
CHAPTER 7

ZONING PROCESS

Current Zoning/Review Process

The current zoning of the *Parkway Corridor Study* primarily involves the Planned Development process with the exception of the designated single-family areas where uses have existed for a long period of time. The current zoning (March, 2008) is identified on the maps on pages 7.7 - 7.10. Existing commercial zoning is concentrated along Commerce Drive, the north side of KY 18, the south part of Dream Street, Freedom Way, and along I-75. Office zoning exists along the south side of KY 18, Tanners Lane, the north part of Dream Street, and along U.S. 42 to the east of Ewing Boulevard. Public Facilities/ Planned Development (PF/PD) zoning is concentrated on city-owned property on Ewing Boulevard and residential zoning exists towards the eastern portion of the study area. The current review process involves the requirement of a Public Hearing if a site is undeveloped and is zoned Planned Development. With existing buildings, uses are reviewed on a case-by-case basis to determine if the proposed use is appropriate based on the underlying zoning (principally permitted), level of proposed improvements, and the text of the *Parkway Corridor Study*.

Recommended Zoning Approach

The overlay district name "Parkway Corridor Study Overlay District" (PO) is proposed to be retained. The recommended uses and zoning for the individual study areas are outlined below in the "Zoning for Sub-Areas" section. The recommended zoning for the study area as a whole involves the continuation of the Planned Development approach with a few exceptions:

1. The Parkway Corridor Study Overlay District (PO) is proposed to be expanded to include the expansion areas studied as part of the *Central Florence Strategic Plan*, except for existing single family residential districts, the existing multi-family residential area along Hillcrest Drive, Canterbury Drive, and Canterbury Court, and the C-3 zoned area that is on the west side of Industrial Road and south of Safeway Drive. This basically includes the areas that are proposed to be within the Planned Development District (PD) as described in detail below. The *Parkway Corridor Study* Overlay District (PO) and Planned Development District (PD) are not recommended to be added to the zoning for the existing single family residential districts, the existing multi-family residential area along Hillcrest Drive, Canterbury Drive, and Canterbury Court, and the C-3 zoned area that is on the west side of Industrial Road and south of Safeway Drive.
2. Update zoning map to reflect all approved zone changes and concept development plans that have occurred since 1986.

Zoning for Plan Sub-Areas

Area 1 - Commerce Drive/Cardinal Drive

Low to moderate turnover commercial uses are recommended for the commercial portions of this area, and interstate related services such as hotels and restaurants that are not high volume/high turnover (examples of which include restaurants with drive-through order windows and combination gas/convenience stores) are expected to continue or redevelop along Commerce Drive. For the sites within Area 1 that are not subject to previously approved Concept Development Plans, uses that are Principally Permitted in the respective underlying zone are appropriate provided they do not include outside activities such as storage or display (including auto dealer vehicle display), and all business functions occur indoors.

The lots which front on KY 18 that are not subject to a Concept Development Plan are recommended to be consolidated and redeveloped into larger sites or centers for local consumer services and goods with interconnecting parking lots and drives with combined access points on KY 18. Due to the limited depth of these lots, compact and intensive buffer improvements need to be provided where they adjoin residential properties versus wider buffer yards. The redevelopment of sites that face KY 18 which do not accomplish the development objectives stated in this section are recommended for the Long Review Process.

The existing C-2/PD and C-3/PD zones for the commercial portions of this are recommended to be retained. The existing SR-2 zone is recommended to be retained for the Cardinal Drive/Cardinal Place portion of Area 1.

Area 2 - KY 18/Wallace Avenue/Kathryn Avenue

Office, medical, and institutional type uses are recommended to continue in the existing O-2/PF/PD portion of this area along the south side of KY 18 that adjoins the skate park. Aside from Stringtown Park that is located on the north side of KY 18 between Wallace Avenue and Kathryn Avenue, the lots which front on KY 18 are recommended to be consolidated and redeveloped into larger sites or centers for local consumer services and goods with interconnecting parking lots and drives with combined access points on KY 18. Due to the limited depth of these lots, compact and intensive buffer improvements need to be provided where they adjoin residential properties versus wider buffer yards. The reuse of these individual structures for business purposes is not recommended. Except that, the conversion of existing historically sensitive residences to office or other complimentary uses is permitted and should undergo the short review process. The redevelopment of sites that face KY 18 which do not accomplish the development objectives stated in this section are recommended for the Long Review Process.

The existing O-2/PF/PD and C-2/PD zones are recommended to be retained along KY 18 to the west of Glen Street, and the PD overlay zone is recommended to be added to the O-1A and C-2 zones that are located to the east of Glen Street. The current C-2 zoned area along Shaun Alexander Way that is owned by Boone County Schools is recommended to be changed to PF. The current R1F and SR-2 zones are recommended to be retained for the existing residential portions of Area 2 that are located to the north of KY 18.

Area 3 - Tanners Lane

Office uses are advocated in the O-2/PD, C-2/PD, and C-3/PD portions of this area. The redevelopment of the TA truck stop into a high quality office headquarters per the objectives stated in the "Plan Concepts" section is highly recommended. The office headquarters site could be expanded to include the mini-warehouse property and the industrial style buildings along the west side of Tanners Lane, or these other properties could be redeveloped as separate, but complimentary office projects with visibility from I-75 and improved access from KY 18 and Ewing Boulevard. Redevelopment for office purposes in this part of Area 3 should undergo the Short Review Process provided the stated objectives and requirements of this Study are met; otherwise, the Long Review Process should be followed. Additionally, a historically sensitive conversion of the existing historic residence (E.A. Tucker House Circa 1870's) on the west side of Ewing Boulevard to office or other complimentary uses should undergo the Short Review Process.

The City owned properties that are zoned PF/PD are expected to further develop over time for public facility uses. The existing O-2/PD, C-2/PD, C-3/PD, and PF/PD zones in this area are recommended to be retained.

Area 4 - Center Street

The rear of the Florence Executive Centre property is being rezoned from O-1 to O-1/UR-2/PD to match the recommendations of area 6. The existing SR-1 and SR-2 zones in this area are recommended to be retained.

Area 5 - Dream Street

Businesses which cater towards interstate travelers such as restaurants and hotels, and consumer retail uses, are recommended to continue along the southern section of Dream Street which is zoned C-2 and C-3/PD. Neighborhood oriented retail, offices, services, and restaurants are recommended for the US 42 frontage of this area. Office, hotel, and small-scaled local consumer retail or service uses are recommended along the northern section of Dream Street which is zoned O-2 and O-2/PD. These small-scaled consumer retail or

service uses should be low-turnover, lower traffic generating uses as compared to the predominately restaurant uses along the southern section of Dream Street. Complete visual and noise screening needs to be provided along the southern boundary of the adjoining residential area along Miriam Drive. An office park environment is recommended along the west side of Ewing Boulevard and for the vacant area located between Ewing Boulevard and Dream Street.

Development or redevelopment which proposes the use types outlined above, and where all business activities are conducted indoors (aside from drive-through facilities in the C-2 and C-3/PD zoned properties), are recommended for the Short Review Process provided the Plan Concepts section and all applicable development standards are met.

The PD overlay is recommended to be added to the current C-2 and O-2 zoned areas along Dream Street. The current SR-2 zone is recommended to be retained for the existing residential area along Miriam Drive.

