

STAFF REPORT

APPLICANT: Burlington Fire Protection District, Inc.
LOCATION: Torrid Street, Burlington, KY
ZONE: Suburban Residential Two/Small Community
Overlay (SR-2/SC).
DATE: January 14, 1987

REMARKS:

The applicant is requesting a Conditional Use Permit to allow the expansion of the existing fire station. The 0.5 acre (approximate) site, which is zoned SR-2/SC, is currently owned by the Burlington Fire Protection District, Inc.

It is the intent of the Small Community Overlay District to provide for the maintenance and development of small community centers where an integrated variety of land uses are essential to the vitality, viability, and well-being of the community. These circumstances are most prevalent in the many small, traditional community centers of Boone County, and may be appropriate to meet the needs of new community development in the county as well. (p. 16-3).

Article 16, Section 1613 of the Boone County Zoning Regulations requires:

at such time as any use, structure, or lot (in a Small Community Overlay District) is altered or changed, a conditional use permit must be issued to allow development. (p. 16-2)

The subject property is bounded on the west by Nicholas Street, on the south by Torrid Street and on the north and east by alleys. Across Nicholas Street is a vacant lot. Directly in front of the fire station, across Torrid, is the Burlington Pentecostal Church and a small barber shop. The east side of the property abuts the rear yard of two residences on East Bend Road. The rear yard and parking lot of the Burlington Baptist Church is across the alley to the north.

At the time of this writing, the applicant has not submitted a formal site plan. Therefore, the exact location and extent of the planned expansion is not known. The attorney for the applicant has indicated that a complete site plan should be available for staff's review before the January 14th Boone County Board of Adjustment meeting. Should such a plan be submitted, a second report will be prepared dealing with the site features.

This report will review the Conditional Use of an expanded fire station only.

The following reviews the general standards for all Conditional Uses as they apply to the expansion of the Burlington Fire Protection District:

1. The 1986 Boone County Comprehensive Plan Land Use Map shows the future land use of this site to be Medium Density Residential (three to eight dwelling units per acre). The text explains that Burlington proper will be influenced in every direction by residential development. Also, there will be increased administration needs for county government as the county grows. All this development must occur carefully in order to protect historically significant structures. (p. L-13) A copy of the "Goals" section of the Comprehensive Plan as it applies to Public Facilities is enclosed. The Public Facilities section of the plan states "several fire districts, such as Burlington, Hebron, Union, Florence, and Walton, will experience increasing demands for fire protection." (p. PF-17)
2. Since the site plan has not been submitted, its design and appropriateness in appearance with the existing or intended character of the general vicinity cannot be determined.
3. An expanded fire station will not be hazardous to existing or future neighboring uses.
4. The site is served adequately by essential public facilities.
5. Additional requirements at public cost will not be created.
6. Expansion will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to the general welfare.
7. Vehicular approaches to the property will be submitted with a site plan; therefore, possible interference with traffic on surrounding public thoroughfares cannot be determined.

The following reviews the more specific standards applicable to Conditional Uses in the Small Community Overlay district:

- a. The activity of a fire department is an integral part of the Burlington area's function as a small community center. The nature and character of the expansion will not detract from or conflict with the principal purpose

and continued well-being of Burlington.

- b. The arrangement of the new building(s) has not been examined; therefore, its compatibility with the arrangement or organization of permitted and accessory uses which are to be protected cannot be determined at this time.

Again, a second report will be prepared dealing with the formal site plan should one be submitted. At that time, staff may suggest certain conditions and safeguards. Without the plan, staff's only recommendation is that, if the Conditional Use Permit is approved, the applicant be required to obtain Site Plan approval from the Boone County Planning Commission.

Respectfully submitted,



Thomas W. Breidenstein
Zoning Enforcement Officer

TWB/jdh

PUBLIC SERVICES AND FACILITIES

Goal:

To ensure that adequate public services and facilities exist for all development.

Objectives:

★ X
1. "Existing" infrastructure systems (e.g. systems and facilities for: water treatment and distribution; wastewater collection and treatment; natural gas distribution; electric power distribution; police and fire services and associated municipal buildings; and schools; etc.) shall be utilized to full capacity.

