

REVIEW NO. \_\_\_\_\_

APPLICATION FORM

CHANGE IN CONCEPT DEVELOPMENT PLAN OR THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT

BOONE COUNTY PLANNING COMMISSION (See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:

- Change in Concept Dev. Plan
Utilization of an Underlying Zone in Planned Development

2. Name of Development
3. Location of Development 7592 BURLINGTON PIKE
4. Total Acreage of Site 1/2 ACRE
5. Current Zoning CA/PA
6. Date of Zone Change or Approved Concept Development Plan (if applicable) N/A

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) THE PARKWAY CORRIDOR STUDY

8. Proposed Uses (please specify each use) SMALL SCALE DAILY RENTAL OF NEW VEHICLES WITH STORAGE OF NO MORE THAN 50 VEHICLES. (ALSO SALES)

9. Name of Applicant(s) STAR RENT A CAR, INC OF KENTUCKY
Phone Number(s) PARENT CORPORATION! STAR RENT A CAR INC 727-24

10. Address of Applicant(s) RESIDENT AGENT! DENNIS HELMER PSC
7415 BURLINGTON PIKE FLORENCE KY 41042
City State Zip

11. Name of Property Owner(s) FM/PS INC.
TAX MAILING -> 711 SCOTT ST COV, KY 41011
Phone Number(s) 331-3367 431-17

12. Address of Property Owner(s) 322 CHERRYWOOD
FT MITCHELL, KY 41011
City State Zip

13. Proposed Building Intensities (please specify) TO USE CURRENT HOUSE AS AN OFFICE FOR RENTAL & SALES OF NEW VEHICLES WITH STORAGE OF LESS THAN 50 CARS.

14. Are there any existing buildings on the site? YES
How many? 1

15. Deed Book 399 Page No. 278 Group No. 2034A

16. Have you had a pre-application meeting with BCPC staff? NO, BUT PHONE CONVERSATION & LETTER SUBMITTED REGARDING PROPERTY AND USE (COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

## STAFF REPORT

#1

### REQUEST OF STAR RENT A CAR FOR UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT FOR PROPERTY LOCATED AT 7592 BURLINGTON PIKE

FEBRUARY 27, 1991

This is a request for the Utilization of an Underlying Zone in a Planned Development. The applicant is seeking approval of a Concept Development Plan for the establishment of a car rental facility. The 0.5 acre site is located on the northern side of Burlington Pike, just west of the Produce Patch. The property is zoned Commercial Two/Planned Development (C-2/PD).

#### SURROUNDING ZONING AND LAND USE:

North: SR-2 Single family residences  
South: C-2/PD Vacant land  
East: C-2/PD Produce Patch  
West: C-2/PD Gas Station/Mart

#### SITE FEATURES:

The site currently contains a 1200 square foot single story building (formerly Kozy Kitchen); a parking area and a free-standing one car garage. The site is accessed by one curb cut onto KY. 18. There are no shared access points with the adjoining properties. At the rear of the property is an existing stand of trees.

#### CONCEPT DEVELOPMENT PLAN:

The plan indicates utilization of the existing single story building along with the existing paved area in front. There will be two 12' one-way drives connecting the existing front parking area with the one proposed behind the existing building. The existing one car garage will remain. Buffer areas are indicated along the eastern and western property lines. It is not indicated exactly what type of materials will be contained in this buffer area, however, it will be approximately 18' in depth. The paved area behind the building will be 70' in depth, and this will allow for the retention of 65' of the existing grass and shrub area at the rear of the site. The applicant has stated on the application that there will be storage of no more than 50 cars on the site, and sales.

