

ZONING MAP AMENDMENT REQUEST  
BY JERRY FOLTZ, AGENT, FOR PROPERTY  
LOCATED AT THE CORNER OF HOUSTON  
AND TURFWAY ROADS, FLORENCE, KENTUCKY

This zone change request focuses on a fundamental discussion of the Turfway Study, which is minimizing trip generations in certain areas of the study area. Implementation of this objective is primarily through proper zoning. What needs to be determined is whether commercial development should be restricted from the area between the southbound ramps and Turfway Road.

The Turfway Study identifies the need to control traffic counts primarily to the east of the interstate. But it also stresses that the entire study area is so zoned to "protect the interchange and to minimize the potential for serious traffic congestion in the area." It further states:

"The majority of the population accessing the study area is from the north. It is important that the major generators of traffic be located so as to provide for the maximum ease of ingress and egress to the interstate."

The problem with this site is its accessibility. Using straight placement theory, the property is accurately located for high vehicular use. However, the location of the north bound ramps alters the use of the center turning lane of Turfway Road, and thus greatly hampers cross traffic ingress to this parcel. Because traffic will likely back up in the center lane while waiting to enter north-bound of I-75 the area can't have the conventional shared center turning lane.

While the Turfway Study did not detail this limitation of the property, it has examined the property in relations to the Booth Memorial Hospital and stressed that development at this site be sensitively developed. The implementation tool used to assure "sensitive development" while also limiting traffic was to zone the property Office Two.

Under O-2 zoning, eating and drinking places excluding drive-ins and fast-food franchises are principally permitted uses while a motel is a conditional use, subject to Board of Adjustment approval. Under C-3 zoning the motel and eating and drinking establishments including drive-in and fast food franchises are principally permitted uses. The four restaurants can be expected to generate the following trips:

<u>Restaurant Type</u>	<u>Morning Peak Hour</u>	<u>Afternoon Peak Hour</u>	<u>Daily</u>
1. Quality Sit-Down	17	58	962
2. Other Sit-Down	984	217	3,392
3. Fast Food	1,457	519	9,107

Numbers 1 and 2 in the table above are currently permitted on the site while number 3 would also be permitted should the zone change be granted. The motel can

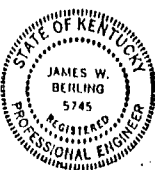
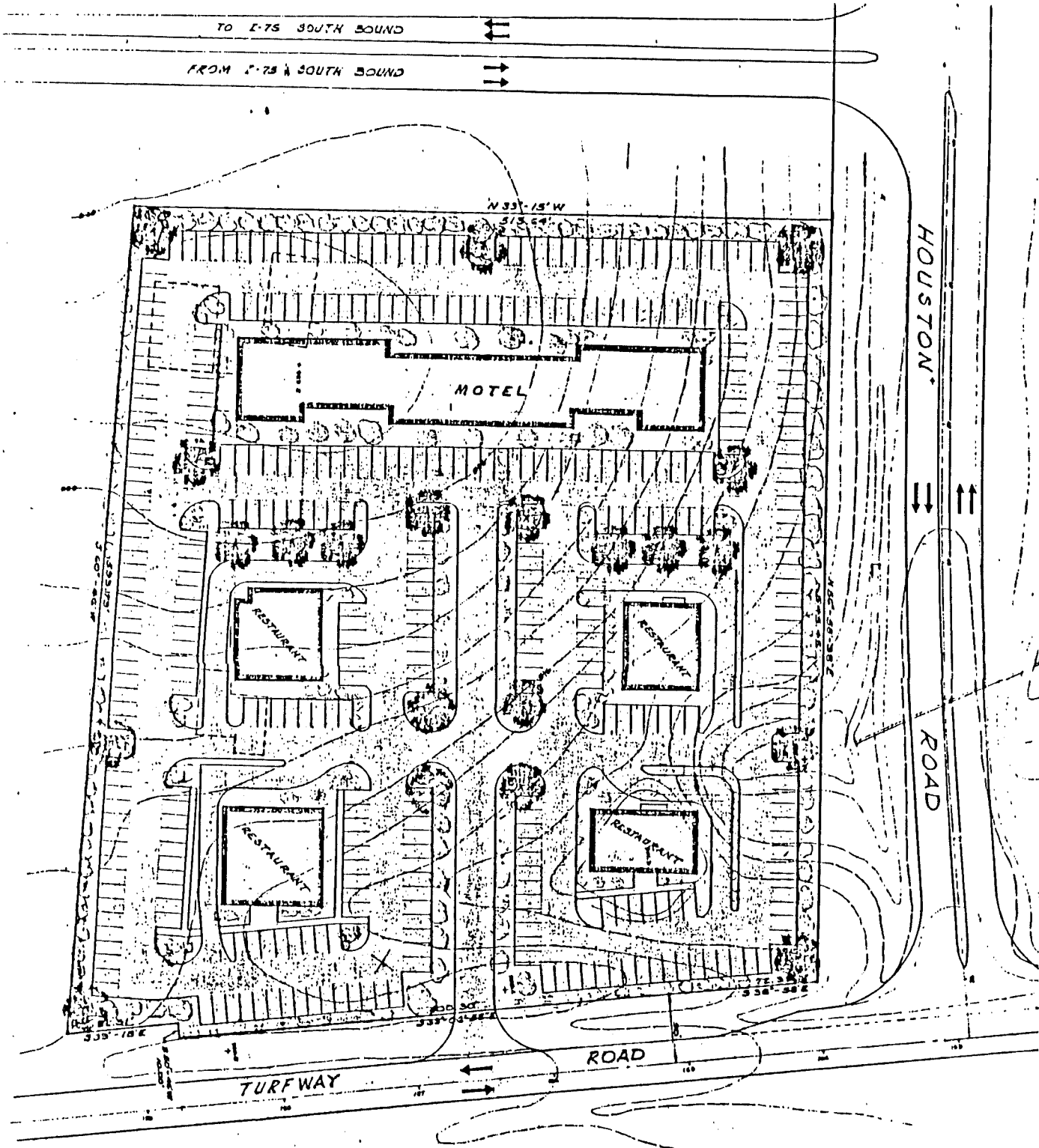
be expected to generate 1,152 trips per day.