Area 6 - U.S. 42

An intermixed combination of office and multi-family residential uses as described in the Plan Concepts is recommended for this area. Development or redevelopment of the existing sites along Plantation Drive to office, new multi-family residential, or a combination of both is recommended to follow the Short Review Process. The Vineyard Apartments site on Ewing Boulevard and the multi-tenant office/commercial development on the northeast corner of the Ewing Boulevard/U.S. 42 intersection are not anticipated to further develop or redevelop. If they do, these same types of uses are recommended with an emphasis on offices, local consumer services, and incidental retail for the northeast corner of the Ewing Boulevard/U.S. 42 intersection.

The individual single family residential lots on the north side of U.S. 42, across from Woodland Avenue and Hollywood Drive, are recommended to be consolidated and redeveloped into larger sites for office and/or multi-family residential development with interconnecting parking lots and drives with combined access points on U.S. 42. The reuse of these individual residences for business purposes is not recommended. Similarly, the office/multi-family residential use combination is recommended for the remaining portions of this area along U.S. 42. Historically sensitive conversion of existing historic residences, particularly those listed on the National Register of Historic Places, to office or other complimentary uses should undergo the Short Review Process. Due to the limited depth of some of the U.S. 42 frontage lots, compact and intensive buffer improvements need to be provided where they adjoin single family residential properties versus wider buffer yards.

The zoning for the area along Plantation Drive is recommended to be changed from UR-2 to O-2/UR-2/PD. The zoning for the UR-2 and O-1 areas along U.S. 42, and the rear portion of the Florence Nursery property that is zoned R1F, is recommended to be changed to O-1/UR-2/PD.

Area 7 - Stadium District

Entertainment uses as described in the Plan Concepts are highly recommended, and should follow the Short Review Process. These include destination oriented restaurants, cafes with outdoor seating, night clubs, performance theaters, coffee bars, and similar signature uses. Complimentary uses which are incidental to the overall district such as hotels, indoor or outdoor recreation uses, and related retail may also follow the Short Review Process provided the type and style of improvements described in the Plan Concepts are provided and all applicable development standards are met.

Neighborhood oriented retail, offices, services, and other restaurants may be appropriate for the U.S. 42 frontage portion of this area and can be considered for the Short Review Process. As Area 7 is intended to be a unique, destination-oriented entertainment and recreation district which is tight knit, urban-like and interrelated with Champion Window Field, the Long Review Process should be followed for uses not outlined in this document or if the style and type of recommended improvements are not proposed for an individual development.

The zoning for all City owned properties in this area is recommended to be changed to Recreation (R). The remaining portion of this area is recommended to be changed from C-3 to C-3/PD. The current UR-2 zone is recommended to be retained for the existing residential area at the south end of this area along Carole Lane.

Area 8 - Columbia Drive/Sussex Drive/Industrial Road

Employment facilities consisting of office, light industrial, industrial sales, and comparable uses are recommended for the existing O-2 zone along Sussex Drive and the C-3 zoned area along the east side of Industrial Road and south of Columbia Drive. Commercial and office services which support the adjoining Northern Kentucky Industrial Park, as well as uses permitted in the C-3 zone, are also appropriate for this C-3 area and for the C-3 zoned portion of Area 8 along the west side of Industrial Road. A new roadway system could improve accessibility and visibility for the Sussex Drive area, and could provide the impetus for the assembly of parcels and redevelopment. Such redevelopment is recommended for the Short Review Process.

Uses which are Principally Permitted in the underlying zone are appropriate for the existing C-2 and C-3 zones in the northern portion of Area 8, and for the C-3 zoned area along the west side of Industrial Road, provided the development standards outlined in this Study are met.

The recommended zoning for the existing O-2 zone along Sussex Drive, and the C-3 zoned area along the east side of Industrial Road and south of Columbia Drive, is O-2/I-1/PD. The existing C-3 zoning for the area that is along the west side of Industrial Road and south of Safeway Drive is proposed to be retained without the addition of the PD Overlay zone. The C-2 zone on the southwest corner of the U.S. 42 and Hollywood Drive intersection and the remaining C-3 zoned portions of Area 8 are recommended to be changed to C-2/PD and C-3/PD respectively. The current UR-2 zone is recommended to be retained for the existing multi-family residential area along Hillcrest Drive, Canterbury Drive, and Canterbury Court.

Development Review Process

Two basic review tracks are possible within the *Central Florence Strategic Plan* area for all areas except for those which are outside of the Planned Development (PD) overlay district. Areas outside of the Planned Development (PD) overlay district follow the standard review procedures outlined in the *Boone County Zoning Regulations* and *Boone County Subdivision Regulations*. For the areas within the Planned Development (PD) overlay district, an expedited “short” review process is available to encourage new development, new uses, physical alterations to a building and/or site, and redevelopment to comply with the Study’s recommendations. A “long” review process is available for proposals that do not comply with the Study’s recommendations. These two review tracks are as follows:

Short Review Process: Administrative site plan review and subdivision review as applicable per Article 30 of the *Boone County Zoning Regulations* and Article 2 of the *Boone County Subdivision Regulations* upon the Zoning Administrator determining that the Short Review Process Criteria outlined below have been fulfilled. Certain use changes are subject to the Tenant Finish procedure, and projects which are developed in accordance with a previously approved Concept Development Plan may follow the Short Review Process as described further below.

Long Review Process: Prior to the administrative site plan and subdivision review processes, the development proposal must be approved through the Concept Development Plan or Zoning Map Amendment process per Article 3 “Amendment” and Article 15 “Planned Development District” of the *Boone County Zoning Regulations*. Both processes involve a Public Hearing before the Planning Commission, a recommendation by the Planning Commission to the Florence City Council, and a final decision by the City Council.

Zoning Administrator Criteria for Determining Review Process:

1. Tenant Finishes for Principally Permitted Uses: Proposals that only involve a change to a use that is Principally Permitted in the underlying zone, and which will occupy space in an existing building with no physical alterations or additions to the building or site (excluding signage) are subject to the administrative Tenant Finish procedure.
2. Previously Approved Concept Development Plans: Concept Development Plan approvals that were granted prior to the adoption of the *Central Florence Strategic Plan* are valid as originally approved, including any supplemental conditions of approval. Projects proposed to be developed pursuant to a previously approved Concept Development Plan may follow the Short Review Process.
3. New Development, Site Redevelopment, Changes or Additions to Building or Site, Other Use Changes: The Short Review Process may be followed provided the Zoning Administrator determines that:
 - A. The proposal follows the recommendations in the *Central Florence Strategic Plan* “Plan Concepts” and “Zoning for Plan Sub-Areas” sections, and plan maps, as they relate to the specific site and surrounding vicinity. Proposed uses that are not listed in the underlying zone text may qualify for the Short Review Process if they follow the “Plan Concepts” and “Zoning for Plan Sub-Areas” recommendations, and plan maps. Proposed uses that are listed in the underlying zone text (Principally Permitted Uses or Conditional Uses) may not necessarily qualify for the Short Review Process if they do not follow the “Plan Concepts” and “Zoning for Plan Sub-Areas” recommendations, and plan maps. The current Boone County Comprehensive Plan may also be consulted in this determination.
 - B. The proposal follows all applicable development standards outlined in the “Office, Commercial, and Industrial Project Design Requirements” and “Master Sign Districts” sections of this document. The proposal also follows any applicable provisions in the “Transportation Improvements” section.
 - C. The proposal does not present unknown or undue impacts on infrastructure or public services based on the recommendations in the *Central Florence Strategic Plan*, such as water, sanitary and storm sewer, traffic impacts, public schools, and emergency services.

If the Zoning Administrator determines that any of the above criteria is not met, then the proposal must follow the Long Review Process.

Review Processes Overview

Step One - Pre-application Meeting

Applicant meets with staff for a pre-application conference. Applicant presents proposed uses or project to staff and is informed of *Central Florence Strategic Plan* requirements.

