

ZONING MAP AMENDMENT REQUEST
BY LANNY R. HOLBROOK FOR PROPERTY LYING
BETWEEN BURLINGTON PIKE AND TANNERS
LANE, FLORENCE, KY.

This is a request by Lanny R. Holbrook (agent) for Tim Timberman, Inc. (option holder) for a 44.25 acre tract between Ky. 18, Burlington Pike and Tanners Lane, Florence, Kentucky. This request is to change the current zoning of Suburban Residential Two, SR-2, Commercial Two, C-2 and Commercial Services, C-3 to Commercial Services, C-3 for the entire tract.

Adjoining properties to the north are currently zoned Commercial Two, C-2 and Commercial Services, C-3. To the east is currently Commercial Two, C-2 and Suburban Residential One, SR-1 zoning. To the West is current zoning of Commercial Services, C-3 and Commercial Two, C-2, and to the south is current zoning of Suburban Residential Two, SR-2 and Urban Residential Two, UR-2.

The Boone County Comprehensive Plan Land Use map indicates a planned future land use of High Density Residential and Commercial for this tract. Adjoining land to the north is planned Commercial as is land to the west. To the east is planned future use of Commercial (fronting Burlington Pike) and Medium Density Residential. To the south is planned Medium Density Residential and High Density Residential.

The text of the Comprehensive Plan makes the following statements regarding these identified future land use categories and their relationship to this request:

Commercial:

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)

High Density Residential:

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. (page 3.4) (Underlining provided for emphasis.)

Medium Density Residential:

Medium density residential development could include the expansion of existing developments in the Florence and Walton service areas. As the Florence service area is expanded, new medium density development is encouraged adjacent to subdivisions existing and committed south of KY 18 and west of Hopeful Road; in the vicinity of Pleasant Valley Road; south of U.S. 42, west of I-75; south of Union along KY 536, and near the Richwood interchange with I-75. In the area west of U.S. 25 and east of I-75, south of Mt. Zion Road, expansion of existing mobile home parks is anticipated. (page 3.4)

On a community basis Florence is identified in the text of the Comprehensive Plan. The following relates to the City and this property:

Florence is planned to continue developing as the primary urban center of Boone County and as a major regional center. Much growth is planned beyond existing City boundaries, yet continuing the established urban pattern....

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.

The applicant has submitted a Concept Development Plan. This plan indicates a proposal for four (4) separate uses on the tract. This plan proposes an automobile dealership on 10 acres, a "home furnishings" business on more or less four acres, an anticipated garden store type business on ten acres and a municipal park on around thirteen (13) acres. Traffic access from Burlington Pike and Tanners Lane to the site will be provided by a proposed new road. This new road is to be a divided "boulevard" type road with two twenty-five foot roadways on a 90 foot right-of-way. Storm drainage for the commercial areas is planned to be handled by a collection system and piped to a detention basin.

As stated above the Concept Plan calls for a new road between Burlington Pike and Tanners Lane. The Transportation Element of the Comprehensive Plan does address a new road in this area with the following statements:

In the Florence area, Tanner's Lane is planned for realignment east of its existing intersection with KY 18 to reduce traffic congestion in that area. This realignment also creates developmental frontage on Tanner's Lane which is planned as high density residential development. (page 4.3)

In addition, the Concept Plan shows a planned "Municipal Park." Recreation is addressed in the Comprehensive Plan by the following statements:

Recreation uses included in the Comprehensive Plan are public and private active recreation uses, and other sites, both public and private which are held for environmental conservation purposes and may incorporate active recreation use.

Planned public recreation areas dominate the recommended pattern of recreation development. In existing urbanized areas, and in areas planned for intense residential development, the ability to purchase and develop recreation lands is limited. Recreation uses may best be provided on shared sites

with public schools or in conjunction with planned residential developments as an amenity provided by the developer. Additional recreation opportunities may be available on publicly-held open space land such as the surrounding the Airport.

Specific recreation facility development is included in the infrastructure/community facilities element of the plan, but broad patterns of land use are identified here. (page 3.9)

Additional public recreation facilities are required in the Florence area in addition to Lincoln Woods Park. The high concentration of population in this area justifies plans for a public swimming pool. Sites for other recreation facilities in Florence are limited, and this plan recommends the development of public recreation facilities on the many public school sites in the area. This requires the cooperation of the Boone County Fiscal Court and School District to develop the facilities....

