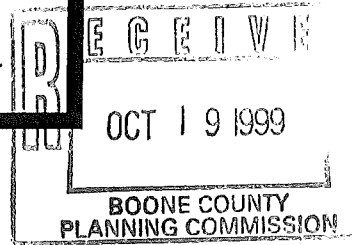


APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations
SECTION A (To be completed by applicant)

- (Check One)
- Boone _____ Florence _____ Walton _____ Union
 - (Check One)
 Conditional Use Permit _____ Variance _____ Appeal
_____ Change in Non-Conforming Use
 - Applicant's Name William Kreutzjans on behalf of Goddard School
Phone Number (606) 341-0050 Fax No. (606) 341-4625
Applicant's Address 3005 Dixie Highway
Edgewood KY 41017
City State Zip
 - Description of Request: Conditional Use Permit to develop and build
a Day Care Center on a SR-1 zone.
 - Name of Development The Highlands of Oakbrook
 - Location of Development East side of Oakbrook Road between
Oakbrook Swim Club and Fox Run Lane
 - Acreage Under Review One Acre Plus
 - Lot Number and Name of Subdivision (if part of a subdivision)
Preliminary Plat Lots 61, 62, 63 of Highlands of Oakbrook
 - Owner of Property Kreutzjans Yeager Properties, LLC.
Phone Number of Owner (606) 341-0050 10.
Address of Property Owner 3005 Dixie Highway, Edgewood, KY 41017
City State Zip
 - Proposed Use(s) on Site Day Care Center
 - Total Square Footage of Existing and/or Proposed Buildings 6,720 sq. ft.
 - Current Zoning on Property SR-1
 - Deed Book 657 Page No. 213 Group No. 2032 & 2039
 - Is the site subject to a zone change? No
If yes, give date of approval _____
 - Have you submitted a Site Plan with this request? Yes - Conceptual
 - Have you submitted a list of adjoining property owners with this request? Yes
 - 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: W. Kreutzjans

Property Owner's Signature: W. Kreutzjans member

(over)

STAFF REPORT

APPLICANT: William Kreutzjans on behalf of Goddard School

LOCATION: Lots 61, 62, and 63 of the Highlands of Oakbrook Subdivision, Oakbrook Road, 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 day care center at Lots 61, 62, and 63 of the Highlands of Oakbrook Subdivision, Oakbrook Road, Boone County, Kentucky. The enclosed Concept Development Plan indicates that the proposed building will be 84' x 95' (for a total square footage of 8,000 square feet), along with the required Buffer Yard Type "A" along the street frontages, and a Buffer Yard Type "C" along the rear and right side yard of the property. The plan also proposes a total of 27 parking spaces. Article 9, Section 933 of the Boone County Zoning Regulations permits nursery and day care centers 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 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.
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

- North: Fox Run Lane, Single Family Homes, zoned SR-1
- South: Beemon Lane, zoned SR-1
- East: Vacant Land (currently under development), zoned SR-1
- West: Oakbrook Swim and Tennis Club, zoned SR-1/PD/CD

Relationship to the Comprehensive Plan

The 1995 Boone County Comprehensive Plan identifies the subject site as Suburban 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-4: CAMP ERNST AREA

The large area between Hopeful Church Road and Oakbrook Road, south of KY 18 to Pleasant Valley Road, should develop in a Suburban Residential fashion. The area must develop with local access and limited access collector roads as a high priority. These should include the connection of Oakbrook Road to Pebble Creek Drive; Beemon Lane to Pleasant Valley Road; and, an east-west connector between Pleasant Valley Road, south of Stonegate Meadows. These collector road extensions should not allow parking or driveway access in order to facilitate the movement of traffic through the area, and should include multi-modal elements such as pedestrian paths and bike lanes, and bus stop areas.

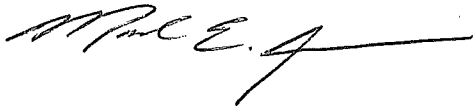
Staff Comments/Concerns

1. The applicant should state the hours of operation of the facility, and the number of children that the facility will accommodate.
2. 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.

