

**RESOLUTION R-23-007-A**

**A RESOLUTION OF THE BOONE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL, WITH CONDITIONS, FOR A REQUEST OF PRIME CAR WASH, LLC, PER ADAM JONES (APPLICANT) FOR BROADWAY CIRCLE, LLC, PER MIKE HANICH (OWNER) FOR A CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN IN A COMMERCIAL TWO/PLANNED DEVELOPMENT/PARKWAY CORRIDOR STUDY OVERLAY (C-2/PD/PO) DISTRICT FOR AN APPROXIMATE 1.3 ACRE AREA LOCATED AT 7592 AND 7600 BURLINGTON PIKE, FLORENCE, KENTUCKY, AND PROVIDING THE RECOMMENDATION BE FORWARDED TO THE CITY OF FLORENCE, FLORENCE, KENTUCKY.**

**WHEREAS**, the Boone County Planning Commission received a request for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky, which is more particularly described below; and,

**WHEREAS**, the Boone County Planning Commission as the planning unit for the City of Florence, Florence, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval, with conditions, for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY PLANNING COMMISSION AS FOLLOWS:**

**SECTION I**

That the request for a Concept Development Plan for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The real estate which is the subject of this request for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district is more particularly described in DEED BOOKS/PAGE NOS: 1075/773 and 1034/54, (as supplied by the applicant) is recorded in the Boone County Clerk's office.

**SECTION II**

That as a basis for the recommendation of approval, with conditions, for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial

Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky, Findings of Fact and Conditions of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit A."


The Committee recommended approval for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."

### SECTION III

That a copy of this Resolution recommending approval, with conditions, for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky, shall be forwarded to the City of Florence, Florence, Kentucky, having jurisdiction over the property for its action on the recommendation of the Boone County Planning Commission.

PASSED AND APPROVED ON THIS 1ST DAY OF MARCH, 2023.

APPROVED:

  
CHARLIE ROLFSEN  
CHAIRMAN

ATTEST:

  
TREVA L. BEAGLE  
MANAGER, ADMINISTRATIVE SERVICES

CR:tlb

**EXHIBIT**

**“A”**

Request of **Prime Car Wash, LLC, per Adam Jones (applicant) for Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

January 4, 2023

### REQUEST

A Concept Development Plan/Change in Approved Concept Development Plan application has been submitted to allow a car wash to develop at 7592 and 7600 Burlington Pike, Florence, Kentucky. The submitted Concept Development Plans show the following improvements:

- A. Demolition of the existing buildings, parking lots, and driveway aprons.
- B. Construction of a 11, 250 square foot car wash building with a full-service wash bay and four detailing bays. Customers will drive their vehicle through the wash bay and employees will direct them if they want additional services (detailing or vacuuming). The building has a lobby and customers can wait inside if their vehicle is being detailed.
- C. Access to the building will be provided from a single curb cut on Burlington Pike. The access point is proposed near the southwest property corner.
- D. The parking lot is shown with 17 parking stalls and two 12' wide stacking lanes. The stacking lanes are 125' long and are located in the rear portion of the parking lot. Additional vehicles could stack between these lanes and the full-service wash bay. Note – Vacuums are proposed in the parking lot but are not shown on the plan. Four (4) to eight (8) vacuums will be located in the landscaping island between the parking stalls.
- E. Perimeter landscaping. It should be noted that a waiver is being sought for landscaping buffer yard requirements. The KY 18 street frontage is proposed to be reduced from 10' in width to 5' in width.
- F. The building elevations show that the building will be constructed with colored concrete masonry units, EIFS, glass overhead doors, metal doors, fabric awnings, and insulated glass in aluminum storefront or curtain wall framing. A dumpster enclosure is shown on the front façade of the building.

### PERTINENT HISTORY

- A. 7592 Burlington Pike – In 1991, a Concept Development Plan application was approved to allow a small-scale rental car business (no more than 50 vehicles) to operate from the site. The house was allowed to be converted into an office. The following conditions were imposed on the approval: (1) A 25' wide buffer consisting of trees planted 15' apart is to be planted along the northern property line; and (2) outdoor lighting is to be directed away from the adjoining residential area to the north.

### APPLICABLE REGULATIONS

A. The Site is located within area 1 of the Central Florence Strategic Plan. The Study contains the following passages which relate to the request:

1. Encourage low to moderate turnover commercial uses, or those whose peak hours don't coincide with the street network; except where adjoining residences, a strictly controlled use list is not necessary (Plan Concepts, Area 1, pg. 6.1).
2. Building designs should use "natural materials" and colors; following the normal street frontage landscaping requirements is appropriate for this area (Plan Concepts, Area 1, pg. 6.1).
3. 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 (Zoning for Plan Sub-Areas, Area 1, pp. 7.1-7.2).

4. Materials/Colors: Exterior walls shall be constructed of "natural" appearing materials such as stucco/EIFS, architectural grade CMU, or brick which are red or red/brown or have light natural tones such as those in the beige/tan/warm grey range; siding type materials shall not be used. Other materials and colors may be used for trim and detailing. Materials for any pitched roof shall be architectural grade, three-dimensional shingles or tiles, or standing seam metal (Architectural Design Requirements, Area 1, pg. 8.2).
5. Roof Shape: Parapet designs which have a defined cornice line and pitched roofs are permitted. Mansard or other "stage set" type designs are not permitted (Architectural Design Requirements, Area 1, pg. 8.2)

- B. Section 1023 of the Boone County Zoning Regulations list automotive repair facilities and wash services for vehicles as a Conditional Use in the Commercial Two (C-2) zone.
- C. Section 1514 of the Boone County Zoning Regulations lists the criteria that Concept Development Plans in Planned Development zones are to be primarily evaluated against (see attachments).
- D. Section 1517 of the Boone County Zoning Regulations states that the Planning Commission shall require that a Concept Development Plan be submitted for the development or redevelopment of property located in a Planned Development zone. The Concept Development Plan may be filed to the Planning Commission by the owner(s), owner by contract (option) or lessee of property for which the planned development is proposed. If the Concept Development Plan involves a zone change, then the proposal is subject to the criteria in Section 308 as well as the provisions of this article. If the Concept Development Plan does not involve a zone change, or only involves uses that are permitted in the underlying zone then the proposal is subject only to the provisions of this article. The contents of the Concept Development Plan submittal shall include the items listed in Section 303.

#### SITE CHARACTERISTICS

- A. The overall site is 1.283 acres in area and has 250.22 feet of frontage on the north side of Burlington Pike.
- B. The property at 7592 Burlington Pike contains a vacant office building (former house), detached garage, and asphalt parking lot. Access is provided from a single curb cut on KY 18.
- C. The property at 7600 Burlington Pike contains a vacant gasoline station with a small office and vending machine shelter. Access to the concrete parking lot is provided from two curb cuts on KY 18 (these access points are currently barricaded). A small freestanding sign exists along the KY 18 frontage.
- D. Public sidewalks exist along KY 18.
- E. Overhead utilities exist in front of 7600 Burlington Pike and between the two properties.
- F. Boone County GIS shows that the topography of the overall site ranges from 936 feet above sea level along KY 18 to 930 above sea level at the northwest property boundary. The rear property line contains deciduous trees and scrubby vegetation.

#### ADJACENT LAND USES AND ZONES

North: Single-Family Residential Dwellings Fronting on Cardinal Drive (SR-2/PO)

South: KY 18, City of Florence Skatepark (PF/PD/PO)

East: Multi-Tenant Building (C-2/PD/PO)



West: Laundromat (C-2/PD/PO) and Single-Family Residential Dwelling Fronting on Cardinal Drive (SR-2/PO)

RELATIONSHIP TO COMPREHENSIVE PLAN

- A. Our Boone County Plan 2040 Future Land Use Plan designates the site for Commercial uses, which is described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
  2. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
  3. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment, Goal A, Objective 7).
  4. Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
  5. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
  6. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
  7. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
  8. The local transportation system in Boone County shall be maintained and improved to enhance the overall safety and level of service (Transportation, Goal B).
- C. The following Future Land Use Development Guidelines from Our Boone County Plan 2040 relate to the application:
1. Developments in Boone County should begin with an assessment of existing site features to determine positive and useful attributes, as well as features that should

or can be preserved (Land Use, Future Land Use Development Guidelines, Utilization of Existing Vegetation and Topography, page 95).

2. Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Land Use, Future Land Use Development Guidelines, Buffering, page 95).
  3. Developments in Boone County must include landscaping to accompany the proposed project. Retention of existing healthy vegetation is considered a component of landscaping and is encouraged. This landscaping should be designed to improve the public view of a development, and should be incorporated into parking lots and other vehicle circulation areas, as well as within open spaces and around structures. Landscaping is intended to soften the visual impacts of the development from adjoining properties and roadways (Land Use, Future Land Use Development Guidelines, Landscaping, page 96).
  4. Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way (Land Use, Future Land Use Development Guidelines, Access Management, page 96).
  5. Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor (Land Use, Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, page 97).
- D. The site is located in the Florence Central Future Land Use Geographical Area. This geographical area contains the following passage which relates to the proposal:
1. The area east of I-75, north of U.S. 42, and south of KY 18 shall continue to be developed in a cohesive manner to form a city center for Florence. The Parkway Corridor Study, which was originally developed for this area, was updated and



replaced by the Central Florence Strategic Plan in 2008. The intent of this plan was to further develop the city's central neighborhoods and to link existing and/or planned business, civic, recreational, entertainment, and residential attributes of the study area together to create a vibrant, inter-related city center. (pg. 128).

#### BOONE COUNTY TRANSPORTATION PLAN

- A. One of the Tier 2 recommendations was to complete a Interchange Modification Study and reconstruct the KY 18 interchange as recommended to add capacity, improve congestion, and include bicycle and pedestrian accommodations on both sides of the roadway.

#### STAFF COMMENTS

- A. The application was required for the following reasons:
1. The Central Florence Strategic Plan for sub-area 1 text states that uses that are principally permitted in the underlying zone are recommended to go through the short review process. Car washes are a Conditional Use.
  2. The property at 7592 Burlington Pike has an approved Concept Development Plan that needs to be changed.
  3. A waiver is being sought to reduce the width of the KY 18 street frontage buffer from 10' to 5'. This Waiver can be sought as part of a Planned Development.
- B. Staff has the following questions regarding traffic, stacking, and parking:
1. Does Prime Car Wash have any peak time traffic generation or stacking information from their other facilities?
  2. What is the maximum number of employees that could work from the site at any given time?
- C. Staff recommends that the following Planned Development standards be reviewed in more detail:

Mixed Use and Pedestrian Orientation – Planned Developments shall have a pedestrian orientation.

1. A sidewalk connection between the building and public sidewalks should be installed.

Compatibility of Uses – The compatibility of the car wash with adjoining single-family residential dwellings needs to be analyzed.

1. What are the days and proposed hours of operation?

2. The submitted building elevations show that light fixtures are proposed on all four sides of the building. Footcandle and glare impacts need to be analyzed.
3. Are any light poles proposed? If so, how tall will they be and how will the fixtures be oriented.

Landscaping – Substantial landscaping is supposed to be provided in a Planned Development.

1. A Waiver is being sought to reduce the width of the KY 18 street frontage buffer from 10' in width to 5' in width.
2. A Waiver is being sought to relocate the fence from the middle of the rear buffer to the edge of the buffer (closest to the car wash parking lot).
3. Overhead utilities are located in front of 7592 Burlington Pike. Staff would like to address if they have spoken with the utility company about installing landscaping in this easement.

Architecture – Staff would like the applicant to address the following:

1. Staff believes the front façade is the least architecturally pleasing of the four facades and would like to know what can be done to dress it up.
  - Can portions of the building be flipped so the curtain wall glass panels or awnings are placed on the front façade?
  - Can the dumpster enclosure be relocated? If so, will the second metal garage door be removed?
  - Can the metal garage door that secures the wash bay be constructed with glass to match the detailing bays?
2. The Planning Commission and City of Florence should analyze the block type and colors being used. The Central Florence Strategic Plan's architectural standards require architectural grade CMU or brick which is red, red/brown, beige, tan, or warm grey. The dark colored block does not appear to meet this requirement. Staff recommends some block samples and color swatches be provided.
3. Will any roof mechanicals be visible from KY 18 or adjoining residential properties?
4. How many exterior vacuums are proposed? Can pictures or specifications be provided.
5. What is proposed on the pad in the large landscaping island?

Signage – Staff has the following comments:

1. The Concept Plans do not show that a monument sign is proposed on site. If one is proposed, Staff recommends it be limited to an 8' tall, 32 square foot monument sign since the street frontage buffer is only 5' wide.
2. Staff recommends that all proposed building mounted signs be constructed with channel letters.
3. Staff would also like the applicant to address how many building mounted signs are proposed. It's possible a Waiver may be needed. The Boone County Zoning Regulations allow three sign areas on the primary and two secondary facades.

Conformance with the Comprehensive Plan – See pages 4-6 of the Staff Report.

- D. Staff sent out an Agency Memo to the City of Florence, Florence Fire Department, Boone County Building Department, and Kentucky Transportation Cabinet regarding the request. Their comments are attached to the report.

## CONCLUSION

This request needs to be evaluated by the Boone County Planning Commission and City of Florence in terms of Articles 3 and 15 of the Boone County Zoning Regulations, the appropriate planning documents noted herein, and the potential impacts on existing and planned uses in the area.

