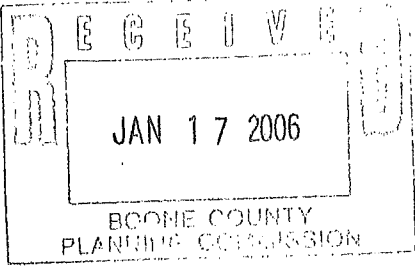


06-BCBDA-00477



APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- (Check One) 1. xx Boone Florence Walton Union (Check One) 2. xx Conditional Use Permit Variance Appeal Change in Non-Conforming Use 3. Applicant's Name Gary Griesser / First Church of Christ Phone Number 859-586-4673 Fax No. 859-586-4322 Applicant's Address 6080 Camp Ernst Road Burlington, Kentucky 41005 4. Description of Request: 28,360 sf student ministry building with accessory parking and future driveway connection and accessory parking 5. Name of Development N/A 6. Location of Development Near corner of Camp Ernst Road and KY 18 6080 Camp Ernst Rd. 7. Acreage Under Review 1.65 OF APPROX. 22 Acre SITE 8. Lot Number and Name of Subdivision (if part of a subdivision) N/A 9. Owner of Property First Church of Christ Phone Number of Owner 859-586-4673 Address of Property Owner 6080 Camp Ernst Road Burlington, Kentucky 41005 10. City Burlington, KY State KY Zip 41005 11. Proposed Use(s) on Site Church DB 753 PC 221 12. Total Square Footage of Existing and/or Proposed Buildings 115,626 total 13. Current Zoning on Property SR-1 14. Deed Book 409 Page No. 209 Group No. 2031 15. Is the site subject to a zone change? No 16. Have you submitted a Site Plan with this request? Yes 17. Have you submitted a list of adjoining property owners with this request? Yes 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Gary C Griesser for First Church of Christ

Property Owner's Signature: [Signature] William J. [Signature] Chairman Boone Co. Commission

(over)

BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 1-17-06 Fee Received \$633.00 R# 44714
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action: \_\_\_\_\_  
\_\_\_\_\_  
Approved  
2/8/06 Approved with Conditions (See #6)  
Denial (See #7).
6. Conditions of Approval: SEE STAFF COMMENT  
4, 5, 6, and 7 IN STAFF  
REPORT
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

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

## STAFF REPORT

APPLICANT: First Church of Christ  
LOCATION: 6080 Camp Ernst Road, Boone County, Kentucky  
ZONING: Suburban Residential One (SR-1)  
DATE: February 8, 2006

### Proposal

First Church of Christ is requesting a Conditional Use Permit to allow:

- (1) A 28,360 square foot Student Ministry Building to be constructed in the eastern portion of the church campus.
- (2) Accessory parking to be constructed in the eastern portion of the church campus. The Concept Development Plan shows that two stalls will be added to the eastern parking lot and that 81 future parking stalls will be constructed to the south and east of the proposed Student Ministry Building.
- (3) A future driveway connection which will tie the eastern parking lot into the Patrick Drive right-of-way (Farmer's Market driveway).

### Board of Adjustment History

- 3/8/89 – The Boone County Board of Adjustment approved a Conditional Use Permit to allow the construction of a 23,000 square foot church
- 7/12/00 – The Boone County Board of Adjustment approved a Conditional Use Permit to allow the construction of a 65,900 square foot Christian Education Building and 121 new parking stalls.
- 9/8/04 – The Boone County Board of Adjustment approved a Conditional Use Permit to allow: (1) a 95 parking stall addition off of the eastern parking lot and (2) 10 parking stalls which were erroneously constructed in the western parking lot to be kept on site.

### Applicable Regulations

Article 9, Section 933 of the Boone County Zoning Regulations permits "churches, synagogues, temples and other places of religious assembly for worship" as a conditional use within a Suburban Residential One (SR-1) district.

Article 30, Section 3007 of the Boone County Zoning Regulations states that "property involving a conditional use and/or variance shall be subject to the Boone County Planning Commission Site Plan review and approval if required by an individual zoning district."

Article 30, Section 3314 of the Boone County Zoning Regulations states that "all parking and loading areas set forth in Sections 3311 and 3325, including driveways, aisles, vehicle storage, outdoor storage, and vehicle circulation areas shall be improved with either asphalt concrete or portland cement concrete to provide a durable and dust free surface."