In my opinion, there are no other major planning considerations involving the usage of the property that need to be addressed in the concept development plan. Should the Planning Commission decide to recommend approval of this request or the Florence City Council eventually approve the zone change the Turfway Study (the comprehensive plan for this area) would need to be changed in text and graphics.



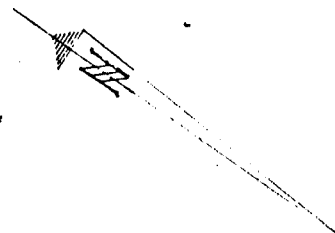
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Gerald A. Newton, Assistant Director



<b>SITE PLAN</b>			
<b>PROPOSED COMMERCIAL DEVELOPMENT</b>			
JAMES W. BERLING KY. ENGR. REG. #5745		DATE 1-15-85	DRAWN BY R.A.K.
7 ACRES AT HOUSTON RD. & TURFWAY RD. BOONE COUNTY, KY.			
DATE 6-13-85	APPROVED BY	DRAWING NUMBER	

BOOTH HOSPITAL



COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Rector Jones, Chairman

DATE: October 2, 1985

RE: Request of Jerry Foltz (agent) for Mary Ellen Foltz (owner) for a zone change to property located at the corner of Houston and Turfway Roads, Florence, Ky. The property is currently zoned Office Two/Planned Development Overlay, O-2/PD Overlay and being requested to be zoned Commercial Services/Planned Development Overlay.

REMARKS:

We, the committee, base our recommendation on the following findings of fact:

1. This zone change request is not in agreement with the Land Use Study I-75 Turfway Road Interchange, the official Comprehensive Plan for this area.

The Turfway Study states:

Throughout the exploration and analysis of various alternatives, it became increasingly obvious that a principal objective should be to protect the interchange and to minimize the potential for serious traffic congestion in the area. The majority of the population accessing the study area is from the north. It is important that the major generators of traffic be located so as to provide for the maximum ease of ingress and egress to the interstate. The three traffic lanes available below the interstate bridge became a key consideration when determining where to place the major land use traffic generators. Since the preponderance of the traffic was coming from the north, it follows that commercial land use, being the major traffic generator, be located as close as possible to the southbound exit ramp since a left turn lane to the northbound entrance ramp could be provided by the middle land of Turfway Road, the commercial traffic could readily return to the north. The remainder of the interchange must be protected by land use which generates less traffic and is sensitively integrated into the existing community.

The study continues to specify the following regarding the parcel in question along with the property being developed by Corporex, Inc.:

This parcel is bounded on the north by Turfway Road, the east by the interste, the southbound exit ramp, and by Houston Road. The parcel is directly across Turfway Road from the Booth Memorial Hospital.

Development of this parcel as O-2 will protect the interchange as it relates to the concerns of traffic. It will also provide a compatible land use for the Booth Memorial Hospital whose master plan includes office use to the west of its main entrance drive. The Booth Memorial Hospital is a tremendous asset to the community and sensitive development of this parcel will assure future development which respects the hospital character.

Access to the parcel is defined by KDOT and the County Highway Dept. One access point would be located immediately across from the Booth Memorial Hospital entrance.

COMMITTEE REPORT


October 2, 1985

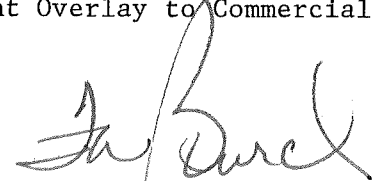
Page two

The committee believes that rezoning with a concept development plan showing four fast food restaurants in addition to a motel does not agree with the study.


2. In review of the statements regarding traffic concerns and future development of this area, the committee believes that the original zoning classification, Office Two/Planned Development Overlay, was (and remains) the appropriate and proper zone for this parcel of land.
3. The applicant has failed to adequately prove that there have been any major changes of an economic, physical, or social nature within the area which were not anticipated in this Turfway Study which have substantially altered this basic character of the area.

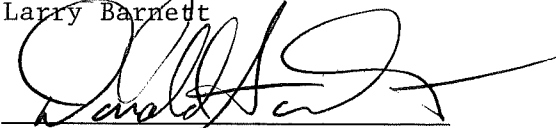
Having not met any of the necessary findings of fact necessary for a zoning map amendment, we the committee recommend to the City of Florence that this zone change request, from Office Two/Planned Development Overlay to Commercial Services/Planned Development Overlay, be denied.

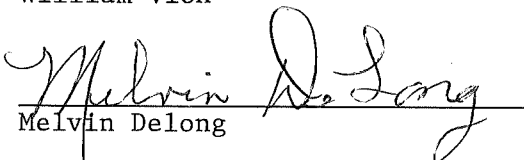
  
Rector Jones, Chairman

  
Fred Burch

  
Larry Barnett

  
William Viox

  
Don Davis

  
Melvin DeLong

FINDINGS OF FACT

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