2. New infrastructure systems shall be built to definite planned and balanced capacities and for definite urban forms. Such systems shall not be so oversized or otherwise over-built that they may commit an area, consciously or unconsciously, to a development pattern which is not desired or selected.

3. Priorities for growth within any individual infrastructure system shall be as the opportunity allows for funding or construction, provided no one system over-builds or commits excessive urban growth.

4. Individual sewer, water, school, and fire jurisdictions shall be integrated and coordinated on the basis of county-wide cohesive service areas and networks.

5. Public facilities and services shall be in locations that are accessible to all.

6. Where possible, open space for active and passive recreation should be an integral part of the school location.

7. Library sites within or near business or shopping centers which are well located with regard to the surrounding residential areas are desirable.

8. The library should be accessible by means of public and private transportation.

X
9. Fire stations should be located near or along major arterials so that adequate ingress and egress can be provided.

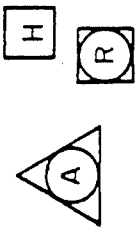
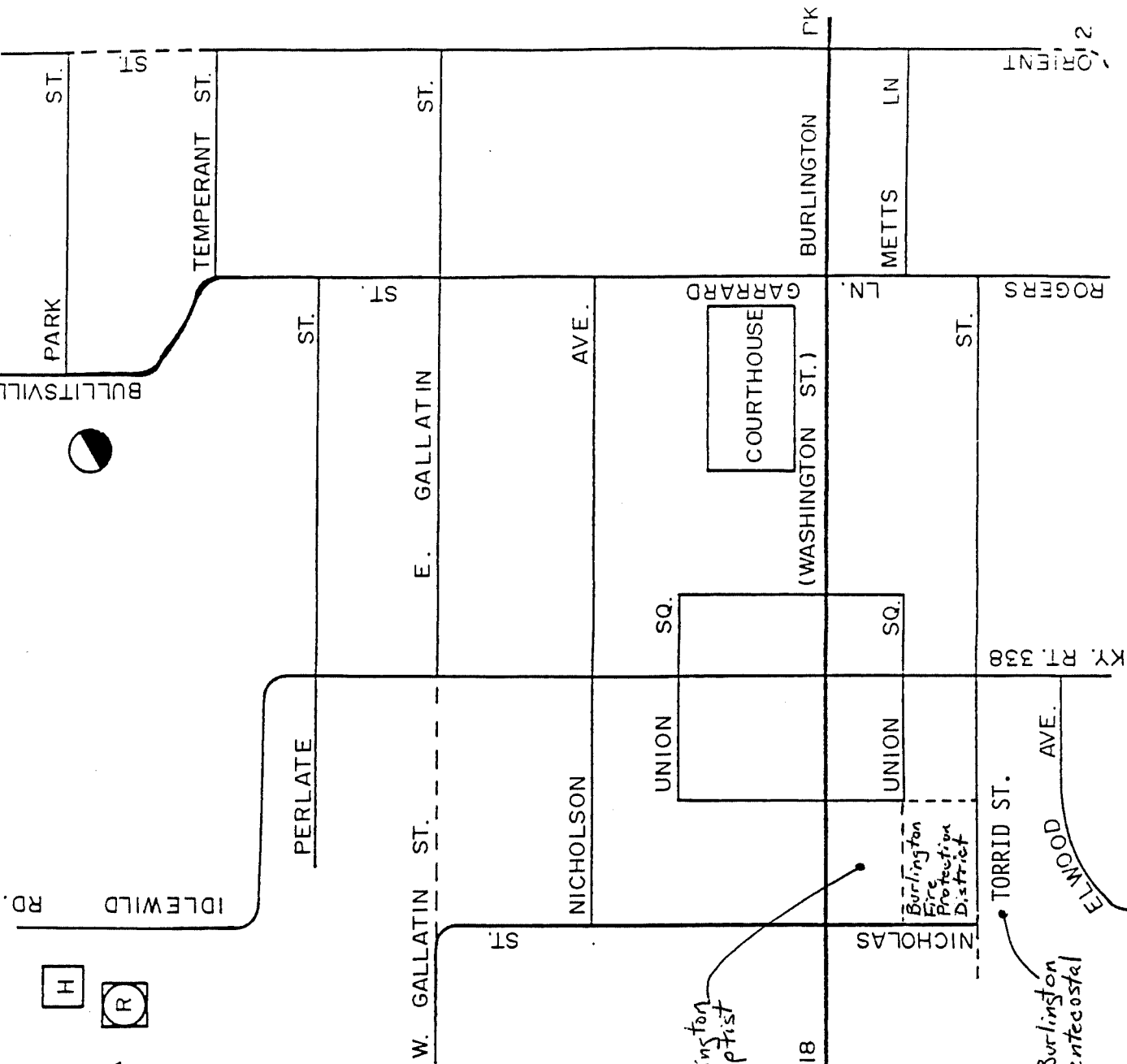
10. The heaviest concentration of fire stations should be located to protect central business districts, large industrial areas, and other high value areas.

