

GENERAL INFORMATION - Zoning Ordinance Text Amendment Application

1. APPLICANT INFORMATION:

Name: TriStar Ventures, LLC, Contact: David L. Schank

Address: 2460 Executive Drive, Suite 114

City, State, Zip Code: St. Charles, Missouri 63303

Phone Number: (502) 429-0059

2. ATTORNEY (Or Other Representative) INFORMATION: ENGINEER

Name: Trey Guyton, Prism Engineering & Design Group, LLC

Address: 2300 Plantside Drive, Suite B

City, State, Zip Code: Louisville, KY 40299

Phone Number: (502) 491-8891 Ext 12

3. DESCRIBE YOUR REQUESTED TEXT CHANGE: Date of Pre-application Conference: 3-20-12

Zoning Ordinance Article # 8-20(b) Specific text change proposed:

Add Article 8-20(b)27 – Retail sale of automotive parts with storage and distribution of inventory to other local establishments under same ownership.

4. DESCRIBE THE JUSTIFICATION FOR MAKING THIS CHANGE: (Use attachment if necessary.)

(SEE ATTACHED)

5. SIGN THIS APPLICATION:

I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate.

APPLICANT: *David L. Schank*

ATTORNEY (or other representative): ENGINEER: *Trey Guyton*

LFUCG EMPLOYEE/OFFICER, if applicable: _____

Zoning Ordinance Text Amendment Application
TriStar Ventures, LLC
Text Amendment to Article 8-20(b)

4. JUSTIFICATION FOR MAKING THIS CHANGE

Article 8-20(b)1 of the Zoning Ordinance allows principal uses "for the display, rental, sale, service and minor repair of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes, or supplies for such items." However, specific language regarding the combination of these uses is not clearly defined. In cases where a retail use is the principal use, on-site storage of merchandise and distribution of such merchandise is not directly addressed. The additional of Article 8-20(b)27 will clarify that the storage and distribution of automotive parts is allowed in conjunction with the principal retail use, which is already an allowable use.

This amendment will allow development of a parcel of land adjacent to existing retail development to increase employment for the community and the region, encourage further economic development for the area and improve existing infrastructure through new construction and improvements to existing facilities. Through the combined uses of retail sales and merchandise storage with local distribution, large delivery truck traffic can be reduced, which will result in less traffic congestion, less fuel consumption, less pollution and decreased roadway maintenance costs.