
ARTICLE

19

**LAND USE STUDY I-75/TURFWAY ROAD
INTERCHANGE OVERLAY DISTRICT (TRO)**

SECTION 1900

Intent

The purpose or intent of this district is to assist in the implementation of the Boone County Comprehensive Plan and the Land Use Study I-75/Turfway Road Interchange Study. Specifically, the purpose of this overlay district in conjunction with the underlying zoning district and Article 15 of the Boone County Zoning Regulations is to:

1. Collect and analyze all relevant information about the study area. This material would be assembled utilizing various public agencies, personal interviews with land owners, potential land users, and individuals in the community;
2. Assemble the information gathered in an orderly framework for utilization during the study and also by the Planning Commission in the future;
3. Develop alternative options and specific recommendations for review of both the Boone County Planning Commission and the Florence City Council;
4. Recommend land use alternatives;
5. Prepare a final land use plan and report for the study area.

SECTION 1901

Location & Definition

The Land Use Study I-75/Turfway Road Interchange District Overlay District (TRO) 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 and in addition those specified by Article 15 of the Boone County Zoning Regulations, the underlying zoning district and those described in the Land Use Study I-75/Turfway Road Interchange Study. The boundaries or location of the TRO are identified on pages 4-2 to 4-6 of the Land Use Study I-75/Turfway Road Interchange Study and shall be designated by the suffix TRO. All portions of this Study Area west of I-75 are now governed by the Houston Donaldson Study Corridor Overlay District. The current zoning of the overlay district shall also be identified on the Boone County Zoning Map.

SECTION 1902

Applicability and Review

The Land Use Study I-75/Turfway Road Interchange Overlay District (TRO) application and review requirements shall be applied to all properties east of I-75 as identified on pages 4-2 to 4-6 of the Land Use Study I-75/Turfway Road Interchange Study and other applicable articles of this zoning order. Application and review procedural requirements are specified in the Land Use Study I-75/Turfway Road Interchange Study as well as other appropriate articles in this zoning order. Specific land uses, building intensities and zoning of parcels in the study area are identified in the "Recommendations" section of the Land Use Study I-75/Turfway Road

Interchange Study. Concept Development Plan review and action by the Boone County Planning Commission and the appropriate legislative unit are required. Concept Development Plan Review and action either for approval or disapproval are required before the Boone County Planning Commission. Final action on the recommendation of the Planning Commission is made by the appropriate legislative unit. As part of the formal review of the Concept Development Plan, a Public Hearing shall be required. All notification and procedural requirements for the Boone County Planning Commission to take action of approval or disapproval for each Concept Development Plan shall be made in accordance with Article 3 and 15 of this zoning order. Subsequent reviews are required as outlined in Articles 15 and 30 of the Boone County Zoning Regulations.