

APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION

R# 22234
RECEIVED

OCT 19 1999

BOONE COUNTY
PLANNING COMMISSION

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 CADWARY CHAPEL OF NORTHEN KENTUCKY, INC.
Phone Number (606) 586-4769 Fax No. _____
Applicant's Address 2566 Bethlehem Lane
HEBRON KY City HEBRON State KY Zip 41048
- 4. Description of Request: Conditional Use Approval
- 5. Name of Development CADWARY CHAPEL OF NORTHEN KENTUCKY
- 6. Location of Development Hart Drive, Hebron
- 7. Acreage Under Review 4.94 acres
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
Lot 7 - Hargrave Subdivision & lot behind subdivision
- 9. Owner of Property Virginia Baker
Phone Number of Owner 606 689-4947 10. _____
Address of Property Owner 1861 Hart Dr. Hebron, KY 41048
City HEBRON State KY Zip 41048
- 11. Proposed Use(s) on Site CHURCH / DAYCARE Facility
- 12. Total Square Footage of Existing and/or Proposed Buildings 6000 Sq. Ft.
- 13. Current Zoning on Property SR-1
- 14. Deed Book 187 Page No. 674 Group No. 2020
- 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: Karl W. Wainwright, President

Property Owner's Signature: X Virginia Baker

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 10-19-99 Fee Received 488.00 RA 22234
2. Is application complete? Yes No
3. Staff Reviewer Mark Jordan
4. Scheduled Board Action Date November 10, 1999
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: Not in conformance with Comprehensive
Plan.

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

APPLICANT: Randal Warwick on behalf of Calvary Chapel of Northern Kentucky, Inc.

LOCATION: Lot 7 of the Hargrave Subdivision, 1861 Hart Drive, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: November 10, 1999

Proposal

The applicant is requesting a Conditional Use Permit to allow a church facility with an accessory day care center on a 4.94 acre parcel of land located at 1861 Hart Drive, Boone County, Kentucky. The enclosed Concept Development Plan indicates a proposed Sanctuary Building at 6,000 square feet, with a maximum height of 35 feet, along with 100 parking spaces. The plan also indicates that a 24 foot wide entrance is to be utilized off of Hart Drive. Article 9, Section 933 of the Boone County Zoning Regulations permits church facilities as a Conditional Use in a Suburban Residential One (SR-1) zoning district, subject to the following criteria:

- 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.

In addition, the following general standards are applicable pertaining to Conditional Uses. The Board may consider whether such use at the proposed location:

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 be hazardous to existing or future neighboring uses;
4. Will be served 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.

5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will 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 designed as not to create an interference with traffic on surrounding public thoroughfares.

Surrounding Land Uses and Zoning

The subject property, as well as the surrounding properties on Hart Drive, are zoned Suburban Residential One (SR-1).

Relationship to the Comprehensive Plan

The Future Land Use Map of the 1995 Boone County Comprehensive Plan identifies the subject site and the surrounding area as Suburban Density Residential (SR) which is defined as Single Family housing of up to four units per acre. This classification also includes any low density or estate residential developed as a formal subdivision.

The Land Use Element within the 1995 Boone County Comprehensive Plan refers to this area generally by stating, in part:

C-2: Hebron Area

High Suburban Density and Urban density uses in Hebron should remain near the intersection of KY 20 and KY 237. These uses must have adequate water and sanitary sewer service and should be accompanied by increased school capacity. These developments should utilize existing woodland vegetation as a buffer from I-275, and as a buffer to the Suburban Density Residential uses. The small industrial park surrounding the Hebron Post Office should continue to develop to the limits indicated on the Future Land Use Map.