Private developers may be encouraged to provide recreation facilities in conjunction with private projects, particularly as a residential amenity which may increase their property value. Once these facilities are developed, they may be turned over to County government for maintenance.

Other private recreation facilities may be developed in commercial land use districts and elsewhere in the County to provide specialized recreation opportunities. These could include indoor athletic facilities, and full service marinas on the river. The Boone-Aire Country Club is expected to be maintained for recreation use. (pages 5.6 and 5.7)

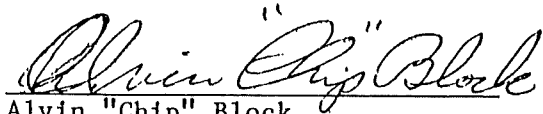
The request is for a zone change to Commercial Services, C-3. The following is the purpose of the C-3 zone as stated in the zoning regulations:

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 area. 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.

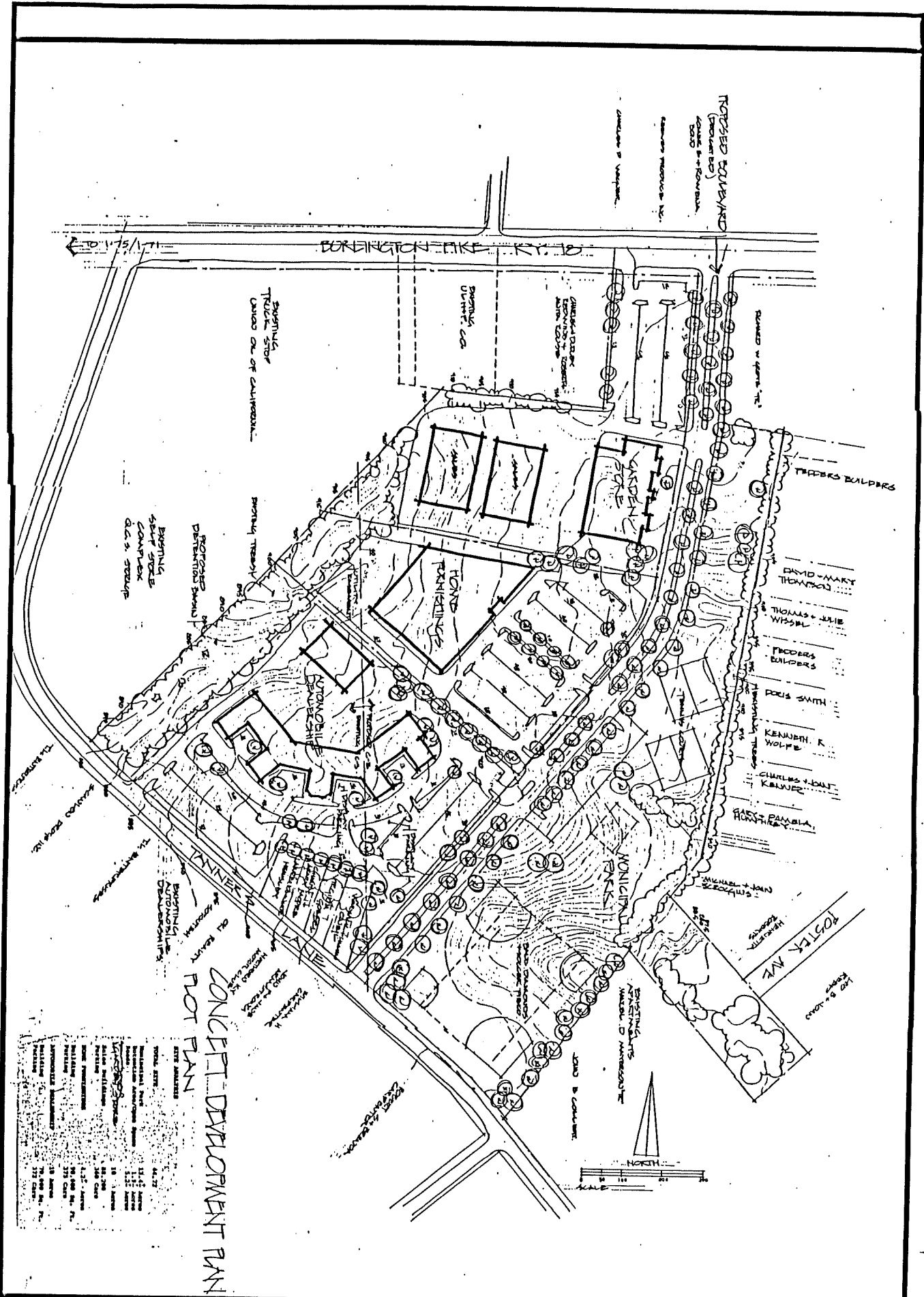
The Soil Survey of Boone, Campbell and Kenton Counties, Kentucky indicates the current soil types as Rossmoyne Silt Loam with zero to six percent and six to twelve percent slope and Jessup Silty Clay Loam with twelve to twenty percent slope. The Rossmoyne soil presents only a moderate limitation for building locations, while the Jessup soil presents severe limitations because of slope and high shrink-swell potential.

