

APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**

APR 21 1993

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. (Check One) Boone _____ Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit _____ Variance _____ Appeal _____
Change in Non-Conforming Use _____
3. Applicant's Name William C. Vocke Jr.
Phone Number 491-4823 Fax No. _____
Applicant's Address 1395 SLEEPY HOLLOW RD.
FT. WRIGHT KY 41011
City State Zip
4. Description of Request: CHILD DEVELOPMENT CENTER
5. Name of Development KINDRED VILLAGE INC.
6. Location of Development 1408 BOONIE AIR RD.
7. Acreage Under Review .9 ACRES
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property (JAMES) NORMA CONTRACT TO SUEER *Contract/Deed 1/4/85 TA*
Phone Number of Owner _____
10. Address of Property Owner _____
City State Zip
11. Proposed Use(s) on Site SEE ATTACHED DEED
& LEGAL DESCRIPTION
12. Total Square Footage of Existing and/or Proposed Buildings 3500 SQ FT.
13. Current Zoning on Property SR-1
14. Deed Book 191 Page No. 117 Group No. 2026
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: William C. Vocke Jr.
Property Owner's Signature: Norma Vocke

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
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SECTION B (To be completed by the Boone County Planning
Commission Staff)

1. Date Received 4-21-93 Fee Received 366.⁰⁰ R#1178
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 5-12-93
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: See Minutes

7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

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

DEVELOPMENT: Kinder Village
APPLICANT: William C. Vocke, Jr.
LOCATION: 1404 Boone Aire Drive
ZONING: Suburban Residential One (SR-1)
DATE: May 12, 1993

The applicant is requesting a Conditional Use Permit for a Child Development Center which would be located on the north side of Boone Aire Road. The property is zoned Suburban Residential One (SR-1) and is owned by Norma Jones (see sheet 1).

Article 9, Section 933, Item 4 permits nursery and day care centers with a Conditional Use Permit.

The proposed use will have one access from Boone Aire Drive directly across from Musket Drive. The proposed building will be setback 135 feet from Boone Aire Drive where an abandoned structure is located on the site (see sheet 2). This proposed structure would be 5500 square feet in size with 19 parking spaces located in the front of the building (see sheet 3). This use would house approximately 99 children and 15 full time staff with the hours of operation on this .9 acre site from 6:30 AM to 6:00 PM Monday thru Friday.

Surrounding Zoning and Land Uses

North:	Undeveloped vacant land zoned SR-1
South:	Residences zoned SR-1
East:	Reminiscent Herb Garden zoned SR-1
West:	Residence and Christ United Methodist Church zoned SR-1

The Boone County Comprehensive Plan text makes no specific mention about this area around Boone Aire Drive nor does it make any reference to Day Care Centers within the area, however, the Future Land Use Map does indicate the area should be developed as commercial (see sheet 4). The land between Boone Aire Drive and KY 18 is largely undeveloped but, should develop as a transitional zone between the commercial and industrial development to the north of KY 18 and the residential development to the south of Boone Aire Drive.

The Board must also consider specific criteria which apply to Conditional Uses in an SR-1 zone:

- a) The activity is an integral and subordinate function of a permitted use;
- b) The activity will not contradict the low density character of the district;
- 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.

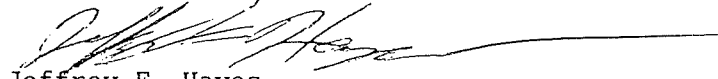
Staff Concerns

- 1. A solid buffer should be established to screen the parking from the neighboring residential homes to the south and west. This buffer could consist of a berm and/or evergreen plantings.
- 2. Staff is concerned with the traffic and parking problems that may arise during the periods that the children are picked-up and dropped off by their parents. The facility has the capacity for 99 children which will probably generate an additional 460 vehicle trips per day on Boone Aire Drive.