Article 33, Section 3325 of the Boone County Zoning Regulations states that churches are required to provide one parking stall for every 5 seats.

Article 33, Section 3325 of the Boone County Zoning Regulations states that the maximum number of parking stalls permitted on a site is 30% greater than the required minimum number, unless a parking study is approved by the Zoning Administrator.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 933 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Article 9, Section 933 of the Boone County Zoning Regulations allows churches as a conditional use in the SR-1 district if the proposed facility meets all the requirements:

- a. the activity is an integral and subordinate function of a permitted use; or

- b. the activity will not contradict the low density character of the district; and
- c. the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

#### Relationship to the Comprehensive Plan

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Plan" designates the site in question for "Public/Institutional" and "Suburban Residential" uses. These designations are described as follows:

Public/Institutional – "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

Suburban Residential – "single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision."

#### Surrounding Land Uses and Zoning

- North: Boone County Extension Office (PF)
- South: Willow Bend Subdivision & FAA Property (SR-2)
- East: Burgundy Hills Apartments & (SR-2/PD)
- West: Camp Ernst Road & Ammon Landscaping (SR-2/PD)

#### Site Characteristics

The approximate 22 acre church campus fronts on Camp Ernst Road. Access to the church is provided from two curb cuts on Camp Ernst Road and a driveway which connects to Patrick Drive and KY 18. The church campus currently contains a 87,266 square foot building, 632 parking stalls, and a maintenance barn. The topography of the overall site ranges from 870 feet above sea level along Camp Ernst Road to 820 feet above sea level at the northeast property line. The northeastern and southeastern portion of the site is heavily wooded with deciduous trees.

#### Staff Comments

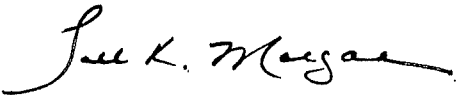
1. The applicant provided a letter (see attachments) which indicates that the proposed building will be used for youth worship, small group study and discussion, recreation, and church office space. The building will be able to seat 500 people at any given time.
2. The gross floor area of the church campus will go from 87,266 square feet to 115,626 square feet if the Student Ministry Building is approved. The number of parking stalls located on the church campus will go from 632 stalls to 713 if the parking lot additions are approved.

3. The church's overall seating capacity will be 3,053 (2,553 existing and 500 proposed) if the Student Ministry Building is approved. Based on this seating capacity, the church's minimum parking requirement is 611 stalls.
4. The applicant submitted building elevations of the proposed building (see attachments). These elevations show that the building will be constructed with brick and a standing seam metal roof. Staff recommends a condition which requires the building to be constructed per the submitted elevation drawings (excluding the building mounted signage) and that the brick color and roof colors shall match the existing building.
5. Staff would like the Applicant to explain if any site lighting is being proposed in the new parking lot. If light poles are proposed, Staff recommends the following conditions:
  - A. The light poles must match the other light poles on site.
  - B. A photometric plan will be required during the Site Plan Review process. The average foot candle measurements permitted for the parking lot will be 3.6 and along all property lines will be 1.0 or less.
6. The future 72 stall parking lot addition is approximately 190 feet from the southern property line. Staff is concerned about the deciduous tree line which immediately adjoins this parking area because they buffer portions of Willow Bend Subdivision from the church site. As a result, Staff suggests that a 150 foot wide tree preservation area should be required between the future parking lot and the southern property line.
7. If the Board grants approval of the request, a Major Site Plan application will need to be submitted to the Boone County Planning Commission. This plan will address building setbacks, driveway aisle and parking stall requirements, grading, storm water detention, lighting, etc.

#### Conclusion

KRS 100.237 and Sections 260 and 933 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the Applicant's request for a Conditional Use Permit.

