



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 6-16-94 Fee Received 386.<sup>00</sup>/R 4135  
2. Is application complete?  Yes  No  
3. Staff Reviewer \_\_\_\_\_  
4. Scheduled Board Action Date \_\_\_\_\_  
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
\_\_\_\_\_ **Denial** (See #7)  
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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:** Hopeful Road Christian Childcare  
**APPLICANT:** Florence First Church Of God  
**LOCATION:** 6767 Hopeful Road  
**ZONING:** Suburban Residential One (SR-1)  
**DATE:** July 13, 1994

The applicant is requesting a Conditional Use Permit to operate a day care service in the existing church building. The property is located at 6767 Hopeful Road (**See Sheet #1**) and owned by the Florence First Church of God and consists of 4.3 acres.

Article 9, Section 933, Item 4 of the Boone County Zoning Regulations permits nursery or day care centers in an SR-1 zone upon the granting of a Conditional Use Permit.

## Surrounding Zoning and Land Uses (See Sheet #2)

North: Single Family Dwellings zoned Suburban Residential One (SR-1).  
South: Single Family Dwellings zoned Suburban Residential One (SR-1).  
East: Windridge Apartments zoned Urban Residential One (UR-1).  
West: Football Field zoned Recreation (R) and undeveloped land zoned Suburban Residential One (SR-1).

## Relationship to the Comprehensive Plan (See Sheet #3)

The Future Land Use Map of the 1990 Boone County Comprehensive Plan calls for the surrounding region to develop as High Suburban Density (HSD). The text of the Comprehensive Plan does not specifically address this site.

## Criteria

The Board must consider the following criteria which apply to Conditional Uses in a Suburban Residential One (SR-1) district:

- 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.

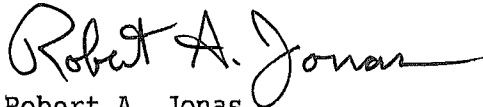
**Staff Concerns**

1. Staff is concerned about the number of vehicles that would be using the parking lot while dropping off or picking up children. Clarification as to number of children and the parking lot capacity, or number of parking spaces, need to be made.
2. Staff has a concern as to whether or not an outside play area is going to be provided. If so, staff would like to see some screening such as a privacy fence installed so noise from the play area would be reduced.

**Conclusion**

Staff believes that if the above referenced conditions are addressed and minimized, the Conditional Use would be compatible with the surrounding residential dwellings.