#### RELATIONSHIP TO COMPREHENSIVE PLAN:

The Future Land Use Map indicates the future use of this property to be Commercial. The Land Use Element of the Plan makes the following statements about the general area:

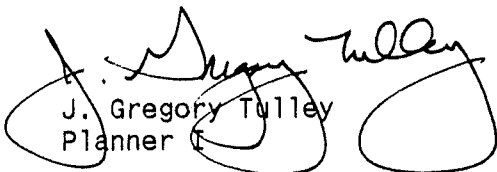
"Commercial development in this section should remain near the arterial roads or close to the interstate. These consumer service and traffic-oriented developments must be contained to specific areas adjacent to the arterial roads and interstate. The coordination of curb cuts and parking lot connections in the already developed areas must occur in order to maintain a reasonable ease of travel along these roads. Undeveloped tracts of commercial land should connect to and coordinate with any adjoining commercial, office, or industrial development in existence." (pg. 220)

RELATIONSHIP TO PARKWAY CORRIDOR STUDY:

"In accord with site planning objectives, it is desirable to locate high density uses in those areas where there is sufficient room to provide appropriate buffer areas between these uses and the residential areas as well as where there is easy access for the high density uses to the required transportation facilities. The sites along the Parkway Corridor, U.S. 42 and KY 18 designated for office and commercial use by the recommended Land Use Plan provide this opportunity."

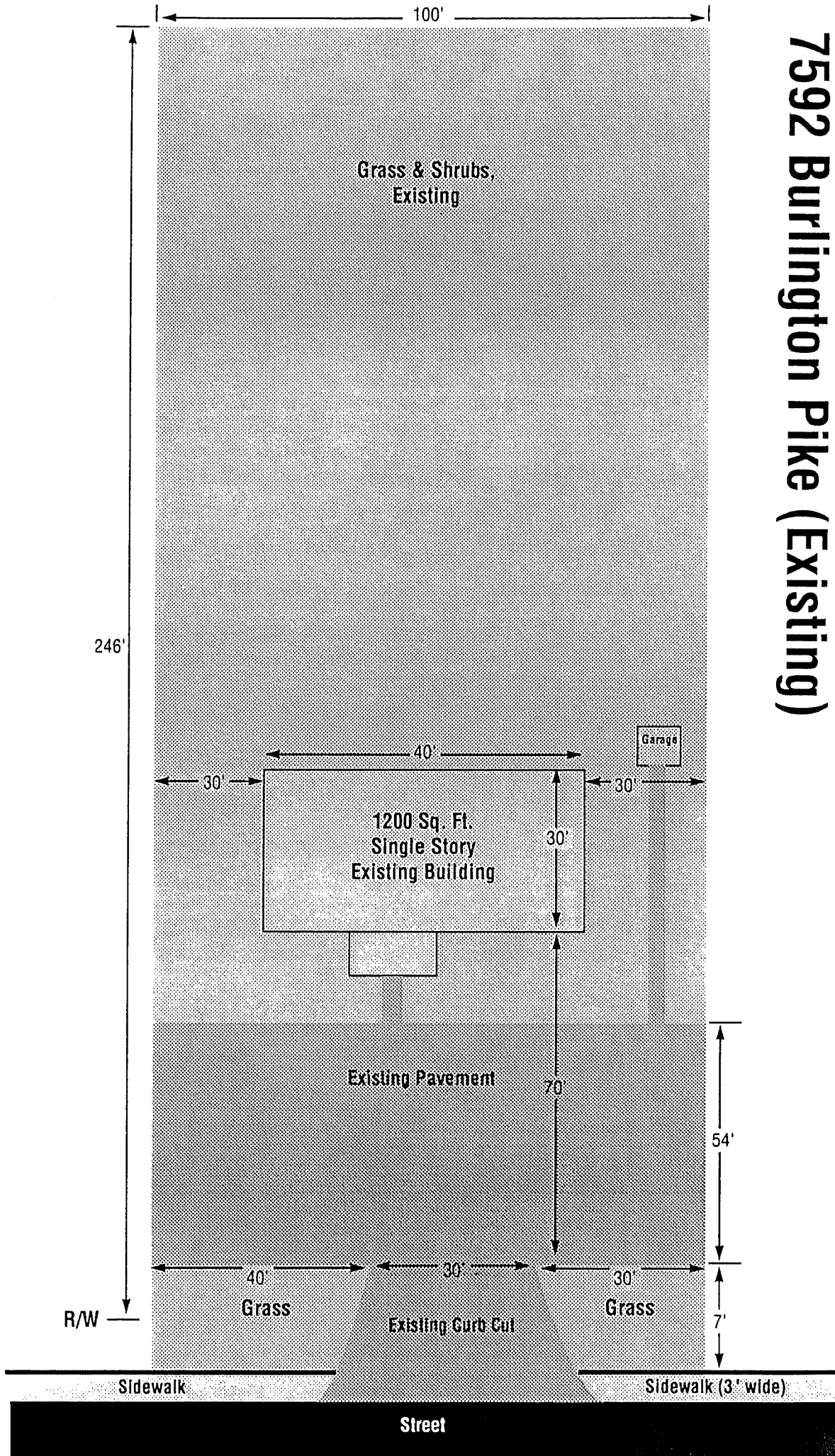
"In this district, parcels along both sides of KY 18 are designated C-2/PD. The accessibility of these sites is well served by KY 18, Turfway Road, and the Parkway. Development of these sites needs to take into consideration the specific local conditions of nearby residential areas and streets. In addition, development in this zone should also enhance pedestrian use of the area and contribute to the pedestrian network of walkways located throughout the study area. Like the other office and commercial districts in the study area, this zone offers the potential to establish attractive ground level conditions for retail, restaurant, and other consumer and pedestrian oriented service uses.