Step Two - Zoning Administrator Determination

Zoning Administrator determines whether the proposal follows the Short Review Process per Step Three or Long Review Process per Step Four, based upon the submittal information. This determination is given in written form and is based upon the “Zoning Administrator Criteria for Determining Review Process” outlined above.

Step Three - Short Review Process

If the determined process is the Short Review Process, then the applicant applies for Major Site Plan or Minor Site Plan review based on Article 30 of the Boone County Zoning Regulations and/or subdivision review. Both of these reviews are conducted by staff. The Short Review Process represents action taken by the Planning Commission staff within 30 days

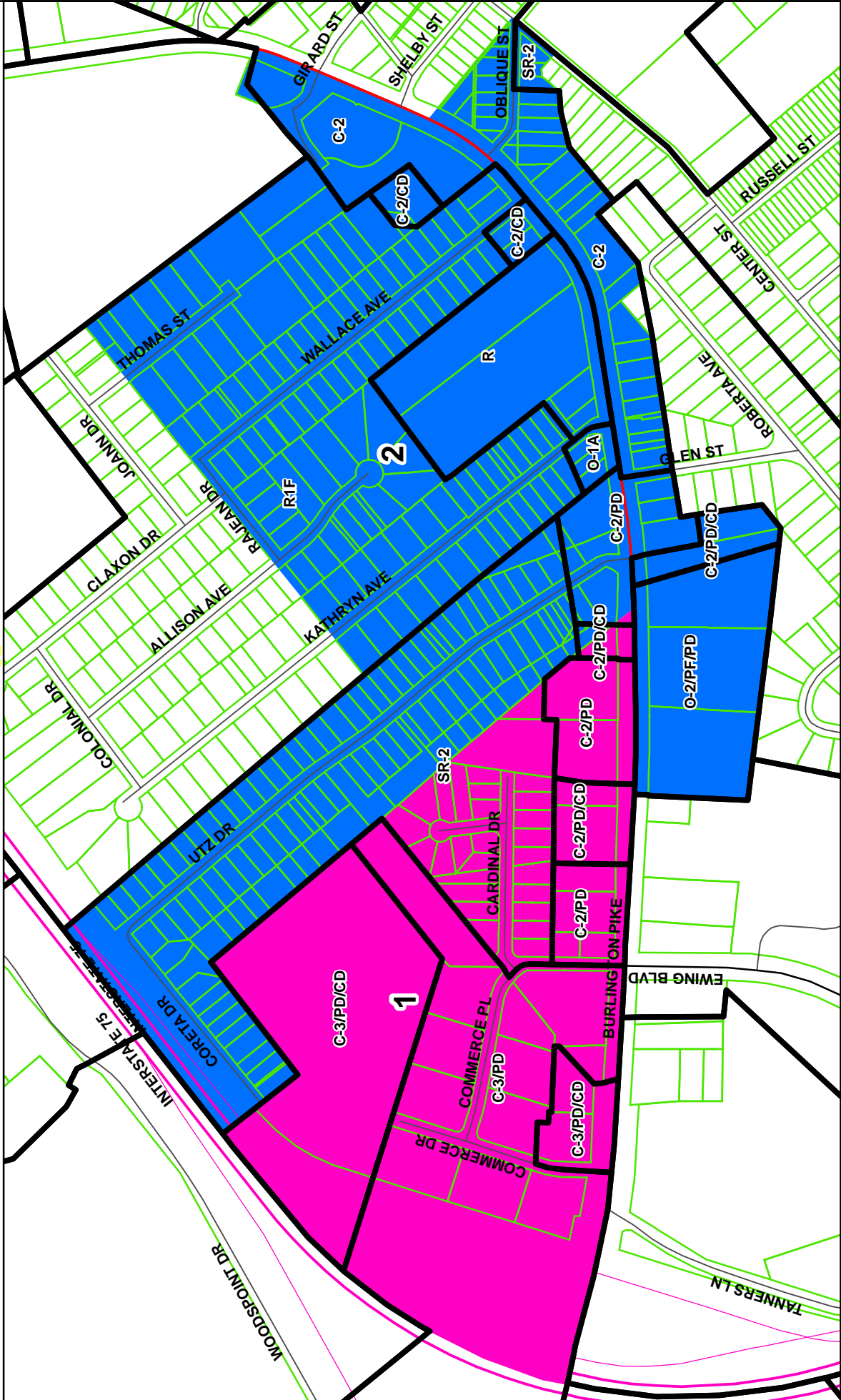
Step Four - Long Review Process

If it is determined that the applicant follow the Long Review Process, then the applicant submits an application through the either Concept Development Plan or Zoning Map Amendment procedure. This includes public notification, a public hearing before the Planning Commission, committee review and action, full Planning Commission action, and final action by the City of Florence. This review process requires action within 180 days from the date of application to final action by the City of Florence. The Planning Commission shall act within 90 days and the City of Florence shall also act within 90 days. When the Long Review Process is required, the administrative site plan and subdivision reviews outlined in Step Three occur after approval of the Concept Development Plan or Zoning Map Amendment application.

Central Florence Strategic Plan

Study Areas 1 & 2 - March 2008 Zoning

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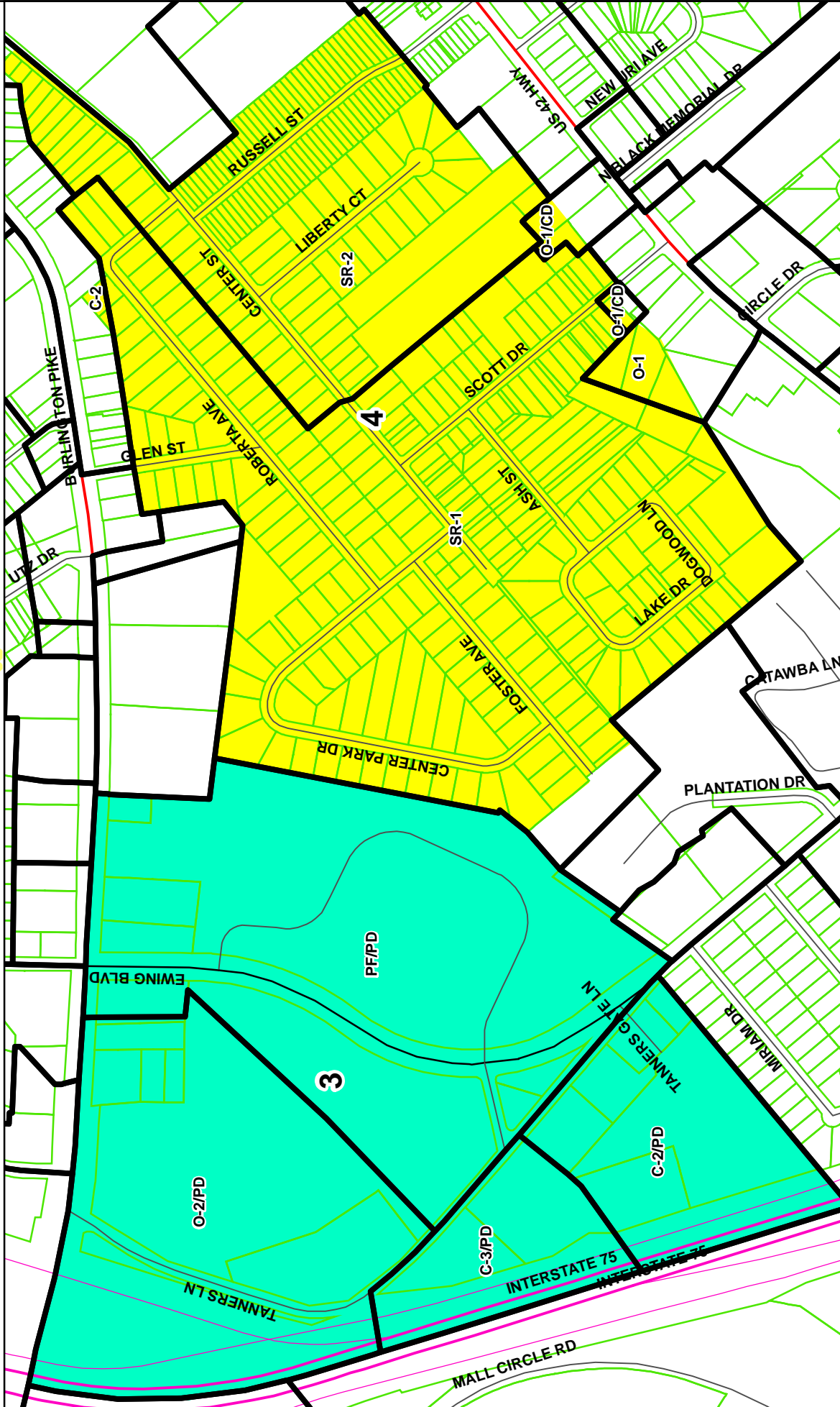