11. Barriers to fire station service, such as hills, rivers, flooding land, railroad tracks and yards, freeways, airports, shopping centers, and general traffic congestion, should be avoided in selecting a site because such barriers may require time-consuming detours in or around the service area.

BURLINGTON
COUNTY SEAT

STREET NAME LENGTH(Ft.)

- Elwood Ave. 922'
- Garrard St. 1,450'
- E. Gallatin St. 970'
- W. Gallatin St. 320'
- Main St. 770'
- Metts Ln. 490'
- Orient St. 2,510'
- Perlata St. 922'
- Nicholas St. 955'
- Nicholson Ave. 980'
- Park St. 600'
- Temperant St. 500'
- Torrid St. 900'
- Union Sq. 1,340'



MAIN ST

KY. RT. 18

Burlington Baptist

Burlington Pentecostal

Burlington Fire Protection District

COURTHOUSE

(WASHINGTON ST.)

TORRID ST.

ELWOOD AVE.

KY. RT. 638

ROGERS LN.

LN.

METTS LN

BURLINGTON PK

W. GALLATIN ST.

E. GALLATIN ST.

PERLATE ST.

ST.

NICHOLSON AVE.

AVE.

UNION SQ.

SQ.

UNION SQ.

SQ.

ST.

IDLEWILD RD.

PARK ST.

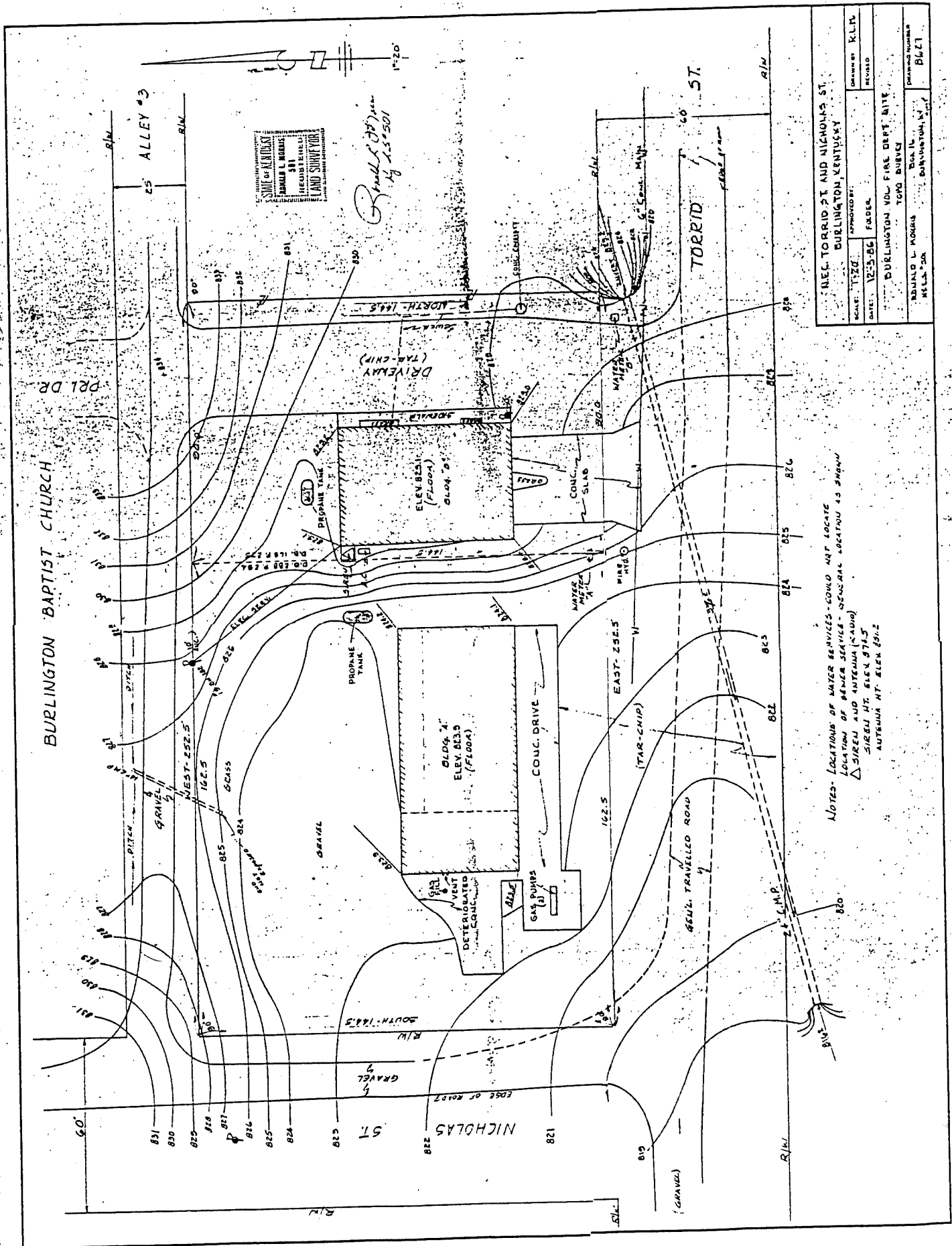
ST.

