

RE-ZONING CLASSIFICATION PLAN

The existing Project site is currently zoned AG (Agricultural). As the accompanying plan illustrates, Developer is pursuing a two-pronged zoning amendment. Of the 12.37 acre Project site, Developer is requesting that the 4± arce medical parcel in the northeast quadrant of the site be re-zoned PB (Professional Business) and that the remainder of the site be re-zoned LB (Local Business). Developer's previous zoning amendment application requested that the entire 12.37 acre Project site be re-zoned GB (General Business). Despite having agreed to prohibit or restrict from occurring on the Project site many uses otherwise permitted under the GB classification, there still was concern by the APC Staff and area neighborhoods that the GB classification was too broad. Another concern that was legitimately raised was that since the Project would be the first commercial development along US 421 in Boone County, any subsequent commercial development by others along that traffic corridor would expect – rightly or wrongly – to receive at least the same level of re-zoning classification as that received by the Project. Appreciating those concerns, Developer has chosen to pursue two separate, and probably more appropriate, levels of re-zoning classifications for the Project site – PB and LB. As will be noted in a subsequent section of this submittal, Developer has agreed to limit even the uses allowed in the LB classification by agreeing to prohibit or significantly restricted nearly 30 uses otherwise permitted.

