

APPLICATION FORM

**BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION**  
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- 1. (Check One)  
XX Boone      \_\_\_\_\_ Florence      \_\_\_\_\_ Walton      \_\_\_\_\_ Union
- 2. (Check One)  
XX Conditional Use Permit      \_\_\_\_\_ Variance      \_\_\_\_\_ Appeal  
\_\_\_\_\_ Change in Non-Conforming Use
- 3. Applicant's Name Amazing Grace Evangelical Lutheran Church Inc.  
Phone Number 283-9009  
Applicant's Address 124 Burgess Lane  
Florence      KY      41042  
City      State      Zip
- 4. Description of Request: We are requesting a conditional use permit to construct a church building and related facilities
- 5. Name of Development Amazing Grace Evangelical Lutheran Church Inc.
- 6. Location of Development please see attached plat
- 7. Acreage Under Review 4.12 acres
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
- 9. Owner of Property Warner and Sally Hobbs  
Phone Number (812) 537-0004
- 10. Address of Property Owner 19825 Longview  
Lawrenceburg      Indiana      47025  
City      State      Zip
- 11. Proposed Use(s) On Site Lutheran church and related facilities
- 12. Total Square Footage of Existing and/or Proposed Buildings  
5600 sq. ft
- 13. Current Zoning on Property Rural Suburban
- 14. Deed Book 397 Page No. 98 Group No. 2039
- 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. Applicant's Signature: Rev. Joel P. Gaertner, pastor
- 19. Property Owner's Signature: Warner Hobbs

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 12-20-90
2. Fee Received \$ 321.00 R# 3562
3. Is application complete?  Yes  No
4. Staff Reviewer \_\_\_\_\_
5. Scheduled Board Action Date \_\_\_\_\_
6. Board Action:  
\_\_\_\_\_ Approval  
\_\_\_\_\_ Approved With Conditions (See #7)  
\_\_\_\_\_ Disapproved (See #8)
7. Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Reasons For Disapproval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## STAFF REPORT

#3

DEVELOPMENT: Amazing Grace Evangelical Lutheran Church  
APPLICANT: Amazing Grace Evangelical Lutheran Church Inc.  
LOCATION: northern side of Pleasant Valley Road, 1.5 miles  
east of Camp Ernst Road, Boone County, KY  
ZONING: Rural Suburban (RS)  
DATE: January 10, 1991

### REMARKS:

The applicant is requesting a Conditional Use Permit to allow the construction of a new church. The 4.12 acre site is located northern side of Pleasant Valley Road, 1.5 miles east of Camp Ernst Road. The site is zoned Rural Suburban (RS), and is owned by Warner and Sally Hobbs.

The following are the surrounding land uses and their zoning:

North -	vacant/farm land, Suburban Residential One (SR-1)
South -	vacant/farm land, Rural Suburban (RS)
East -	Single family residence, Rural Suburban (RS)
West -	Single family residence, Rural Suburban (RS)

The following reviews the criteria which the Board must use to judge each Conditional Use permit:

1. The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the site as Suburban Density.

The Land Use Element makes no specific reference to this property.

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;

After reviewing the submitted plan, staff feels that the development will be harmonious in character with the area. However, the concept plan submitted indicates future additions and the increased size of the building with these additions may not fit the existing character of the area.

3. The proposed church would 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 any such services;

There are no utilities to the site in terms of water and sewer lines. The other essential services would be adequately served.

5. This proposed development would not create any excessive additional requirements of public services or costs.
6. The church does not involve uses, activities or materials that will be detrimental to any persons, property or general welfare.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

The site is located on a high speed section of Pleasant Valley Road and though the submitted plan indicates acceleration and deceleration lanes there may be potential for traffic hazards if these are not put in place.