Respectfully submitted,



Todd K. Morgan, AICP  
Planner, Zoning Services

TKM/pr

Attachments

- Exhibit A – Aerial Map
- Exhibit B – Letter From Applicant
- Exhibit C – Concept Development Plan (Overall Site)
- Exhibit D – Concept Development Plan (Enlarged Concept Plan)
- Exhibit E – Building Elevation Drawings
- Exhibit F – Zoning Map
- Exhibit G – Future Land Use Map
- Exhibit H – Application

NORTH BEND RD

NELSON LN

FLORENCE PIKE

BURLINGTON PIKE

PATRICK DR

MCGRATH LN

SITE

HIDDEN SPRINGS CT

CLOVERBROOK DR

BORDEAUX DR

CAMP ERNST RD

BRIAR GATE DR

CLEARBROOK DR

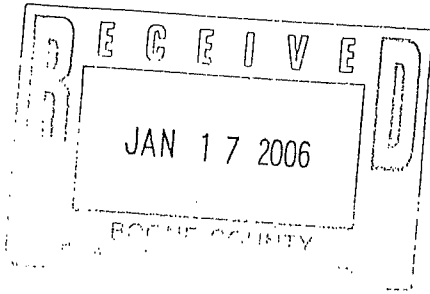
BIRCHWOOD CT

LAUREL PL

THISTLEWOOD LN

HUNTERS TRACE





January 12, 2006

**Boone County Planning Commission  
2995 Washington Street  
Burlington, KY 41005**

To whom it may concern,

On behalf of the First Church of Christ, 6080 Camp Ernst Road, Burlington, Kentucky, I am enclosing an application for a conditional use permit to construct a new building for student ministries. Our youth ministry program continues to attract more young people beyond our current facility's ability to adequately house.

This new building will accommodate a large assembly space for worship for students in grades six through twelve. It will also provide multiple spaces for small group study and discussion. It will also provide space for recreation and socialization. These activities will occur primarily on Saturdays and Sundays. The building will also provide office space for some church staff. The building will have useage with a smaller number of occupants during the week.

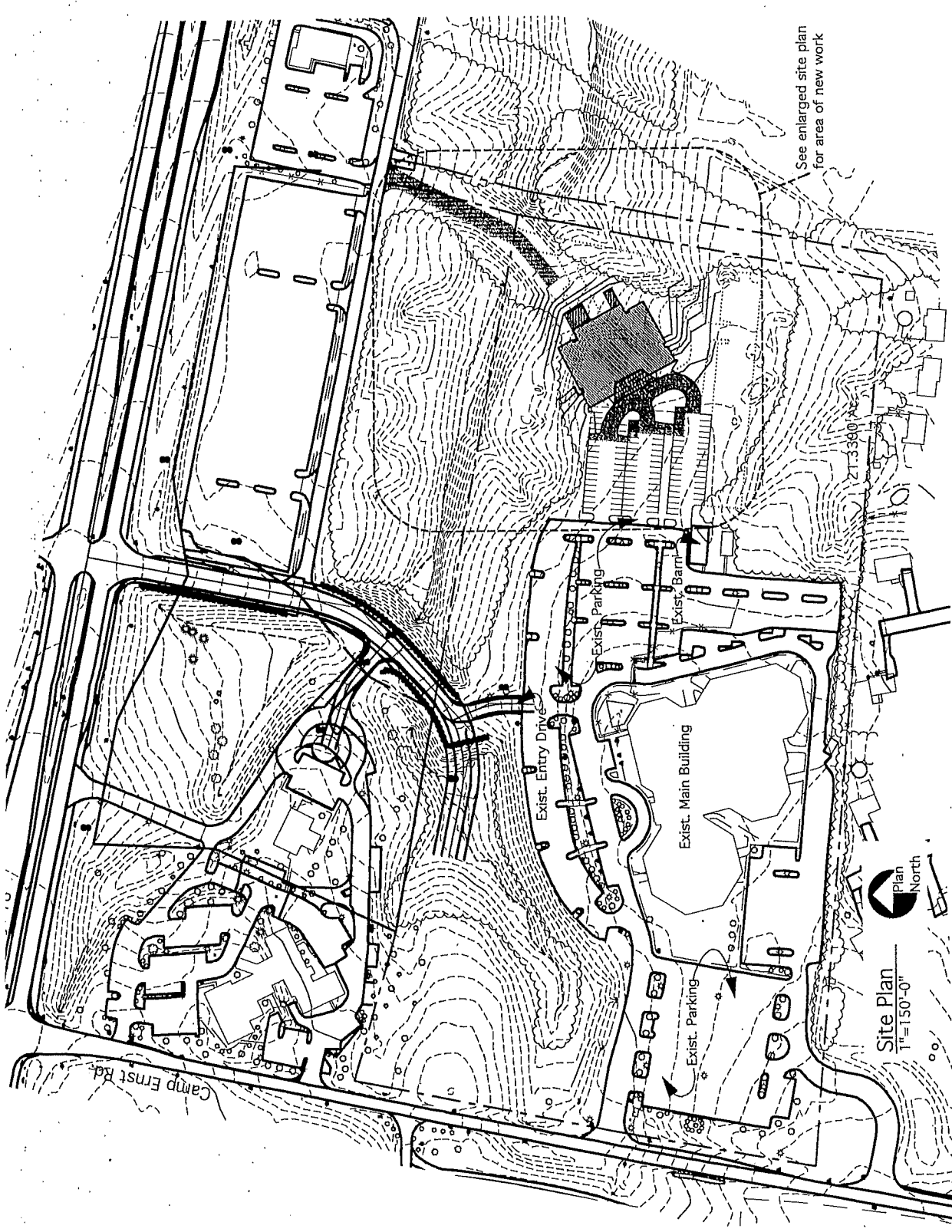
This building will provide worship seating capacity of 300 seats. It will also provide for 200 simultaneous seats for study groups. This would yield a total of 500 simultaneous seats. Our current parking spaces can accommodate this population. Most of these occupants are under the age required for a driver's license.

