

REVIEW NO. _____

APPLICATION FORM ZONING MAP AMENDMENTS

BOONE COUNTY PLANNING COMMISSION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Name of Development Owen Electric Cooperative (OEC) Service Center
2. Location of Development 1600' South of Stephenson Mill Rd. its intersection with K. 14 & 16
3. Total Acreage of Site 10.032 acres
4. Current Zoning a portion of 10.032 acres is zoned A-2 and another portion RS
5. Proposed Zoning (classification being requested) _____
Requesting the entire 10.032 acres be zoned I-1.
6. Proposed Uses (please specify each use) OEC Service Center will be built on subject property; it will provide warehousing for various items used in construction and maintaining electric distribution lines by OEC; includes offices and meeting rooms for staff; also outdoor storage for utility poles and other construction type equipment.
7. Name of Applicant(s) Owen Electric Cooperative (OEC)
Phone Number(s) (502) 484-3471
8. Address of Applicant(s) 510 Georgetown Road
Owenton KY 40359
City State Zip
9. Name of Property Owner(s) William M. Code
Phone Number(s) 1-606-485-4035
10. Address of Property Owner(s) 14824 Walton Verona Road
Verona KY 41092
City State Zip
11. Proposed Building Intensities (please specify) _____
It will be a pre-engineered building approximately 30,000 square feet
12. Are there any existing buildings on the site? No
How many? N/A
13. Deed Book 367 Page No. 234 Group No. 2077-B
14. Have you had a pre-application meeting with BCPC staff? _____
15. Please check the following organizations/agencies which you have discussed the proposed development with in the last several months:

- _____ Boone County Water and Sewer District
- _____ Florence Water and Sewer Commission
- _____ Union Light Heat and Power
- _____ Cincinnati Bell
- _____ Owen County Rural Electric
- _____ Boone County Road Department
- _____ Kentucky Transportation Cabinet
- _____ City of Florence Public Works Department
- _____ City of Walton Public Works Department
- _____ Northern Kentucky Health District
- _____ U.S. Soil Conservation Service
- _____ Local School District
- _____ Local Fire District
- _____ Other: _____

(COMPLETE OTHER SIDE OF APPLICATION)

EXHIBIT "A"

STAFF REPORT

#2

REQUEST OF OWEN ELECTRIC COOPERATIVE FOR WILLIAM M. CODE (OWNER)
FOR A ZONING MAP AMENDMENT ON A 10 ACRE SITE
LOCATED ON KY 14 - 16, SOUTH OF STEPHENSON MILL ROAD, WALTON, KY.

MARCH 27, 1991

This is a request of Owen Electric Cooperative (applicant) for William M. Code (owner) to change the zone on a 10.032 acre parcel from Rural Suburban (RS) and Agricultural Estate (A-2) to Industrial One (I-1) to allow a service center for the Electric Cooperative. The rear portion of the site has just been annexed to the City of Walton. The proposed facility will be used for storage of maintenance equipment and poles, and for dispatching of service trucks. The proposed building would have an office appearance from the front, and outside storage areas are proposed to be buffered. The frontage of the property will be left undeveloped, although the applicant has indicated that existing scrub growth would be removed in order to create an attractive front yard for the facility. A 100 foot tall dispatch radio tower is proposed for the rear of the site. Access is proposed at the north edge of the site.

SURROUNDING LAND USES AND ZONING

North	P.S.T. Enterprises - a general contracting firm. This site is zoned Industrial One (I-1).
East	Mills Fence. This site is zoned Commercial Services (C-3).
South	The remainder of the Code property, zoned RS and A-2.
West	Farmland, zoned A-2.

CHARACTERISTICS OF THE SITE

The attached plan indicates the soil types present on the site. These include Nicholson silt loam (N1C) and three types of Faywood silty clay that present a severe hazard of erosion. The center of the site contains a drainage swale, and portions of the site have grown up into scrub woods.