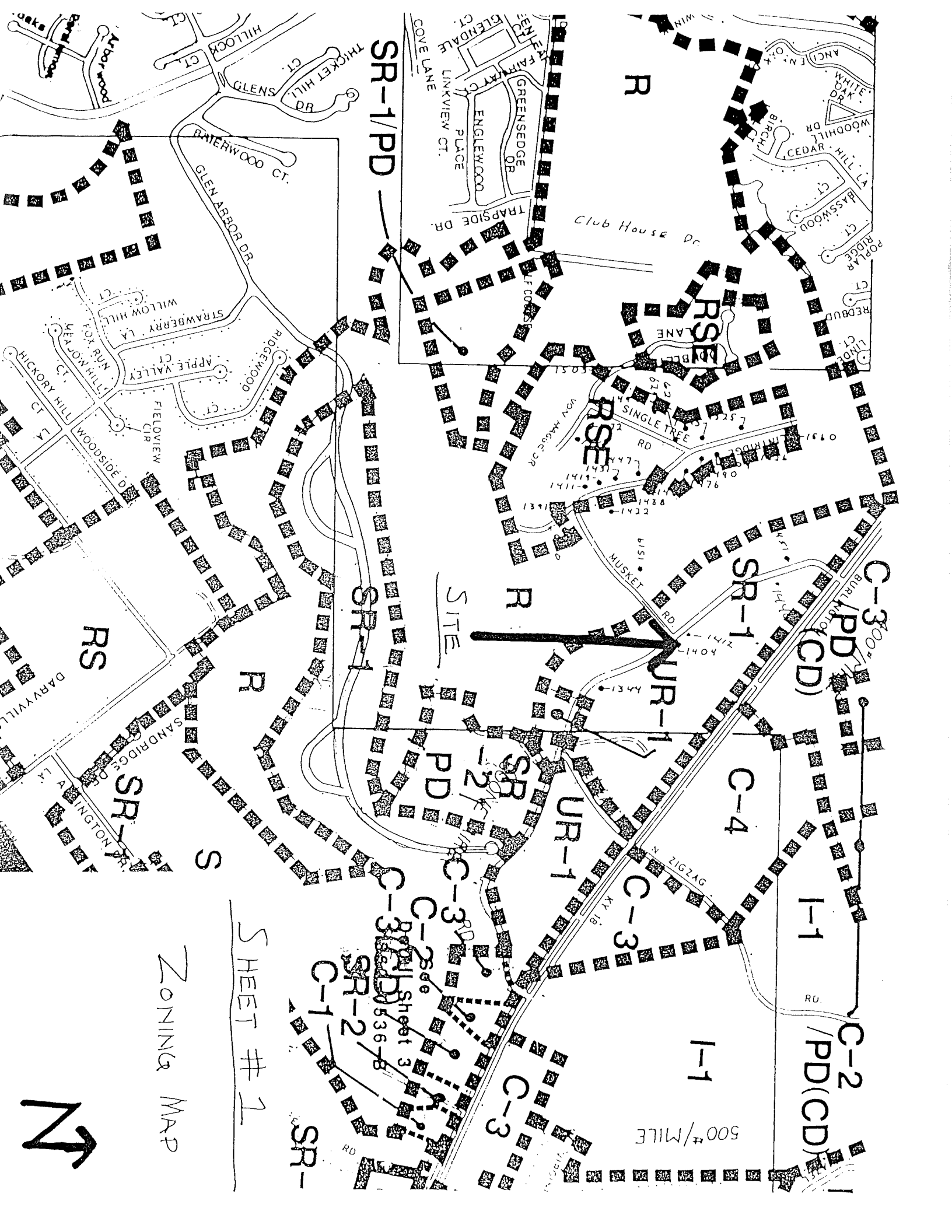
Conclusion

Staff feels that the proposed use if properly buffered will be visually compatible and harmonious with the surrounding residential area. Because of the increasing residential population within Boone County the demands for this type of facility will increase and will likely be used by the surrounding residences in Boone Aire Estates, Oakbrook, the Links and other subdivisions in the general vicinity.