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,

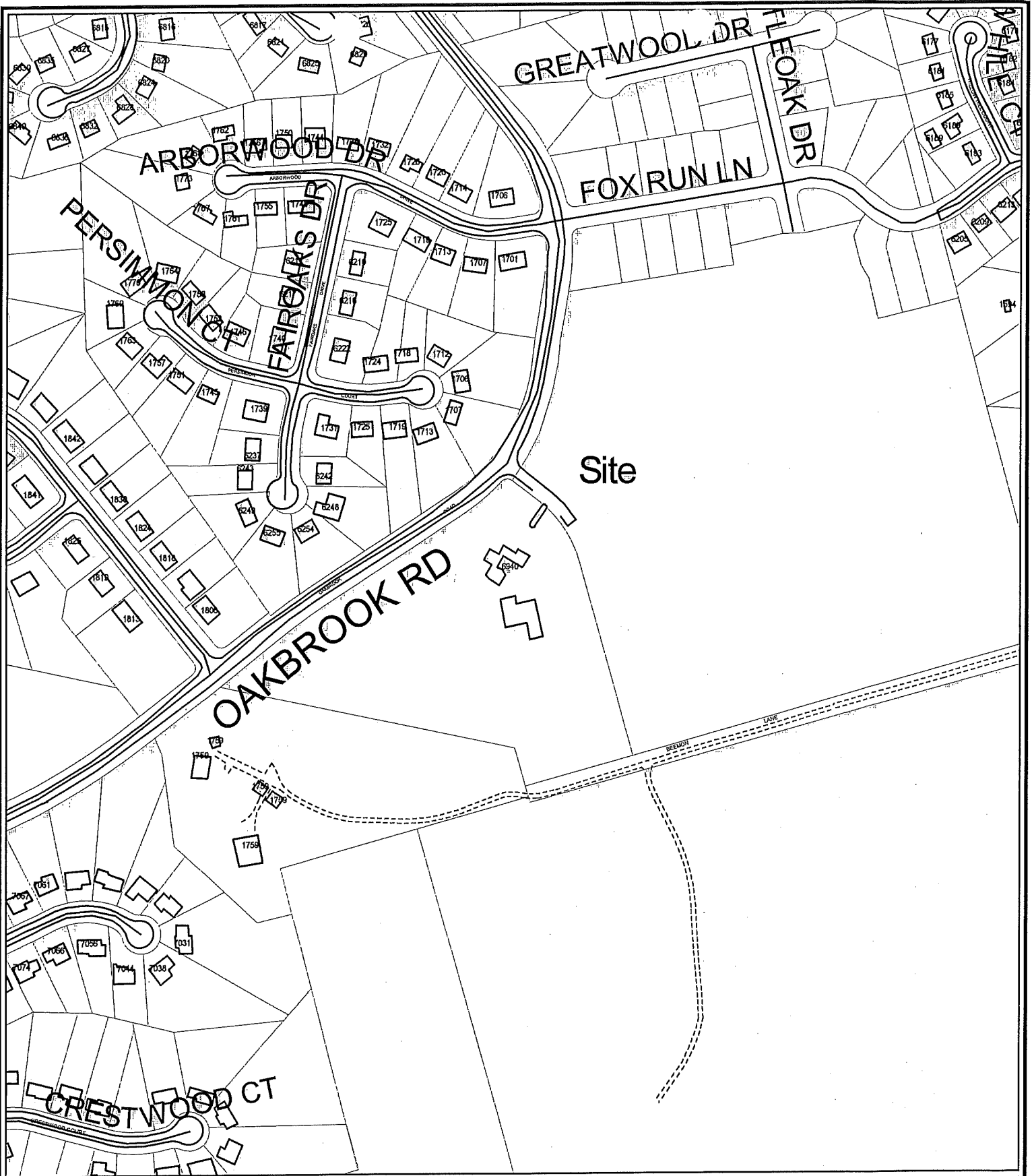


Mark E. Jordan
Planner

MEJ\pr

Attachments

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