The property adjacent to the Public Library, on the north side of Cougar Path, should develop as various clustered public facilities, and/or compatible commercial and office uses, to make use of the easy access to Hebron-Burlington-North Bend Road service areas. The KY 20 and KY 237 intersection area should contain a variety of commercial and higher density residential uses to establish the location of a future service center connected to the older town of Hebron. Open space and landscaping should be an integral part of development design at this important Boone County intersection to give the appearance of coordinated development. Further Urban Residential uses planned behind the Hebron Commercial Mart development must utilize a site design that pays attention to

building orientation and landscaping in order to enable an adequate visual transition from KY 20 to the older single family areas to the north. These established residential neighborhoods will eventually be surrounded by commercial, industrial, and higher density residential development, and need some degree of visual protection.

Staff Comments/Concerns

1. The day care center should be an accessory and subordinate use to the church facility, and should be utilized by church members during services. Any additional request for a "For Profit" day care center, or a day care center separate from the church facility, should require a separate Conditional Use Permit application.
2. The applicant should state the number of services that will be provided, including the days and times of the services, and the anticipated number of people in attendance.
3. The applicant will be required to submit and obtain approval of a Major Site Plan from the Planning Commission staff. Included in this review will be minimum requirements for landscaping and buffering, pursuant to Article 37 of the Boone County Zoning Regulations.
4. The proposed Concept Development Plan indicates that there will be 100 parking spaces. Hart Drive is a two-way local road, and staff is concerned with potential traffic impacts that the use may have on the immediate area, with the possibility of 100 additional vehicles utilizing Hart Drive.

Conclusion

The applicant's request must be evaluated by the necessary criteria for granting Conditional Uses listed in Section 262 of the Boone County Zoning Regulations.