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Central Florence Strategic Plan

Study Areas 3 & 4 - March 2008 Zoning

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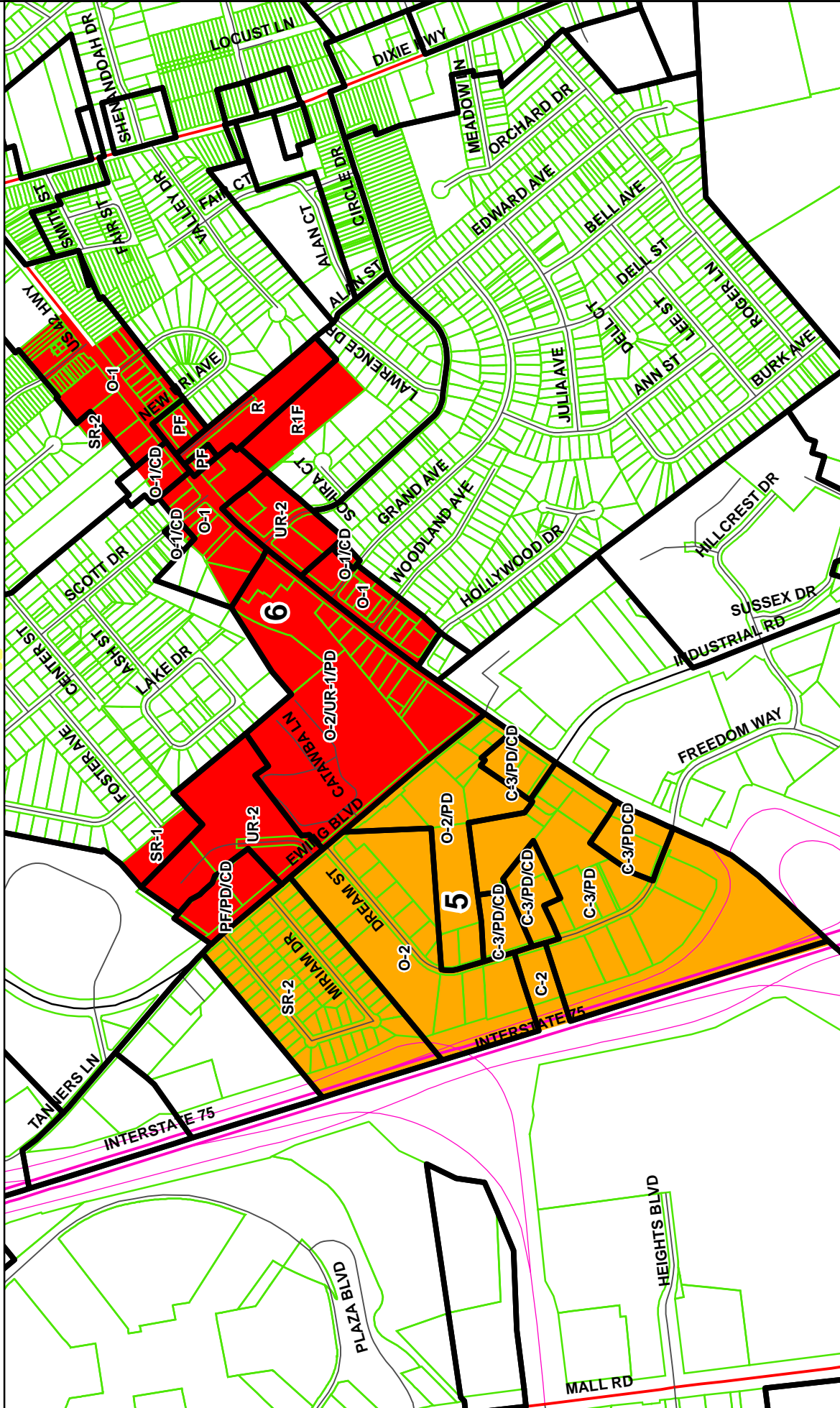
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Central Florence Strategic Plan

Study Areas 5 & 6 - March 2008 Zoning

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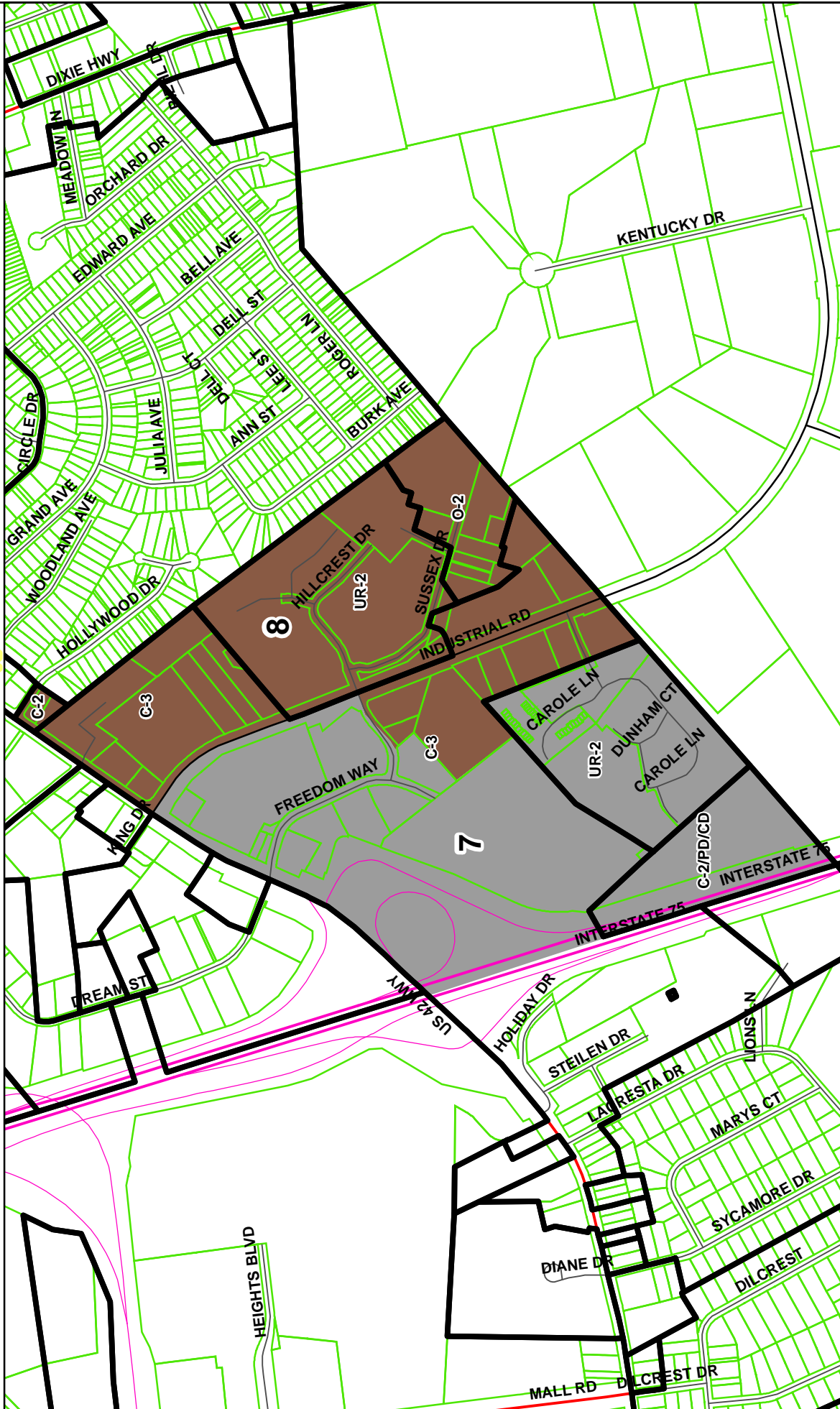
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Central Florence Strategic Plan