RELATIONSHIP TO COMPREHENSIVE PLAN

The 1990 Future Land Use Map indicates industrial uses for the site, and indicates future Rural Density RD uses west and south of the site. The text of the Land Use Element recommends further industrial development around the Walton interchange. The Goals and Objectives recommend that industrial sites be selected that minimize adverse impacts on adjacent land uses.

STAFF CONCERNS

1. Outdoor storage of poles and other materials must be screened. Since neighboring property to the west and south is zoned residential, buffering should be discussed.
2. The proposed dispatching tower should meet the requirements of regulatory agencies.
3. Staff would like to know if future development is anticipated on the front of the site.
4. Access should be coordinated with any driveways across KY 14.
5. The applicant should describe the type of building proposed and whether office uses will be located in front.

CONCLUSION

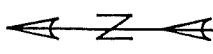
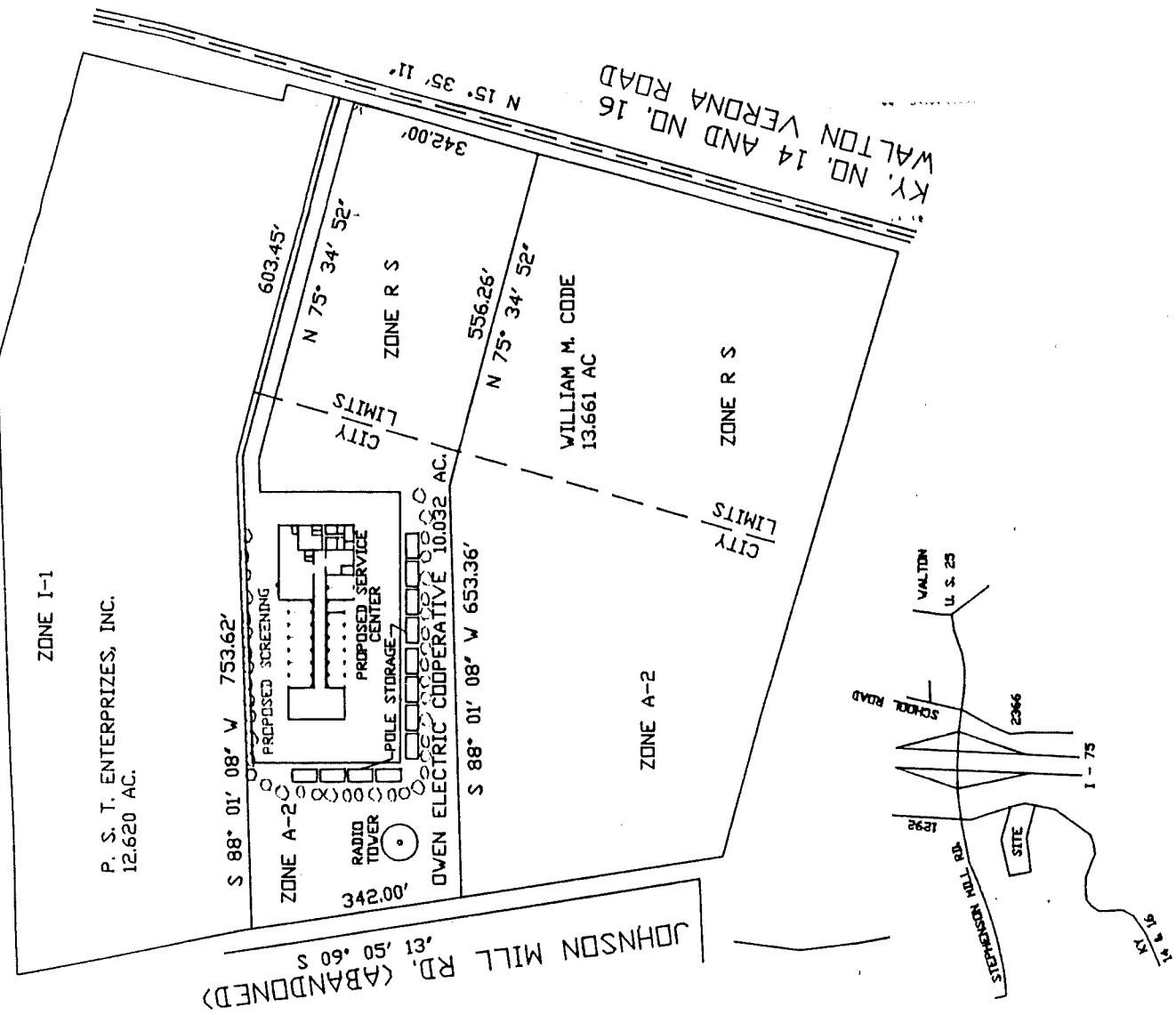
The Planning Commission and City of Walton must consider the three findings necessary for a Zoning Map Amendment. Should the request be approved, no changes to the Comprehensive Plan would be necessary.