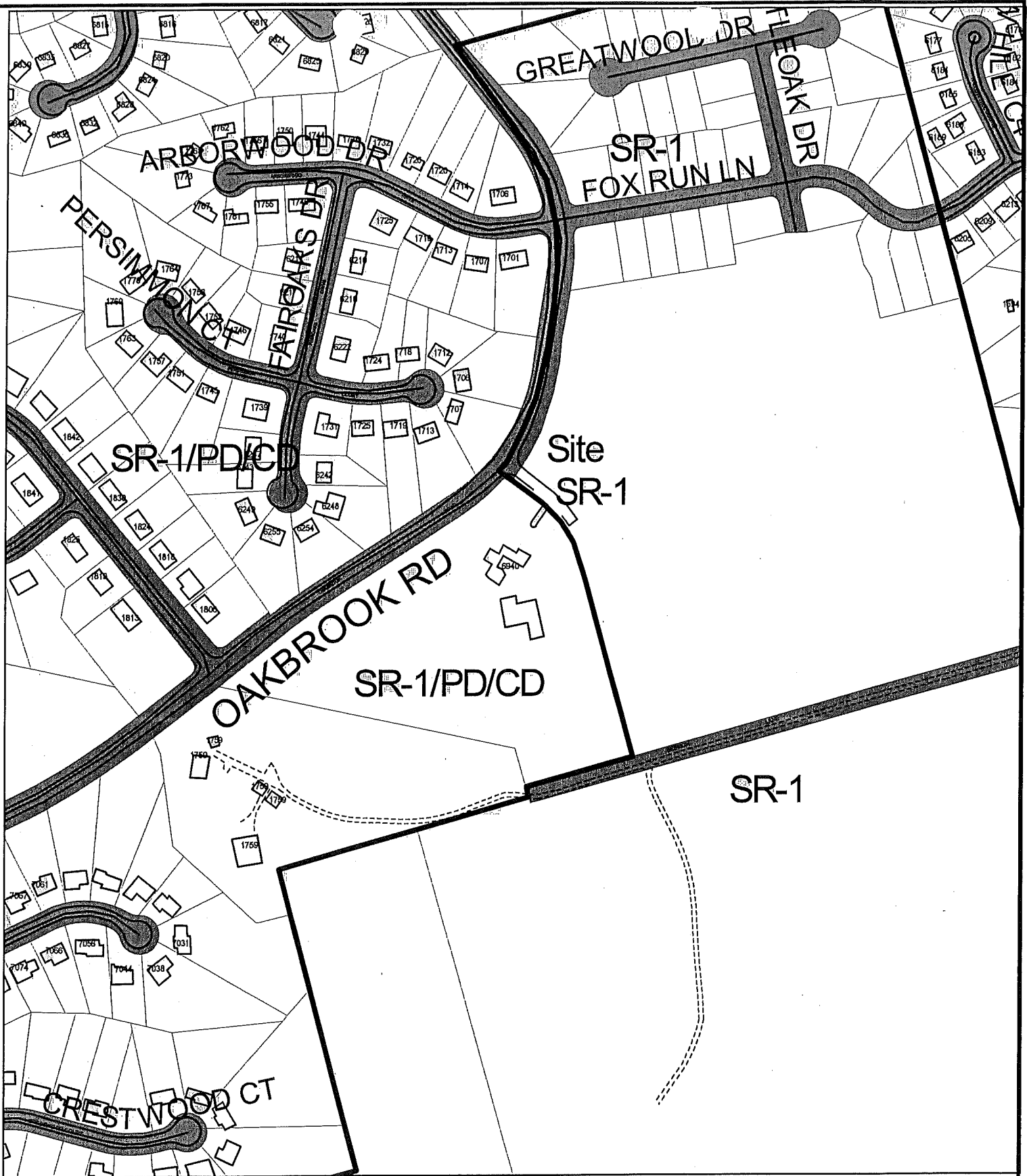
Site Vicinity Map Goddard School

300 0 300 Feet



1 inch equals 300 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 November 2, 1999