Respectfully Submitted,


Jeffrey F. Hayes
Planner I

JFH\par



SR-1/PD

R

RSE

Club House Dr.

RSE

JR-1

SR-1

C-3/PD(CD)

C-4

I-1

C-2/PD(CD)

I-1

500 FT/MILE

SITE

SR-1

R

PD

UR-1

C-3

C-3

SR-2

C-1

C-3

SR-

SHEET # 1

ZONING MAP



Arborwood
HILLOCK CT
GLENS CT
THICKET HILL DR
BATERWOOD DR
GLEN ARBOR DR
WILLOW HILL LA
STRAWBERRY LA
APPLE VALLEY CT
FIELDVIEW CIR
WOODSIDE DR
HICKORY HILL LA
MEADOW RUN CT
HICKORY HILL LA
DARBYVILLE LA
SANDRIDGE DR
ANTINGTON DR

COVE LANE
GLENDALE CT
LINKVIEW CT
ENGLEWOOD PLAGE
GREENSEDGE DR
TRAPSIDE DR
WILFLOSS DR
SINGLE TREE RD
MUSKET RD
BISL RD
ZIGZAG RD
KY 18

WILFLOSS DR
SINGLE TREE RD
MUSKET RD
BISL RD
ZIGZAG RD
KY 18

WINN LA
ANGEL N OAK
WHITE OAK
WOODHILL DR
CEDAR HILL LA
BASSWOOD CT
POPLAR RIDGE CT
REDBUD CT
LOND CT

WILFLOSS DR
SINGLE TREE RD
MUSKET RD
BISL RD
ZIGZAG RD
KY 18

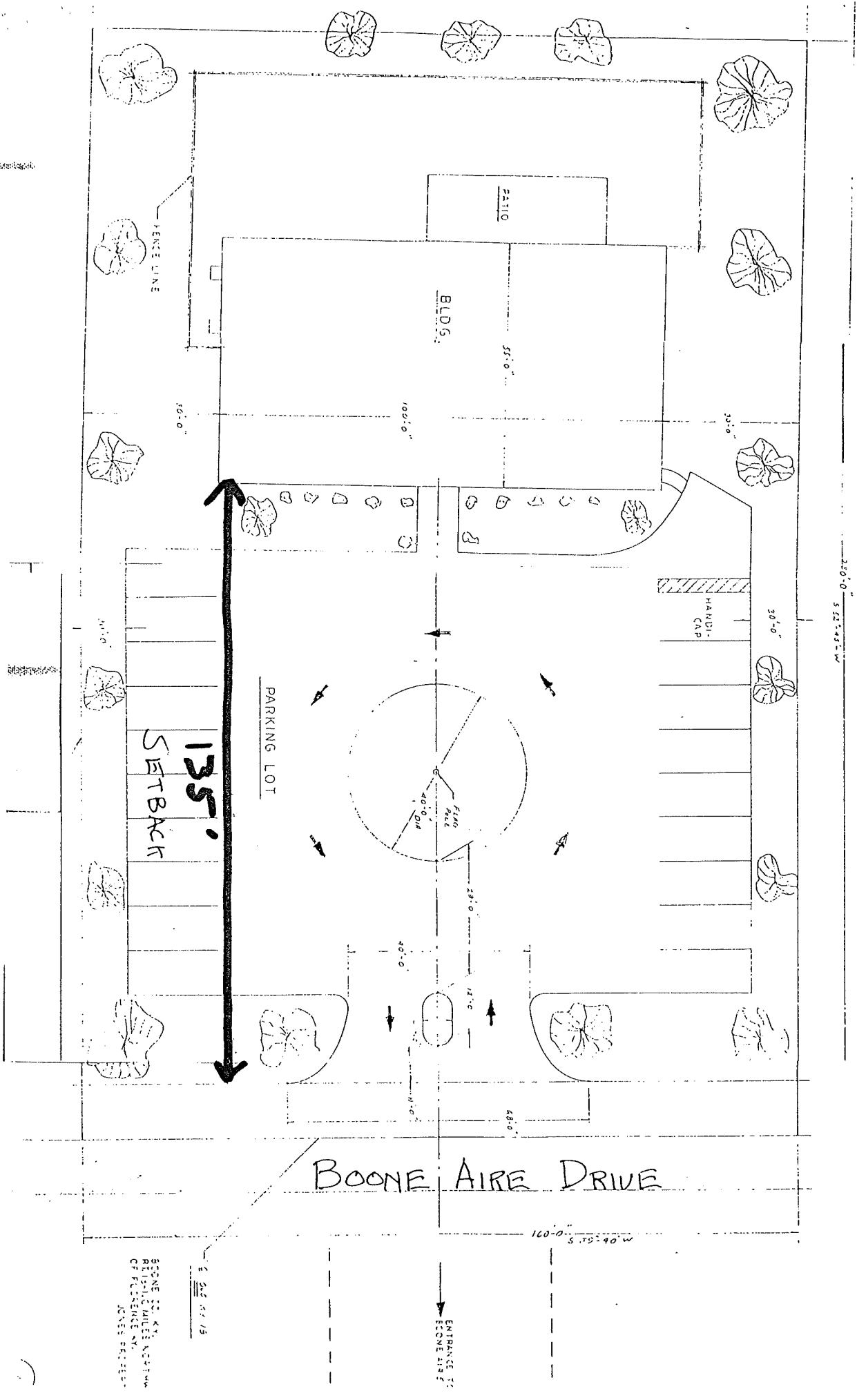
WILFLOSS DR
SINGLE TREE RD
MUSKET RD
BISL RD
ZIGZAG RD
KY 18