Respectfully submitted,

Todd K. Morgan, AICP  
Senior Planner

TKM/ss

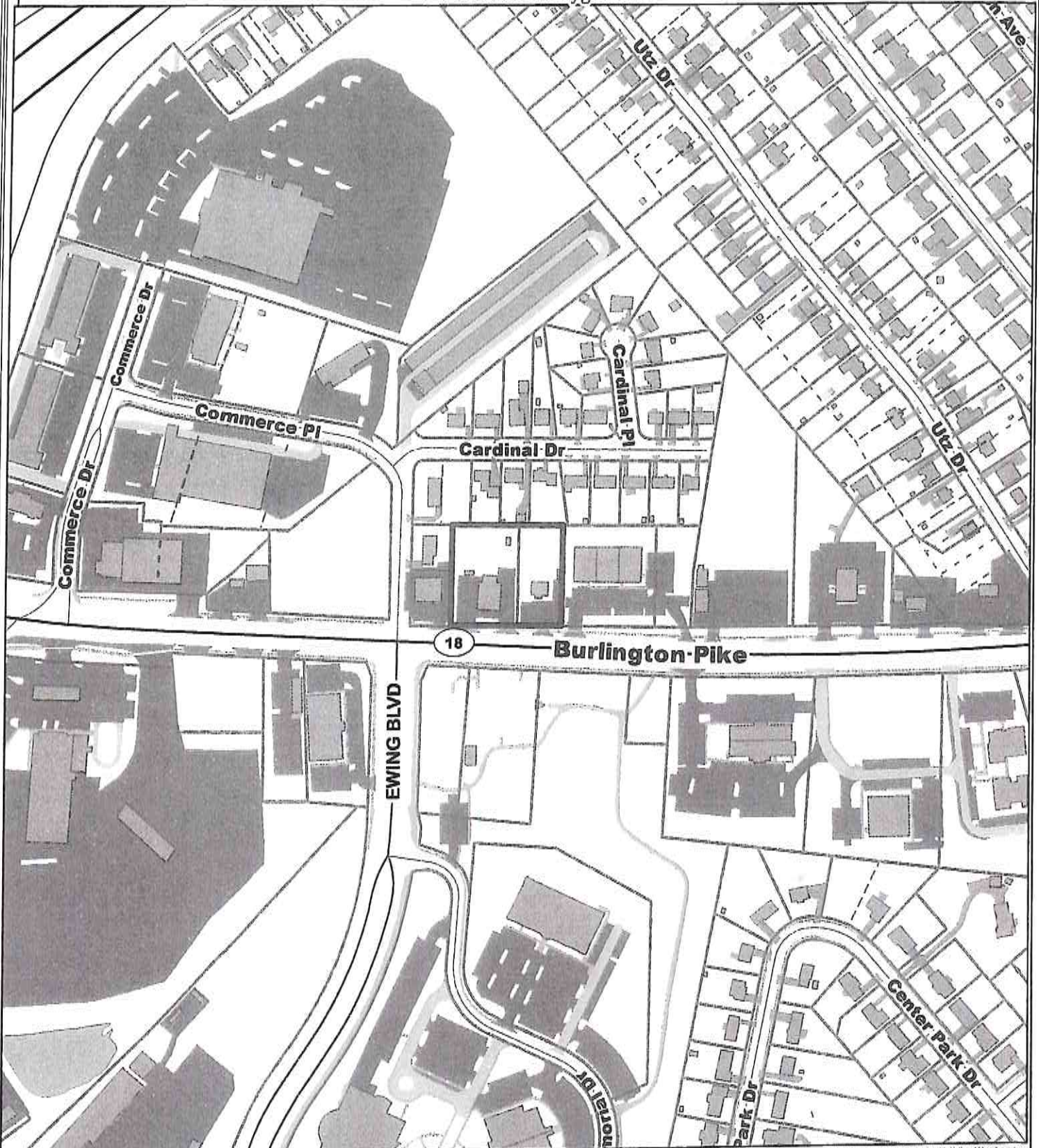
### Attachments:

- \*Site Vicinity Map
- \*Applicant's Narrative
- \*Concept Development Plans
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Topographical Map
- \*2022 Aerial Map
- \*12/7/22 Email from Jerry Noran
- \*12/8/22 Email from Randy Childress
- \*12/20/22 Email from Josh Hunt
- \*12/22/22 Email from Linzy Brefeld
- \*Application



# SITE VICINITY MAP

www.boonecountygis.com



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0 150 300 600 900 1,200 Feet

1 inch = 300 feet

**Boone County GIS - Putting Northern Kentucky on the Map**



Map Document: \* mxd

Map Created: 2/26/2020



CINCINNATI  
COLUMBUS  
DAYTON  
LOUISVILLE

6219 Centre Park Drive  
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December 6, 2022

#### Prime Car Wash- Concept Development Plan

The parcels located at 7600 and 7592 Burlington Pike will be consolidated into a single plat. This parcel is proposed to contain a car wash with a building area roughly .252 Acres. The parcels are zoned C-2/PD/PO and fall under Area 1 (Commerce Drive/Cardinal Drive) of the Central Florence Strategic Plan.

A car wash at this location adds to the purpose of Area 1 servicing local and interstate travelers with services. A car wash would also reinforce differing land uses in Area 1. The existing site was a former gas station and insurance agency. The turnover rate for the car wash will be lower than gas stations. The Central Florence Strategic Plans states that it recommends sites along KY18 that are not subject to Concept Development plans to consolidate and redevelop into larger site for local consumers. This is subject to this plan and will not only consolidate parcels but will also redevelop and provide a service for local and interstate travelers.

The car wash will also be a safe, efficient and environmentally friendly service that any resident, visitor or business can use. It will be developed in an appropriate location and provide Boone County employment opportunities. To serve the growing economy of the area, Prime Car Wash provides a luxury car service as well as a coffee shop. The site will be designed in such a way that the chemicals used for cleaning will not contaminate local waterways. It will also conform to local stormwater and erosion regulations to avoid negative impact on streams and rivers. The landscaping provided will meet standards and provide a buffer to the residents behind the property. Prime Car Wash is requesting that the front yard buffer be reduced to 5' in width. All required landscaping will still be included. This request is to ensure that larger trucks and vehicles entering and exiting the car wash have adequate turning space to do so safely.



[illegible]

**NOTE:**  
  
 LOCATIONS ARE THE SAME AS LOCATED FROM A  
 COMPARISON OF PREVIOUS RECORD INFORMATION AND  
 SURFACE RECORDS OF UNDERGROUND STRUCTURES AND  
 HAVE NOT BEEN RE-CONFIRMED. THE  
 EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES  
 CANNOT BE GUARANTEED. PLEASE REFER TO APPROPRIATE  
 UTILITY PROVIDER FOR ASSISTANCE AT 800-4-A-UTILITY.

Kentucky811





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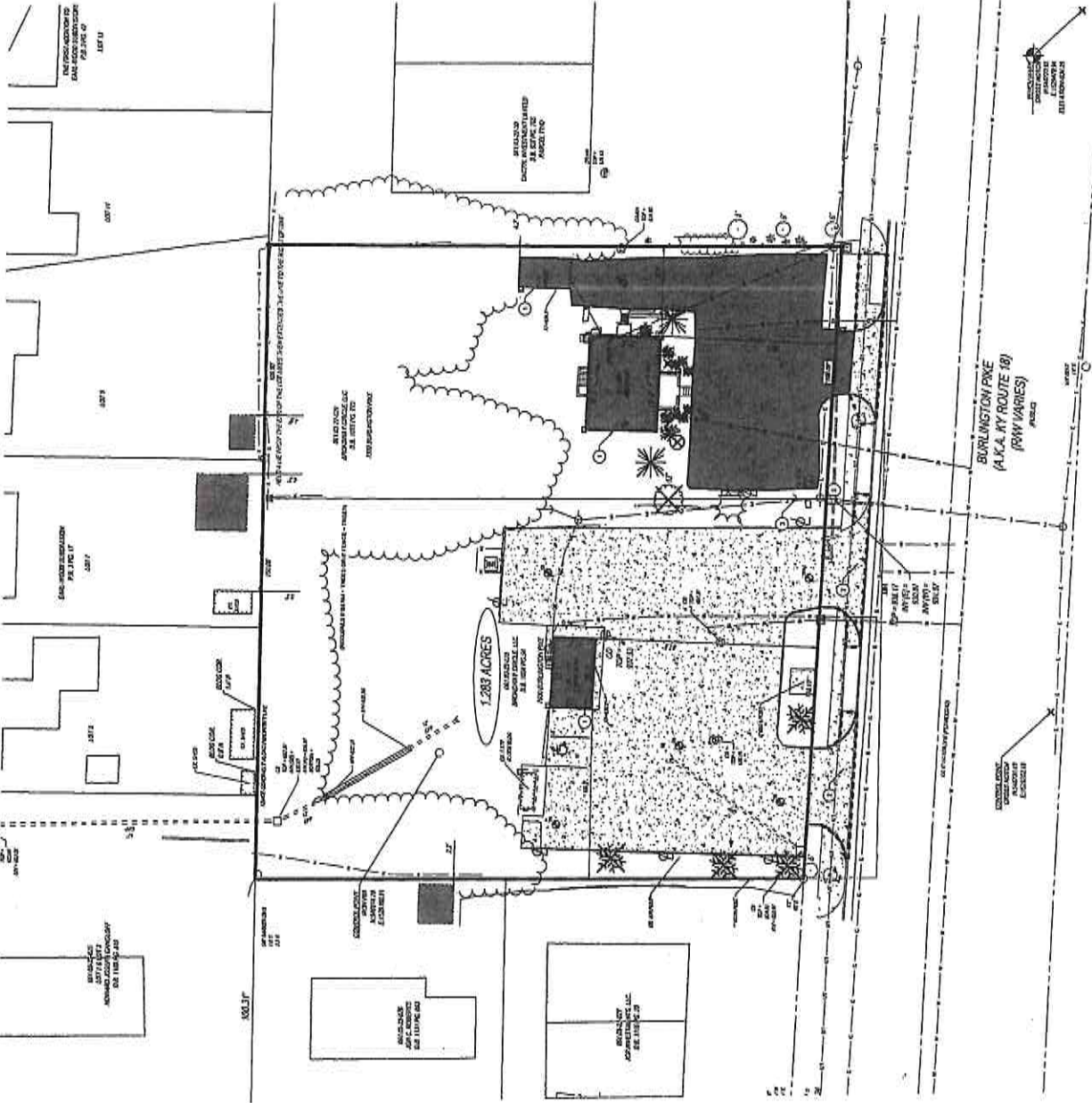


**C300**

**DEMOLITION PLAN**

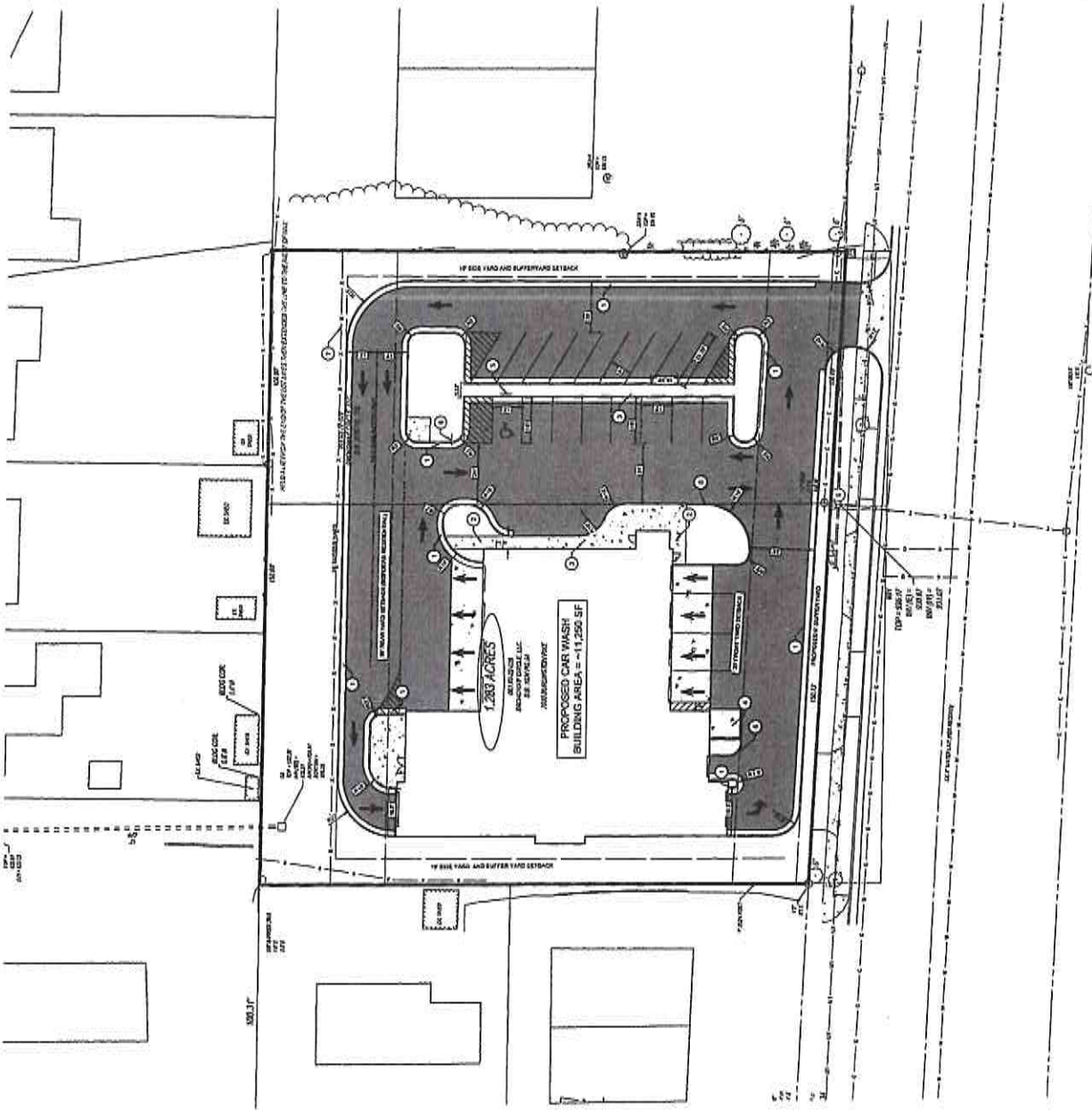
**CONCEPT DEVELOPMENT PLAN**  
PRIME CAR WASH  
TRANSFORMING COMMUNITIES  
FLORHAM PARK, NJ 07001