Respectfully submitted,



David A. Geohegan, AICP
Senior Planner

DAG:kat



OWEN ELECTRIC COOPERATIVE
 PRELIMINARY IMPROVEMENT PLAN
 SCALE 1" = 200'

**SUBMITTED BY
APPLICANT**

CONCEPT DEVELOPMENT PLAN
REFERENCE 10.032 ACRES
1600' SOUTH OF STEPHENSON MILL ROAD
ITS INTERSECTION WITH KY. 14 & 16

General Site Characteristics - The area to be rezoned is a portion of the property presently owned by William M. Code, and consists of 10.032 acres (hereinafter "subject property") located approximately 1600 feet south of the Stephenson Mill Road, intersection with Ky. Hwys. 14 & 16 (hereinafter "Walton-Verona Road"). The portion of the subject property adjacent to the Walton-Verona Road is presently zoned "RS" and the remaining section is zoned "A-2". It is being requested that all of the subject property be rezoned "I-1".

Owen Electric Cooperative (hereinafter "OEC") is purchasing the subject property to construct a 30,000 square foot pre-engineered building to be used as a service center for its customers and employees. The subject property is presently undeveloped and appears overgrown with bushes and weeds. The site is basically level, and there are no anticipated drainage problems. There is attached hereto and incorporated herein as Exhibit "A" a plat of the subject property that shows, among other things, the soil types for the area. The radio tower set forth in Exhibit "A" will be approximately 100 feet tall and of the free standing type. The radio tower is necessary for OEC to maintain constant communication with its customers and employees.

Transportation Patterns - The subject property is located approximately 1600 feet south of the intersection of Stephenson Mill Road and Walton-Verona Road. The primary entrance to the property after construction of the proposed service center will be off Walton-Verona Road. It is not anticipated that the proposed service center that is to be located on the subject property will substantially change the flow of traffic in any manner along Walton-Verona Road.

Land Use Characteristics - As indicated, the property is presently undeveloped and is grown up in weeds and bushes. The proposed use for the subject property by OEC will be the construction of a 30,000 square foot pre-engineered building to be used as a service center for its customers and employees. The service center will include office space, meeting rooms, parking area and warehousing for the various items used by OEC in the construction and maintenance of its electric distribution lines in the Northern Kentucky area. The facility will also provide outside storage for utility poles and other construction equipment utilized by OEC in maintaining its electric distribution lines. OEC will provide appropriate screening for the outside storage area by use of appropriate trees and shrubs. Exhibit "B", attached hereto, shows, among other things, the approximate location of the completed service center on the subject property, together with the approximate location of the outside storage area and the proposed screening of same.

Utilities and Infrastructure - OEC will provide the electric service to the proposed facility. That portion of the 10.032 acres presently zoned RS as indicated on Exhibits "A" and "B" attached hereto is now a part of the City of Walton. The City of Walton, Kentucky, has adopted an ordinance stating the City's intention to annex the remaining portion of the 10.032 acres not presently within city limits. The City of Walton will provide water and sewer service to the proposed facility. Telephone service will be furnished by Cincinnati Bell.