ST.

TEMPERANT ST.

ORIENT LN.

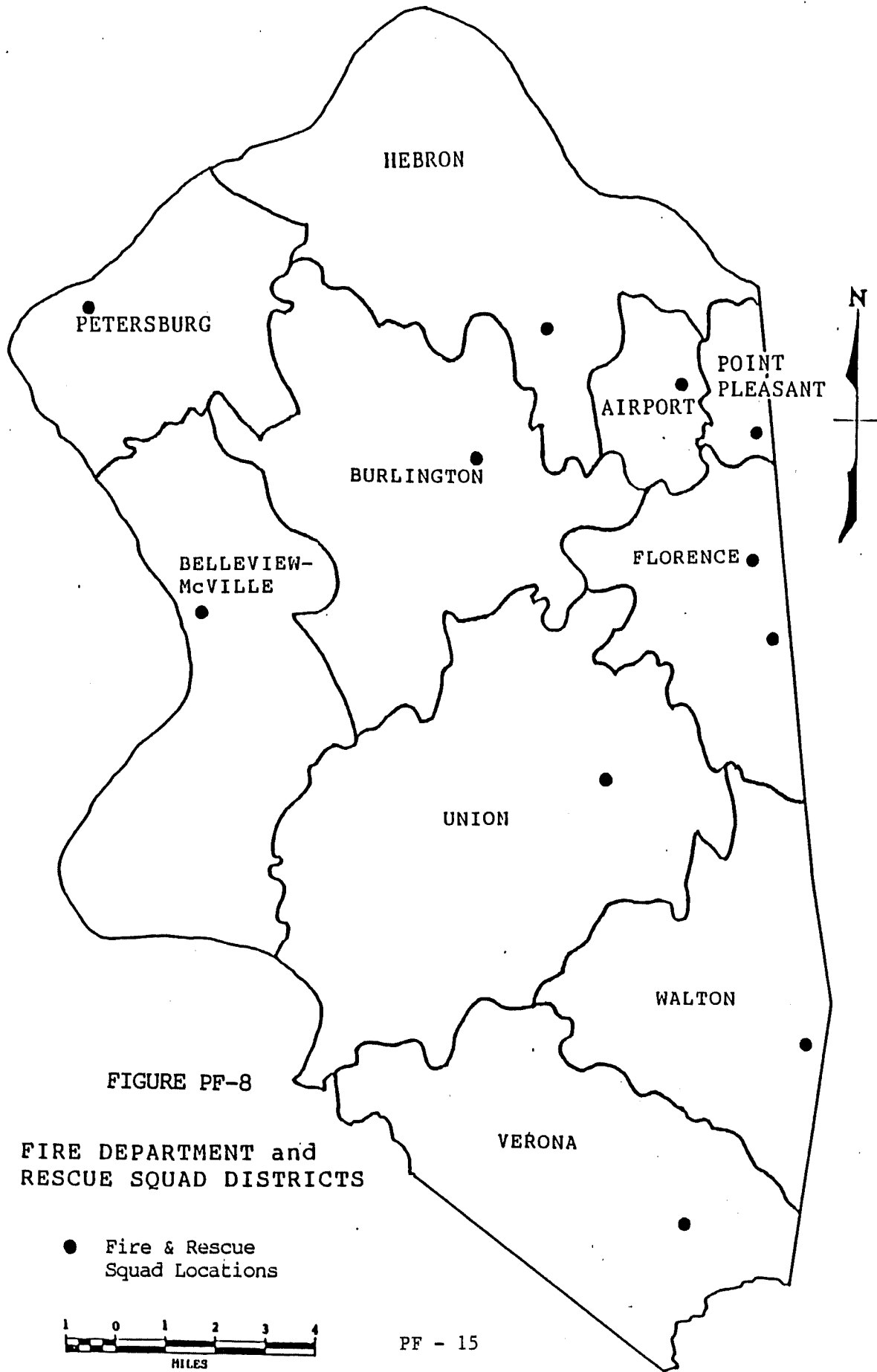
Burlington Fire Protection District
 incomplete Site Plan 11/14/87