**NOT FOR CONSTRUCTION**



- CODED NOTES**
- ① REMAIN BUILDING
  - ② REMOVE BUILDING
  - ③ REMOVE ASPHALT
  - ④ GRASS TO BE RELOCATED

- DEMOLITION LEGEND**
- REMAIN CONCRETE
  - REMOVE ASPHALT
  - REMOVE LINE
  - REMOVE TREE



**PROPOSED LEGEND**


- 1. CATCH BASIN
- 2. OIL INLET
- 3. FACILITY
- 4. HEADWALL
- 5. MANHOLE
- 6. STORM SEWER CLEANOUT
- 7. DOWNSPOUT
- 8. SAWTOOTH SEWER MANHOLE
- 9. SAWTOOTH SEWER CLEANOUT
- 10. FIRE HYDRANT
- 11. WATER VALVE
- 12. FIRE EXTINGUISHING CONNECTION
- 13. ASPHALT PAVEMENT
- 14. CONCRETE WALK
- 15. HEAVY DUTY CONCRETE PAVEMENT

**NOTES**

- 1. APPROXIMATE BUILDING HEIGHT: 20'
- 2. PARKING SPACES: 21
- 3. ADA PARKING SPACES: 1
- 4. SIDE TYPE: R/L & P/L
- 5. EXISTING OPEN SPACE: 200 ACRES
- 6. EXISTING IMPERVIOUS SURFACE: 271 ACRES
- 7. APPROXIMATE PROPOSED OPEN SPACE: 201 ACRES
- 8. APPROXIMATE PROPOSED IMPERVIOUS SURFACE: 286 ACRES

**CODED NOTES**

- 1. ROLLED CURB AND GUTTER
- 2. CONCRETE SLAB WALK
- 3. CONCRETE SLAB WALK WITH INTEGRAL CURB
- 4. DAMPSTER ENCLOSURE
- 5. ADA PARKING SIGN
- 6. BARRICADE CURB
- 7. RETAIL FENCE
- 8. DO NOT ENTER SIGN




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 www.kleingers.com

**NOT FOR CONSTRUCTION**

**CONCEPT DEVELOPMENT PLAN**  
**PRIME CAR WASH**  
 1000 WEST 10TH STREET, KANSAS CITY, MO 64105  
 PROJECT NO. 1000-001  
 DATE: 10/01/2010  
 SCALE: 1"=20'-0"

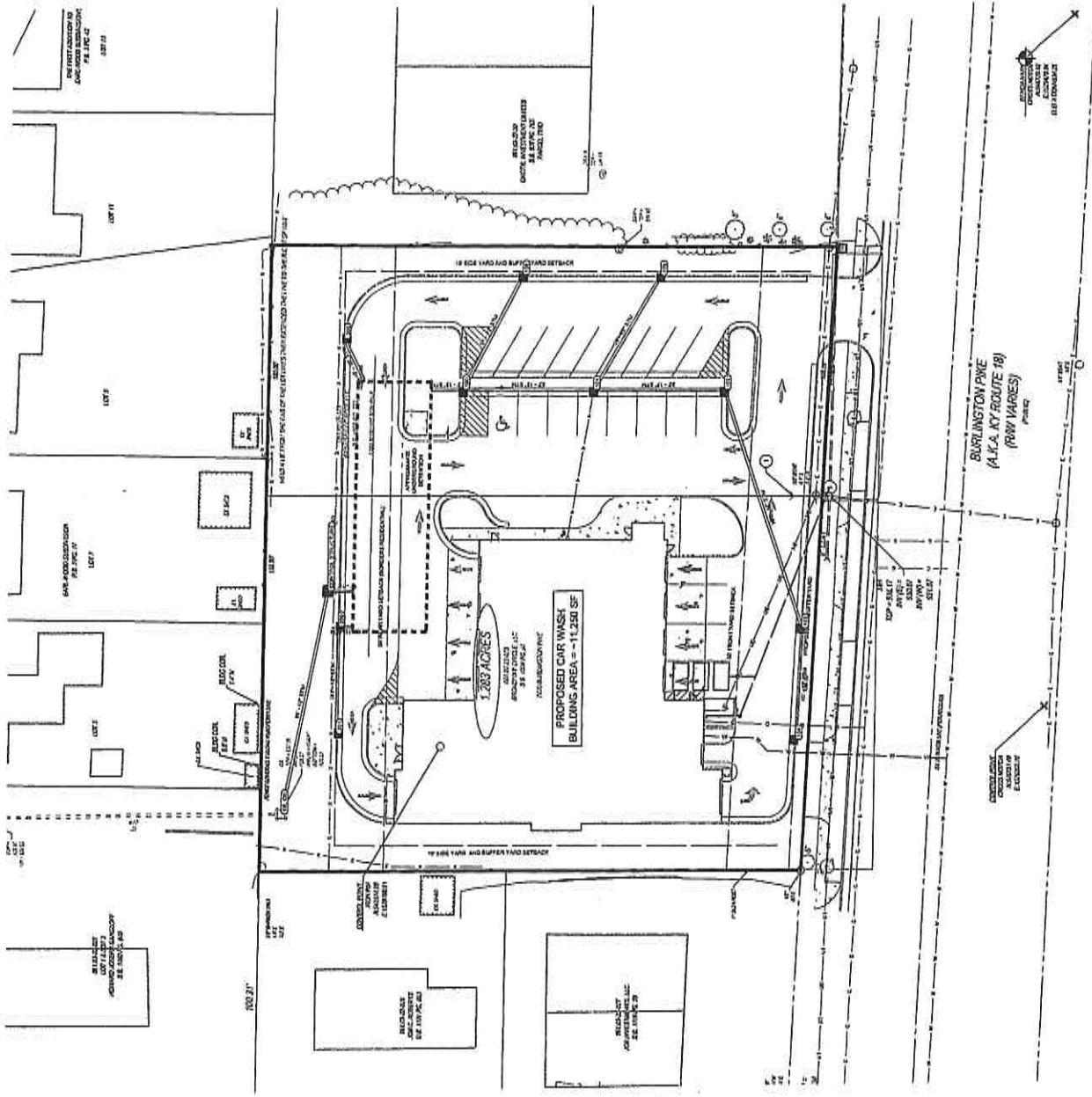
**LOCATION PLAN**



**C400**



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**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING  
 1115 East 10th St.  
 Louisville, KY 40203  
 (502) 581-1111

**NOT FOR CONSTRUCTION**

**CONCEPT DEVELOPMENT PLAN**  
**PRIME CAR WASH**  
 1115 East 10th St.  
 LOUISVILLE, KY 40203

DATE: 11/11/11  
 SCALE: 1" = 10' - 0"

**UTILITY PLAN**

**C500**

**PROPOSED LEGEND**

- 1" STORM SEWER PIPE
- 1" CATCH BASIN
- 1" CURB INLET
- 1" YARD DRAIN
- 1" HEADWALL
- 1" MANHOLE
- 1" STORM SEWER CLEANOUT
- 1" DOWNSPOUT
- 1" SANITARY SEWER PIPE
- 1" SANITARY SEWER MANHOLE
- 1" SANITARY SEWER CLEANOUT
- 1" WATERLINE PIPE
- 1" FIRE HYDRANT
- 1" WATER VALVE
- 1" POST INDICATOR VALVE
- 1" FIRE DEPARTMENT CONNECTION

**COORDINATE NOTES**

1. SEE THE 11/11/11 CONSTRUCTION CONTRACT FOR THE COORDINATE WITH THE CITY OF LOUISVILLE.

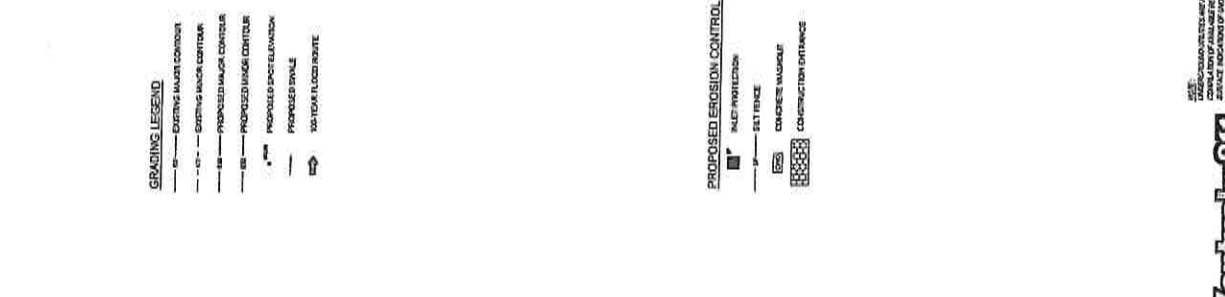
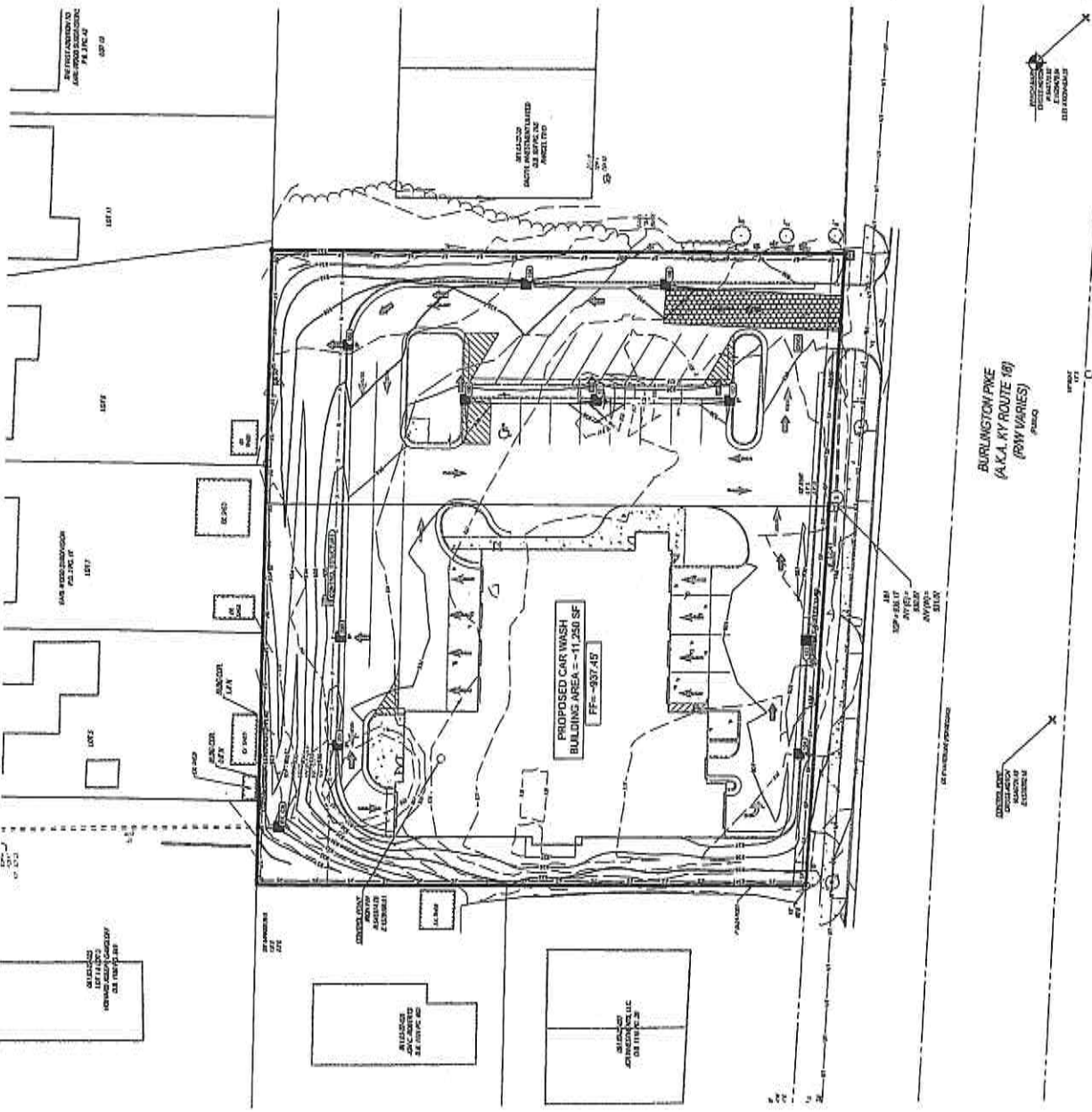
**NOTES**

1. THE PROPOSED CAR WASH BUILDING AREA IS 11,250 SF. THE 1.283 ACRES PARKING AREA IS 35,000 SF.

2. THE PROPOSED CAR WASH BUILDING AREA IS 11,250 SF. THE 1.283 ACRES PARKING AREA IS 35,000 SF.







**THE KLEINGERS GROUP**

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**NOT FOR CONSTRUCTION**

**CONCEPT DEVELOPMENT PLAN**

**PRIME CAR WASH**

7000-1100 BURLINGTON PKE  
TAMPA, FL 33602

DATE: 12/01/2022  
SHEET: 100

**GRADING PLAN**

**C600**

**Kentucky811**

811 is the national standard for utility location. It is a free service that allows you to request utility location information for your project. For more information, visit [kentucky811.com](http://kentucky811.com).