Relationship of Proposed Zone Change with Comprehensive Plan - The requested I-1 zone change of the subject property would conform and/or compliment the Comprehensive Plan. In fact, the adjoining real estate located directly north of the subject property is now zoned I-1. There is attached hereto as Exhibit "C" a listing of adjoining property owners and the present zoning for their respective properties. There is no residential housing in the general vicinity of the subject property. Consequently, the requested zone change would compliment the surrounding owners' property, and be in conformity with the current comprehensive plan.

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2
March 27, 1991

Page 1

The Chairman introduced the second item on the Agenda:

2. Applicant: Owen Electric Cooperative for
William M. Code (owner)
Request: Zoning Map Amendment

The request of Owen Electric Cooperative (applicant) for William M. Code (owner) for a Zoning Map Amendment on a 10-acre site located south of Stephenson Mill Road and west of KY 14/16, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) and Rural Suburban (RS) to Industrial One (I-1) in order to construct the Owen Electric Cooperative (OEC) Service Center.

Staff Member, Dave Geohegan, presented the Staff Report which included a slide presentation (see Staff Report).

Mr. Jim Crawford stated that he was representing Mr. William Code and Owen Electric. Owen Electric proposes to purchase the property from Mr. Code for a service center if the map amendment request is granted. It will be a 30,000 square foot service center and include office space for secretaries and administrative staff, along with meeting rooms for the crews. It will be a completely covered building. There will be truck bays for the service trucks to load and unload equipment. There would be about 14 trucks. There would be seven service trucks of the pick-up type and seven of the F700 and F800 series for line work. The access is about 1,600 feet south of the Flying J Truck Stop. They anticipate there being some fill in the front. The building will be to the back of the acreage and the front will be a yard type area. The building will have brick veneer and is intended to look good from the road.

Mr. Crawford stated that the building will be used for storage and office space. Some of the storage will be outside of the building in that they will place the poles for electric service outside on racks. There would be no more than 300 poles and they will be on the west and south sides of the building. They anticipate there being shrubbery and small trees to completely screen the poles from the road and all adjoining neighbors -- including the Gibson farm.

Mr. Crawford stated that the tower will be approximately 100 feet tall and will be used for communication with the service trucks and people in the area. It will be freestanding with no cables or guide wires.

Mr. Crawford advised that the service center will allow them to better serve their 23,000 customers in Boone County, and to serve Kenton County and Campbell County more efficiently. They will be moving out of three different sites in Kenton County and consolidating into this site. Approximately 41 people will work out of the site.

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

Mr. McMillian asked if the zone change was for the entire area. Mr. Crawford advised that it is only for the ten acres they intend to purchase. They are not seeking a change for the remaining 13 acres.

Mr. Neltner noted that Mr. Crawford indicated that the front would be lawn, but that the diagram shows a lot of trees. Mr. Crawford stated that the front is mostly bushes and they will be taken out. He stated that they will do fill in and the site will slope down from the front of the building. It will be green grass with possibly some trees left in to make it look nice.

Mr. Sharp stated that he wants to be sure that the applicant will work with the Staff in regard to location of the entrance driveways. Mr. Crawford stated that they definitely will.

Mr. Sharp asked if they have any plans for development in the green space in the front. Mr. Crawford stated that they do not have plans now or in the future for such development.

Mr. McMillian questioned if they intend to be annexed into the city. Mr. Crawford stated that they do and have had first and second reading as of March 13 on an ordinance to be annexed into Walton. They have already acted to annex the 13 acres. They will get water and sewer from Walton.


There being no further comments, Chairman Viox stated that this item will be on the Agenda for the Business Meeting on April 3, 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

April 3, 1991

8:00 P.M.