WILFLOSS DR
SINGLE TREE RD
MUSKET RD
BISL RD
ZIGZAG RD
KY 18



SHEET # 3

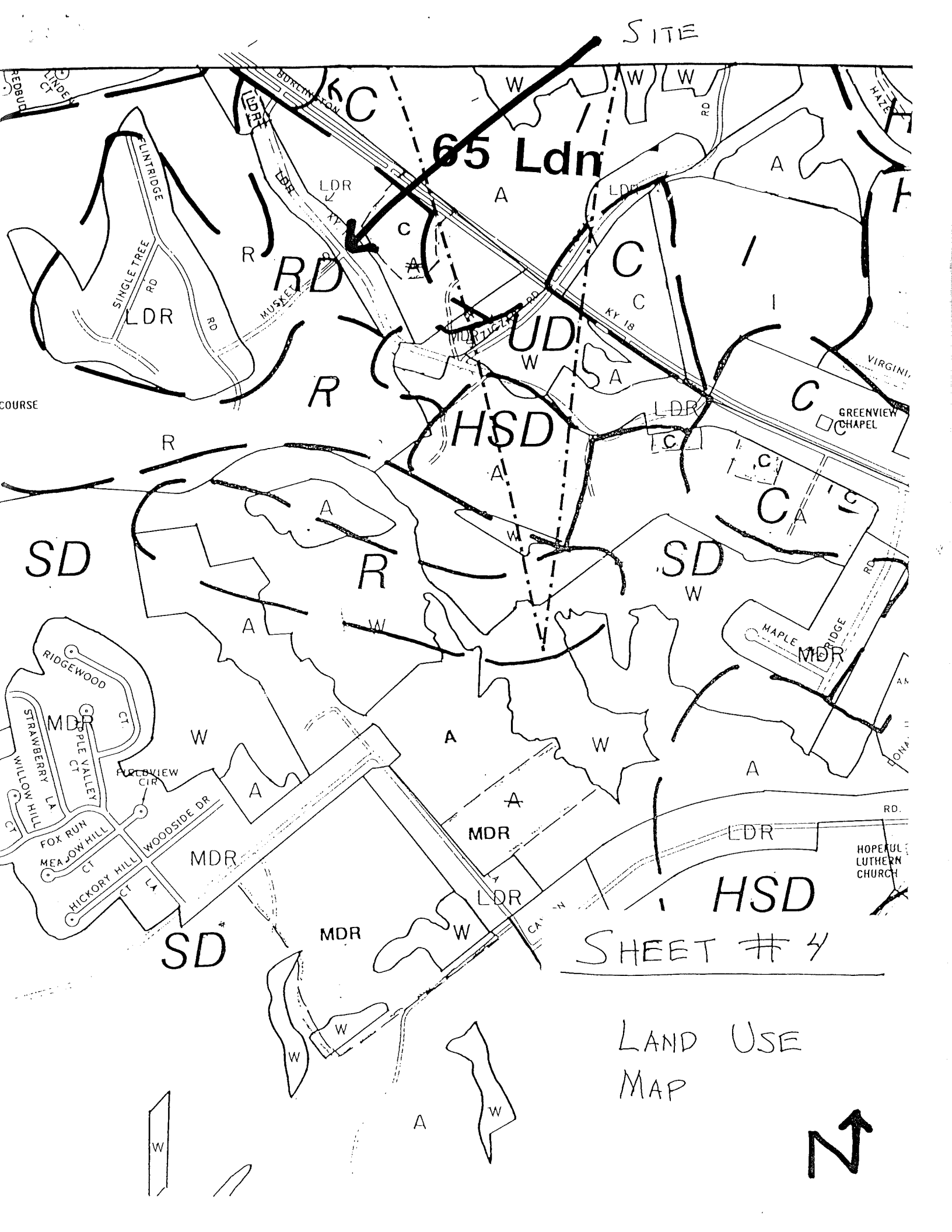
SITE PLAN



BOONE SO. KY
RESIDENTIAL DEVELOPMENT
OF FLORENCE, KY
JONES & BROWN

135' SETBACK

ENTRANCE TO ESCAPE



SITE

65 Ldn

RD

HSD

SD

SD

HSD

SD

SHEET # 4

LAND USE
MAP



COPY

NO. 93-BCBOA-009

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Norma Jones
4253 Berry Wood
Independence, Kentucky 41051
2. ADDRESS OF PROPERTY
1404 Boone Aire Road
Florence, Kentucky 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Kinder Village Inc.

DEED BOOK: 191

PAGE NO.: 117

GROUP NO.: 2026

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

<input type="checkbox"/>	Zoning Map Amendment from _____ to _____	<input checked="" type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Development Plan	<input type="checkbox"/>	Conditional Zoning Condition
<input type="checkbox"/>	Subdivision Plat (unrecorded)	<input type="checkbox"/>	Other: (Specify)
<input type="checkbox"/>	Variance		

5. 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

Jeffrey F. Hayes/Planner I
NAME AND TITLE OF COMPLETING OFFICIAL
(type or print)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of May 12th, 1993, (Certificate of Land Use Restriction # 93-BCBOA-009), for Norma Fay Jones, property owner.

The Conditional Use Permit be granted subject to the following conditions:

1. Subject to Site Plan Review, and Staff's approval of the screening and berm to ensure that the neighbors will be adequately screened.
2. The hours of operation will be Monday thru Friday from 6:30 a.m. to 6:00 p.m.
3. The playground will be maintained in the back and fenced in.
4. The parking will be as presented.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 191 PAGE NO. 117 Group No. 2026

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey F. Hayes on
behalf of the Boone County Planning Commission this 27th day
of July, 1993.

Patricia Russ

PATRICIA RUSS

NOTARY PUBLIC, State at Large

My commission Expires:

October 4th, 1993

This instrument was prepared for recording purposes only by:

Patricia Russ

PATRICIA RUSS

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.)