Respectfully Submitted,

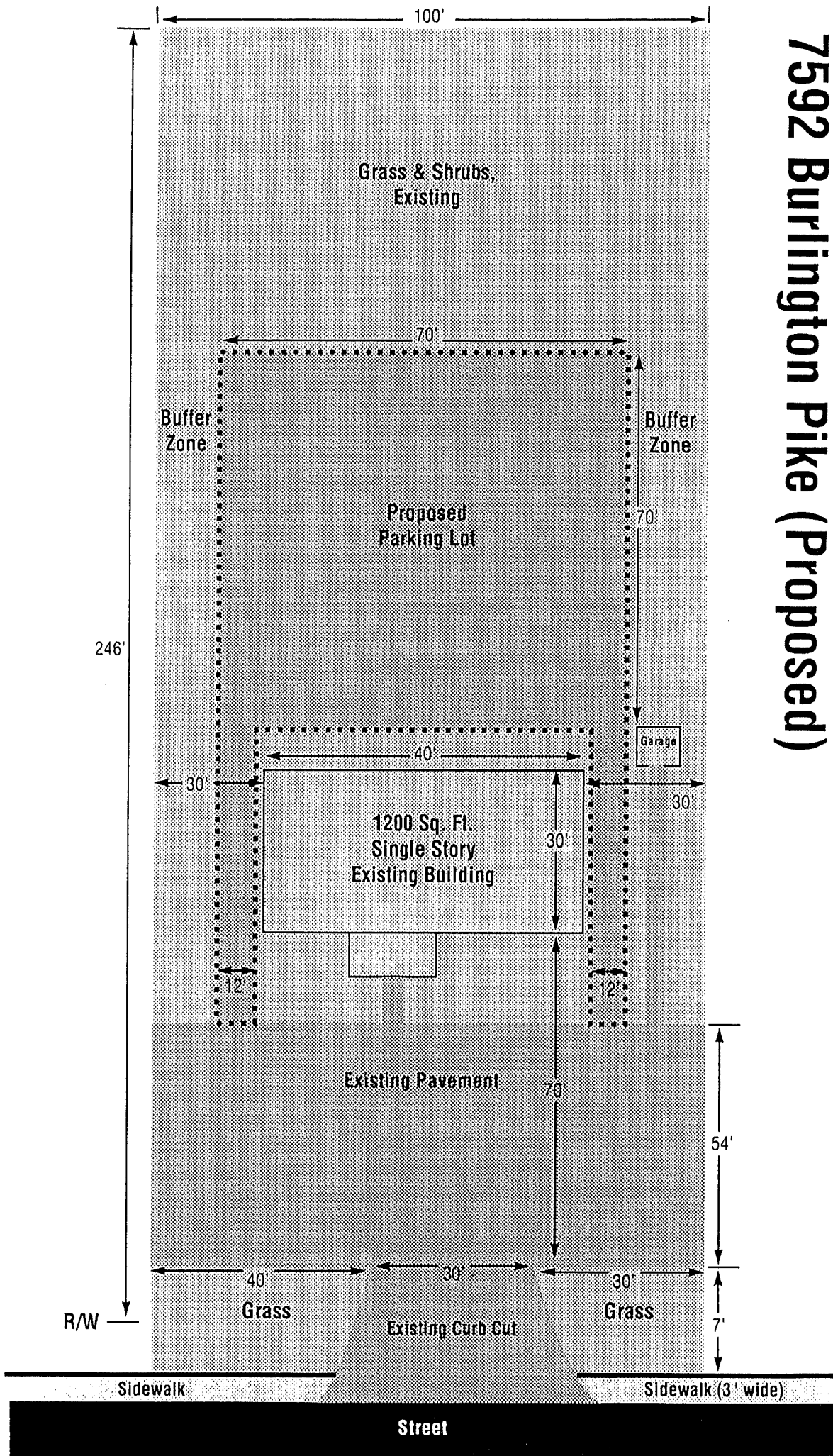
  
J. Gregory Tulley  
Planner I

JGT:kat

# 7592 Burlington Pike (Existing)



# 7592 Burlington Pike (Proposed)



## STAR RENT A CAR, INC.

### HISTORY

Star Rent A Car, Inc. was formed as an Ohio corporation on October 1, 1984. At that time it operated out of one location at 1587 W Galbraith, Cincinnati, Ohio which is still the principle office of the corporation. Since that time Star has grown to four offices servicing the Cincinnati and Dayton markets. Currently, Star is attempting to open a new office in Northern Kentucky and an additional office in the Dayton market. The Kentucky office will be operated out of Star's wholly owned subsidiary, Star Rent A Car, Inc. Of Kentucky.

### Business

Star entered the short term rental car business in 1984 to service the replacement rental market. The principal sources of replacement rentals are from insurance adjusters and agents, body shops and service repair shops. By contrast the replacement market requires a higher rate of utilization for the rental fleet as opposed to the vacation and corporate rentals. Today Star continues to principally service the replacement market but also offers rates to vacation and corporate clients.