Respectfully Submitted,

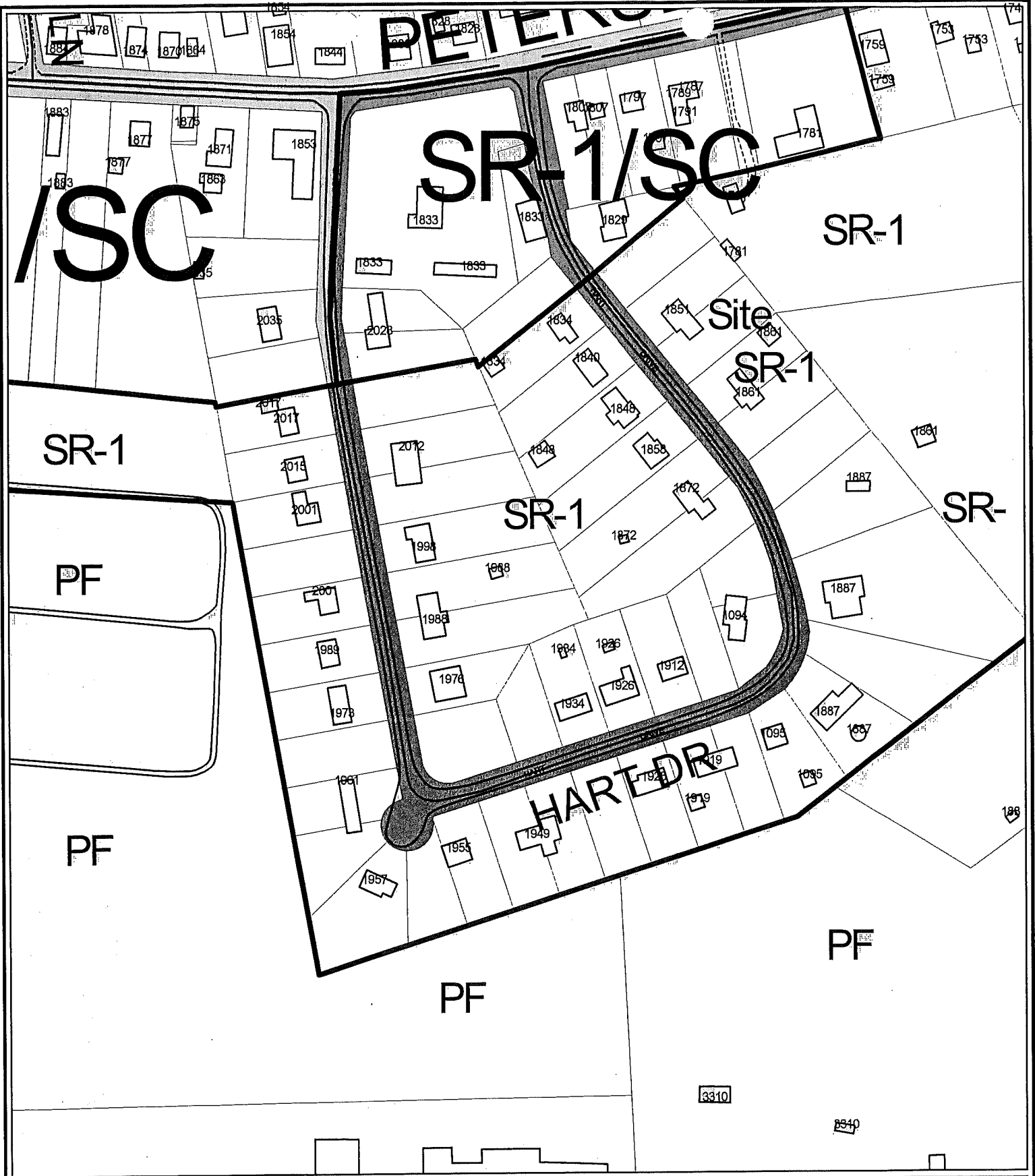


Mark E. Jordan
Planner

MEJ\pr

Attachments

- Site Vicinity Map
- Zoning Map
- Future Land Use Map
- Concept Development Plan

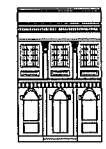


Zoning Map

1861 Hart Drive



1 inch equals 200 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 November 3, 1999