In summary, the Comprehensive Plan Land Use Map would need to be changed from High Density Residential to Recreation for the "Municipal Park" area should the Planning Commission decide to recommend approval of the request and the City Council of

Florence would eventually approve this request. The area northwest of the proposed new road does conform to the planned Commercial use.

A handwritten signature in cursive script that reads "Alvin 'Chip' Block". The signature is written in dark ink and is positioned above a horizontal line.

Alvin "Chip" Block
Planner



CONCEPT DEVELOPMENT PLAN
PLOT PLAN

DATE	BY	REVISIONS
NOV 15 1964	NORRIS, FOOTE & ELLIOTT	ISSUED

OWNER: ...
ARCHITECT: NORRIS, FOOTE & ELLIOTT ARCHITECTS / PLANNERS INC.
ADDRESS: 4487 MONTGOMERY RD., CINCINNATI, OH. 45248
PHONE: 864-1080
FAX: 864-1080
CERT. NO'S: 4781, 4874, & 7387

SHEET NO.	COMMISSION	REVISIONS

NORRIS, FOOTE, & ELLIOTT
ARCHITECTS / PLANNERS INC.
 4487 MONTGOMERY RD. CINCINNATI, OH. 45248
 (613) 864-1080 CERT. NO'S. 4781, 4874, & 7387

BOONE COUNTY PLANNING & ZONING

PUBLIC HEARING

MAY 22, 1985

Chairman Kroger opened the Public Hearing on a request of Lanny R. Holbrook (agent) for Tim Timberman, Inc., (option holder) for a Zoning Map Amendment from the current zoning of Suburban Residential Two (Sr-2), Commercial Two (C-2) and Commercial Services (C-3) to Commercial Services (C-3) for the entire 44.71 acre tract lying northeast of Tanners Lane and south of Ky. 18, Burlington Pike, Florence.

Staff member Chip Block stated the presentation of the staff would entail an initial slide presentation to identify the subject and surrounding areas and zoning districts for the Commission.

Mr. Lanny Holbrook, agent for Tim Timberman, Inc., explained the proposal for the entire 44.71 acre tract. Mr. Holbrook explained that Tim Timberman, Inc. is currently operating on a 6 to 7 acre site across the street from the subject tract. Mr. Holbrook explained the incentive was the front 10-acre front tract of the entire 44.71 acreage, immediately across the street from the current Timberman auto dealership. Mr. Holbrook stated the proposal with regard to the front 10-acre tract was to provide a new 70,000 sq. ft. expanded auto dealership enterprise which would include other dealerships than those that Timberman is currently involved with. Mr. Holbrook noted the property is currently owned by Akili and Margaret Masalli (and formerly owned by Ed Schmidt). Mr. Holbrook explained the presented Concept Development Plan as presented indicates a 14-acre tract proposed for C-3 which would be an accessory use under Sect. 942 as a recreational use. Mr. Holbrook related that discussions with the City of Florence have been held with regard to the use of this area as a municipal park. Mr. Holbrook stated that additionally discussions are being held with the Department of Transportation and the State about their participation in the cost of the proposed boulevard connecting Tanners Lane with Ky. 18. Mr. Holbrook explained the main thrust of the connection proposal was in the attempt to relieve traffic and congestion. Mr. Holbrook explained the request is to rezone the entire 44.71 acre tract with the following uses: the front 10-acre tract for use of an automobile dealership (70,000 sq. ft.) facility; an approximate 7-acre site for use of a proposed home furnishing store; an approximate 8 to 9 acre site for a commercial services site; and a 14-acre site for use as a buffer zone and/or City of Florence municipal park. Mr. Holbrook explained the 8 to 9 acre site was initially proposed for the Payless Cashways commercial facility who has