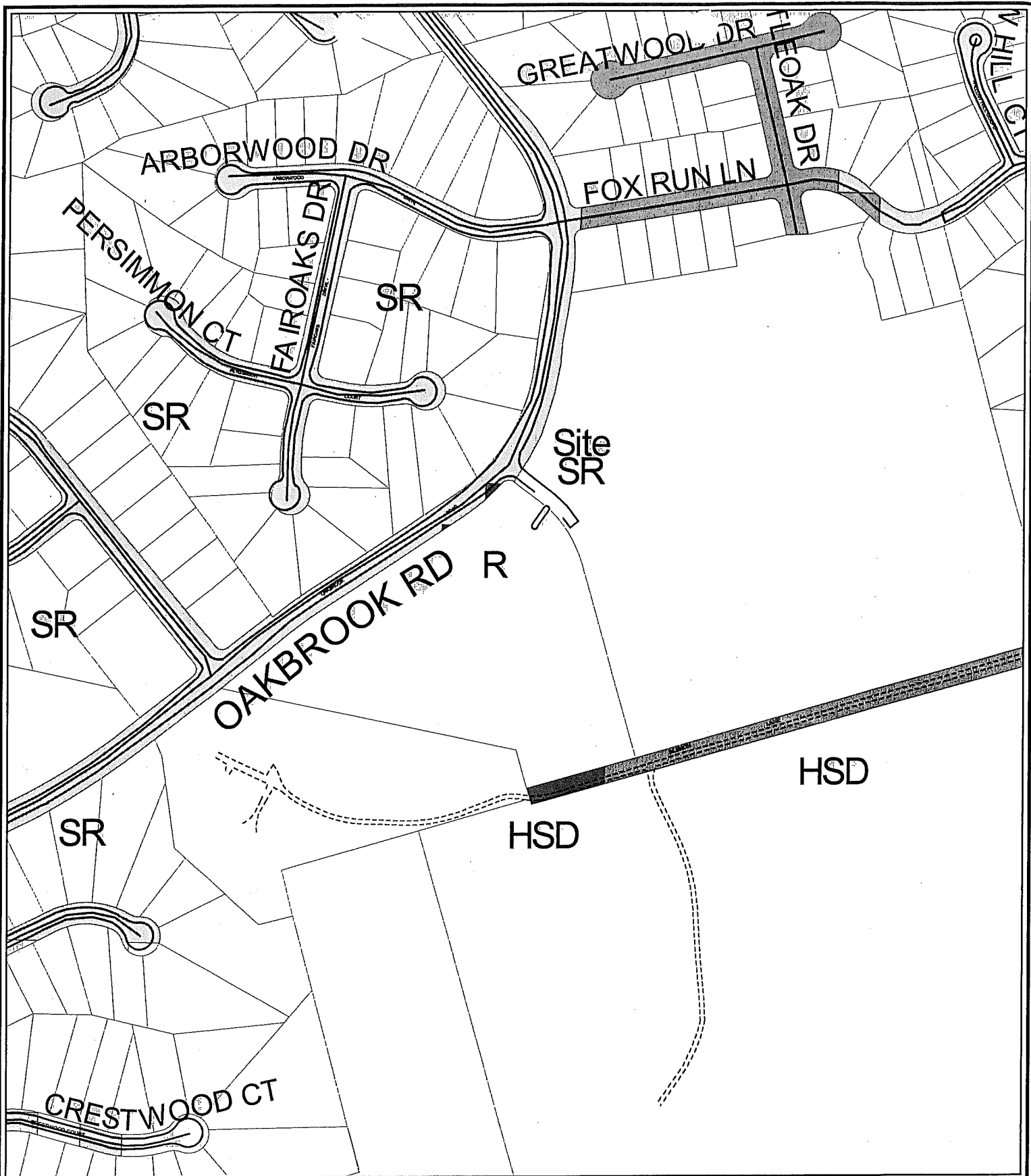


Zoning Map Goddard School

300 0 300 Feet

1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
November 2, 1999





**Future Land Use Map
Goddard School**

300 0 300 Feet



1 inch equals 300 feet
Produced by the
Boone County Planning Commission
GIS Services Division
November 2, 1999



BUILDING LOT...
MAIN IS TO...
CLASS 150).