Mr. Fred Burch, Vice Chairman, called the meeting to order at 8:15 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. Floyd Sharp

COMMISSION MEMBERS NOT PRESENT:

Mr. Ralph Rush
Mrs. Carol Smith
Mr. William Viox, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Burch stated that each member had received a copy of the Minutes of the Business Meeting of March 20, 1991 and the Public Hearings of March 27, 1991. He 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. Owens seconded the motion and it carried unanimously.

2. Zoning Map Amendment

The request of Owen Electric Cooperative (applicant) for William M. Code (owner) for a Zoning Map Amendment on a 10-acre site located south of Stephenson Mill Road and west of KY 14/16, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) and Rural Suburban (RS) to Industrial One (I-1) in order to construct the Owen Electric Cooperative (OEC) Service Center.

Assistant Director, Kevin Costello, read the Committee Report which recommended approval of the request based on the findings of fact, but subject to conditions (see Committee Report). He stated that the applicant has submitted a letter agreeing to the conditions. He advised that the site has recently been annexed into the City of Walton.

Mr. McMillian moved by resolution to the City of Walton that the request be approved based on the Staff and Committee Reports, including the conditions. Mr. DeLong seconded the motion.

Mr. Kirby asked if there will be garage doors at the back to completely hide the trucks. Mr. Crawford advised that there will be doors to enclose the area completely.

Mr. Kirby referred to Condition #3 and asked if there is anything across the road from the site now.

Mr. Code stated that there is an undeveloped lot across the road with a gravel lane or culvert. They were advised by Mr. Geohegan of the Staff that they have to coordinate with this undeveloped lot, not with the Mills Fencing entrance.

There being no further discussion, Mr. Burch asked for a vote on the motion made by Mr. McMillian and it carried unanimously.

3. Zoning Map Amendment and Conditional Use Permit

The request of Ben and Sandy Wright (owners) for a Zoning Map Amendment and a Conditional Use Permit to allow a wholesale and retail landscaping business at 5529 KY 237, Boone County, Kentucky. The request is to rezone the 6.69-acre site from Suburban Residential Two (SR-2) to Commercial Two (C-2).

Staff Member, Amy Moore, read the Committee Report which recommended deferral of the request to the April 17, 1991 Business Meeting.

There being no discussion, Mr. McMillian moved that the request be deferred to the April 17, 1991 Business Meeting. Mr. Jones seconded the motion and it carried unanimously.

4. Zoning Text Amendment

The request of the Boone County Planning Commission Technical Committee to consider a possible text amendment to Article 10 of the Boone County Zoning Regulations in order to allow fire stations as a possible use in the Industrial One (I-1) zoning district.

EXHIBIT "B"

COMMITTEE REPORT

#2

TO: Boone County Planning Commission

FROM: Fred Burch, Chairman

DATE: April 3, 1991

RE: Request of Owen Electric Cooperative (applicant) for William M. Code (owner) for a Zoning Map Amendment on a 10 acre site located south of Stephenson Mill Road and west of KY 14/16, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) and Rural Suburban (RS) to Industrial One (I-1) in order to construct the Owen Electric Cooperative (OEC) Service Center.

REMARKS:

We, the Committee, recommend approval based upon the following findings of fact and with the following conditions:

FINDINGS OF FACT

- 1) The request is in conformance with the Boone County Comprehensive Plan. The Future Land Use Map indicates industrial uses for the site, and the text recognizes the Walton I-75 interchange as a suitable area for additional industrial development. Specific references to the Comprehensive Plan are made in the 3/27/91 Staff Report.
- 2) The site is directly impacted by an adjoining industrial use, such that development under the existing zones of Rural Suburban (RS) and Agricultural Estate (A-2) would not be desirable. The proximity of the existing truck parking areas, storage areas, and drainage courses of the adjacent industrial use make the requested zoning of Industrial One (I-1) suitable for the 10.032 acre site.

