
ARTICLE

18

PARKWAY CORRIDOR STUDY OVERLAY DISTRICT (PO)

SECTION 1800

Intent

The purpose or intent of this district is to assist in the implementation of the Boone County Comprehensive Plan and the Central Florence Strategic Plan, An Update of the Parkway Corridor Study. The original Parkway Corridor Study and its boundaries, adopted in 1986, were evaluated in light of changes in the area, new objectives, the Boone County Comprehensive Plan, and other recent studies. The result of this evaluation is the Central Florence Strategic Plan, An Update of the Parkway Corridor Study.

The intent of the Central Florence Strategic Plan, An Update of the Parkway Corridor Study is 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. The Plan is also intended to fulfill the following objectives;

- A. Develop each neighborhood's unique assets and amenities, and establish each area as an identifiable neighborhood within the city center.
- B. Provide a detailed strategy for creating the "urban center" envisioned by the Parkway Corridor Study and identified in the 2005 Boone County Comprehensive Plan.
- C. Create architectural identity unique to the city center.
- D. Enhance quality of life through improvement of the physical environment.
- E. Create employment, recreation, and entertainment opportunities within the study area.
- F. Create a mixed-use service and retail environment which will primarily serve current and future market needs east of I-75 and will not compete with the regional market west of I-75.
- G. Recommend public improvements and actions for strengthening identities of individual neighborhoods – such as was done in the Dream Street Study.
- H. Subdivide the study area into sections – existing characteristics and recommendations for land use, vehicle and pedestrian access, site design, etc.
- I. Determine how future development proposals will be reviewed, such as Planned Development Overlay(s) (PD) and/or short review/long review/technical design review/or other processes.

SECTION 1801

Location & Definition

The Parkway Corridor Study Overlay District is an overlay zoning district shown on the Boone County Zoning Map to which it is applied; the rights and obligations herein as set forth, in addition to those specified by Article 15 of the Boone County Zoning Regulations and the underlying zoning district, and are described in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study. The boundaries or location of the (PO) are described and identified in Chapter 7 "Zoning Process" of the Central Florence Strategic Plan, An Update of the Parkway Corridor Study and shall be designated by the suffix "PO". The current zoning of the overlay district shall also be identified on the Boone County Zoning Map.

SECTION 1802

Applicability and Review

The Parkway Corridor Study Overlay District (PO) shall be applied to all properties identified in Chapter 7 “Zoning Process” of the Central Florence Strategic Plan, An Update of the Parkway Corridor Study. Detailed review procedures, which work in tandem with the requirements of Article 15 “Planned Development District,” are outlined in Chapter 7 “Zoning Process” of the Plan as well as other appropriate articles in this zoning order. Specific land uses, zoning, and development standards are outlined in the Central Florence Strategic Plan, An Update of the Parkway Corridor Study.