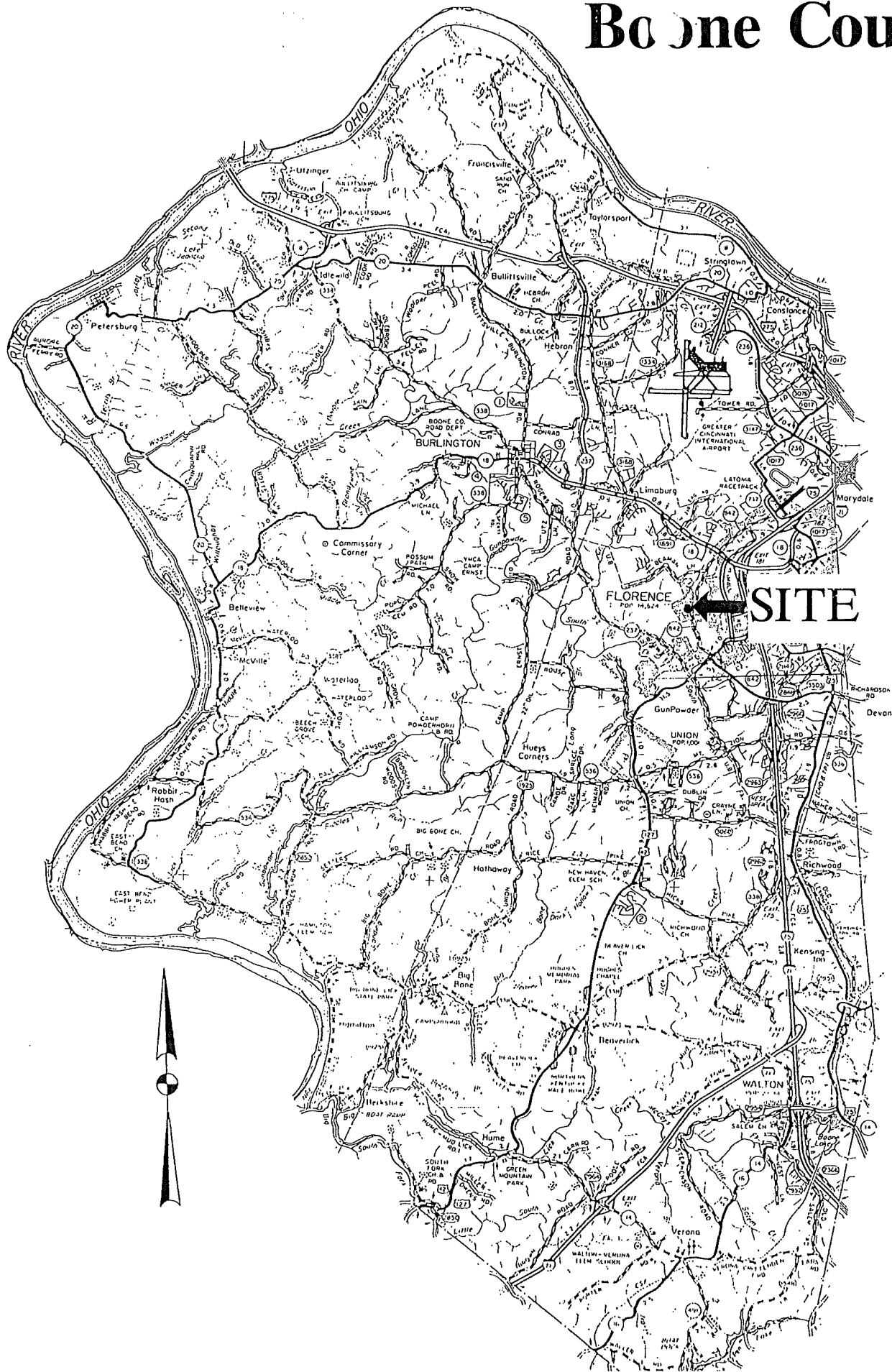
Respectfully submitted,



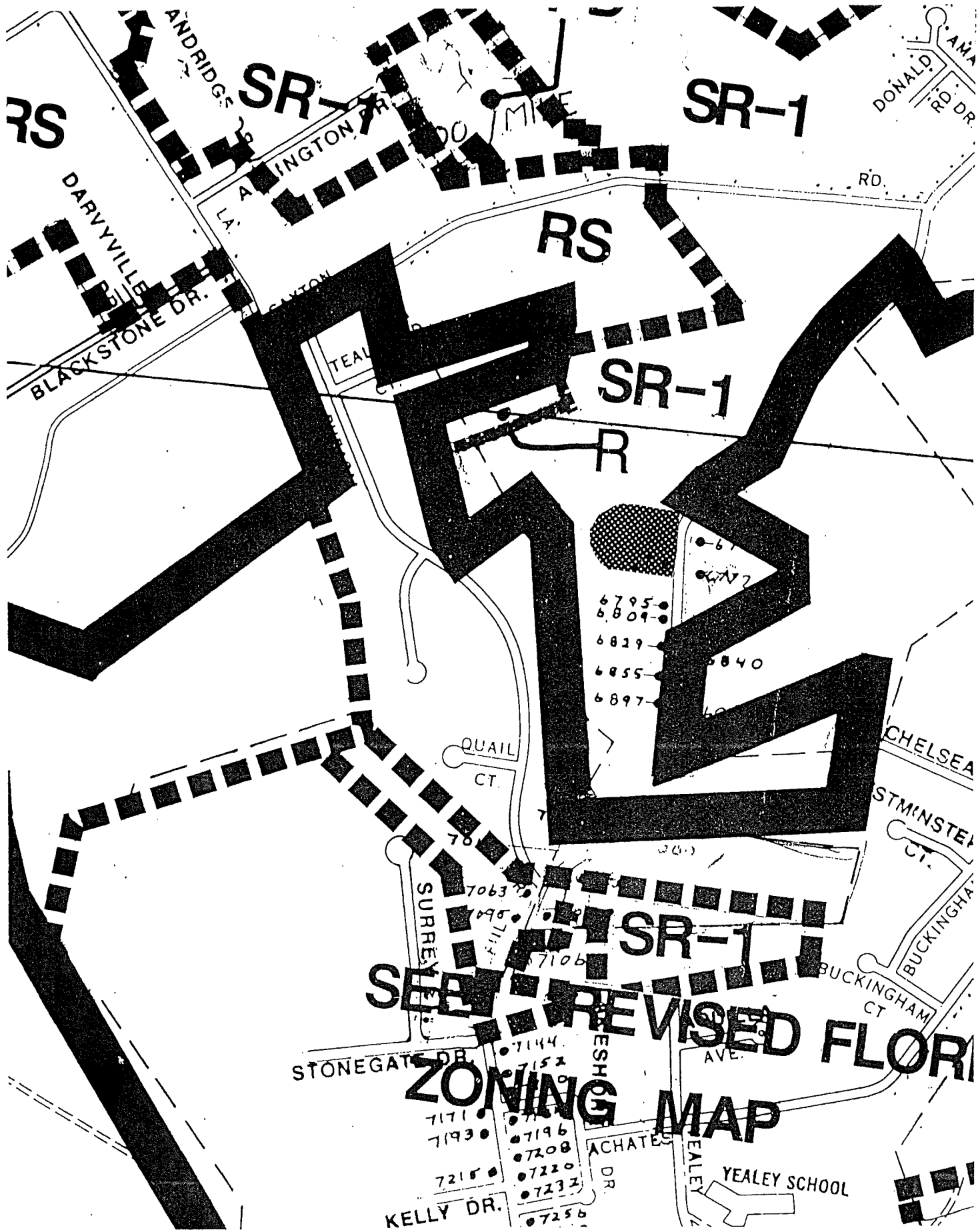
Robert A. Jonas  
Planner I

RAJ\par

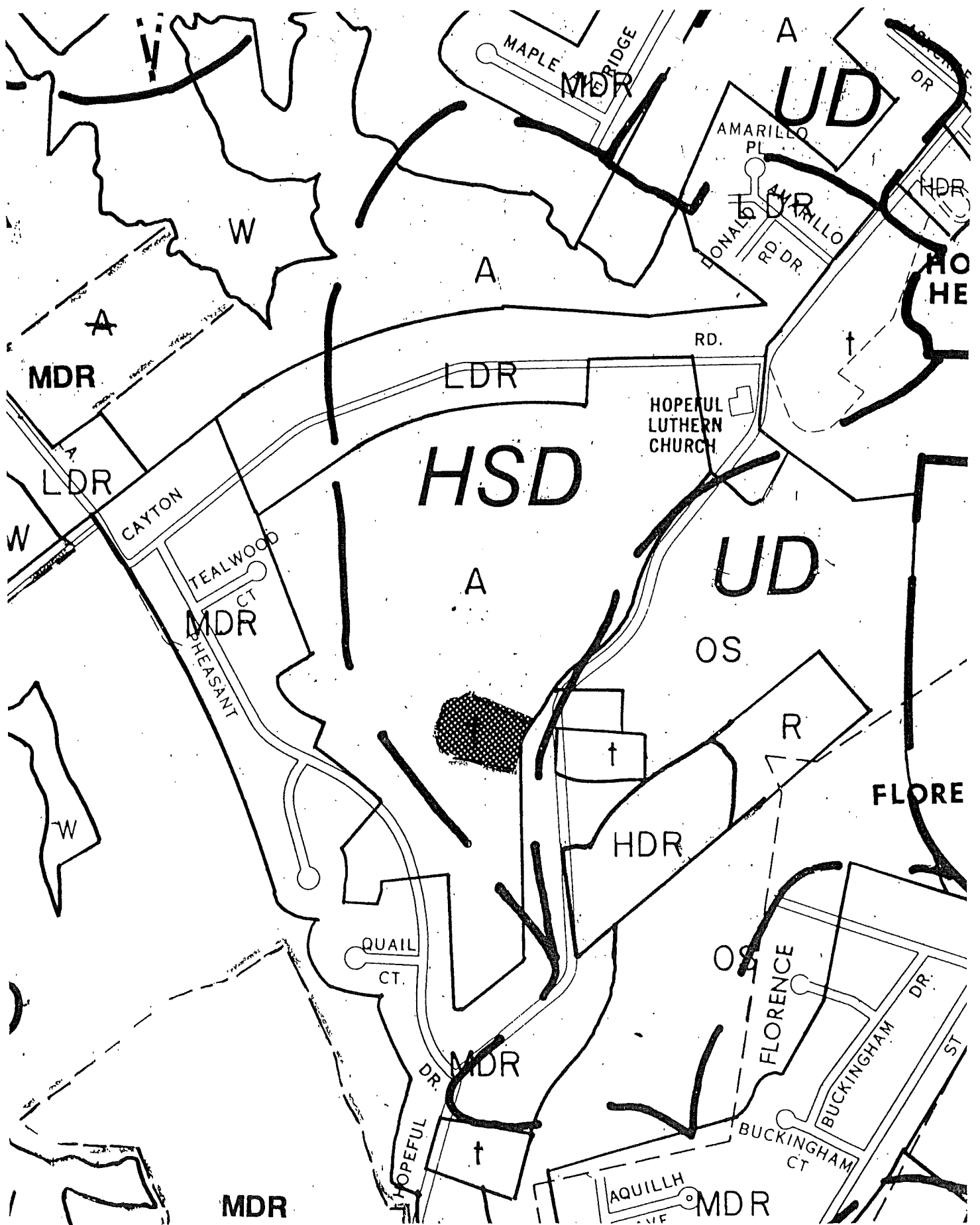
# Boone County



**SHEET # 1 - Location Map**



Sheet #2 - Zoning  
 Hopeful Road Christian Childcare



**Sheet #3 - Future Land Use**  
Hopeful Road Christian Childcare