NOTES - LOCATION OF WATER SERVICES - COULD NOT LOCATE
 LOCATION OF SEWER SERVICES - SEWERAL LOCATION AS SHOWN
 Δ SIREN AND ANTENNA (RADAR)
 SIREN HT. ELEV 974.5
 ANTENNA HT. ELEV 971.2

PROJECT: TORRID ST AND NICHOLAS ST.		DRAWN BY: RLM	
LOCATION: BURLINGTON, KENTUCKY		REVISION:	
SCALE: 1"=20'	APPROVED BY:	DATE: 12-3-86	
PROJECTED BY: RLM		DATE: 12-3-86	
PROJECT: BURLINGTON VOL FIRE DEPT. SITE		DRAWN BY: RLM	
LOCATION: BURLINGTON, KY		REVISION: 1	
PROJECTED BY: RLM		DATE: 12-3-86	

BOONE COUNTY KENTUCKY



1985

BOONE BOARD OF ADJUSTMENT

MEETING MINUTES

JANUARY 14, 1987

6:30 P.M.

Chairman George D. Whitton called the meeting to order. Roll call was taken by staff member Dee Ann Brewer. 4 members present. Absent: Mr. Ryan. Staff members present were Tom Breidenstein, Gerald Newton, and Dee Ann Brewer. Atty. Dale Wilson was also present.

The Minutes of the December 10, 1986 Boone Board of Adjustment meeting were considered. Mr. Houston moved to approve the December 10, 1986 Boone Board of Adjustment Minutes as reviewed. The motion was seconded by Chairman Whitton. The motion carried unanimously.

Chairman Whitton proceeded to the items on the agenda.

Conditional Use Permit

A request of the Burlington Fire Protection District, Inc. for a Conditional Use Permit to allow the expansion of an existing fire station. The 0.5 acre (approximate) site is located at the intersection of Nicholas Street and Torrid Street, Burlington, and is zoned Suburban Residential Two/Small Community Overlay, SR-2/SC.

Staff member Tom Breidenstein presented a slide presentation of the proposed site and the surrounding area and he also presented the Staff Report. (See Staff Report)

Chairman Whitton inquired who would be speaking for the proposed request.

Atty. David Martin, representative for the applicant, addressed the Site Plan and explained that the Site Plan had not been completed in time for the Board's review. Atty. Martin stated the Burlington area had a small community overlay and that type of use required a Conditional Use Permit. Atty. Martin stated the applicant did not intend to conduct any major renovation and the use will remain the same. Mr. Martin stated the Conditional Use Permit was needed for the Burlington Fire Department to further better serve the community. Atty. Martin noted there were more people coming into the Burlington area and many more subdivisions were being built which required more fire protection. Atty. Martin requested waiver of fees for the

proposed request excluding all hard costs. Atty. Martin made himself available for any questions.