 <p>THE KLEINGERS GROUP</p> <p>1000 GARDENWAY SUITE 1000 ANN ARBOR MI 48106 (313) 963-1000</p>	<p>NOT FOR CONSTRUCTION</p>	<p>DATE: 11/1/91</p>	<p>REV: 11/1/91</p>
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U. S. AIR FORCE

**PLAN  
PRIME CAR WASH**

---

1

LANDSCAPE PLAN

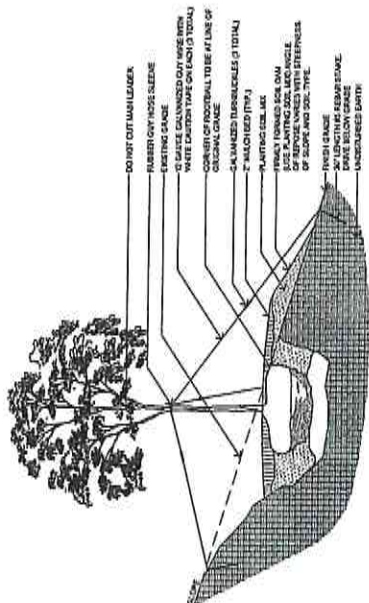
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100

100

[illegible]

DECIDUOUS TREE PLANTING

[illegible]

- [illegible]

THREE PRINTING ON 11 CLOSE

**NOT FOR  
CONSTRUCTION**

collected and on

## CONCEPT DEVELOPMENT PLAN

FLORISSIE, KY 41043
RELIVING
202-888-8000
DATE
12-04-2002
NAME

1

### PLANTING SCHEDULE & DETAILS

L101



[illegible][illegible]

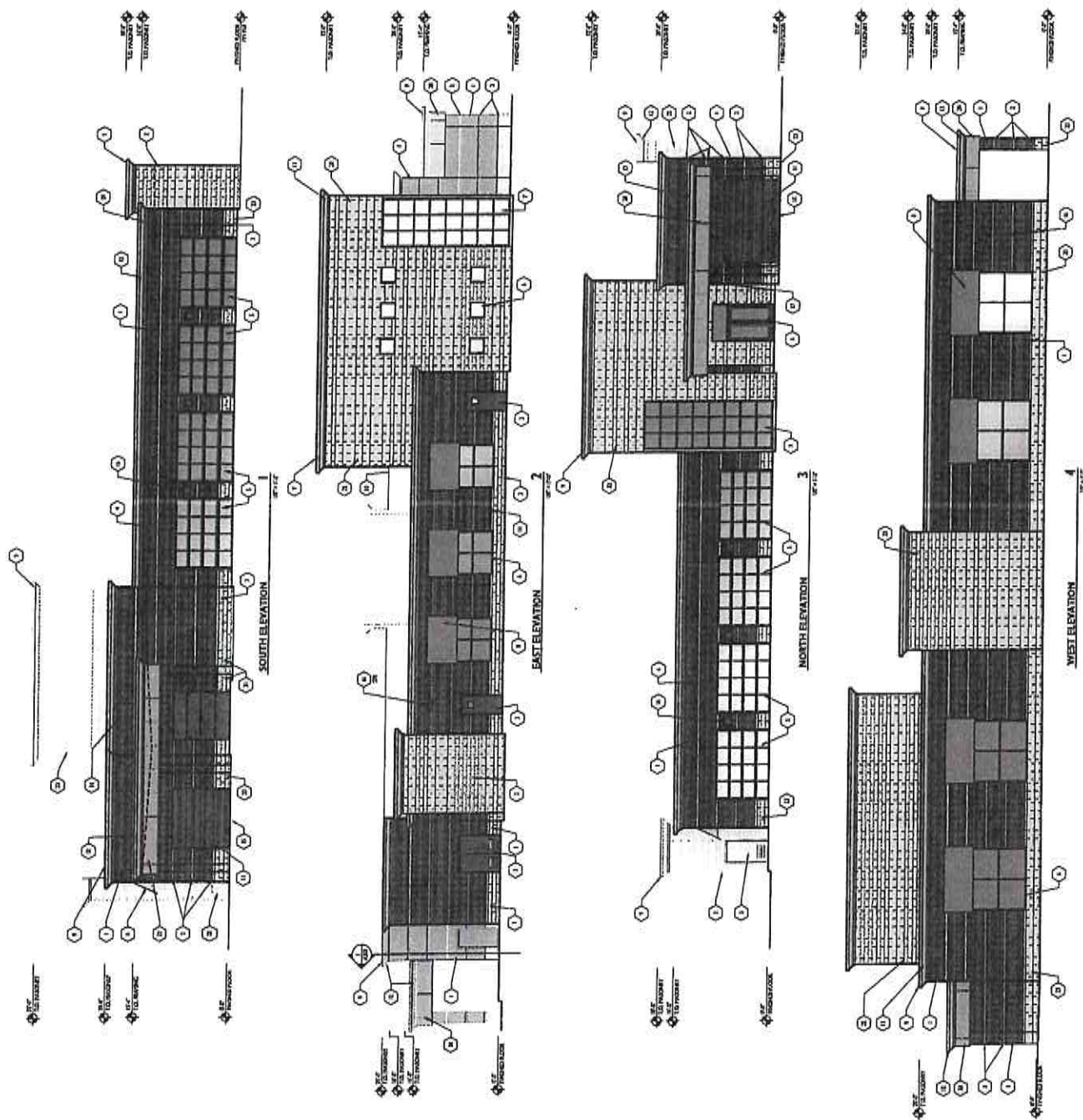
THE DRINKING AND THE EATING OF  
MEAT IS A NATURAL ACTIVITY FOR ALL  
MAMMALS. IT IS AN INHERENT PART  
OF THEIR BIOLOGICAL NATURE.  
IT IS NOT A CHOICE OR A DECISION.  
IT IS A FACT OF LIFE.

512-7600 BIRMINGHAM PRICE  
FOR QUOTE BY 41307

DATE	TIME	LOCATION	REMARKS

150000

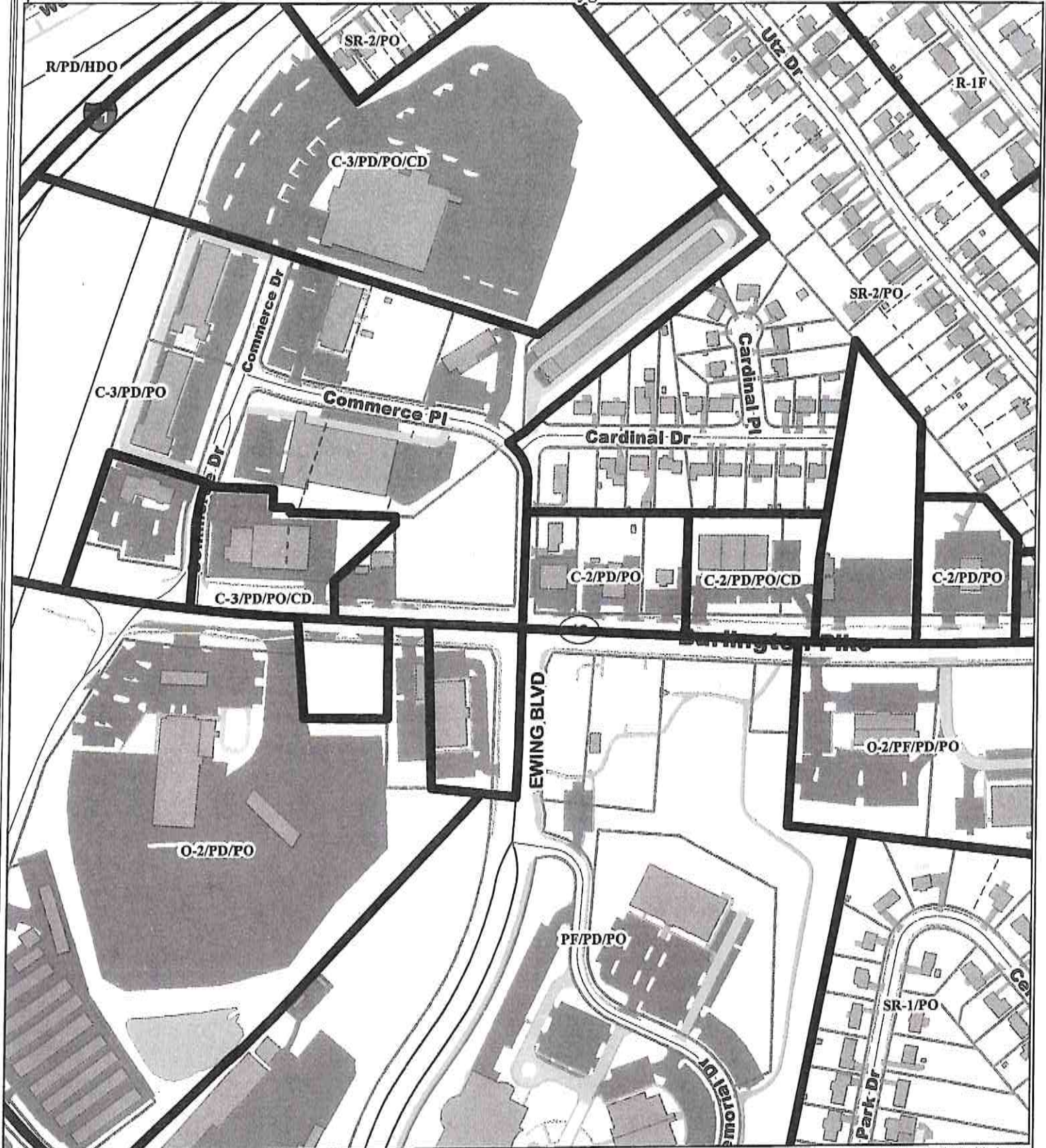
A201





# ZONING MAP

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0 150 300 600 900 1,200 Feet