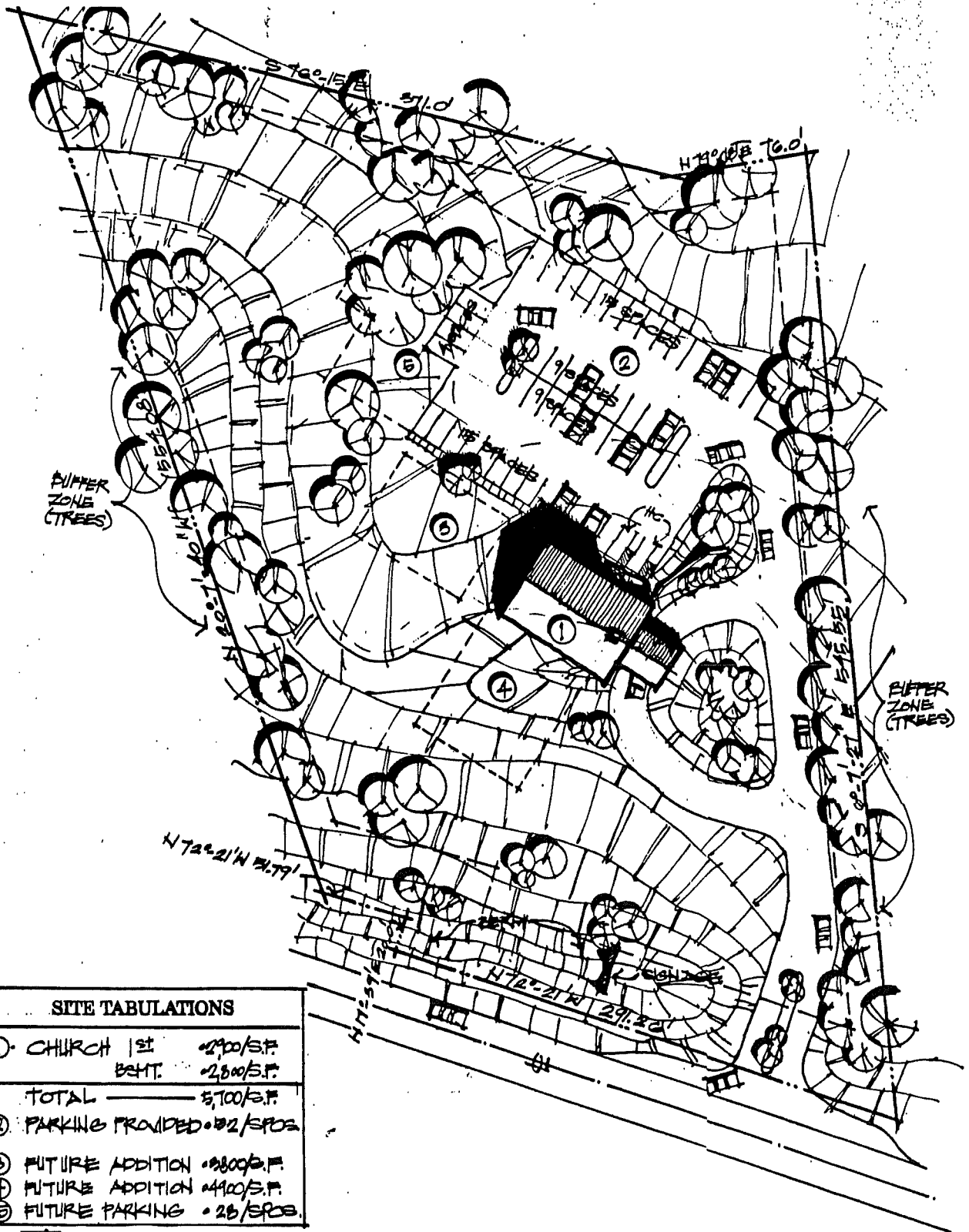
**STAFF CONCERNS:**

1. As mentioned above, staff is concerned about vehicular movements to and from the site. A condition of approval should include the installation of acceleration and deceleration lanes.
2. Staff is also concerned with the topography and natural drainage of the site. The severity of the slopes will require substantial amounts of grading and infilling. This could greatly alter the existing character of the site.
3. The concept plan submitted with this request illustrates future expansions. Even though any future expansion must come before the Board for approval, the Board should consider the applicants full intentions for the site and their desire for growth. (e.g. all related church activities)
4. Site Plan be reviewed and approved by Boone County Planning Commission Staff.

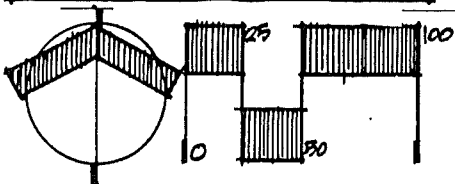
Respectfully submitted,

  
J. Gregory Tulley  
Planner I

JGT:kat



SITE TABULATIONS		
①	CHURCH 1st BMT.	2,700/S.F. 2,500/S.F.
TOTAL		5,100/S.F.
②	PARKING PROVIDED • 42 / SP02	
③	FUTURE ADDITION • 2,800/S.F.	
④	FUTURE ADDITION • 4,100/S.F.	
⑤	FUTURE PARKING • 25 / SP03	