who has subsequently chose an alternative site. Mr. Holbrook stated a replacement optionee would be sought for another "reasonable" C-3 tenant for the 8 to 9 acre tract. Mr. Holbrook stated that on the "right side of the connecting throughway" as a sort of buffer zone is the proposed municipal park or recreational facility which is an accessory use under Sect. 942. Mr. Holbrook related the City of Florence officials had expressed an interest in the proposed park use but a present there are no signed options or agreements with the City of Florence for such a use. Mr. Holbrook stated that although the proposed use there is somewhat different than the designated Comprehensive Plan use, there are currently various commercial uses in the surrounding area and Mr. Holbrook indicated same. Mr. Holbrook stated that the character of the economic and social changes of the area are compatible with the change of the zoning to C-3 especially when limited by the transition of the proposed 14-acre buffer zone as it lays against the residential area. Mr. Holbrook related that Mr. Timberman plans to continue the same quality development with the concept of what is called a "supermarket of automobiles" that has expressway visibility and that Mr. Timberman already has soem commitments from other auto dealersto place their cars in the supermarket facility. Mr. Holbrook stated that Mr. Timberman is requesting as an optionee the entire rezoning of the 44.71 acres to C-3 to permit the development of the property for compatible C-3 uses. Mr. Holbrook noted the 14-acre use would be limited by the Concept Development Plan presented which would give protection to the citizens in the adjoining residential area. Mr. Holbrook noted he was accompanied by Maureen Moore (attorney) who had been working on the zoning map amendment application and the architect, Jerry Foote, and the option holder, Mr. Tim Timberman.

Mr. Mel Carroll, a member of the Florence City Council, stated the Council is very much interested in the proposed development as well as the entire Tanners Lane-Dream Street area. Mr. Carroll noted the City of Florence is now in the process of preparation of a plan for the entire subject area. Mr. Carroll then stated that in light of the fact of the forthcoming plan he would request that the public hearing be continued until the month of June to allow the applicant and the City of Florence to work together and in conjunction with the forthcoming Plan.

Mr. Jack Armstrong, a resident on Tanners Lane, expressed concern of the ball diamonds placement along the "highway" and the nuisance of lights and noise which accompany a park.

Mr. Bob Carpenter, area resident, reiterated support of Mr. Armstrong's expressed concerns.

Mr. Bill Carpenter, area resident, stated he does not want the proposed project and that the project would deteriorate the entire area.

Julie Wissell, a resident of Center Park Drive (behind the proposed development), inquired of the assurances which would mandate the park being developed as proposed.

Chairman Kroger clarified that Ms. Wissell was in essence inquiring of what is the concept development plan all about and how effective is it. The Chairman suggested Counselor Wilson clarify.

Counselor Wilson explained the concept development plan when it is agreed upon by the property owner becomes a condition of the zone change. Mr. Wilson stated that while the Florence City Council nor the Commission cannot guarantee that that is the way it will be forever the concept development plan ensures that any change in the concept development plan would necessitate a new public hearing process and additional review and action through the legislative process.

Mr. Tim Timberman stated that the locations of the baseball diamonds are apt to change and made note of the expressed concern of lights and noise effects on the residential area.

Mr. Bob Carpenter inquired of where Mr. Timberman proposes to have parking for the municipal park area. Mr. Timberman stated that concern as well would have to be addressed.

Mr. Carroll emphasized that if the municipal park goes through that all development and the uses of the municipal park would be determined by the citizens through input sought from the appropriate planning bodies.

Mr. Armstrong expressed concern of establishing the proposal for the area before the zoning map amendment is permitted.

Chairman Kroger explained the comment is being made that should the approvals of the proposed plan as it exists proceed that the citizens would have not additional input into the plan as presented, and Chairman Kroger clarified the residents objection being the park area as shown.