1 inch = 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2020

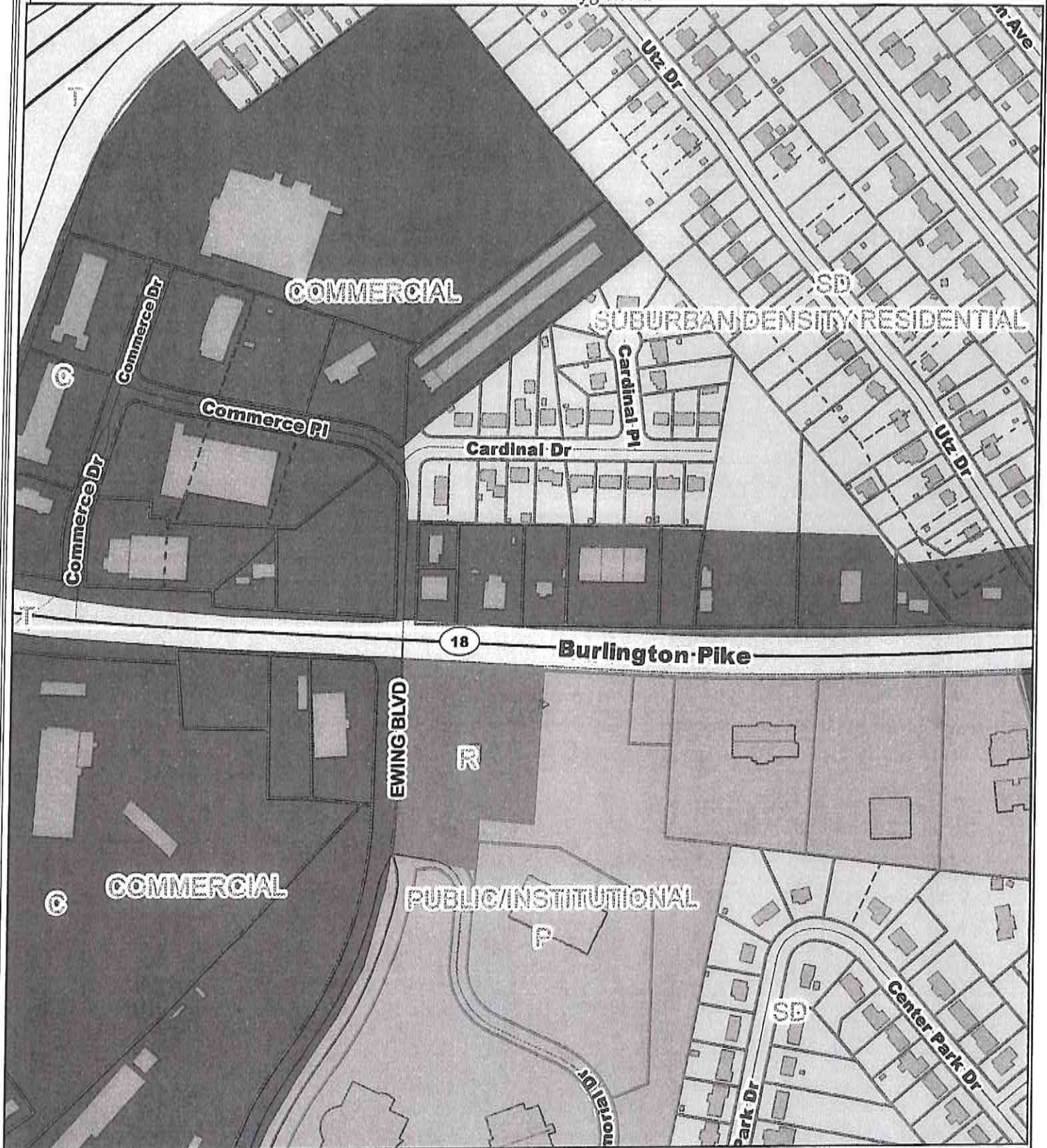


Boone County GIS  
ArcMap Document: 1.mxd



# 2040 FUTURE LAND USE

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Map Created: xx/xx/2020

**Boone County GIS - Putting Northern Kentucky on the Map**

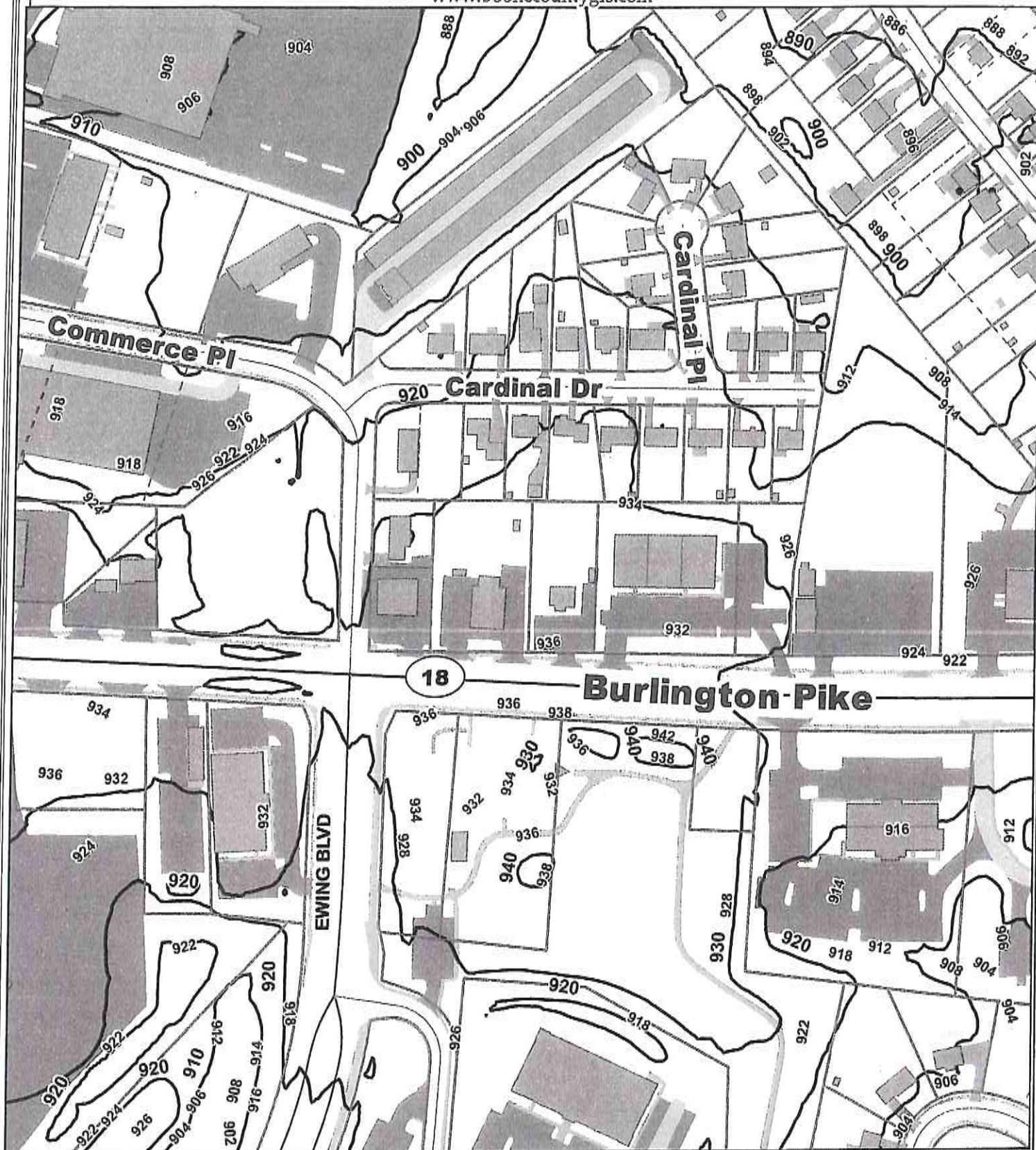


Boone County GIS  
ArcMap Document: mxd



# TOPOGRAPHICAL MAP

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0 100 200 400 600 800 Feet

1 inch = 200 feet

**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 05/02/2020

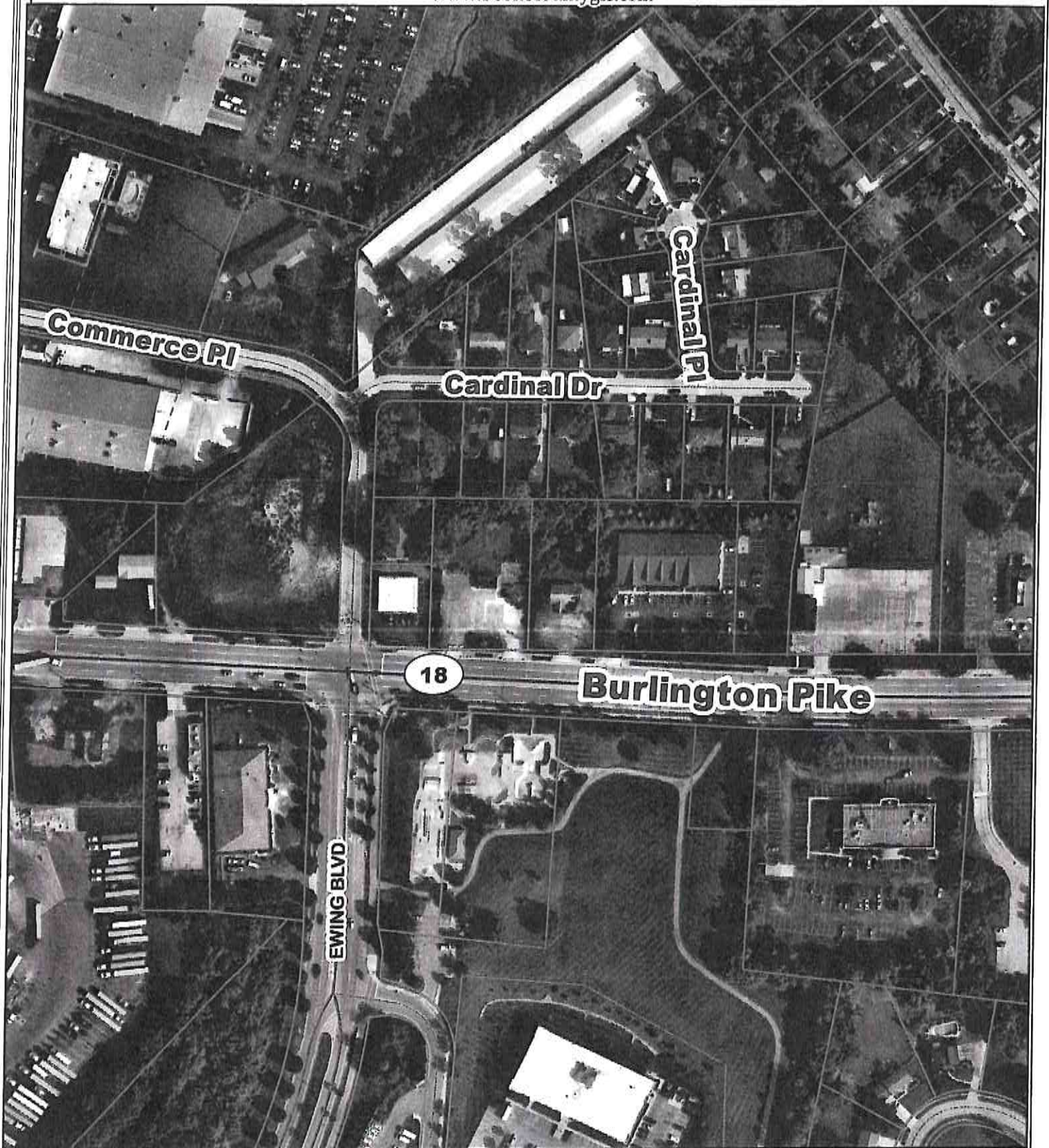


Boone County GIS  
ArcMap Document: \* mxd



# 2022 AERIAL MAP

[www.boonecountygis.com](http://www.boonecountygis.com)



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0 100 200 400 600 800 Feet

1 inch = 200 feet

**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2020

Boone County GIS  
Aerial Imagery: 2018  
Aerial Map Document: 2022

## Todd Morgan

---

**From:** Jerry Noran  
**Sent:** Wednesday, December 07, 2022 12:32 PM  
**To:** Todd Morgan  
**Subject:** RE: Concept Development Plan Application for Prime Car Wash - 7592 and 7600 Burlington Pike, Florence, KY

No comment

Sincerely,  
Jerald E. Noran, CBO, AIA  
Chief Building Official  
Boone County Building Department  
2950 Washington Street  
P.O.Box 900  
Burlington, KY 41005  
859-334-3288  
jnoran@boonecountyky.org

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, December 07, 2022 11:33 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Jerry Noran <jnoran@boonecountyky.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Subject:** Concept Development Plan Application for Prime Car Wash - 7592 and 7600 Burlington Pike, Florence, KY

All,

A Concept Development Plan has been submitted to allow a car wash to develop at 7592 and 7600 Burlington Pike. The submitted plans show the existing structures would be demolished and a 11,20 square foot cash building with accessory parking would be constructed. The plans also show that two-drive way aprons on KY 18 would be removed. The public hearing for this request is being scheduled for January 4, 2023, at 7:30 P.M.

Please let me know if you have any comments regarding this request by December 19, 2022.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196



## Todd Morgan

---

**From:** Randy Childress <Randy.Childress@Florence-KY.gov>  
**Sent:** Thursday, December 08, 2022 3:32 PM  
**To:** Todd Morgan; Joshua Hunt; Tom Gagnon; Jerry Noran; Brefeld, Linzy M (KYTC-D06)  
**Subject:** RE: Concept Development Plan Application for Prime Car Wash - 7592 and 7600 Burlington Pike, Florence, KY

### EXTERNAL MESSAGE

No comments from Fire

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, December 7, 2022 11:33 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Jerry Noran <jnoran@boonecountyky.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Subject:** Concept Development Plan Application for Prime Car Wash - 7592 and 7600 Burlington Pike, Florence, KY

All,

A Concept Development Plan has been submitted to allow a car wash to develop at 7592 and 7600 Burlington Pike. The submitted plans show the existing structures would be demolished and a 11,20 square foot cash building with accessory parking would be constructed. The plans also show that two-drive way aprons on KY 18 would be removed. The public hearing for this request is being scheduled for January 4, 2023, at 7:30 P.M.

Please let me know if you have any comments regarding this request by December 19, 2022.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

## Todd Morgan

---

**From:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Sent:** Tuesday, December 20, 2022 10:28 AM  
**To:** Todd Morgan  
**Subject:** RE: Prime Car Wash

### EXTERNAL MESSAGE

Todd, I have the following comments:

- While full detention calcs are not due at this point, please indicate where detention requirements will be met. I know there is a small detention basin in the rear of the property, IMO, this does not meet our detention standards.
- Please provide a narrative on anticipated stacking and peak operation periods.
- Dumpster location provided will not work
- The rear of the building looks nicer than the front. I'd like to see this swapped.
- Please provide vacuum details
- Has any signage been proposed
- Photometric plan?
- I do not see any mechanical features on the plans, will they be on the roof? Will the parapet hide them?

**JOSHUA J. HUNT**

*Director, Business & Community Development*

**CITY OF FLORENCE, KENTUCKY**

8100 Ewing Boulevard | Florence, KY 41042

P: 859.647.8168 | E: [joshua.hunt@florence-ky.gov](mailto:joshua.hunt@florence-ky.gov)

[florence-ky.gov](http://florence-ky.gov)

**From:** Todd Morgan <TMorgan@boonecountky.org>  
**Sent:** Monday, December 19, 2022 5:06 PM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>  
**Subject:** Prime Car Wash

Don't forgot to send me comments for Prime Car Wash (old Swifty gas station site).

Thanks,

Todd

## Todd Morgan

---

**From:** Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Sent:** Thursday, December 22, 2022 10:52 AM  
**To:** Todd Morgan  
**Cc:** Minckley, James A (KYTC-D06)  
**Subject:** Re: Concept Development Plan Application for Prime Car Wash - 7592 and 7600 Burlington Pike, Florence, KY

### EXTERNAL MESSAGE

Todd,

KYTC would restrict the left-turn movement out of this entrance. Mainline sight-distance will be impacted by existing queues on KY 18.

Thanks,

Linzy Brefeld, P.E.  
Transportation Engineer Supervisor  
KYTC District 6  
Traffic and Permits Section  
Linzy.Brefeld@ky.gov

---

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Wednesday, December 7, 2022 11:32:41 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Tom Gagnon <Tom.Gagnon@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Jerry Noran <jnoran@boonecountyky.org>; Brefeld, Linzy M (KYTC-D06) <Linzy.Brefeld@ky.gov>  
**Subject:** Concept Development Plan Application for Prime Car Wash - 7592 and 7600 Burlington Pike, Florence, KY

All,

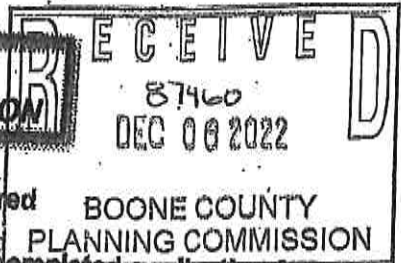
A Concept Development Plan has been submitted to allow a car wash to develop at 7592 and 7600 Burlington Pike. The submitted plans show the existing structures would be demolished and a 11,20 square foot cash building with accessory parking would be constructed. The plans also show that two-drive way aprons on KY 18 would be removed. The public hearing for this request is being scheduled for January 4, 2023, at 7:30 P.M.