### Operations

Thus based on Star's product mix our operations dictate that our offices be located in several suburban areas rather than one central location. As such our average location has an approximate fleet size of 100 vehicles. As stated the replacement market demands a high utilization of the fleet and thus an observer generally will see no more than 10 to 20 vehicles on our lots at any one time. Star's philosophy is to maintain a high level of customer service. Accordingly our rental fleet is comprised of only the two most recent model years.

For maintenance of the rental fleet all work is done off site except normal additions to the vehicle's fluid levels and vehicle cleaning. Again this is the result of having numerous offices for a geographical area and the fact that by having newer vehicles most repairs will be under the manufacturers warranty programs.

BOONE COUNTY PLANNING COMMISSION

February 27, 1991  
7:00 P.M.

PUBLIC HEARINGS

Mr. William Viox, Chairman, called the meeting to order at 7:10 P.M..

Following an explanation of the Public Hearing process, the Chairman introduced the first item on the agenda:

1. Applicant: Star Rent-A-Car, Inc. of Kentucky for  
FN/P35, Inc. (owner)  
Request: Concept Development Plan

The request of Star Rent-A-Car, Inc. of Kentucky (applicant) for FN/P35, Inc. (owner) for the Utilization of an Underlying Zone in Planned Development in order to allow a car sales and rental business at 7592 Burlington Pike, Florence, Kentucky. The 0.5-acre site is zoned Commercial Two/Planned Development (C-2/PD).

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

Chairman Viox asked if the applicant was present.