1707 Persimmon Ct
Elizabethtown, KY 40122
16291

0A

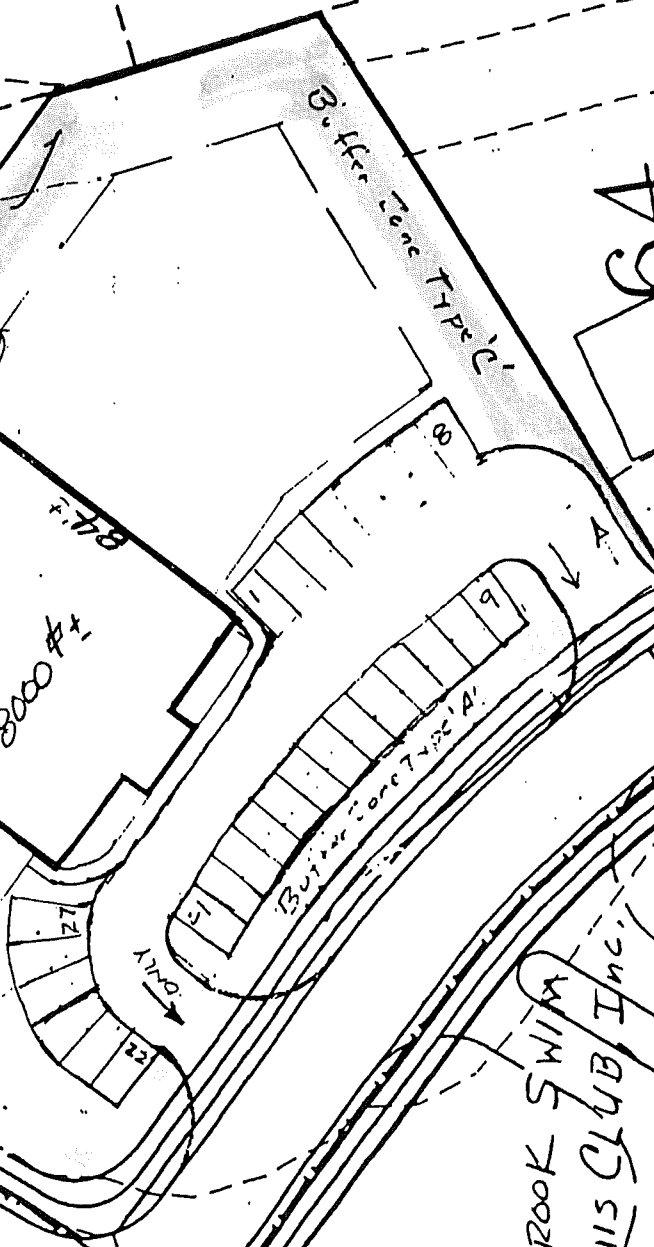
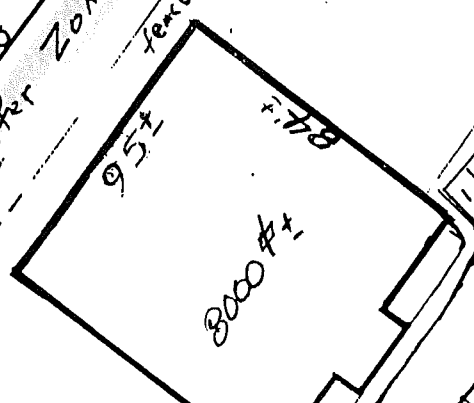
FL=B77.69

46
44
45

x893
x897

8' RESILIENT SEATED GATE VALVE
TEMP. 8"x8"x6 ANCHORING TEE W/ ASSEM.
IMP. FLUG & BLOCK

Buffer Zone Type C



Buffer Zone Type C

OAK BROOK SWIM
& TENNIS CLUB, Inc.

64

8"x8"x6 TEE W/ ASSEM.

RELOCATE