Please let me know if you have any comments regarding this request by December 19, 2022.

Thanks for your help.

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

**CONCEPT DEVELOPMENT PLAN  
BOONE COUNTY PLANNING COMMISSION**



Seven (7) copies of submitted drawings are required

An application consists of all fees paid in full, submitted drawings, and a completed application form

**SECTION A: (To be completed by applicant)**

1. Type of review (check one):

- ☒ Concept Development Plan (Includes Utilization of an Underlying Zone in a Planned Development)  
☒ Change in an Approved Concept Development Plan  
☐ Long Range Planning Committee Review (as stated in the Houston-Donaldson Study)  
☐ Long Range Planning Committee Review (as stated in the Union Town Plan)  
☐ Zone Change Committee Review of previously approved Concept Development Plan  
☐ Conditions or Zoning Map Amendment Conditions  
☐ Zoning Administrator Review (as stated in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study)  
☐ Zoning Administrator Review (as stated in the Mall Road District Study)  
☐ Zoning Administrator Review (as stated in the I-275/Graves Road Interchange Study)

2. Name of Project: Prime Car Wash  
3. Location of Project: 7600-7592 Burlington Pike, Florence, Kentucky, 41042  
4. Total Acreage of Project: 1.283 Acres  
5. Current Zoning of Property: C-2/PD/PO  
6. Date of previous zoning map amendment or Approved Concept Development Plan (if applicable): \_\_\_\_\_

7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? ☒ Yes ☐ No  
If yes, indicate the name of the study: Central Florence Strategic Plan

8. Proposed Use(s) (specify each use):  
Car Wash

9. Proposed Building Intensities (specify for each building):  
\_\_\_\_\_  
\_\_\_\_\_

10. Have you submitted a Concept Development Plan: ☐ Yes ☒ No

11. Are you applying for any of the following (check all that apply):

☐ Conditional Use Permit ☐ Variance

12. Current Owner: Broadway Circle, LLC

Address: 1840 Bryan Station Road

Lexington KY 40505  
City State Zip Code

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

13. Applicant: Prime Car Wash LLC

Address: 9010 Carriage Ln.  
Indianapolis IN 46256  
City State Zip Code  
Phone Number: 765.585.2930 Fax Number: \_\_\_\_\_  
Email: ajones@primecarwash.com

14. Are there any existing buildings on the site: ☒ Yes ☐ No  
If yes, indicate how many: \_\_\_\_\_

15. 1075 1034 773 54 2034A  
Deed Book Page Number Group Number

16. Have you had a pre-application meeting with the BCPC staff: ☒ Yes ☐ No

17. Have you met or discussed your proposed development with any of the following organizations/agencies (check all that apply):

Prior to construction of improvements, the applicant is recommended to submit copies of the Site Plan to the appropriate organizations/agencies prior to approval by the Boone County Planning Commission.

- |   |   |
|---|---|
| <input type="checkbox"/> Boone County Building Department   | <input type="checkbox"/> Local Fire District                          |
| <input type="checkbox"/> Boone County Public Works Department   | <input type="checkbox"/> Local School District                        |
| <input type="checkbox"/> Boone County Water District  | <input type="checkbox"/> Northern Kentucky Health Department          |
| <input type="checkbox"/> Cincinnati Bell  | <input type="checkbox"/> Owen Cooperative Electric, Inc.              |
| <input type="checkbox"/> Cincinnati/Northern Kentucky International Airport (Kentucky Airport Zoning Commission for height restrictions near the airport) | <input type="checkbox"/> Sanitation District No. 1                    |
| <input type="checkbox"/> Duke Energy  | <input type="checkbox"/> USDA NRCS/Boone County Conservation District |
| <input type="checkbox"/> Florence Public Services Department  | <input type="checkbox"/> Other: _____                                 |
| <input type="checkbox"/> Kentucky Division of Water   |   |
| <input checked="" type="checkbox"/> Kentucky Transportation Cabinet   |   |

18. Concept Development Plan Jurisdiction/Location (check all that apply):  
☐ Unincorporated Boone ☒ Florence ☐ Walton ☐ Union

19. Waiver of 60 Day Time Requirement by Originator for Final Planning Commission Action:

In accordance with the provisions of KRS 100.211, the applicant(s) and property owner(s) or originator(s) hereby waive the 60 day time limit for the Boone County Planning Commission to take final action on my (our) Zoning Map Amendment/Concept Development Plan application. This time limit waiver is considered effective immediately upon receipt by the Boone County Planning Commission and expires on 02/16/2023

ORIGINAL Property Owner's Signature: Mike Hanich  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Adam Jones  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

Adam Jones

**COMMISSION MEMBERS PRESENT:**

Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer  
Mr. Kenny Vaught

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael Schwartz, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mrs. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:35 p.m.



**CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff**

3. Request of **Prime Car Wash, LLC, per Adam Jones (applicant)** for **Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. The project involves the former Swifty gas station and a former car rental site next door. It is located across the street from the Florence Skate Park. The proposal is to construct a 11,250 square foot car wash with 5 bays. One bay is the wash bay and the other four are for detail work. The proposal will have a vacuum area. It will have 17 parking stalls and two 12' wide stacking lanes. The site will only have 1 access point while 2 others that exist will be removed. The applicant is asking for a waiver of the street frontage buffer from 10 feet to 5 feet in width along KY 18. The applicant is also asking to place the fence as close as possible to the parking lot instead of the middle of the buffer area. Mr. Morgan showed building elevations. The building will be made of colored block. The rear of the building has a curtain wall and the 2 sides have awnings. The front elevation needs to be "dressed up". He showed photographs of a similar building built in Indiana. A landscaping plan was submitted for review. Mr. Morgan asked what type of trees will be planted in the front since there is an overhead utility line? The site drains towards the rear yard. Both parcels are zoned C-2/PD. He showed photographs of the subject site and adjoining properties. The Future Land Use Map designates the site for Commercial (C) use. The site is located within Area 1 of the Central Florence Strategic Plan. It recommends low to moderate turnover commercial uses and principally permitted uses. That is why the applicant is following the long-review process due to the fact that car washes are normally conditional uses in a C-2 zoning district. Also, the property next door had a previously approved Concept Development Plan for a car rental business. There are also references about materials and color in the Study on Page 2 of the Staff Report. Dark colors are not recommended.

In terms of Staff Comments, Mr. Morgan asked whether Prime Car Wash has any peak time of traffic generation or stacking information from their other facilities? What is the maximum number of employees that could work from the site at any given time? A sidewalk connection between the building and public sidewalks should be installed to KY 18. What are the days and proposed hours of operation? The submitted building elevation shows that light fixtures are proposed on all 4 sides of the building. Foot candle and glare impacts need to be analyzed. Are any light poles proposed? If so, how tall will they be and how will the fixtures be oriented? The Landscaping Plan needs to be reviewed more closely – the 5 foot waiver and fence. Can portions of the building be flipped as the proposed front of the building is the least aesthetically pleasing side? Can the dumpster in the front be relocated? Can the metal garage door facing KY18 be replaced with glass? What about the roof mechanicals – are they screened from KY 18? What do the exterior vacuums look

like? What is the proposed pad used for? Is a monument sign is proposed? He recommended building mounted signs be limited to 8 feet tall and 32 square feet. All proposed building mounted signs shall be constructed with channel letters. How many building mounted signs are being proposed? Agency letters have been received from the City of Florence, the Florence Fire Department, the Boone County Building Department and the Kentucky Transportation Cabinet (KTC). KTC stated that it would not allow left turning movements out of the site. In addition, an email from Jon Roberts was received and given to each Board member (see Exhibit 1). He expressed a concern about mist affecting his laundry business next door.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Doug Woeste, Kleingers Group, stated that the reduction in the buffer in the front is related to turning radius for larger vehicles. A sidewalk connection to KY 18 will be made. The lighting will meet the zoning code requirements. It won't spill onto the neighbors. They don't want the fence to be in the middle of the buffer because it would be in a drainage swale. They will discuss the type of trees with the utility company. The concrete pad will be for an employee to greet customers. They will meet all signage requirements and they are willing to move the dumpster from the front.

Mr. Adam Jones, owner of Prime Car Wash, stated that the peak time is usually 10:00 a.m. to 4:00 p.m. Usually, they have 12 employees and up to 16 on warm sunny days and after it snows. Most of the help are high school kids who don't drive. Only 5 vehicles are for employees. Winter hours are from 8:00 a.m. to 7:00 p.m. and summer hours are from 8:00 a.m. to 8:00 p.m. They will install glass instead of a metal door. They are happy to work with the Planning Commission on materials for the building as they have 6 buildings with 6 different designs. The roof mechanicals are not visible. There will be about 6 vacuums. They would like 2 building mounted signs and 1 out front. They have the ability to stack 16 cars before they go through the tunnel. No water or mist leaves the building. It is contained.

Chairman Rolfsen asked if anyone in the audience had any comments or questions?

Ms. Kelly Messer, 7 Cardinal Drive, inquired about the noise and what would be done to buffer the noise? Is this the best location for a car wash since there are several in the area? Would one off Turfway Road be a better location? What about water runoff? They already get a lot. The right turn out will only make people come down her street at the light to make a left turn. What about idling cars and pollution in the stacking lane? Chairman Rolfsen responded that any new stormwater generated from the project will have to be retained on site.

Ms. Messer stated that she and her neighbors already have slated fences along the property line. Mr. Morgan noted that the fence has to be a solid wood fence to serve as a noise barrier and to stop headlight glare. He also said that Mr. Hunt was unsure whether the current design of the applicant's stormwater system meets the City of Florence stormwater requirements. Mr. Messer

did not oppose moving the fence closer to the building rather than having it in the middle of the swale.

Ms. Vicki Fathman, 5 Cardinal Drive, stated that the existing detention pond does not work. It is her biggest problem especially with no one taking care of it now. Chairman Rolfsen explained that the developer would have to fix the problem as part of the construction.

Mr. Woeste replied that they are not using the existing pond but installing an underground detention system approved by the City of Florence.

Chairman Rolfsen asked if the applicant was okay with only a right turn out of the site? Mr. Woeste responded that he is not happy as there may be some unintended consequences with that limitation.

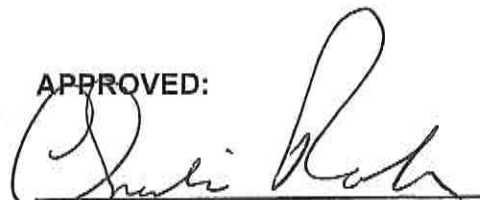
Mr. Lunnemann asked about the vacuum noise – what is the impact on the neighbors? Mr. Jones replied virtually none because they are a Dyson brand and one will not notice it due to the noise from KY 18 and the Airport. The vacuums are courtesy for people who have their car washed and not detailed. They are hardly used. The detailers have their own vacuums inside the building.

Mrs. Clark asked how are they the "Gold Star" of car washes? Mr. Jones replied due to taking only 20 minutes and the use of technology.

Ms. Gulick asked if the applicant had any data regarding the stacking of vehicles? If so, how will it be accessed? Mr. Jones responded that they maintain all of their properties. The coffee is offered to their customers only. It is a Starbucks coffee machine. They are not a coffee shop.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 18, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on February 1, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:10 p.m.**

**APPROVED:**

  
**Charlie Rolfsen**  
**Chairman**

**Attest:**

  
**Kevin P. Costello, AICP**  
**Executive Director**

**Exhibit 1 – Email from Jon Roberts**

**Todd Morgan**

---

**From:** Jon Roberts <joncarrollroberts@gmail.com>  
**Sent:** Wednesday, January 04, 2023 6:53 AM  
**To:** Todd Morgan  
**Cc:** Jon C Roberts  
**Subject:** Car Wash @ Swifty Site

**EXTERNAL MESSAGE**

Hello Todd,

I own the laundromat at 7628 Burlington Pike in Florence, Ky as well as the house at 1 Cardinal Drive.

I would like the Planning Commission to know the following:

The side of my laundromat that faces the proposed car wash site has large fresh air intake louvers. These louvers provide combustion make-up air for my commercial dryers along that wall.

It is imperative that airborne mist (water & washing chemicals) from the car washing process does not enter these fresh air intake louvers.

Best Solution: Make sure the airborne mist (water & car washing chemicals) are contained, and / or placed on the side of the car wash furthest away from my laundromat.

Please have Adam & Mike call me and thank you for your consideration.

I would like this letter to be included in the public record please.

Jon Roberts  
Small Business Owner  
513.543.7634



**BOONE COUNTY PLANNING COMMISSION  
BOONE COUNTY FISCAL COURTROOM  
BURLINGTON, KENTUCKY  
BUSINESS MEETING  
FEBRUARY 15, 2023  
7:00 P.M.**

---

Chairman Charlie Rolfsen opened the Business Meeting at 7:00 p.m. and welcomed the audience to the Planning Commission's February 15, 2023 Business Meeting. Chairman Rolfsen then invited everyone to join him in reciting the Pledge of Allegiance.

**COMMISSION MEMBERS PRESENT:**

Mr. Randy Bessler  
Mrs. Pamela Goetting  
Ms. Corrin Gulick, Vice Chairwoman  
Mr. Steve Harper, Temporary Presiding Officer  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele, Secretary/Treasurer  
Mr. Tom Szurlinski  
Mr. Steve Turner,

**COMMISSION MEMBERS NOT PRESENT:**

Mrs. Kathy Clark  
Mr. Kenny Vaught

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael D. Schwartz, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner

**APPROVAL OF THE MINUTES:**

Chairman Rolfsen stated that the Commissioners received copies of the Minutes from the February 1, 2023 Business Meeting and Public Hearings. Chairman Rolfsen asked if there were any other comments or corrections?

