiner/Planner I

JGT:jdh



"SUBURBAN CHEVROLET PARKING LOT"

DRIVE WAY TO APARTMENTS



"SUBURBAN CHEVROLET PARKING LOT"

GOODRIDGE DRIVE



BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2  
November 29, 1989 - 7:00 P.M.

Page 1

Mr. William Viox, Chairman, introduced the second item on the Agenda:

2. Applicant: Mary Ann Schulz & Dennis L. Dressman (owners)  
Request: Zoning Map Amendment

This was a Public Hearing on the request of Mary Ann Schulz and Dennis L. Dressman (owners) for a Zoning Map Amendment on a 25,900 sq. ft. lot located at 7 Goodridge Drive, Florence, Kentucky. The request is to rezone the site from Suburban Residential Two (SR-2) to Commercial One (C-1) to convert an existing residence into an office.

Staff Member, Greg Tulley, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Tim Frost stated that he designs fire protection systems and wants to use a house and convert it to an office area. He is currently using a similar house in Florence and there have been no complaints from the neighbors, and he previously did the work from his own home in Union and there were no complaints. He stated that the building will not be done at this time due to a lack of funds. He added that he will do whatever is necessary to have the correct number of parking spaces.

Chairman Viox asked if there was anyone else present who wished to speak in behalf of this request. There being no response, he asked if there was anyone else present in opposition to the request. There being no one, he asked if there were any comments from the Commission.

Mr. Jones asked if there was a residence adjoining the lot.

Mr. Frost advised that Suburban Chevrolet borders it on two sides and there is a parking area on the other side. The only residential area would be across the street. There are no residences on either side of the existing house.

Mr. Damstrom asked for further information regarding Mr. Frost's services.

Mr. Frost stated that his customers may come by to pick up a drawing and leave. The 4,500 sq. ft. building will be mainly office and storage of inventory, such as papers. He stated that he draws everything on computers.

Counselor Wilson questioned the use of the 45,000 sq. ft. metal building.

Mr. Frost stated that it would be office area with some storage. There would be no manufacturing. There are some other people in the same business and they are looking for office space also. The building would be used for looking at plans and possibly storing materials.

Mr. McMillian asked if the existing house would be torn down when the new building is built and Mr. Frost advised that it would not. It will be used for office.

Mr. Damstrom asked if there could be a driveway between the trees without removing the trees.

Mr. Tulley advised that they driveway is required to be 25 feet wide and would not fit between the trees.

Mr. Dennis Dressman stated that a 25' driveway would only require the removal of one tree. He noted that the cherry tree is diseased and needs to be removed. He stated that this site is an island surrounded by Suburban Motors and noted that the neighbors were not present in opposition.

Chairman Viox asked if the driveway could be split for "in" and "out" and save the trees. Mr. Tulley advised that exact measurements would need to be taken.


Mr. Neltner questioned the storage of supplies and Mr. Frost stated that he only has a few discs for his computer. In response to additional questions from Mr. Neltner, Mr. Frost stated that there would be no outside storage.

Kathy Flagg stated that she lived in the area as a child and that a business would be an asset to this site.

There being no further comments, Chairman Viox stated that this item will be on the Agenda for the Business Meeting on December 6, 1989 at approximately 6 P.M. or 6:30 P.M.. The time will be announced in the media.

Chairman Viox closed this Public Hearing.

APPROVED:

  
William R. Viox, Chairman

Attest:

  
Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

December 6, 1989            7:00 P.M.

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Mr. William Viox, Chairman, called the meeting to order at 7:30 P.M. in the auditorium of Boone County High School.

COMMISSION MEMBERS PRESENT

Mr. Larry Barnett  
Mr. Fred Burch, Vice Chairman  
Mrs. Rita Bushelman  
Mr. Lawrence Collins  
Mr. Phil Damstrom  
Mr. Melvin DeLong  
Mr. R. N. Greene  
Mr. Rector Jones  
Mr. Don McMillian  
Mr. Charles Moore  
Mr. Barry Neltner  
Mr. Ralph Rush  
Mr. Floyd Sharp  
Mrs. Carol Smith  
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

None.

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received copies of the Minutes of the Business Meeting of November 15, 1989 and the Public Hearings of November 29, 1987. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mrs. Smith moved that they be approved as mailed. Mr. Greene seconded the motion and it carried unanimously.