Mr. Holbrook, agent, stated that Tim Timberman, Inc. would agree with the request as presented by Mr. Mel Carroll of the Florence City Council to continue the public hearing. Mr. Holbrook stated that in the interim period perhaps meetings with the residents could be held to address area residents concerns. Mr. Holbrook assured the option holder would be reasonable in cooperation with the surrounding residents.

Mayor Roger Rolfes, Florence City Council, encouraged the continuance of the public hearing and stated the Florence City Council would like to work with the developer to develop the area in the most compatible way in light of the surrounding residential areas.

Commission Member Barnett stated it is very gratifying to see the representation of the City of Florence present. Mr. Barnett stated that although the City of Florence does need parks the Commission must first address access management to the property. Mr. Barnett expressed concern of the additional access to Ky. 18 and suggested some provision for access management be explored for the possible routing of trucks to the boulevard and also possibly additional traffic light placement. Mr. Barnett stated that the buffer zone appears to be very nice but on the other hand the proposed development areas of the plan indicate a lot of commercial density into such a condensed area. Mr. Barnett stressed that access management issues be properly addressed.

Commission Member McMillian inquired of the green space noted on the Concept Development Plan. Mr. Holbrook responded that the area was all part of the park.

Commission Member Jones inquired of why the green area would have to be rezoned if it was only for proposed recreational use. Mr. Holbrook responded that the option holder feels the whole parcel has the character of the C-3.

Commission Member Viox noted that since the area is in an area which is under great study that perhaps the planning bodies should review more than just the subject site but rather the entire area and corridor as well and maybe even put an entire overlay over the entire corridor.

Commission Member Neltner noted that the small building that is sitting back behind the auto dealership is and inquired if that structure is supportive of the car dealership. Mr. Timberman noted the area referred to by Mr. Neltner is the service area. Commission Member Neltner also inquired if at what point in time the option holder would be willing to deed the property to the City. Mr. Holbrook clarified that the proposed buffer zone/14-acre municipal park is not to be a charitable gift but rather will be purchased by the City at a much reduced property market value. Mr. Neltner inquired if there was a street between the dealership and the home furnishings store. Mr. Timberman responded no that the "street" was just the access drive.

Mr. Holbrook related that ongoing discussions with the Department of Transportation are in progress with regard to state funding on the boulevard. Mr. Neltner inquired if it is likely that trees will remain if they are involved in the development of the boulevard. Mr. Holbrook stated he would think so.

Mr. DeLong inquired if there was two access points from Ky. 18. Discussion followed. Mr. DeLong expressed concern of the number of accesses to Ky. 18, and he urged Commission members to carefully review the access management issue.

Mr. Bill Jones, a resident of Center Park Drive, inquired of the number of the boulevard street. Mr. Holbrook

responded the street would be two-lane with a meridian. Mr. Barnett noted the letter received from Norris & Foote (architects) indicated two 25-foot roadways. Mr. Holbrook stated the street would have two-lanes each way.

Julie Wissel expressed concern of two-lanes each way on the boulevard street, the plans for the routing of trucks on the street, and the proximity of the boulevard street to the proposed park. Mr. Holbrook assured the primary purpose of the boulevard is for the access of the C-3 uses permitted and stated his opinion that the proposed boulevard street would not attract truck traffic at all.

Mr. Armstrong stated that was the same thing told to area residents when Tanners Lane was surfaced and widened, and expressed concern of the vast amount of trucks that use Tanners Lane at present.

Chairman Kroger inquired of Mr. Holbrook's reference to a proposed route for Tanners Lane. Mr. Block noted that he believed what was talked about was the exact location of the C-3 zoning district and the relation to Tanners Lane as proposed and how Tanners Lane is in relationship to the planned commercial land uses on the northwest side. Mr. Holbrook elaborated on the current zoning district boundary lines. Counselor Wilson noted that on the reproduction of the concept development plan on the handout indicates that the existing C-3 takes in approximately three-quarters of the 10-acre proposed auto dealership site and probably 90% of the proposed service building to the rear of the dealership. Mr. Holbrook stated his agreement with the percentages as presented by Counselor Wilson.

Chairman Kroger explained that the Commission would not take any action on the request at the public hearing held this date but rather the Committee would review the matters and issues presented on the zoning map amendment and the Committee would then make a recommendation to the Commission for deferral of action on the request at the June 5, 1985 meeting of the Planning Commission which would defer the matter until the June 19, 1985 meeting of the Commission. Chairman Kroger also noted the Planning Commission's role as a recommending body in the procedural process.