**Seeing none, Mr. Hincks moved to approve the Minutes as presented. Mrs. Goetting seconded the motion and it carried unanimously.**

**ACTION ON PLAN REVIEWS:**

**ZONING MAP AMENDMENT, Corrin Gulick, Chairwoman, Michael Schwartz, Staff**

1. Request of **Jake's Farm Real Estate Development Company, LLC (applicant)** for **Jake's Farm Real Estate Development Company, LLC and Henry L. Fedders Jr. (owners)** for a Zoning Map Amendment from Agricultural Estate (A-2) to Suburban Residential One/Planned Development (SR-1/PD) for an approximate 36.74 acre area located at the southeast corner of the intersection of Richwood Road with Schmidt Lane, including the properties at 731, 733, and 735 Richwood Road, 11704 Schmidt Lane, and the properties having Parcel Identification Numbers (PIDN) of 065.01-02-001.00 and 065.01-02-007.00. The request is for a zone change to allow 160 multi-family residential units within three (3) buildings, 55 attached single-family residential units within nine (9) buildings, 5 detached single-family residential dwellings, and community amenity areas.

Staff Member, Michael Schwartz, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Zoning Map Amendment (See Committee Report). He made one correction under Section 1b due to a few typos. It should read "that the portion of the site which is identified as Suburban Density Residential (SD) is proposed to be developed with attached single-family residential dwellings at a density of approximately 6 units per acre." While this density is greater than the base SR-1 district, it is within the 50% increase allowed by using the PD overlay. The Committee Members present at the Committee Meeting voted 3-2 with Ms. Gulick, Mr. Lunnemann, and Mr. Harper voting in favor of the request and Mr. Hincks and Mrs. Steele voting against the request. The applicant has signed the condition letter.

Chairman Rolfsen asked if there was anyone in the audience who wanted to speak in favor or against the request for a total of 5 minutes on either side?

Mr. Tom Breidenstein, attorney for the applicant, explained that he presented a position statement at the Committee Meeting which addressed all of the concerns and questions at the Public Hearing. As a result, there were significant revisions to the Plan. A traffic analysis was submitted and it showed there were no objective roadway improvements required. Nevertheless, they agreed to address roadway safety concerns with providing a stacking lane and acceleration/deceleration lanes. They agreed with not starting anything on the site without the current road construction project being completed. They also agreed to lower the number of units on the farm tract and that the vacant lots in the Richwood Country Estates section be compatible with the architecture and materials of the existing houses in the neighborhood. They also agreed to high architectural standards and oversight of the attached housing units. They also agreed to lower the height of the townhouses. They also agreed to preserve the historic dairy barn, repurpose it as an amenity and limit it to the homeowners and guests only. Their vision is to have a private 55 and older gated community. By contrast, the vision for the property never included a typical cookie cutter residential subdivision. If they did, the historic barn would have been lost and there would be more houses and no landscaping buffer required. It would include a lot of surface parking rather than sub-surface parking. The Mudlick Creek tributary would be part of individual backyards rather than a larger open space area. Savannah Drive would be a cut-through street. Traffic would increase because of more people per household. There would also be safety improvements to Richwood Road with the proposed use. Agricultural uses are now permitted. Mr. Breidenstein stated that his client wants the full Board to follow the recommendation of the Committee. The Future Land Use Map doesn't designate the site for the

preservation of land. The proposed project is appropriate based upon the location of the property in close proximity to the interstate and consistent with the Comprehensive Plan. The A-2 zoning may have made sense in the 1970s but it is inappropriate today.

Mr. Greg Garrison, 11637 Schmidt Lane, suggested that the site be developed as a Farm to Table project and 1.81 acre lots with residences. The proposed multi-family is not consistent with the housing next to the site on all 4 sides. The Comprehensive Plan discussed the impact of low density residential uses in the area. Zoning laws are in place to protect the surrounding community and not liberties to new developers. There are houses that have been built on large lots in the area. There have been sales of agricultural estate homes in the area on 2 acres averaging \$750,000 each. Residents have relied on the zoning in planning their future. Jake's Farm goes against everything that Richwood Country Estates stands for in the area. The current infrastructure is inadequate. The Richwood Road improvements stop a half mile before the Jake's Farm site. There are no planned improvements to Richwood Road except a guardrail and there are 3,300 vehicles per day. The proposed project could create 500 vehicles a day. From September, 2021 to January, 2023, there were 26 reported accidents in the Richwood Road corridor from Triple Crown Boulevard to Chambers Road. The Boone County Transportation Plan says the crash rate on Richwood Road is 30% higher on similar type roads throughout the State. The frequency and severity of the crashes are expected to increase. There is road flooding in front of the site. The applicant is not following the deed restrictions from Richwood Country Estates that applies to Jake's Farm. The primary concern is the fact that there is no Kentucky Transportation Study until after the project is approved. No encroachment permit has been submitted for the State improvements. The developer's plan is inconsistent with 2040 Comprehensive Plan and the farm tract has to follow the deed restriction from Richwood Country Estates.

Seeing no further comment, **Ms. Gulick moved to approve the request by Resolution to the Boone County Fiscal Court based upon the Committee Report and subject to the Findings of Fact and Conditions. Mr. Lunnemann seconded the motion.**

Mr. Schwenke stated the revised plan is a much better plan than the one presented at the Public Hearing. He still thought that the plan does not fit the area. He doesn't like the threat of agriculture. Agriculture in Boone County is still a big deal. There is a residential subdivision of apartments near the highway and the agriculture is appropriate at that location.

Mr. Hincks agreed to Mr. Schwenke. The location of this property is the beginning of a nice Sunday drive to Big Bone and Rabbit Hash. The applicant stated that agriculture was favorable perhaps not offensive.

Mrs. Kegley stated that the site is within 3 miles of the expressway. Richwood Road will have a lot of traffic. The site can support utility expansion. The site is next to Triple Crown. Multi-family is in the Triple Crown Subdivision, which started 40 years ago. The higher density has to be on the main roads and not on the back roads. Steeplechase Subdivision has higher density residential. The proposed project goes exactly like what the Plan says.

Chairman Rolfson stated that he always looks at what is between or near the site. How does it conform? He was okay with the development if it was single family detached housing. The apartments show more density and he is against it. He expressed a concern about Richwood Road since the area is not built out yet. Even the truck stop has not been rebuilt. It is too much

for the acreage. The apartments are too much and they don't conform to what is on the right and left. It doesn't have to be agricultural but single family would make sense.

Chairman Rolfsen asked for a vote on the original motion made by Ms. Gulick and seconded by Mr. Lunnemann. The vote found Mr. Bessler, Ms. Gulick, Mr. Harper, Mrs. Kegley and Mr. Lunnemann voting in favor of the request and Mrs. Goetting, Mr. Hincks, Mr. Richardson, Mr. Rolfsen, Mr. Schwenke, Mrs. Steele, Mr. Szurlinski and Mr. Turner voting against the motion. The motion to approve the request was denied by a vote of 5 yes and 8 no.

At this time, Mr. Schwartz read the Alternate Findings of Fact for Denial (see Committee Report). Ms. Steele moved to deny the request based upon the Alternate Findings of Fact for Denial presented by Mr. Schwartz by Resolution to the Boone County Fiscal Court. Mrs. Schwenke seconded the motion which found Mrs. Goetting, Mr. Harper, Mr. Hincks, Mr. Richardson, Mr. Rolfsen, Mr. Schwenke, Mrs. Steele, Mr. Szurlinski and Mr. Turner voting in favor of the denial and Mr. Bessler, Ms. Gulick, Mrs. Kegley and Mr. Lunnemann voting against the denial. The motion to deny the request passed by a vote of 9-4. Chairman Rolfsen reminded everyone that the Fiscal Court takes final action on the request and the Planning Commission's recommendation will be forwarded to them on March 2, 2023.

**CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Todd Morgan, Staff**

2. Request of Prime Car Wash, LLC, per Adam Jones (applicant) for Broadway Circle, LLC, per Mike Hanich (owner) for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Staff Member, Todd Morgan, read the Committee Report, which recommended approval based upon Findings of Facts and Conditions for the Concept Development Plan/Change in Concept Development Plan. Mr. Morgan suggested an amendment to Condition B based on the final elevations. The mechanical bay on the front façade is not required to have a glass overhead garage door. He showed the revised building drawings and signage details. The Committee Members present at the Committee Meeting voted unanimously with Mr. Lunnemann, Mr. Harper, Mr. Hincks, Ms. Gulick and Mrs. Steele voting in favor of the request. The applicant has signed the condition letter.

Chairman Rolfsen asked about the metal door. Will it be closed all the time? Mr. Adams replied yes it would be most of the time. It will be painted the same color as the brick.

Seeing no further comment from the public, Mrs. Kegley moved to approve the request by Resolution to the City of Florence based upon the Committee Report and subject to the Findings of Fact and Conditions and the amended condition described by Mr. Morgan. Mr. Harper seconded the motion and it passed unanimously.

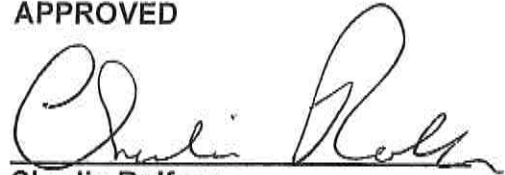




OTHER:

There being no further business to come before the Planning Commission, Ms. Gulick moved to adjourn the meeting. Mrs. Goetting seconded the motion and it passed unanimously. The meeting was adjourned at 7:47 P.M.

APPROVED



Charlie Rolfsen  
Chairman

Attest:



Kevin P. Costello, AICP  
Executive Director

# EXHIBIT

## “B”

**ZONE CHANGE/CONCEPT PLAN COMMITTEE REPORT**

**TO:** Boone County Planning Commission

**FROM:** Janet Kegley, Chairwoman

**DATE:** February 15, 2023

**RE:** Request of **Prime Car Wash, LLC, per Adam Jones (applicant)** for **Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

**REMARKS:**

We, the Committee, recommend approval of the above referenced concept development plan based on the following findings of fact and with the following conditions:

**FINDINGS OF FACT:**

1. The Committee concluded the proposed development is consistent with the Our Boone County Plan 2040 for the following reasons:
  - A. The 2040 Future Land Use Map identifies the site for commercial uses. The proposal is to develop the site with a 11,250 square foot car wash building.
  - B. The proposed development is consistent with the following Goals and Objectives:
    - Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
    - Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses (Economy, Goal B).
    - Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
    - Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
    - Priority shall be given towards maintaining, protecting, and improving the



capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

C. The proposal in an agreement with the following passages from the Land Use Element text:

- Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects; where appropriate, existing site features should be used in meeting this guideline. Developments should provide buffering along public roadways, to soften the visual impact (Land Use, Future Land Use Development Guidelines, Buffering, page 95).
- Developments in Boone County must recognize the potential impacts of associated traffic on adjoining properties and transportation systems. The need exists to protect the capacity of the existing roadway network and to plan improvements to accommodate new development and travel patterns. Access management provisions include the coordination of curb cuts, adequate corner clearance and sight distance for access points, adequate spacing between access points, shared access points and parking facilities, provisions for access connections to adjoining properties, and dedication of public right-of-way (Land Use, Future Land Use Development Guidelines, Access Management, page 96).
- Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor (Land Use, Future Land Use Development Guidelines, Design, Signs, and Cultural Resource Preservation, page 97).
- The area east of I-75, north of U.S. 42, and south of KY 18 shall continue to be developed in a cohesive manner to form a city center for Florence. The Parkway Corridor Study, which was originally developed for this area, was updated and replaced by the Central Florence Strategic Plan in 2008. The intent of this plan was to further develop the city's central neighborhoods and to link existing and/or planned business, civic, recreational, entertainment, and residential attributes of the study area together to create a vibrant, inter-related city center (Florence Central Future Land Use Geographical Area, pg. 128).

2. The proposed development is consistent with the The Central Florence Strategic Plan, an Update of the Parkway Corridor Study for the following reasons:
  - The area 1 text states that lots which front on KY 18 and 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 (Zoning for Plan Sub-Areas, Area 1, pp. 7.1-7.2).
  - Exterior walls shall be constructed of "natural" appearing materials such as stucco/EIFS, architectural grade CMU, or brick which are red or red/brown or have light natural tones such as those in the beige/tan/warm grey range; siding type materials shall not be used. Other materials and colors may be used for trim and detailing. Materials for any pitched roof shall be architectural grade, three-dimensional shingles or tiles, or standing seam metal (Architectural Design Requirements, Area 1, pg. 8.2).
3. The Committee concluded the request is in agreement with the following Planned Development standards found in Section 1506 of the Boone County Zoning Regulations:
  - Mixed Use and Pedestrian Orientation – The applicant has agreed to a condition to provide a pedestrian connection between the public sidewalks and customer waiting area entrance.
  - Landscaping – Substantial landscaping will be provided along all property lines. The rear property line will be screened by a privacy fence and Buffer Yard C plantings.
  - Compatibility of Uses – Lighting conditions have been imposed.
  - Architecture – The building is following the architectural requirements of the Central Florence Strategic Plan.
  - Signage – Sign conditions were imposed to limit the freestanding sign on KY 18 to a small monument sign. Building mounted signage will be the predominate signage.
4. The Committee has concluded that the attached conditions are necessary to achieve consistency with the specific goals, objectives, and policies of Our Boone County – Plan 2040 and to mitigate foreseeable community impacts that may be created by the development. The property owner has signed a letter demonstrating agreement with

these conditions.