Mr. Jones moved that the salaries, benefits, and bills due be approved and paid as presented; and indicated approval of the bills which have been paid. Mrs. Bushelman seconded the motion and it carried unanimously.

REPORTS:

The following reports were included in the packet: The Zoning Enforcement Officer's Report, the report of Zoning Permits, the Statement of Income for the period ended September 30, 1989, and the Record of Conveyance Plats.

There being no discussion of the reports, Chairman Viox proceeded to the items on the Agenda:

BUSINESS MEETING AGENDA

UNFINISHED BUSINESS:

1. Zoning Map Amendment

The request of Al Neyer, Inc. (applicant) for Harold W. and Janet R. Bowlin (owner) for a Zoning Map Amendment on a 15.47-acre parcel located at 3132 Hossman Road, Boone County, Kentucky. The request is to rezone the parcel from Suburban Residential One (SR-1) to Industrial One (I-1) to allow the development of light industrial uses to be called Runway Park.

The Chairman advised that the applicant has requested that this item be deferred for two weeks.

Mr. Moore moved that the request be deferred until the December 20, 1989 Business Meeting. Mr. Collins seconded the motion.

Chairman Viox stated that he would abstain from voting as he is an adjoining property owner.

A vote on the motion found all voting members in favor. The Chairman abstained. The motion carried.

2. Zoning Map Amendment

The request of Mary Ann Schulz and Dennis L. Dressman (owners) for a Zoning Map amendment on a 25,900 sq. ft. lot located at 7 Goodridge Drive, Florence, Kentucky. The request is to rezone the site from Suburban Residential Two (SR-2) to Commercial One (C-1) to convert an existing residence into an office.

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

Mr. Barnett moved that the request be approved based on the Committee Report. Mr. Damstrom seconded the motion and it carried unanimously.

3. Change in Concept Development Plan

The request of Jake Sweeney Kentucky Realty (applicant) for Amerex, Inc. (owner) for a change in a previously approved Concept Development Plan for a 5.79-acre site located in Heritage Hill Industrial Center off KY 18, Boone County, Kentucky. The site is zoned Commercial Services/Planned Development (C-3/PD) and Commercial Two/Planned Development (C-2/PD).

Mr. Gerald Newton, Director, read the Committee Report which recommended deferral of the request until the December 20, 1989 Business Meeting (see Committee Report).

Mr. Barnett moved that the request be deferred until the December 20, 1989 Business Meeting based on the Committee Report. Mr. DeLong seconded the motion and it carried unanimously.

4. Change in Concept Development Plan

The request of Andy's Glass (applicant) for Jerry F. Diers (owner) for a change in a previously approved Concept Development Plan for a 0.55-acre site located at 1041 Burlington Pike, Boone County, Kentucky. The site is zoned Commercial One (C-1), and the request involves removing a condition of the previous zone change application.

Mr. Gerald Newton, Director, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). Mr. Newton advised that the applicant has signed the letter agreeing to the conditions.

Mr. Barnett moved by resolution to the Fiscal Court that the request be approved based on the Committee Report, including the conditions. Mr. DeLong seconded the motion.

In response to a question from Mr. DeLong, Mr. Mike Duncan, attorney, advised that it is their intention that the sign be illuminated from the inside.

The Chairman asked for a roll call vote on the motion made by Mr. Barnett which found Mr. Barnett, Mr. Burch, Mr. Collins, Mr. Damstrom, Mr. DeLong, Mr. Greene, Mr. Jones, Mr. McMillian, Mr. Moore, Mr. Neltner, Mr. Rush, Mrs. Smith, and Chairman Viox in favor. Mrs. Bushelman and Mr. Sharp were opposed. The motion carried.

EXHIBIT "B"

COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Rector Jones, Chairman

DATE: December 6, 1989

RE: Request of Mary Ann Schulz and Dennis L. Dressman (owners) for a Zoning Map Amendment on a 25,900 square foot lot located at 7 Goodridge Drive, Florence, Kentucky. The request is to rezone the site from Suburban Residential Two (SR-2) to Commercial One (C-1) to convert a existing residence into an office.