Mayor Rolfes requested that the record reflect that the Florence City Council is looking at the overall subject area and Mr. Rolfes encouraged input from the area residents.

Chairman Kroger noted Mr. Viox's expressed suggestion for the Commission to look at the entire area at the same time the Commission reviews the request to determine the overall impact on the entire area.

There being no further questions or comments, Chairman Kroger closed the public hearing.

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING MINUTES

JULY 17, 1985

Chairman Paul Kroger called the meeting to order.

Roll call was taken by staff member Dee Ann Manley. 10 members present. Absent: Messrs. Burch, Collins, DeLong, and Slusher. All staff members present. Atty. Hugh Skees was also present.

The Minutes of the Business Meeting of July 3, 1985 were considered.

Mr. McMillian moved that the Minutes be approved as reviewed. The motion was seconded by Mrs. Smith. After discussion, the motion carried unanimously.

Administration

Staff member Dee Ann Manley stated that staff salaries and benefits for the weeks of 7-15-85 thru 7-26-85 amounted to \$5,087.09.

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

Chairman Kroger referred two pieces of correspondence from OKI to staff for review.

Reports

Chairman Kroger noted the Enforcement Officer's Report and the Budget Comparative for the period ending June 30, 1985 were distributed for Commission members review.

There was no comment or discussion.

Directors Report

Chairman Kroger noted that a report from the Assistant Director would be included on the agenda of this evening's meeting and all future meetings as well.

Asst. Director Newton informed the Commission that a letter had been received from staff member Clay Shepher advising that he was resigning his position with the Boone County Planning Commission as of July 19, 1985. Mr. Newton added a personal note that it was a pleasure to have worked with Mr. Shepherd.

Mr. Newton informed the Commission that the Fiscal had appointed him as the County's representative to the OKI Regional Council of Governments Technical Coordinating Committee. Mr. Newton noted that former Director Lynn had held this position previous.

Mr. Newton stated that he had been requested to be the Boone County Sub-Committee Chairman for the 1990 Cincinnati Census Statistical Area Committee. Mr. Newton stated he has accepted the position.

Chairman Kroger extended best wishes on behalf of the Commission to Mr. Shepherd in his departure.

Chairman Kroger declared a change in the order of business and proceeded to Item 5 of the Commission's agenda.

UNFINISHED BUSINESS

Zoning Map Amendment

Request of Lanny R. Holbrook (agent) for Tim Timberman, Inc., (option holder) for a Zoning Map Amendment from the current zoning of Suburban Residential Two, SR-2, Commercial Two, C-2 and Commercial Services, C-3 to Commercial Services, C-3 for the entire 44.25 acre tract lying northeast of Tanners Lane and south of Ky. 18, Burlington Pike, Florence, Kentucky.

A supplemental staff report was presented by staff member Chip Block. Mr. Block stated the Boone County Comprehensive Plan Land Use map indicates a planned future land use of high density residential and commercial for the subject property with the adjoining property planned for commercial and medium density residential. Mr. Block noted that should the Boone County Planning Commission recommend approval and the City of Florence recommend approval for the zoning the land use map would need to be changed from high density residential to recreation for the proposed municipal park area.

Asst. Director Newton stated the Committee Report recommended "approval for the zone change with the submitted concept development plan pursuant to Article 3 of the Boone County Zoning Regulations for the subject tract subject to the following reservations and conditions: the Committee wishes to emphasize that approval is for the concept development plan and does not constitute a commitment by the Planning Commission for the precise locations of the uses shown on the plan. Exact locations are to be determined after an engineering study of the boulevard is completed by the City of Florence Engineer. A generalized corridor has been drawn by the Boone County Planning Commission staff and was selected by the Florence City Council on May 21, 1985. This corridor which is shown on Exhibit A serves as a general route to be followed by the City Engineer and provides the basis for the discussion below. The Concept Development Plan submitted and agreed upon by the applicant will have