Enclosed is a check in the amount of \$612 to cover the permit fees. Also enclosed is a list of adjoining addresses to our property.

Thank you for your assistance in enabling our church to minister to our community. If you need anything further, please contact me.

Sincerely,

Gary C. Griesser  
Construction Manager



See enlarged site plan  
for area of new work

Site Plan  
1" = 150'-0"  
North

Camp Ernst Rd

Exist. Entry Drive

Exist. Parking

Exist. Main Building





Exist. Barn

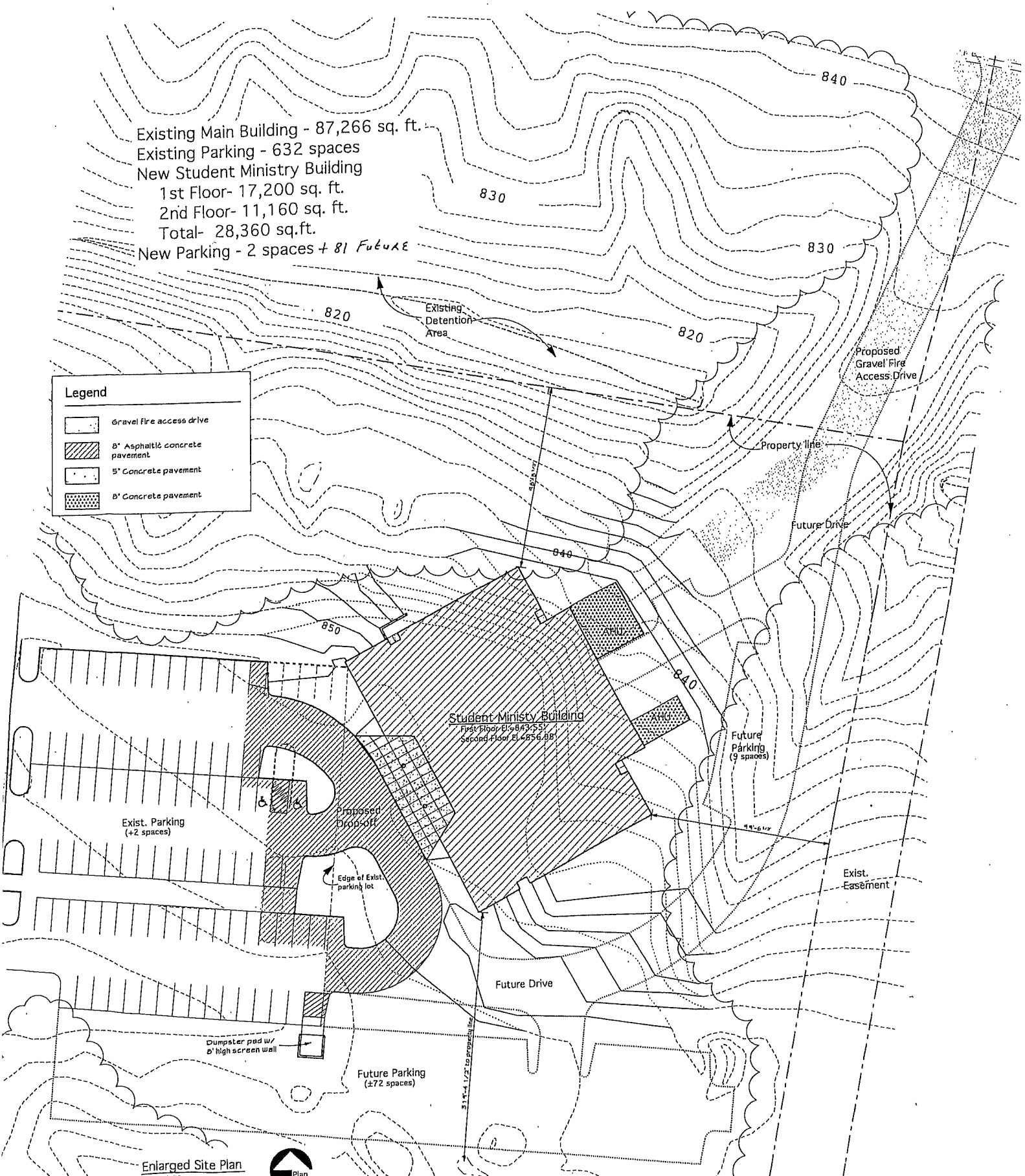
Exist. Parking

217-3300

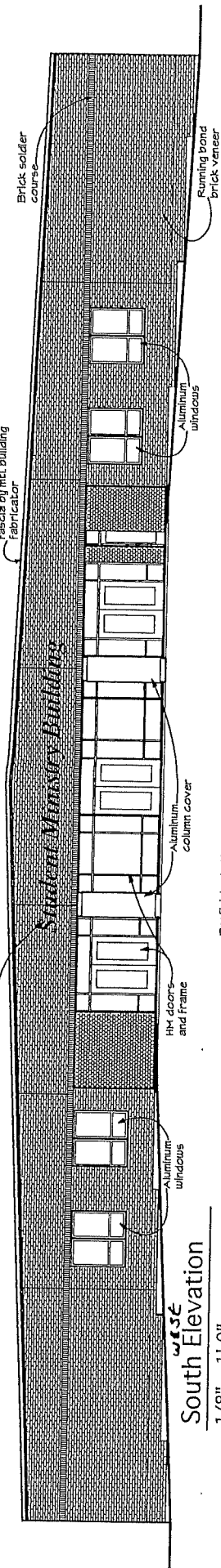
Existing Main Building - 87,266 sq. ft.  
 Existing Parking - 632 spaces  
 New Student Ministry Building  
 1st Floor- 17,200 sq. ft.  
 2nd Floor- 11,160 sq. ft.  
 Total- 28,360 sq.ft.  
 New Parking - 2 spaces + 81 Future

**Legend**

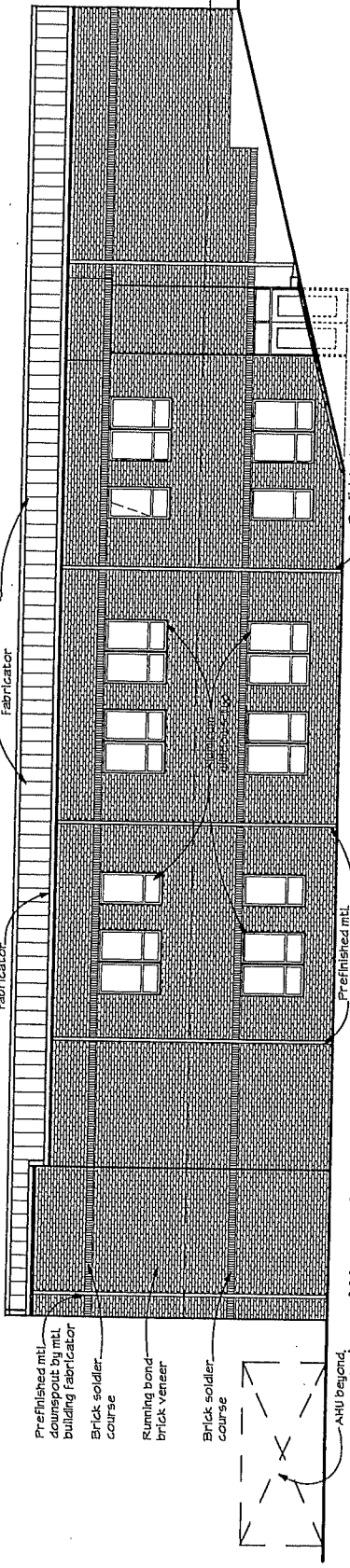
-  Gravel fire access drive
-  8" Asphaltic concrete pavement
-  5" Concrete pavement
-  8" Concrete pavement