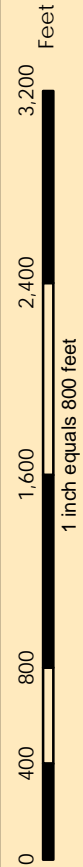
Study Areas 7 & 8 - March 2008 Zoning

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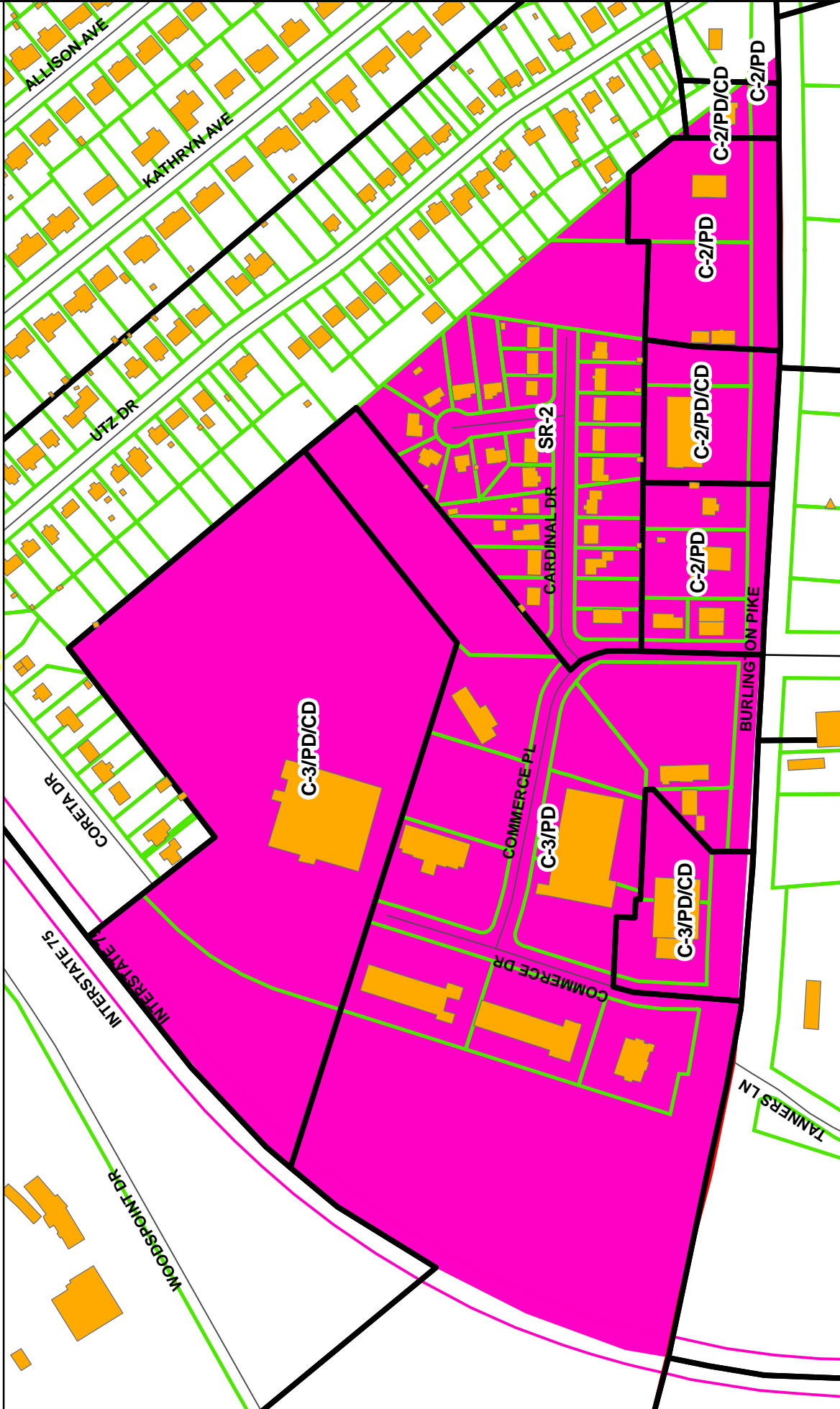
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Central Florence Strategic Plan

Study Area 1 - Proposed Zoning (No Changes)