recreation/park land to the east of the boulevard and be limited to the identified commercial uses to the west of said boulevard. The Committee wishes to emphasize that the only recreational uses permitted on the eastern side of the future boulevard are those listed under the accessory uses of the Commercial Services zoning district as identified in Sect. 942 Number 1 of the Boone County Zoning Regulations. Any changes to these land uses on the property shall constitute a major change to the Concept Development Plan and require a resubmittal and a new public hearing. Future curbcuts on that boulevard are to be minimized and shall be provided if deemed appropriate by the Boone County Planning Commission at that time. Shared and coordinated access points that provide four-way intersections will also be encouraged at the site plan review stage. In order to eliminate unnecessary curbcuts in the current plan the minor access point on Ky. Route 18 shall be omitted and shown on Location 1 on Exhibit B which is also attached. The southern access point leading into the home furnishings area shall be deleted which is shown on Location 2 on that exhibit and the north access point serving the automobile dealership can serve the home furnishing area by creating a parking lot connection at Location 3 of that exhibit. The Committee based its decision upon the following findings of fact. 1) The request is for rezoning from SR-2, C-2 and C-3 to Commercial Services, C-3 for the entire tract, and the four potential land uses would conform to the new zoning district. 2) The Boone County Comprehensive Plan has identified that Tanners Lane was planned to be relocated through this property. The plan then identifies the land lying to the north and west of that new road as planned for the future land use of commercial with statements in the land use plan supporting highly commercial land uses near the interchange of I-75 and Ky 18. This zone change request complies with the Comprehensive Plan which is on Page 4.3. 3) The Concept Development Plan has attempted to address the 'sensitive nature' of the adjoining residential development by providing for recreational land use to attempt to buffer the effect of the proposed land use from the existing residential land use."

Mr. Holbrook noted his presence and availability for questions.

Chairman Kroger stated the Committee report contained a number of conditions and a series of statements. Chairman Kroger asked Mr. Holbrook (agent) if he agreed to all of the statements contained in the Committee Report. Mr. Holbrook stated he was in agreement with the conditions.

Mr. Barnett moved that the Planning Commission by Resolution to the City of Florece approve and recommend a change of zoning for a 44.25 acre tract lying northeast of Tanners Lane and south of Ky. 18, Burlington Pike from the current zoning of Suburban Residential Two, SR-2, Commercial Two, C-2 and Commercial Services, C-3 to Commercial Services, C-3 for the entire tract based on the Committee and staff reports. The motion was seconded by Mrs. Smith. After discussion, the motion carried unanimously.

Chairman Kroger inquired if any further action were necessary at this time by the Commission. Mr. Block responded that a change would be necessary on the Comprehensive Plan Land Use map with respect to the recreational area. Mr. Newton affirmed the Commission should affect and direct the staff to change the map according to the proposed zone change.

Mr. Viox moved that the Commission direct the staff to make the necessary changes to the Boone County Comprehensive Plan Land Use map reflective of the changes of the zoning for the 44.25 acre tract should the City of Florence approve the zoning map amendment for the property. The motion was seconded by Mr. Jones. After discussion, the motion carried unanimously.

Site Plan Review

A request of Waco Oil Company (owner) for Site Plan Review to construct a food mart store on a 1.25 acre tract located on Turfway Road, Florence, Kentucky.

Staff member Clay Shepherd presented the staff report which stated the applicant is requesting site plan approval for the construction of a food mart store, retail motor fuel sales and carwash facility. Mr. Shepherd stated that gasoline sales and carwash services are conditions uses and have been approved for the subject property by the Florence Board of Adjustment on July 10, 1985. Mr. Shepherd noted the applicant will utilize existing access off of Turfway Road and will provide 18 off-street parking spaces with all parking spaces and driveways to be of concrete surfacing. Mr. Shepherd closed by stating the plan meets the minimum requirements for site plan review and that staff would recommend approval be granted. (The staff report indicated approval of the report by Staff Engineer Jim Jenkins).

Mr. Newton stated the Committee Report recommended approval of the request based upon the staff and Engineer's reports.

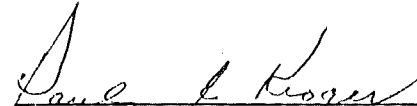
Mr. McMillian moved that the Commission approve the site plan review to construct a food mart store on a 1.25 acre tract located on Turfway Road, Florence, Kentucky. The motion was seconded by Mr. Viox. After discussion, the motion carried unanimously.

Site Plan Review

A request of Timothy Greene (agent) for Cardinal Industries, Inc., for Site Plan Review to construct ten (10) buildings that will contain 86 multi family dwelling units. This 7.2 acre tract is zoned UR-1 and is off of Limaburg Road, Boone County, Kentucky.