"Student Ministry Building"  
 cast mtl letters, upper and  
 lower case, 2-4" high, Times  
 bold italic

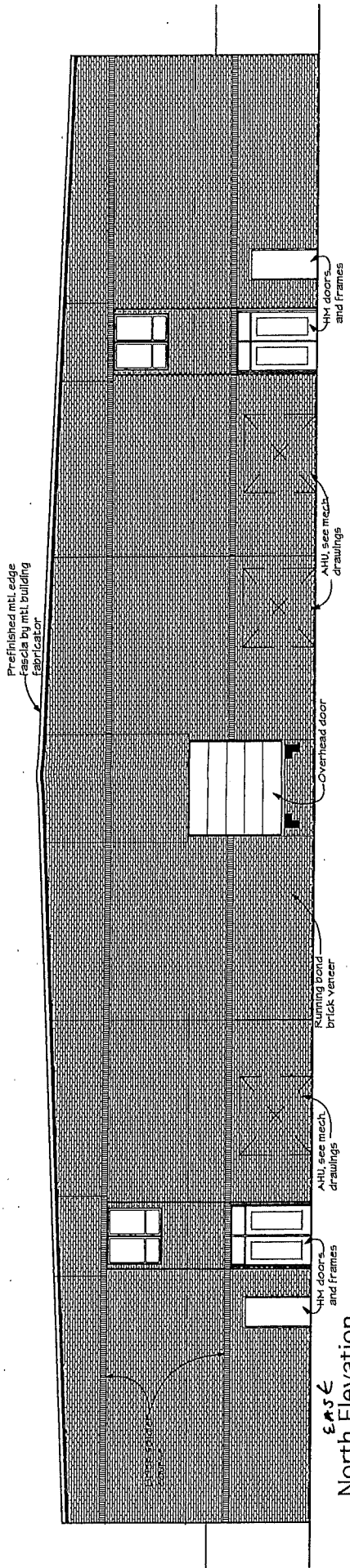


**South Elevation**  
 1/8" = 1'-0"

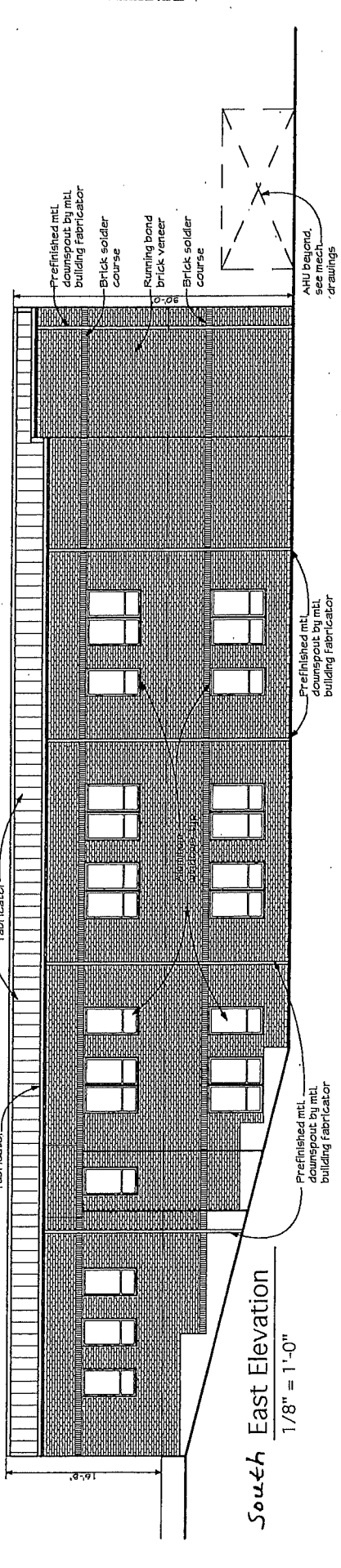


**West Elevation**  
 1/8" = 1'-0"

Prefinished mtl downspout by mtl building fabricator  
 Brick soldier course  
 Running bond brick veneer  
 Brick soldier course  
 Alu Beyond face finish drawings