Mr. Steve Motts, Vice President of Star Rent-A-Car, distributed to the Commission copies of information regarding the history of their business. Mr. Motts stated that they deal with the replacement market -- people getting a rental car because their car is down for some reason. They have dealings with insurance companies and body shops. They typically have a hundred cars in each fleet, but there are usually only 10 or 15 cars on the site at a time. They do not do mechanical repairs on the site. He stated that all of the vehicles are 1990 or 1991 models. Warranty work and repairs are done at the dealerships or other repair facilities. They would be washing vehicles and prepping them for rental.

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

Mr. Collins questioned the depth of the grassy area. Mr. Tulley advised that the Staff estimates it to be about 65 feet. He noted that the drawing is a computer generated drawing, not an actual plan. Mr. Collins asked that the figures be checked as they did not appear to add up.

Mr. Damstrom questioned the lighting for night operation.

Mr. Motts advised that they typically have lighting in the front and lighting off the building in the back. He stated that there are no poles in the back.

Mr. Damstrom cautioned that the Commission does not want an overflow of lighting to disturb the residential area.

Mr. Neltner questioned the signage and Mr. Motts advised that the sign would be approximately 48 square feet. The sign is 20' to 25' high.

Mr. Neltner asked about additional landscaping in the front or the rear of the site. Mr. Motts advised that they plan to add shrubbery at the rear, but had not planned to add anything in the front.


Mr. Ries asked if there were be speaker amplification or a paging system and Mr. Motts advised that there would not.

There being no further comments, Chairman Viox advised that this item will be on the Agenda for the Business Meeting on March 8, 1991 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
\_\_\_\_\_  
William R. Viox, Chairman

Attest:

  
\_\_\_\_\_  
Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

March 20, 1991

8:00 P.M.

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Mr. William Viox, Chairman, called the meeting to order at 8:05 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Fred Burch, Vice Chairman  
Mr. Lawrence Collins  
Mr. Phil Damstrom  
Mr. Melvin DeLong  
Mr. R. N. Greene  
Mr. Rector Jones  
Mr. Robert Kirby, Jr.  
Mr. Don McMillian  
Mr. Barry Neltner  
Mr. Thurman Owens  
Mr. Robert Ries  
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 stated that each member had received a copy of the Minutes of the Business Meeting of March 6, 1991 and asked if there were any comments or corrections.

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

REPORTS:

Chairman Viox stated that the Zoning Enforcement Officer's Report and the Report of Zoning Permits had been distributed for the Commission members to review.

Following discussion of the reports, the Chairman proceeded to the Unfinished Business Items.

UNFINISHED BUSINESS:

1. Concept Development Plan

The request of Star Rent-A-Car, Inc. of Kentucky (applicant) for FN/P35, Inc. (owner) for the Utilization of An Underlying Zone in Planned Development in order to allow a car sales and rental business at 7592 Burlington Pike, Florence, Kentucky. The 0.5-acre site is zoned Commercial Two/Planned Development (C-2/PD).

Staff Member, Greg Tulley, read the Committee Report which recommended approval of the request, subject to conditions, based on the findings of fact (see Committee Report).

There being no discussion, Mr. Collins moved by resolution to the City of Florence that the request be approved based on the Staff and Committee Reports. Mr. Damstrom seconded the motion and it carried unanimously.

At this time, the Chairman stated that the Committee Report for Agenda Item #2 was still in progress and that this item would be heard later in the meeting.

3. Site Plan Review

The request of North American Properties (applicant) for B & J Development Company (owner) for Site Plan Review to construct a 4,000 sq. ft. addition to the Village at the Mall project located on the east side of Mall Road, Florence, Kentucky. The one-acre site is zoned Commercial Two (C-2).

Staff Member, Greg Tulley, presented the Staff Report (see Staff Report).

Mr. Tulley read the Committee Report which recommended deferral of the request until the April 3, 1991 Business Meeting based on the Staff Report (see Committee Report).

There being no discussion, Mr. Collins moved that the request be deferred until the April 3, 1991 Business Meeting based on the Staff and Committee Reports. Mr. Neltner seconded the motion and it carried unanimously.