Mr. Archambault inquired if the Site Plan would be completed. Mr. Martin stated yes, if the Conditional Use Permit was approved, then the Site Plan would be presented to the Boone County Planning Commission for their review.

Chairman Whitton inquired of the audience's support, opposition or comments on the proposed request.

Mr. Jim Floyd, representing the Burlington Pentecostal Church, stated the Church had no objection to the proposed expansion of the Fire Department.

After further discussion, Mr. Archambault moved to approve the request of the Burlington Fire Protection District, Inc. for a Conditional Use Permit to allow the expansion of an existing fire station located at the intersection of Nicholas Street and Torrid Street, Burlington, Kentucky based upon the Staff Report, with the condition that the applicant agree to submit the Site Plan before the Boone County Planning Commission for their review and also that all fees be waived excluding the hard costs which would be determined by staff. The motion was seconded by Mr. Nevel. The motion carried unanimously.

Variance

A request of David B. Roberts, agent for Skilcraft Sheetmetal, Inc. (owner) for a rear yard Variance of 20 feet to allow the construction of an office/manufacturing facility 30 feet from the property line. The 2.0 acre site, located on the south side of Anderson Boulevard approximately 330 feet west of Limaburg Road, Boone County, is zoned Industrial One.

Staff member Tom Breidenstein presented a slide presentation of the proposed site and the surrounding area, he also presented the Staff Report. (See Staff Report)

Chairman Whitton inquired who would be representing the proposed request.

Mr. David Roberts, agent, described the history of the site and several reasons for needing the rear yard Variance of 20 feet.

Chairman Whitton inquired of any support, opposition or comments on the proposed request.

Mr. Chuck Kessler, an adjoining property owner, stated his house was located 35 feet from the property line of the proposed site and he requested that some type of earth mound barrier be

constructed and a row of trees planted on top of the earth mound to help eliminate some of the noise and light pollution that may come from the building. Mr. Kessler noted he had no objection to the building being 20 feet from the property line if the Variance was granted. Chairman Whitton referred to Mr. Roberts and inquired if screening was to be provided. Mr. Roberts stated yes they intended to leave the existing tree line between the building and Mr. Kessler's property. Mr. Kessler stated his main concern was the noise that would come from the building. Mr. Kessler stated he was willing to donate the pine trees to plant on top of the earth mound.

Mr. Breidenstein explained that under the new zoning regulations when an industrial zone abutted a residential zone a landscaped buffer of 25 feet would be required, however, the regulations do not specify an earthen berm. Mr. Breidenstein further explained that it would be the decision of the Board whether an earth mound was to be provided by the applicant.

After further discussion, Chairman Whitton inquired how long the 6 foot berm needed to be that Mr. Kessler was requesting that would extend across his property. Mr. Kessler stated 200 feet long and he further described the earth mound that he was requesting to be constructed.

Chairman Whitton inquired of the approximate distance between the proposed site and Mr. Kessler's house. Mr. Kessler stated approximately 300 feet. Chairman Whitton stated that since Mr. Kessler's house was 300 feet away from the proposed building, then he felt the best thing was for Mr. Kessler and Mr. Roberts to work together on constructing an earthen berm between the two properties.

After further discussion, Mr. Nevel moved to approve the request of David B. Roberts, agent for Skilcraft Sheetmetal, Inc. (owner) for a rear yard Variance of 20 feet to allow the construction of an office/manufacturing facility 30 feet from the property line located on the south side of Anderson Boulevard approximately 330 feet west of Limaburg Road, Boone County, Kentucky based upon the Staff Report. The motion was seconded by Mr. Houston. The motion carried unanimously.

Hearing no further questions or comments, Mr. Nevel moved the meeting adjourn. The motion was seconded by Chairman Whitton. The motion carried unanimously.

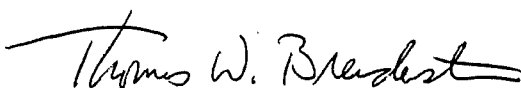
The meeting adjourned.

APPROVED:



GEORGE D. WHITTON
CHAIRMAN

ATTEST:



THOMAS W. BREIDENSTEIN