CONDITIONS:

1. The approval shall be based on the submitted Concept Development Plans, unless modified by other conditions below. The Zoning Administrator can permit minor changes to these plans.
2. The following architectural conditions shall apply to the development:
  - A. The KY 18 façade shall be generally constructed per the Westfield, Indiana photos that were shown at the January 4, 2023 Public Hearing. This change may cause other building facades to be flipped.
  - B. ~~All five (5) garage bays on the KY 18 façade shall contain glass overhead doors.~~

This condition was reworded, with the applicant's consent, at the February 15, 2023 Business Meeting:

All five (5) wash/detail bays on the KY 18 façade shall contain glass overhead doors. The mechanical bay on the front façade is not required to have a glass garage door.
  - C. Building colors shall follow the colored elevation drawings that were submitted at the January 18, 2023 Zone Change Committee meeting.
  - D. The awnings shown on the side building facades shall be required architectural elements.
  - E. The dumpster shall be relocated from the front of the building to the rear parking lot island in the northeastern portion of the site. The dumpster enclosure shall be constructed with masonry materials that match the building and a solid metal gate.
  - F. The building elevation drawings shown at the January 4, 2023 Public Hearing showed canopies on the front and rear building facades. The applicant informed the Zone Change Committee that these canopies were not part of the proposal.
  - G. Rooftop mechanical units shall not be visible from KY 18 or adjoining properties.
  - H. The applicant shall provide updated building elevation drawings, which address conditions 2A. – 2G. above. The revised building elevations shall be furnished to Boone County Planning Commission Staff in advance of the February 15, 2023 Business Meeting.
3. The following lighting conditions shall apply to the development:



- A. Light pole fixtures shall be oriented downwards and inwards into the subject site.
  - B. Wallpack fixtures shall not be permitted on the rear building façade.
  - C. The property owner agrees to work with the Planning Commission and City of Florence to resolve any lighting impacts that may be created by the development.
4. Building mounted, freestanding, and directional signage shall follow the sign drawings that were introduced at the 2/1/23 Zone Change Committee meeting with the following exceptions:
- A. The "ours/yours" responsibility sign shall be located inside the wash bay.
5. A sidewalk connection shall be required between the public sidewalks on KY 18 and the customer waiting area entrance.
6. The rear buffer yard fence shall contain a gate so the rear of the site can be accessed and maintained.

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. Attached is the signature page for the Zone Change/Concept Development Plan Committee Vote.

**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: January 18, 2023

**REMARKS:**

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Todd Morgan, Staff**

2. Request of **Prime Car Wash, LLC, per Adam Jones (applicant)** for **Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Janet Kegley  
**Janet Kegley (Chairwoman)**  
For Project        Absent         
Against Project         
Abstain        Deferred       

Corrin Gulick  
**Corrin Gulick**  
For Project X Absent         
Against Project         
Abstain        Deferred       

Rick Lunnemann  
**Rick Lunnemann**  
For Project ✓ Absent         
Against Project         
Abstain        Deferred       

        
**Randy Bessler (Alternate)**  
For Project        Absent         
Against Project         
Abstain        Deferred       

Steve Harper  
**Steve Harper**  
For Project ✓ Absent         
Against Project         
Abstain        Deferred       

        
**Steve Turner (Alternate)**  
For Project        Absent         
Against Project         
Abstain        Deferred       

        
**Vacant**  
For Project        Absent         
Against Project         
Abstain        Deferred       

        
**Jackie Steele (Alternate)**  
For Project        Absent         
Against Project         
Abstain       

**TOTAL:**        DEFERRED 4 FOR PROJECT        ABSENT  
       AGAINST PROJECT        ABSTAIN



**ZONE CHANGE/CONCEPT PLAN COMMITTEE VOTE**

TO: Boone County Planning Commission

FROM: Janet Kegley, Chairwoman

DATE: February 1, 2023

**REMARKS:**

We, the Committee Members were present at the Committee Meeting and voted on the above request or else were absent from voting. Further, based upon the vote, the Committee directs the Staff to draft the findings of fact and conditions if deemed necessary in order to complete the Committee Report.

**CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Janet Kegley, Chairwoman, Todd Morgan, Staff**

1. Request of **Prime Car Wash, LLC, per Adam Jones (applicant) for Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Janet Kegley (Chairwoman)

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Corrin Gulick

For Project X Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Rick Lunnemann

For Project ✓ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Randy Bessler (Alternate)

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Steve Harper

For Project ✓ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Steve Turner (Alternate)

For Project \_\_\_\_\_ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Vacant

For Project X Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_ Deferred \_\_\_\_\_

Jackie Steele (Alternate)

For Project ✓ Absent \_\_\_\_\_  
Against Project \_\_\_\_\_  
Abstain \_\_\_\_\_

TOTAL: \_\_\_\_\_ DEFERRED 5 FOR PROJECT \_\_\_\_\_ ABSENT  
\_\_\_\_\_ AGAINST PROJECT \_\_\_\_\_ ABSTAIN

**COMMISSION MEMBERS PRESENT:**

Mrs. Kathy Clark  
Mrs. Pamela Goetting  
Ms. Corrin Gulick  
Mr. Steve Harper  
Mr. David Hincks  
Mrs. Janet Kegley  
Mr. Rick Lunnemann  
Mr. Eric Richardson  
Mr. Charlie Rolfsen, Chairman  
Mr. Bob Schwenke  
Mrs. Jackie Steele  
Mr. Tom Szurlinski  
Mr. Steve Turner, Temporary Presiding Officer  
Mr. Kenny Vaught

**COMMISSION MEMBERS NOT PRESENT:**

Mr. Randy Bessler

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

**STAFF MEMBERS PRESENT:**

Mr. Kevin P. Costello, AICP, Executive Director  
Mr. Michael Schwartz, Director, Zoning Services  
Mr. Todd K. Morgan, AICP, Senior Planner  
Mrs. Alaina Hagenseker, Planner

Chairman Rolfsen introduced the second item on the Agenda at 8:35 p.m.



**CONCEPT DEVELOPMENT PLAN/CHANGE IN AN APPROVED CONCEPT DEVELOPMENT PLAN, Todd Morgan, Staff**

3. Request of **Prime Car Wash, LLC, per Adam Jones (applicant)** for **Broadway Circle, LLC, per Mike Hanich (owner)** for a Concept Development Plan/Change in an Approved Concept Development Plan in a Commercial Two/Planned Development/Parkway Corridor Study Overlay (C-2/PD/PO) district for an approximate 1.3 acre area located at 7592 and 7600 Burlington Pike, Florence, Kentucky. The request is for a Concept Development Plan/Change in an Approved Concept Development Plan to allow a car wash.

Staff Member, Todd Morgan, referred to his PowerPoint presentation. The project involves the former Swifty gas station and a former car rental site next door. It is located across the street from the Florence Skate Park. The proposal is to construct a 11,250 square foot car wash with 5 bays. One bay is the wash bay and the other four are for detail work. The proposal will have a vacuum area. It will have 17 parking stalls and two 12' wide stacking lanes. The site will only have 1 access point while 2 others that exist will be removed. The applicant is asking for a waiver of the street frontage buffer from 10 feet to 5 feet in width along KY 18. The applicant is also asking to place the fence as close as possible to the parking lot instead of the middle of the buffer area. Mr. Morgan showed building elevations. The building will be made of colored block. The rear of the building has a curtain wall and the 2 sides have awnings. The front elevation needs to be "dressed up". He showed photographs of a similar building built in Indiana. A landscaping plan was submitted for review. Mr. Morgan asked what type of trees will be planted in the front since there is an overhead utility line? The site drains towards the rear yard. Both parcels are zoned C-2/PD. He showed photographs of the subject site and adjoining properties. The Future Land Use Map designates the site for Commercial (C) use. The site is located within Area 1 of the Central Florence Strategic Plan. It recommends low to moderate turnover commercial uses and principally permitted uses. That is why the applicant is following the long-review process due to the fact that car washes are normally conditional uses in a C-2 zoning district. Also, the property next door had a previously approved Concept Development Plan for a car rental business. There are also references about materials and color in the Study on Page 2 of the Staff Report. Dark colors are not recommended.

In terms of Staff Comments, Mr. Morgan asked whether Prime Car Wash has any peak time of traffic generation or stacking information from their other facilities? What is the maximum number of employees that could work from the site at any given time? A sidewalk connection between the building and public sidewalks should be installed to KY 18. What are the days and proposed hours of operation? The submitted building elevation shows that light fixtures are proposed on all 4 sides of the building. Foot candle and glare impacts need to be analyzed. Are any light poles proposed? If so, how tall will they be and how will the fixtures be oriented? The Landscaping Plan needs to be reviewed more closely – the 5 foot waiver and fence. Can portions of the building be flipped as the proposed front of the building is the least aesthetically pleasing side? Can the dumpster in the front be relocated? Can the metal garage door facing KY18 be replaced with glass? What about the roof mechanicals – are they screened from KY 18? What do the exterior vacuums look

like? What is the proposed pad used for? Is a monument sign is proposed? He recommended building mounted signs be limited to 8 feet tall and 32 square feet. All proposed building mounted signs shall be constructed with channel letters. How many building mounted signs are being proposed? Agency letters have been received from the City of Florence, the Florence Fire Department, the Boone County Building Department and the Kentucky Transportation Cabinet (KTC). KTC stated that it would not allow left turning movements out of the site. In addition, an email from Jon Roberts was received and given to each Board member (see Exhibit 1). He expressed a concern about mist affecting his laundry business next door.

Chairman Rolfsen asked if the applicant was present and wanted to proceed with their presentation?

Mr. Doug Woeste, Kleingers Group, stated that the reduction in the buffer in the front is related to turning radius for larger vehicles. A sidewalk connection to KY 18 will be made. The lighting will meet the zoning code requirements. It won't spill onto the neighbors. They don't want the fence to be in the middle of the buffer because it would be in a drainage swale. They will discuss the type of trees with the utility company. The concrete pad will be for an employee to greet customers. They will meet all signage requirements and they are willing to move the dumpster from the front.

Mr. Adam Jones, owner of Prime Car Wash, stated that the peak time is usually 10:00 a.m. to 4:00 p.m. Usually, they have 12 employees and up to 16 on warm sunny days and after it snows. Most of the help are high school kids who don't drive. Only 5 vehicles are for employees. Winter hours are from 8:00 a.m. to 7:00 p.m. and summer hours are from 8:00 a.m. to 8:00 p.m. They will install glass instead of a metal door. They are happy to work with the Planning Commission on materials for the building as they have 6 buildings with 6 different designs. The roof mechanicals are not visible. There will be about 6 vacuums. They would like 2 building mounted signs and 1 out front. They have the ability to stack 16 cars before they go through the tunnel. No water or mist leaves the building. It is contained.

Chairman Rolfsen asked if anyone in the audience had any comments or questions?

Ms. Kelly Messer, 7 Cardinal Drive, inquired about the noise and what would be done to buffer the noise? Is this the best location for a car wash since there are several in the area? Would one off Turfway Road be a better location? What about water runoff? They already get a lot. The right turn out will only make people come down her street at the light to make a left turn. What about idling cars and pollution in the stacking lane? Chairman Rolfsen responded that any new stormwater generated from the project will have to be retained on site.

Ms. Messer stated that she and her neighbors already have slated fences along the property line. Mr. Morgan noted that the fence has to be a solid wood fence to serve as a noise barrier and to stop headlight glare. He also said that Mr. Hunt was unsure whether the current design of the applicant's stormwater system meets the City of Florence stormwater requirements. Mr. Messer

did not oppose moving the fence closer to the building rather than having it in the middle of the swale.

Ms. Vicki Fathman, 5 Cardinal Drive, stated that the existing detention pond does not work. It is her biggest problem especially with no one taking care of it now. Chairman Rolfsen explained that the developer would have to fix the problem as part of the construction.

Mr. Woeste replied that they are not using the existing pond but installing an underground detention system approved by the City of Florence.

Chairman Rolfsen asked if the applicant was okay with only a right turn out of the site? Mr. Woeste responded that he is not happy as there may be some unintended consequences with that limitation.

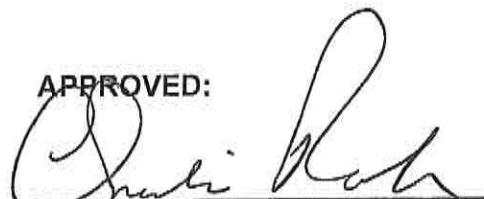
Mr. Lunnemann asked about the vacuum noise – what is the impact on the neighbors? Mr. Jones replied virtually none because they are a Dyson brand and one will not notice it due to the noise from KY 18 and the Airport. The vacuums are courtesy for people who have their car washed and not detailed. They are hardly used. The detailers have their own vacuums inside the building.

Mrs. Clark asked how are they the "Gold Star" of car washes? Mr. Jones replied due to taking only 20 minutes and the use of technology.

Ms. Gulick asked if the applicant had any data regarding the stacking of vehicles? If so, how will it be accessed? Mr. Jones responded that they maintain all of their properties. The coffee is offered to their customers only. It is a Starbucks coffee machine. They are not a coffee shop.

**Seeing no further questions or comments, Chairman Rolfsen announced that the Committee Meeting for this item will be on January 18, 2023 at 5:00 P.M. This item will be on the Agenda for the Business Meeting on February 1, 2023 at 7:00 p.m. in the Fiscal Courtroom. Chairman Rolfsen closed the Public Hearing at 9:10 p.m.**

**APPROVED:**

  
**Charlie Rolfsen**  
**Chairman**

**Attest:**

  
**Kevin P. Costello, AICP**  
**Executive Director**

**Exhibit 1 – Email from Jon Roberts**