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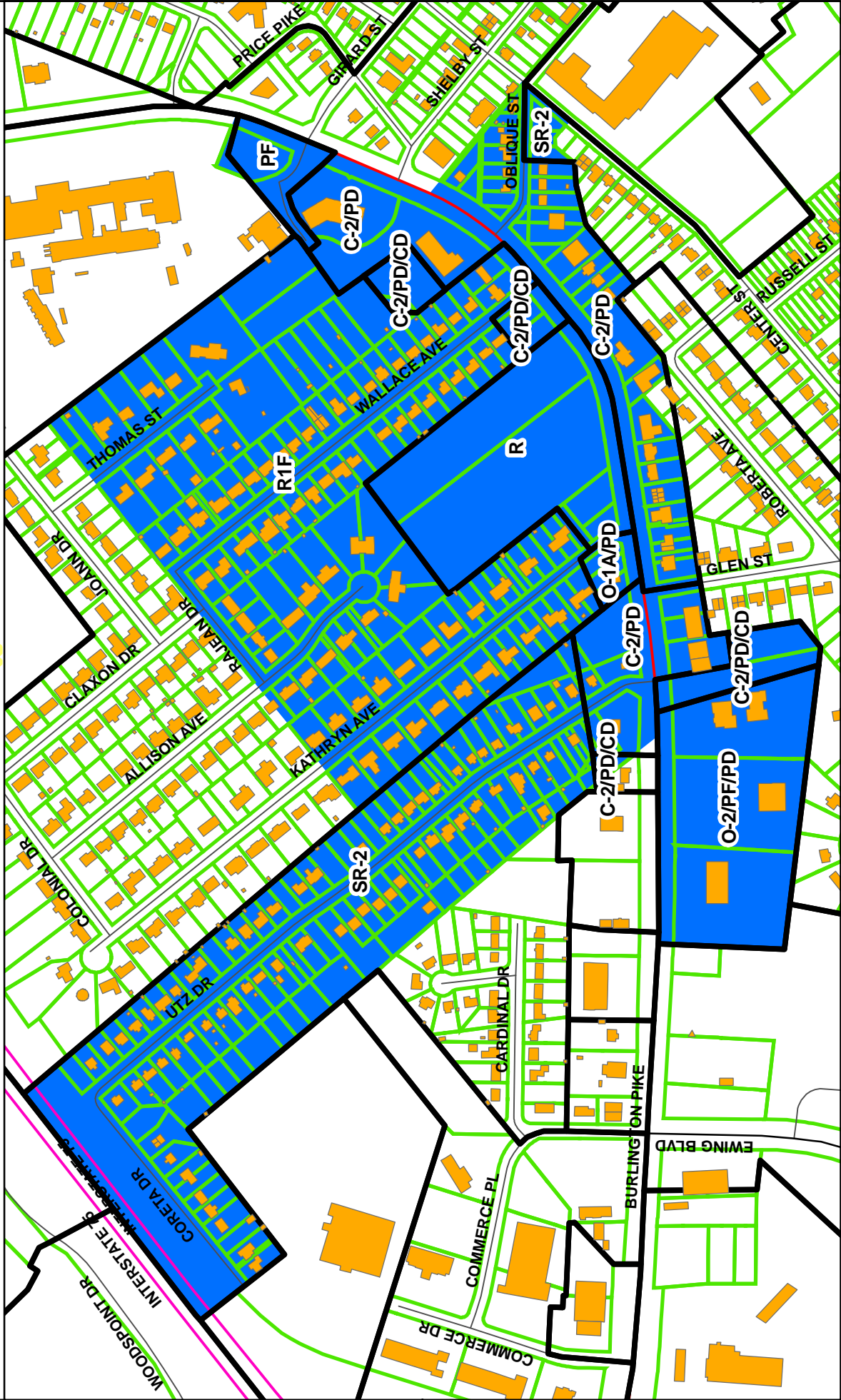


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Central Florence Strategic Plan Study Area 2 - Proposed Zoning

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1 inch equals 450 feet



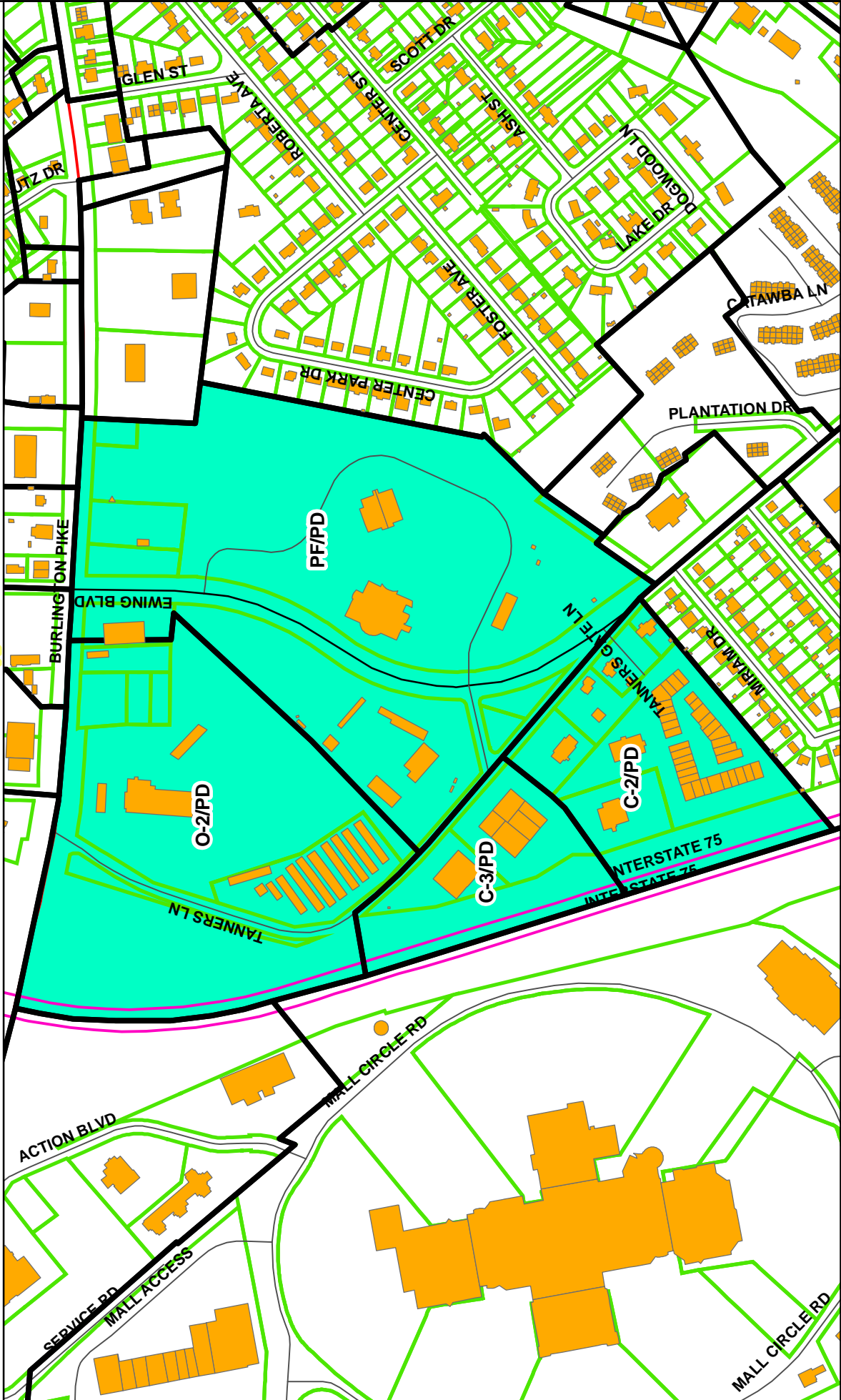
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Central Florence Strategic Plan

Study Area 3 - Proposed Zoning (No Changes)

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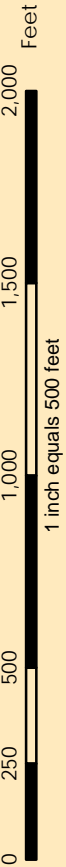