## PROPOSED SCHEMATIC SITE PLAN

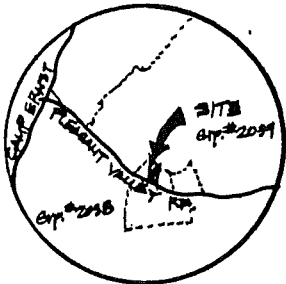
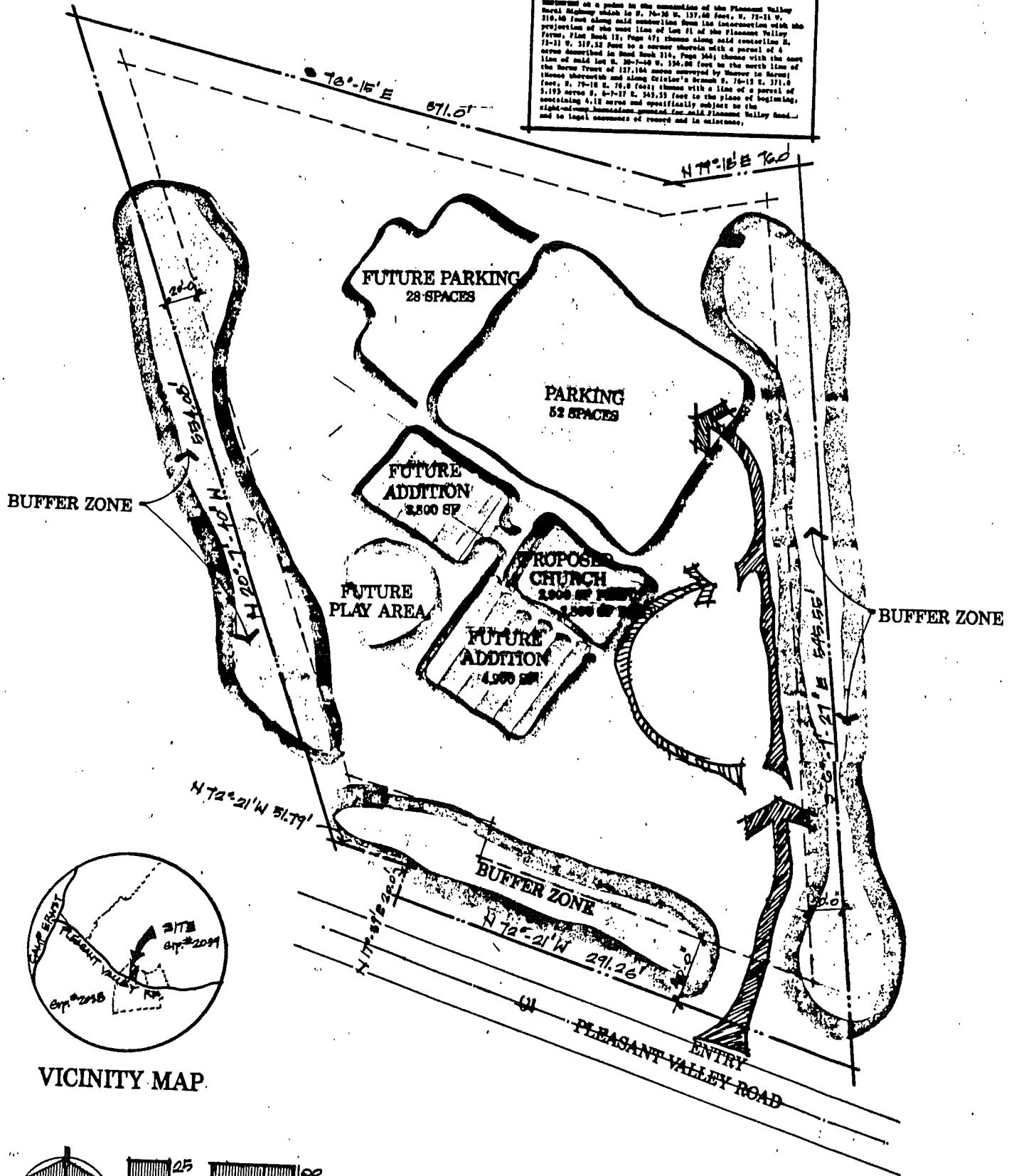
INFORMATION TAKEN FROM A SURVEY BY  
 WALTON & WALTON CIVIL ENGINEERS SURVEYORS  
 BURLINGTON, KY 41006 PH-586-6017

# SITE DESCRIPTION

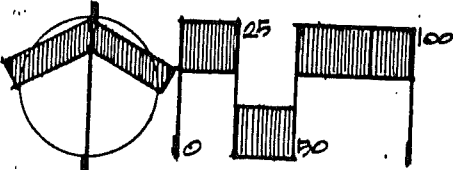
MAP NO. 2039

Located generally in Boone County Map No. 2039 on the north side of the Pleasant Valley Rural Highway (Ry. #237), about a mile southeast of its intersection with the Camp Ernest County Road and described thus:

BEING all a parcel on the southeast corner of the Pleasant Valley Rural Highway (which is N. 74-30 W. 137.66 feet, S. 72-31 W. 210.46 feet along said centerline from the intersection with the projection of the west line of Lot 11 of the Pleasant Valley Farm, Plat Book 12; Page 47) thence along said centerline S. 72-31 W. 319.52 feet to a corner thence with a parcel of a acre described in Bond Book 110, Page 364) thence with the west line of said Lot N. 20-2-26 W. 134.08 feet to the north line of those thence with and along Circle's Branch S. 74-15 E. 371.0 feet, S. 79-10 E. 78.8 feet) thence with a line of a parcel of 3.195 acres S. 6-3-22 E. 343.55 feet to the place of beginning, containing 4.12 acres and specifically subject to the right-of-way easements granted for said Pleasant Valley Road, and to legal easements of record and in existence.



VICINITY MAP.



## PROPOSED SITE PLAN UNDER REVIEW

4.12 AC.(INCLUDES R.O.W.) 179,533 SF.(R.O.W.=10,567 SF.)