**North Elevation**  
 EAST  
 1/8" = 1'-0"



**South East Elevation**  
 1/8" = 1'-0"



SR-1

UR-2

SR-2

NORTH BEND RD

O-2

NELSON LN

C-2

FLORENCE PIKE

C-1

C-3

G-3

C-4

BURLINGTON PIKE

PF

PATRICK DR

MCCRATH LN

C-4

SR-1

SR-2

SR-2

CAMP ERNEST RD

HIDDEN SPRINGS CT

BORDEAUX DR

SR-2

CLOVERBROOK DR

HIDDEN SPRINGS CT

CLEARBROOK DR

BIRCHWOOD CT

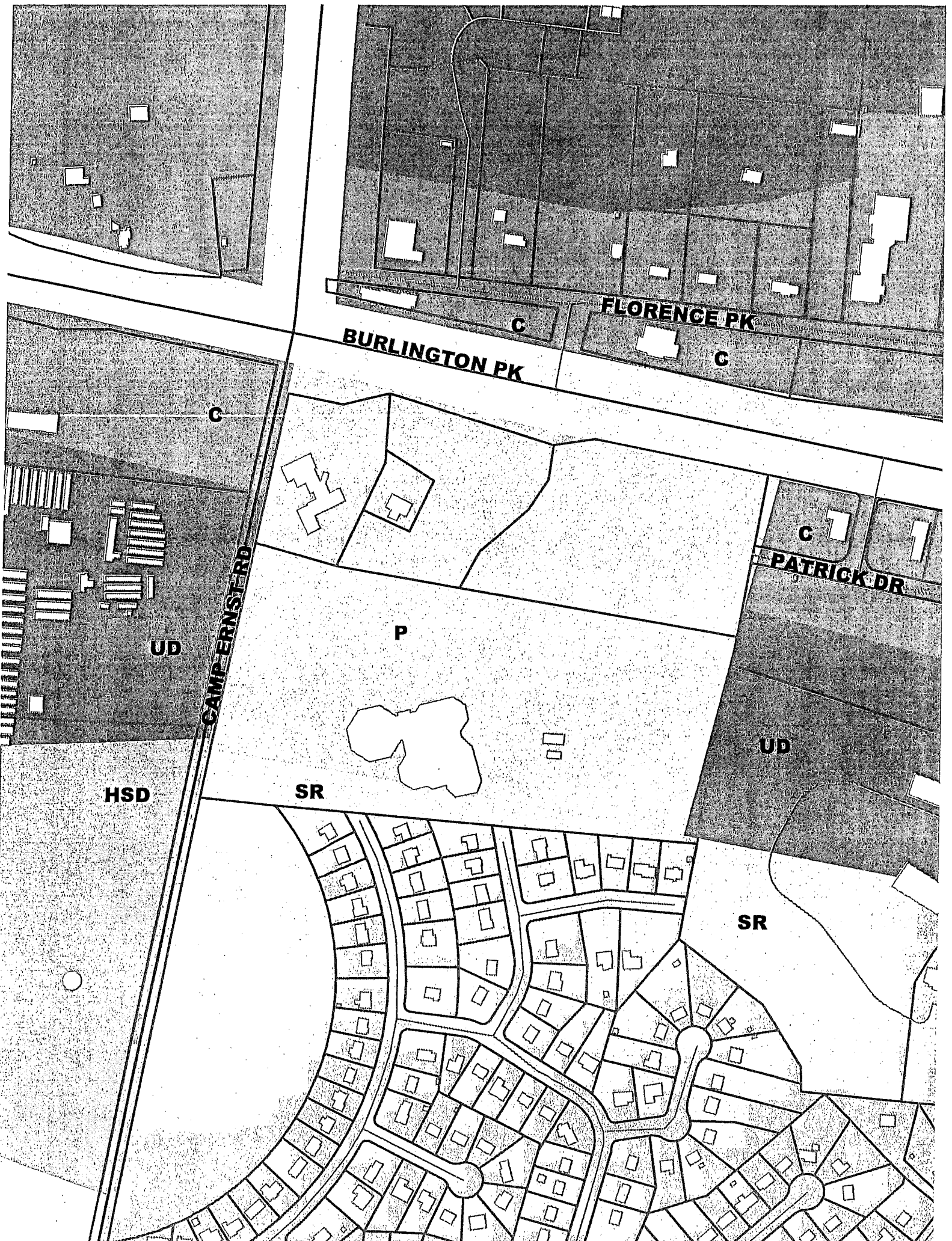
DRYAD GATE DR

LAUREL PL

SR-1

THISTLEWOOD LN

HUNTERS TRACE



BURLINGTON PK

FLORENCE PK

PATRICK DR

CAMP ERNST RD

HSD

UD

SR

P

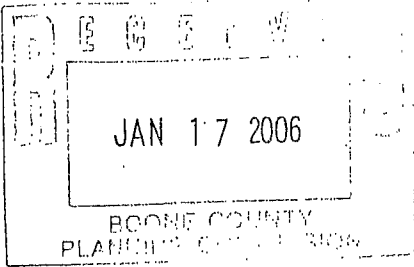
C

C

C

UD

SR



APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

(Check One)

- 1. xx Boone Florence Walton Union

(Check One)

- 2. xx Conditional Use Permit Variance Appeal Change in Non-Conforming Use

- 3. Applicant's Name Gary Griesser / First Church of Christ Phone Number 859-586-4673 Fax No. 859-586-4322 Applicant's Address 6080 Camp Ernst Road Burlington, Kentucky 41005

- 4. Description of Request: 28,360 sf student ministry building with accessory parking and future driveway connection and accessory parking

- 5. Name of Development N/A

- 6. Location of Development Near corner of Camp Ernst Road and KY 18

- 7. Acreage Under Review 1.65

- 8. Lot Number and Name of Subdivision (if part of a subdivision) N/A

- 9. Owner of Property First Church of Christ

Phone Number of Owner 859-586-4673

- 10. Address of Property Owner 6080 Camp Ernst Road

Burlington, Kentucky 41005

City State Zip

- 11. Proposed Use(s) on Site Church

- 12. Total Square Footage of Existing and/or Proposed Buildings 115,626 total

- 13. Current Zoning on Property SR-1

- 14. Deed Book 409 Page No. 209 Group No.

- 15. Is the site subject to a zone change? No If yes, give date of approval

- 16. Have you submitted a Site Plan with this request? Yes

- 17. Have you submitted a list of adjoining property owners with this request? Yes

- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Gary C. Griesser for First Church of Christ

Property Owner's Signature: [Signature]

COPY