REMARKS:

We, the Committee, recommend approval of the request based on the following Findings of Fact and with the following conditions:

Findings of Fact

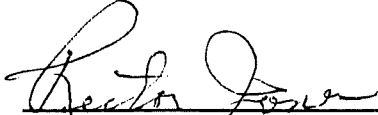
1. The proposed zoning classification of Commercial One (C-1) is not in conformance with sections of the 1986 Boone County Comprehensive Plan. These sections were based on incorrect existing land use information, and did not take into account the existing and expanding commercial uses in this area. Additional references to the 1986 Boone County Comprehensive Plan are made in the November 29, 1989 Staff Report.

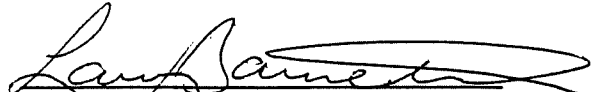
Conditions


The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the November 29, 1989 Public Hearing.

1. A brick facade shall be placed on the proposed building fronting onto Goodridge Drive.
2. All trees along Goodridge Drive shall remain except those only in the area of the proposed driveway location.
3. A suitable landscape screen shall be planted in front of the proposed building frontage on to Goodridge Drive.

4. The uses of the C-1 zone shall include professional services only.

  
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Rector Jones, Chairman

  
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Larry Barnett

  
\_\_\_\_\_  
Fred Burch

  
\_\_\_\_\_  
Phil Damstrom

  
\_\_\_\_\_  
Barry Neltner

  
\_\_\_\_\_  
Carol Smith

RJ:kat

*JW*  
3-14-90

AN ORDINANCE ADOPTING AND APPROVING A REZONING OF CERTAIN REAL ESTATE LOCATED IN THE CITY OF FLORENCE, KENTUCKY, SUCH ZONE CHANGE BEING FOR PROPERTY LOCATED ON GOODRIDGE DRIVE IN THE CITY OF FLORENCE, KENTUCKY, THE ZONE CHANGE BEING FROM ITS PRESENT ZONE OF SUBURBAN RESIDENTIAL TWO (SR-2) TO A COMMERCIAL ONE (C-1) ZONE, SUBJECT TO A CONCEPT DEVELOPMENT PLAN. (DRESSMAN PROPERTY)

WHEREAS, the City of Florence, Kentucky, is a member of a county-wide planning unit, known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission has recommended that a requested zone change for property along Goodridge Drive, within the city limits of Florence, Kentucky, be granted, subject to an agreed Concept Development Plan, this zone change being from the current zoning of Suburban Residential Two (SR-2) to a Commercial One (C-1) zoning classification, and

WHEREAS, the recommendation from the Boone County Planning Commission is based upon certain findings which have been reviewed by the City Council of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY AS FOLLOWS:

SECTION I

That certain property located on Goodridge Drive in the City of Florence, Kentucky, which is presently zoned Suburban Residential Two (SR-2) shall be and the same is hereby rezoned to Commercial One (C-1) zoning classification, subject to an agreed Concept Development Plan, such real estate being more particularly described in Exhibit "A", attached hereto and incorporated herein by reference as if fully set out.

SECTION II

That the zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the rezoning of the real estate set forth herein.

SECTION III

That the recommendation of the Boone County Planning Commission regarding this zone change matter shall be and is hereby adopted and approved by the City Council of Florence,

Kentucky, which accepts the findings of the Boone County Planning Commission for this zone change.

SECTION IV

That this rezoning is subject to the conditions and provisions of the zone change request, including the Development Plan as presented before the Boone County Planning Commission and those conditions agreed to by the applicant/property owner before the Commission as well as this City Council of Florence, Kentucky. This zone change is conditioned upon the foregoing as provisions agreed to as part of the Development Plan.

SECTION V

That in the event the rezoning of this property should be held invalid by any court of proper jurisdiction, such invalidity shall not affect the validity of any of the other zoning regulations, zoning map and comprehensive plan provisions as they are severable from this rezoning on this particular piece of property, and are intended to continue to have effect regardless of any invalidity relating to this particular rezoning.

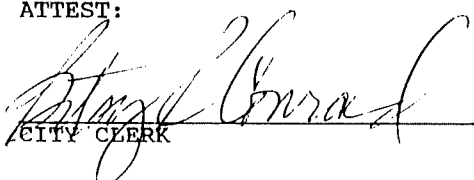
PASSED AND APPROVED ON FIRST READING THIS 13<sup>th</sup> DAY OF February, 1990.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 27<sup>th</sup> DAY OF February, 1990.

APPROVED:

  
MAYOR

ATTEST:

  
CITY CLERK