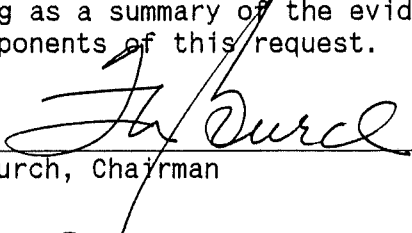
CONDITIONS

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 3/27/91 Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.

1. As indicated by the applicant, the truck bays will be fully enclosed and all outside storage of pole and other materials will be completely screened from adjacent properties.
2. The front portion of the site, which the applicant has indicated as undeveloped, will include the planting of native trees to both stabilize the area and to provide a visual break along KY 14-16 which does serve some residential areas. The applicant shall seek the assistance of the Soil Conservation Service in addressing the hazard of erosion of the soil types present on this front area.

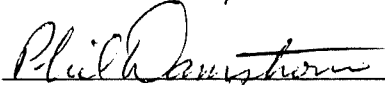
3. The access point to KY 14-16 shall be coordinated with access across the road.

A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

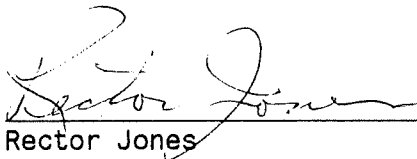


Fred Burch, Chairman

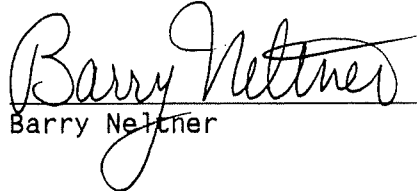
Lawrence Collins



Phil Damstrom




Rector Jones



Barry Nettner

Carol Smith

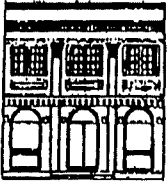


Floyd Sharp

FB:kat

BOONE COUNTY PLANNING COMMISSION

2995 Washington Street Burlington, KY 41005
606-334-2196 FAX 606-334-2264



April 3, 1991

Mills Rouse
10 South Main Street
P.O. Box 188
Walton, KY 41094

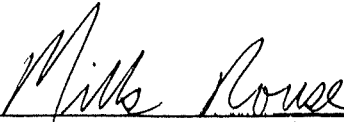
RE: Conditions of approval for the Owen Electric Cooperative request.

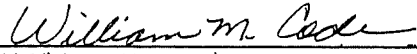
Dear Mr. Rouse:

The following represents possible conditions being discussed by the Zone Change Committee. If you, as the applicant, will agree to these conditions, please indicate so by signing your name at the end of this form and returning it to our office by 4:00 p.m., Wednesday, April 3, 1991.

1. As indicated by the applicant, the truck bays will be fully enclosed and all outside storage of pole and other materials will be completely screened from adjacent properties.
2. The front portion of the site, which the applicant has indicated as undeveloped, will included the planting of native trees to both stabilize the area and to provide a visual break along KY 14-16 which does serve some residential areas. The applicant shall seek the assistance of the Soil Conservation Service in addressing the hazard of erosion of the soil types present on this front area.
3. The access point to KY 14-16 shall be coordinated with access across the road.

I, the applicant, agree to the above listed conditions for approval of my request for a Zoning Map Amendment.


Mills Rouse, attorney for applicant


William M. Code, property owner

CONCEPT DEVELOPMENT PLAN
REFERENCE 10.032 ACRES
1600' SOUTH OF STEPHENSON MILL ROAD
ITS INTERSECTION WITH KY. 14 & 16

General Site Characteristics - The area to be rezoned is a portion of the property presently owned by William M. Code, and consists of 10.032 acres (hereinafter "subject property") located approximately 1600 feet south of the Stephenson Mill Road, intersection with Ky. Hwys. 14 & 16 (hereinafter "Walton-Verona Road"). The portion of the subject property adjacent to the Walton-Verona Road is presently zoned "RS" and the remaining section is zoned "A-2". It is being requested that all of the subject property be rezoned "I-1".