PETERSBURG RD

C

SR

SR

SR

SR

SR

SR

HART DR
SR

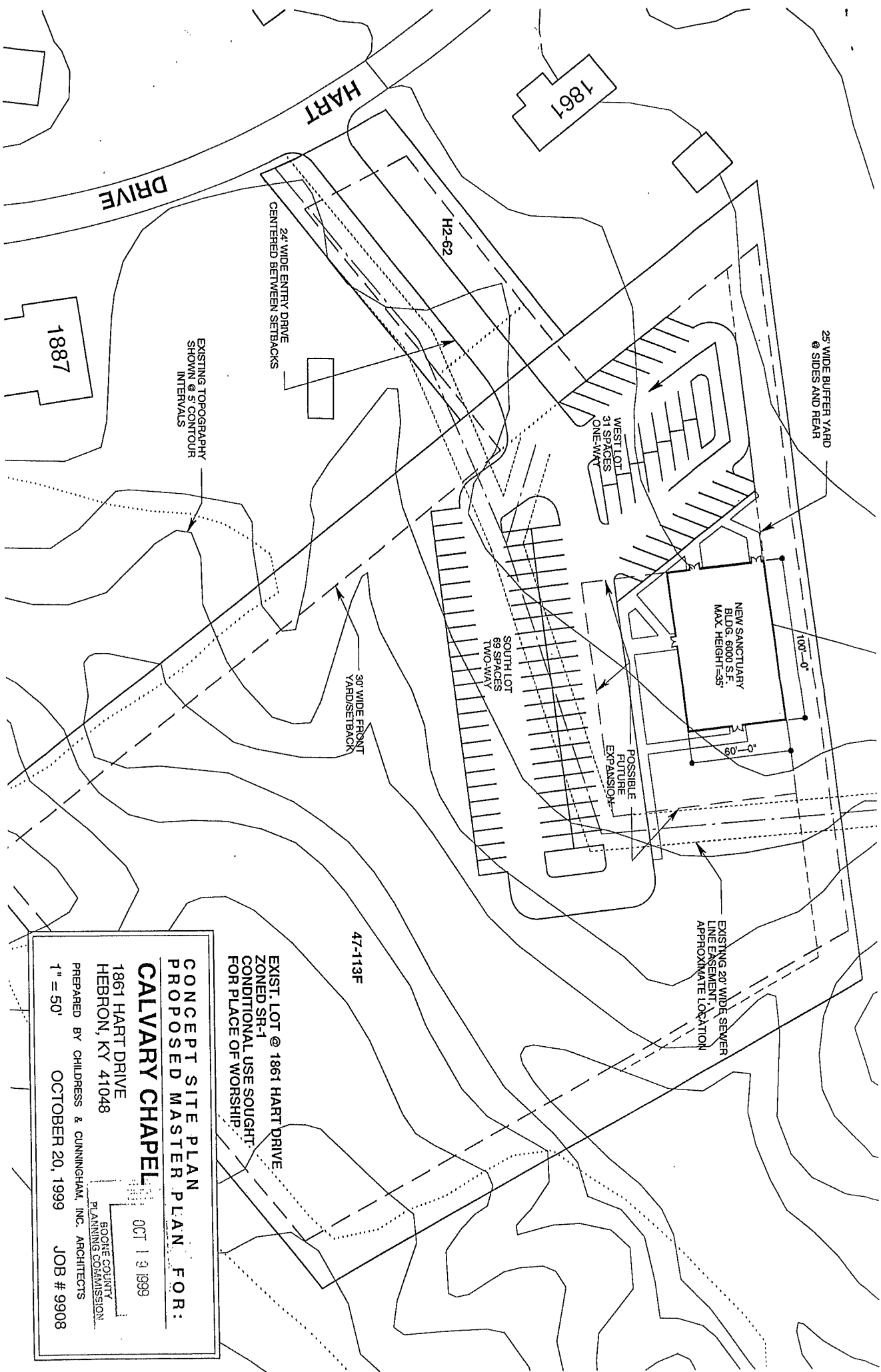
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200 0 200 Feet