**EXHIBIT "B"**

# COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Barry Neltner, Chairman

DATE: March 20, 1991

RE: Request of Star Rent A Car, Inc. of Kentucky (applicant) for FN/P35, Inc. (owner) for the Utilization of an Underlying Zone in Planned Development in order to allow a car sales and rental business located at 7592 Burlington Pike, Florence, Kentucky. The 0.5 acre site is zoned Commercial Two/Planned Development (C-2/PD).

## REMARKS:

We, the Committee, recommend approval of the request based on statements made and facts gathered at the February 27, 1991 Public Hearing and on the following findings of fact.


## Findings of Fact


1. The proposed request is in agreement with the 1990 Boone County Comprehensive Plan and the Parkway Corridor Study. The 1990 Boone County Comprehensive Plan Future Land Use Map indicates this property's use as Commercial. The Parkway Corridor Study makes the following reference to the site: "In this district, parcels along both sides of KY 18 are designated C-2/PD. The accessibility of these sites is well served by Ky 18, Turfway Road, and the Parkway. Development of these sites needs to take into consideration the specific local conditions of nearby residential areas and streets. In addition, development in this zone should also enhance pedestrian use of the area and contribute to the pedestrian network of walkways located throughout the study area."
2. Additional references to the 1990 Boone County Comprehensive Plan and the Parkway Corridor Study are made in the February 27, 1991 Staff Report.


## Committee Conditions


1. A 25' foot buffer consisting of trees on 15' foot centers is to be planted along the northern property line.
2. Any outdoor lighting is to be directed away from the adjoining residential area to the north.


  
Barry Neltner, Chairman


  
Fred Buron

  
Larry Collins

  
Rector Jones

  
Phil Damstrom

  
Carol Smith

  
Floyd Sharp

AN ORDINANCE ACCEPTING A RECOMMENDATION OF THE BOONE COUNTY PLANNING COMMISSION, THIS ORDINANCE BEING TO ADOPT AND APPROVE THE UTILIZATION OF THE UNDERLYING ZONE IN A PLANNED DEVELOPMENT ZONING DISTRICT FOR A 0.5 ACRE SITE LOCATED AT 7592 BURLINGTON PIKE, FLORENCE, KENTUCKY, THIS SITE BEING ZONED COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD). (STAR RENT A CAR, INC.)

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 request of Star Rent A Car, Inc., for utilizing the underlying zone of a Planned Development zoning district be approved, and

WHEREAS, the City of Florence, Kentucky, has reviewed the record of the Boone County Planning Commission and determined that the request of Star Rent A Car, Inc., to utilize the underlying zone of the Planned Development zoning district for 0.5 acre site located at 7592 Burlington Pike, Florence, Kentucky, should be granted, subject to certain conditions agreed to by the property owner and made a part of its development plan.

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

SECTION I

That the request for the real estate which is more particularly described on Exhibit "A" shall be and is hereby approved for the utilization of its underlying zone in a Planned Development zoning district, the zoning classification being Commercial Two/Planned Development (C-2/PD) on the approximate 0.5 acre site.

SECTION II

This approval is granted subject to the conditions, terms and provisions set forth in Exhibit "B" as applied to the development plan presented to the City Council of Florence, Kentucky, and the Boone County Planning Commission. These conditions have been accepted and agreed to by the property owner as shown in the written confirmation from the owner, a copy of which is attached and marked as Exhibit "C".

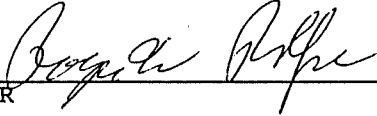
SECTION III

Publication of this Ordinance is hereby authorized to be by summary publication, in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 21<sup>st</sup> DAY OF May, 1991.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 4<sup>th</sup> DAY OF June, 1991.

APPROVED:

  
MAYOR

ATTEST:

  
CITY CLERK

COPIES OF CONDITIONS AND ACCOMPANYING DOCUMENTS ARE AVAILABLE FOR PUBLIC VIEW AT THE FLORENCE CITY CLERK'S OFFICE.