Owen Electric Cooperative (hereinafter "OEC") is purchasing the subject property to construct a 30,000 square foot pre-engineered building to be used as a service center for its customers and employees. The subject property is presently undeveloped and appears overgrown with bushes and weeds. The site is basically level, and there are no anticipated drainage problems. There is attached hereto and incorporated herein as Exhibit "A" a plat of the subject property that shows, among other things, the soil types for the area. The radio tower set forth in Exhibit "A" will be approximately 100 feet tall and of the free standing type. The radio tower is necessary for OEC to maintain constant communication with its customers and employees.

Transportation Patterns - The subject property is located approximately 1600 feet south of the intersection of Stephenson Mill Road and Walton-Verona Road. The primary entrance to the property after construction of the proposed service center will be off Walton-Verona Road. It is not anticipated that the proposed service center that is to be located on the subject property will substantially change the flow of traffic in any manner along Walton-Verona Road.

Land Use Characteristics - As indicated, the property is presently undeveloped and is grown up in weeds and bushes. The proposed use for the subject property by OEC will be the construction of a 30,000 square foot pre-engineered building to be used as a service center for its customers and employees. The service center will include office space, meeting rooms, parking area and warehousing for the various items used by OEC in the construction and maintenance of its electric distribution lines in the Northern Kentucky area. The facility will also provide outside storage for utility poles and other construction equipment utilized by OEC in maintaining its electric distribution lines. OEC will provide appropriate screening for the outside storage area by use of appropriate trees and shrubs. Exhibit "B", attached hereto, shows, among other things, the approximate location of the completed service center on the subject property, together with the approximate location of the outside storage area and the proposed screening of same.

Utilities and Infrastructure - OEC will provide the electric service to the proposed facility. That portion of the 10.032 acres presently zoned RS as indicated on Exhibits "A" and "B" attached hereto is now a part of the City of Walton. The City of Walton, Kentucky, has adopted an ordinance stating the City's intention to annex the remaining portion of the 10.032 acres not presently within city limits. The City of Walton will provide water and sewer service to the proposed facility. Telephone service will be furnished by Cincinnati Bell.

Relationship of Proposed Zone Change with Comprehensive Plan - The requested I-1 zone change of the subject property would conform and/or compliment the Comprehensive Plan. In fact, the adjoining real estate located directly north of the subject property is now zoned I-1. There is attached hereto as Exhibit "C" a listing of adjoining property owners and the present zoning for their respective properties. There is no residential housing in the general vicinity of the subject property. Consequently, the requested zone change would compliment the surrounding owners' property, and be in conformity with the current comprehensive plan.

Boone County Recorder

7-3-91

SUMMARY

CITY OF WALTON, KENTUCKY
ORDINANCE NUMBER 1991 - 12

AN ORDINANCE OF THE CITY OF WALTON, KENTUCKY, APPROVING A ZONING MAP AMENDMENT TO THE BOON COUNTY, KENTUCKY ZONING MAP, SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ESTATE (A-2) AND RURAL SUBURBAN (RS) TO INDUSTRIAL ONE (I -1) FOR A 10ACRE SITE GENERALLY LOCATED OUTH OF STEPHENSON MILL ROAD AND WEST OF KY. 14-16, WALTON, KENTUCKY. SUCH MAP AMENDMENT BEING REQUESTED BY OWEN ELECTRIC COOPERATIVE (APPLICANT) FOR WILLIAM M. CODE.

PASSED AND APPROVED ON FIRST READING BY 4 MEMBERS OF CITY COUNCIL ON THE 18TH DAY OF JUNE, 1991.

PASSED AND APPROVED ON SECOND READING BY 4 MEMBERS OF CITY COUNCIL ON THE 24TH DAY OF JUNE, 1991 AND ORDERED PUBLISHED BY LAW.

APPROVED:

William M King
MAYOR WILLIAM KING

ATTEST: *Ruth Glenn* RUTH GLENN, CITY CLERK