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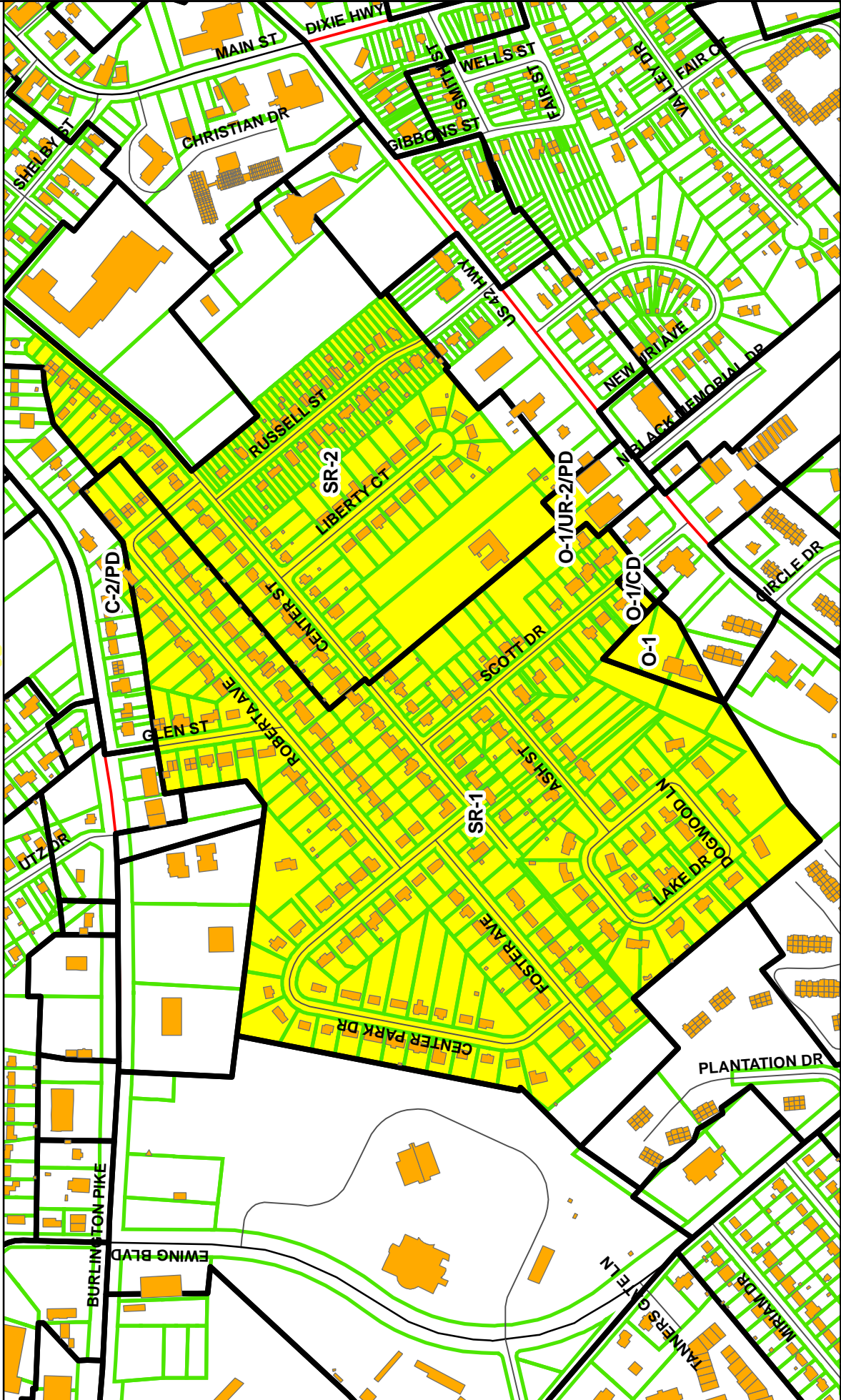


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Central Florence Strategic Plan Study Area 4 - Proposed Zoning

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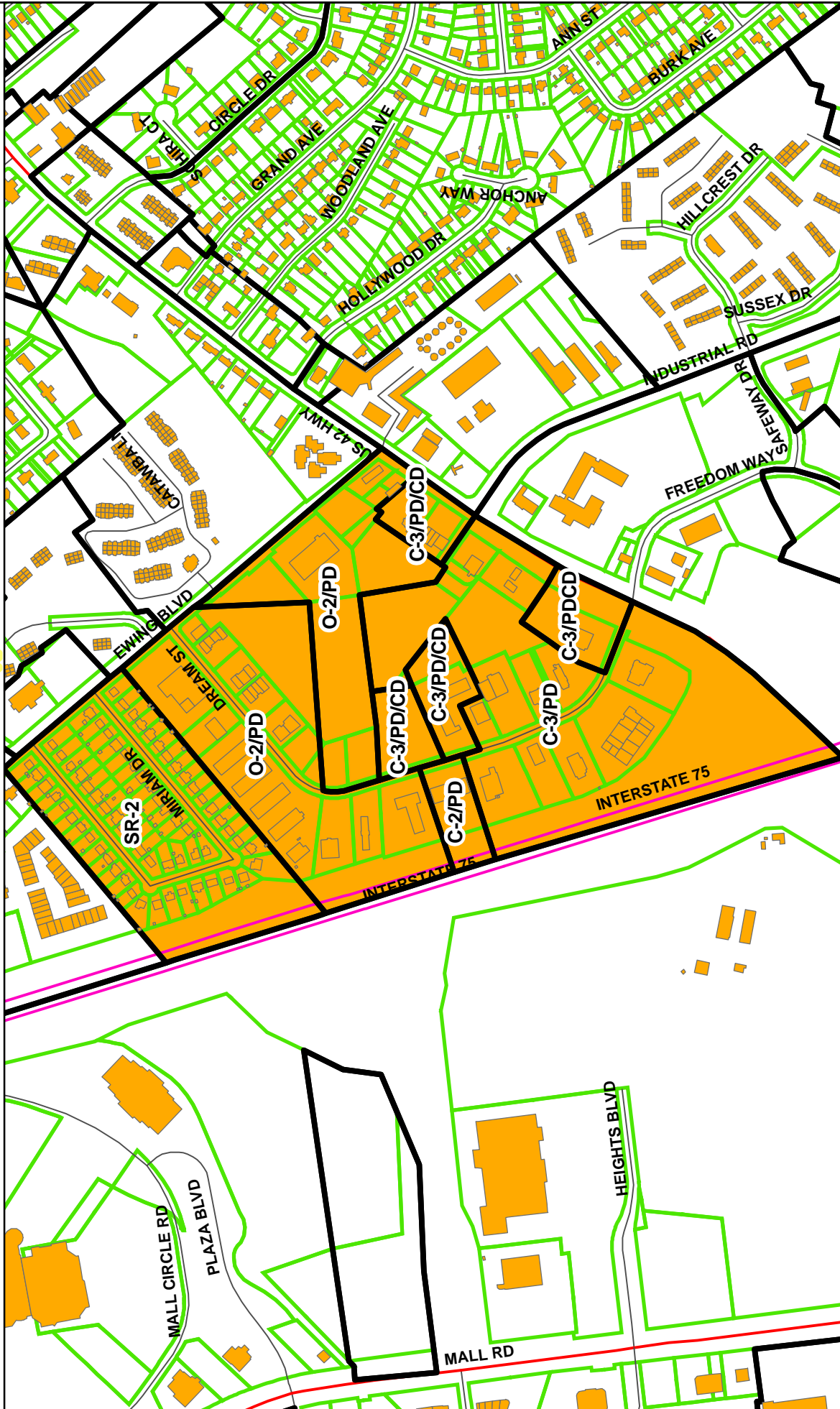
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Central Florence Strategic Plan Study Area 5 - Proposed Zoning