CLUR #06-BCBOA-004-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

First Church of Christ  
6080 Camp Ernst Rd.  
Burlington, KY 41005  
DEED BOOK 409 PAGE NO. 209

Boone County Coop Ext. District  
P.O. Box 876  
Burlington, KY 41005  
DEED BOOK 753 PAGE NO. 221

2. ADDRESS OF PROPERTY

6080 Camp Ernst Rd.  
Burlington, KY 41005

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

First Church of Christ

4. GROUP NO. 2031

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:  
From  To

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat  
(Not Recorded)

Other:

Variance

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005

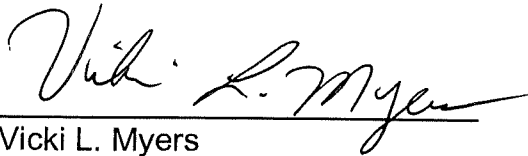
  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

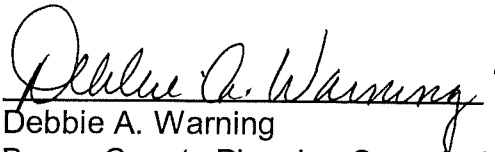
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 13<sup>th</sup> day of February, 2006.



Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2007

This instrument was prepared for recording purposes only by:



Debbie A. Warning  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of February 8, 2006 Certificate of Land Use Restriction (#06-BCBOA-004-A), for First Church of Christ and Boone County Coop Extension District, Property Owner(s).

The following conditions will apply:

- 1) The building is required to be constructed as per the submitted elevation drawings (excluding the building mounted signage) and the brick color and roof colors shall match the existing building.
- 2) Light poles must match the other light poles on the site.
- 3) A photometric plan is required during the Site Plan Review process. The average foot candle measurements permitted for the parking lot will be 3.6 and along all property lines will be 1.0 or less.
- 4) A 150 foot wide tree preservation area is required between the future parking lot and the southern property line.
- 5) A Major Site Plan Review application that addresses building setbacks, driveway aisle and parking stall requirements, grading, storm water detention, lighting, etc. is required.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOKS & PAGES 409/209, 753/221

GROUP NO. 2031