Future Land Use Map 1861 Hart Drive

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
November 3, 1999





1861 HART DRIVE
 HEBRON, KY 41048
 PREPARED BY CHILDRESS & CUNNINGHAM, INC. ARCHITECTS
 OCTOBER 20, 1999 JOB # 9908

BOONE COUNTY
 PLANNING COMMISSION
 OCT 13 1999

CONCEPT SITE PLAN FOR:
CALVARY CHAPEL

EXIST. LOT @ 1861 HART DRIVE
 ZONED SR-1
 CONDITIONAL USE SOUGHT
 FOR PLACE OF WORSHIP

47-113F

1887

1861

HART DRIVE

H2-62

24' WIDE ENTRY DRIVE
CENTERED BETWEEN SETBACKS

EXISTING TOPOGRAPHY
SHOWN @ 5' CONTOUR
INTERVALS

25' WIDE BUFFER YARD
@ SIDES AND REAR

WEST LOT
31 SPACES
ONE-WAY

SOUTH LOT
89 SPACES
TWO-WAY

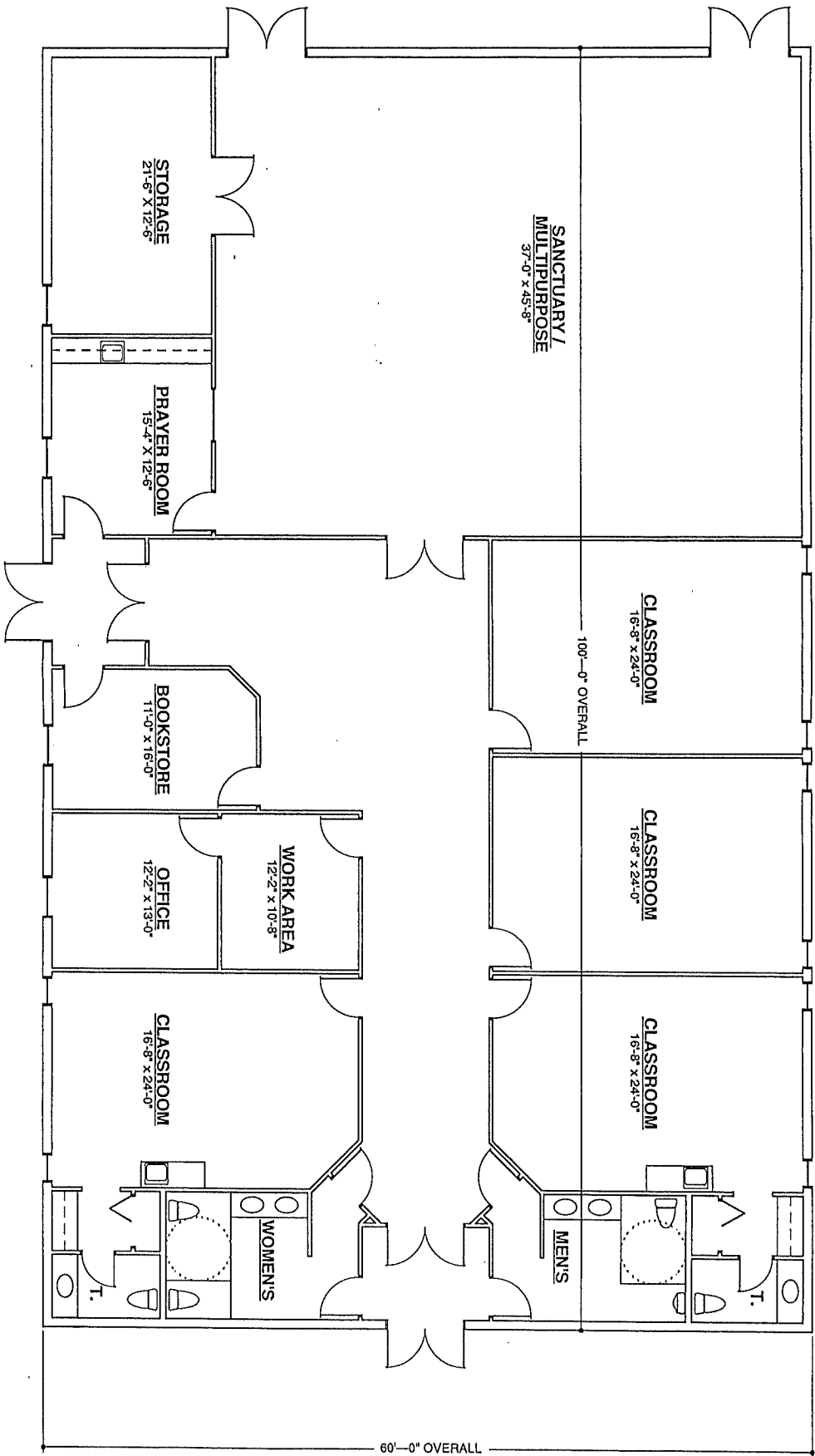
30' WIDE FRONT
YARD/SETBACK

NEW SANCTUARY
BLDG. 6000 S.F.
MAX HEIGHT-35'

POSSIBLE
FUTURE
EXPANSION

EXISTING 20' WIDE SEWER
LINE EASEMENT,
APPROXIMATE LOCATION

100'-0"



**CONCEPT FLOOR PLAN
PROPOSED MASTER PLAN FOR:
CALVARY CHAPEL**

1861 HART DRIVE
 HEBRON, KY 41048
 PREPARED BY CHILDRESS & CUNNINGHAM, INC. ARCHITECTS
 1/8" = 1'-0" OCTOBER 20, 1999 JOB # 9908