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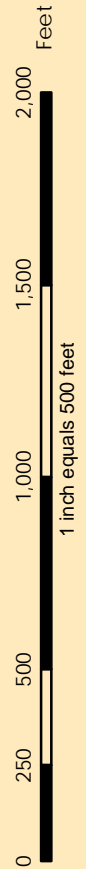
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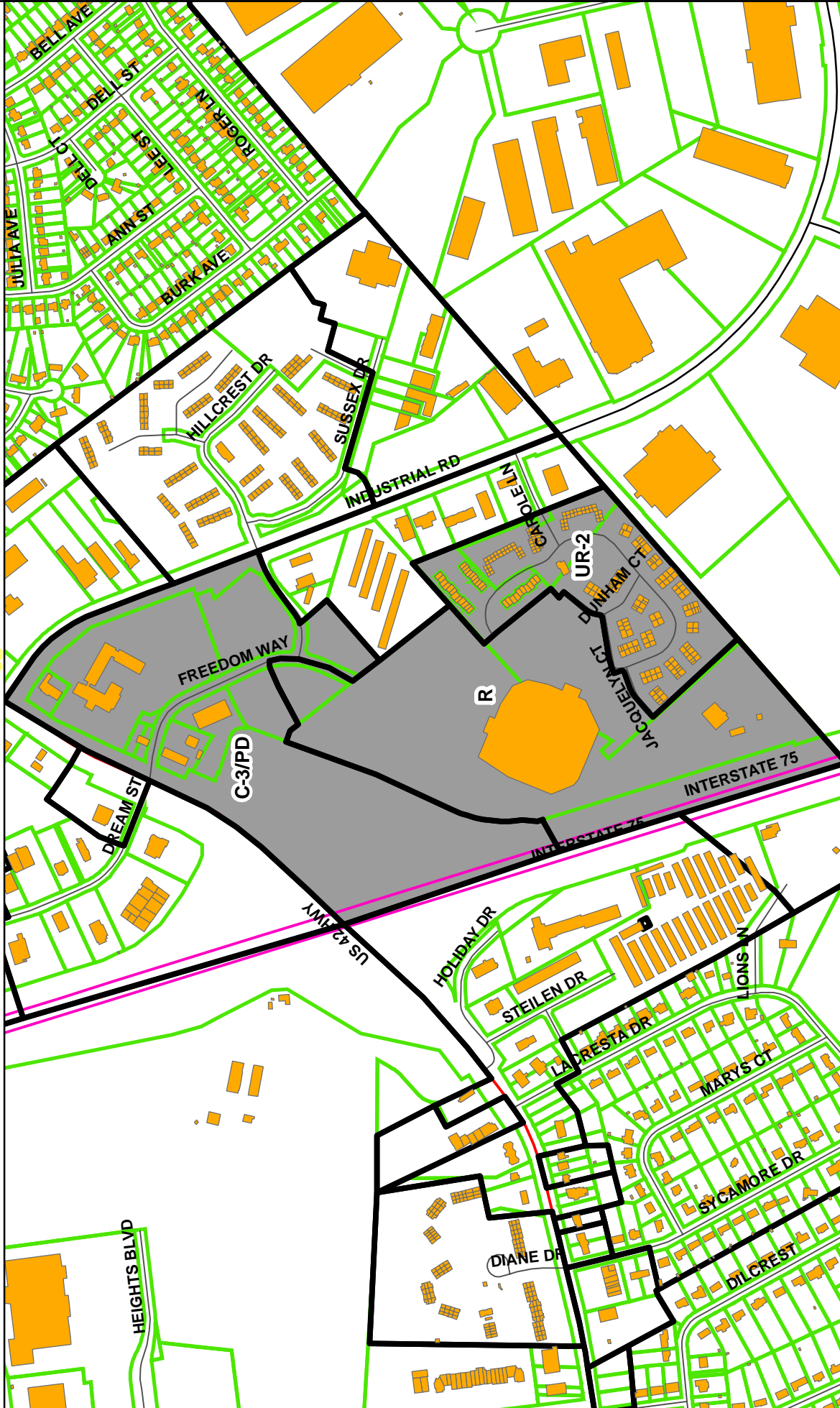
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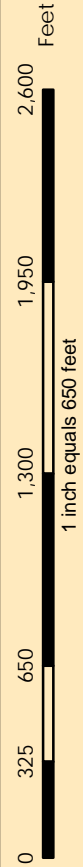
Central Florence Strategic Plan Study Area 7 - Proposed Zoning

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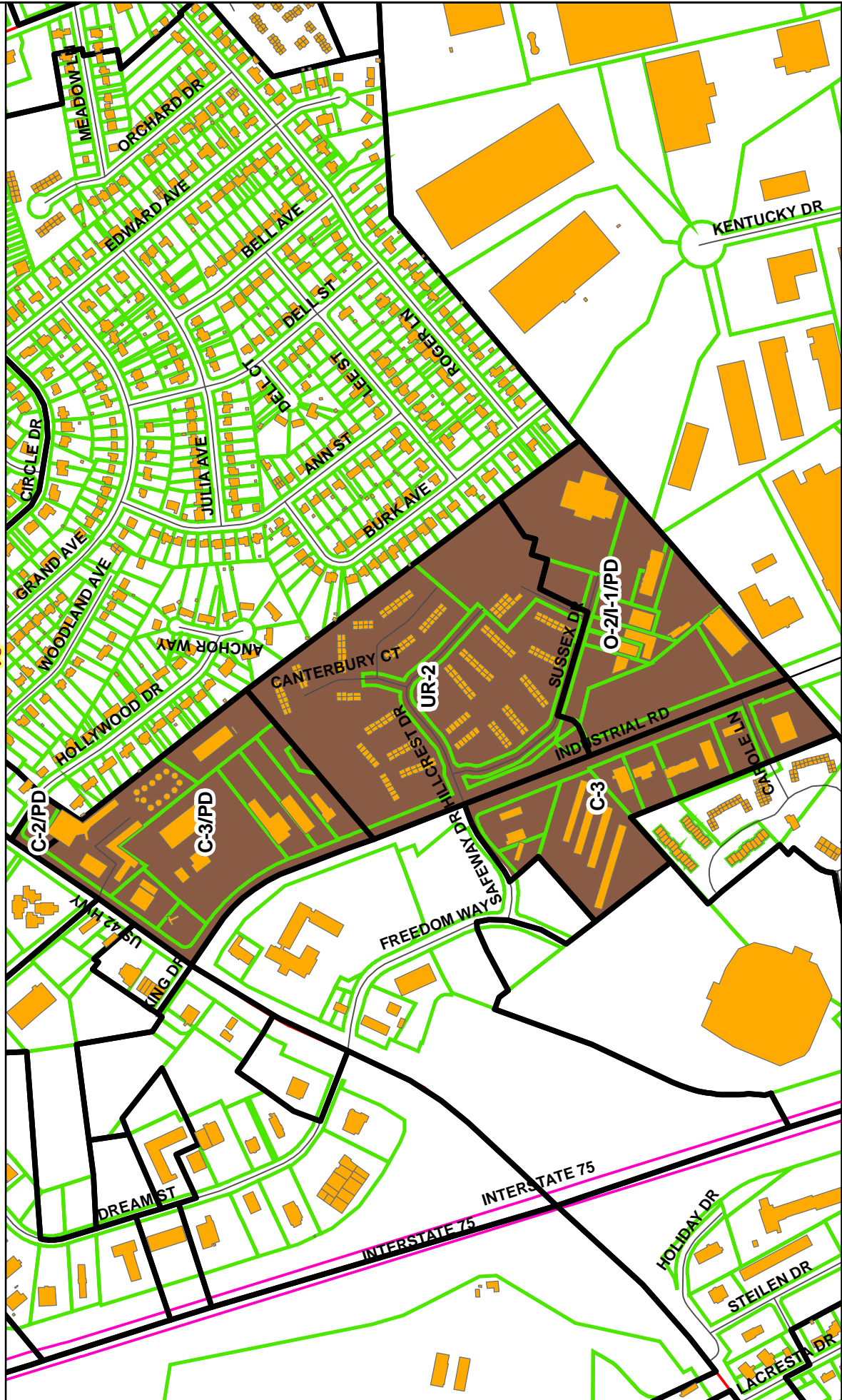
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Central Florence Strategic Plan Study Area 8 - Proposed Zoning

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