Asst. Director Newton stated the staff report given at the July 3, 1985 meeting "stands".

Mr. Neltner moved that the Commission adjourn.
The motion was seconded by Mr. Jones. The motion carried unani-
mously.



Paul Kroger, Chairman

Attest:



COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Melvin Delong, Chairman

DATE: July 17, 1985

RE: Request of Lanny R. Holbrook (agent) for Tim Timberman Inc., (option holder) for a Zoning Map Amendment from Suburban Residential Two, SR-2, Commercial Two, C-2 and Commercial Services, C-3 to Commercial Services, C-3 for the entire 44.25 acre tract located between Burlington Pike and Tanners Lane, Florence, KY.

REMARKS:

Committee recommends approval for a zone change with the attached concept development plan pursuant to Article 3 of the Boone County Zoning Regulations for rezoning of 44.25 acres lying between KY. Route 18 and Tanners Lane. This approval is subject to the following reservations and conditions.

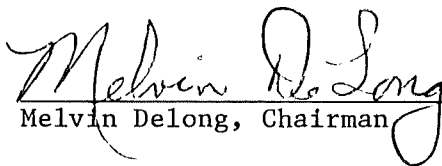
The Committee wishes to emphasize that approval is for a concept development plan and does not constitute a commitment by the planning commission for the precise locations of the uses shown on the plan. Exact locations are to be determined after an engineering study of the boulevard is completed by the City of Florence Engineer. A generalized corridor has been drawn by the Boone County Planning Commission staff and was selected by the Florence City Council on May 21, 1985. This corridor (Exhibit "A") serves as the general route to be followed by the city engineer and provides the basis for the discussion below.

The concept development plan submitted and agreed upon by the applicant will have recreation park land to the east of the boulevard and be limited to the identified commercial uses to the west of said boulevard. The committee wishes to emphasize that the only recreational uses permitted on the eastern side of the future boulevard are those listed under the accessory uses of the Commercial Services zoning district as identified in Section 942, number 1 of the Boone County Zoning Regulations. Any change to these land uses on the property shall constitute a major change to the concept development plan and will require a resubmittal and public hearing.

Future curb cuts on the boulevard are to be minimized and shall be provided if deemed appropriate by the Boone County Planning Commission at that time. Shared and coordinated access points that provide 4-way intersections will also be encouraged at the Site Plan Review stage. In order to eliminate unnecessary curb cuts in the current plan, the minor access point on Kentucky Route 18 shall be omitted (location #1 of Exhibit "B"), the southern access point leading into the Home Furnishing area shall be deleted (location #2 of Exhibit "B"), and the north access point serving the automobile dealership can serve the home furnishing area by creating a parking lot connection at location #3 of Exhibit "B".

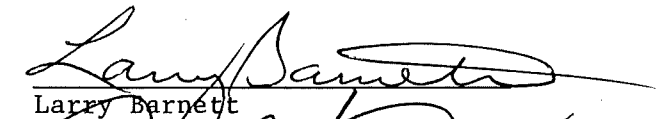
The committee based its decision upon the following findings of fact:

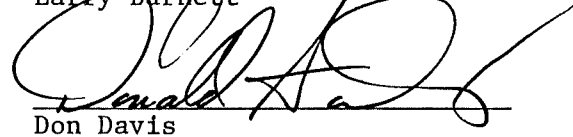
1. The request is for rezoning from SR-2, C-2, and C-3 to C-3 for the entire tract, and the four potential land uses would conform to the new zoning district.
2. The Boone County Comprehensive Plan has identified that Tanners Lane was planned to be relocated through this property. The Plan then identifies that the land lying to the north and west of that new road was planned for a future land use of Commercial. With text statements in the Plan (Land Use) supporting Highway Commercial land uses near this interchange of I-75 and KY. 18, this zone change request complies with the Comprehensive Plan. (page 4.3)
3. The concept development plan has attempted to address the "sensitive" nature of the adjoining residential development by providing for a recreational land use to attempt to buffer the effects of the proposed land use from the existing residential land use.


Melvin DeLong, Chairman

Fred Burch


William Viox


Larry Barnett


Don Davis


Rector Jones

EXHIBIT "A"

PROPOSED BOULEVARD ROUTE

