

03 FBOA-008-A

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)

- 1. (Check One) Boone Florence Walton Union
- 2. (Check One) Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
- 3. Applicant's Name THE MCKNIGHT GROUP
Phone Number 614-875-1655 Fax No. 614-875-7006
Applicant's Address P.O. BOX 370
GROVE CITY, OHIO 43123
City State Zip
- 4. Description of Request: NEW. C.U.P.
- 5. Name of Development _____
- 6. Location of Development _____
- 7. Acreage Under Review _____
- 8. Lot Number and Name of Subdivision (if part of a subdivision) _____
- 9. Owner of Property KENTON BAPTIST CHURCH
Phone Number of Owner 859-371-8891
- 10. Address of Property Owner 634 KENTON AVE FLORENCE, KY 41042
City State Zip
- 11. Proposed Use(s) on Site CHURCH FACILITIES (SEE Addendum)
- 12. Total Square Footage of Existing and/or Proposed Buildings: SEE ATTACHED
- 13. Current Zoning on Property SR2
- 14. Deed Book 298 Page No. 83 Group No. 2034B
- 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: Rick Sipat

Property Owner's Signature: [Signature]

**BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2**

SECTION B (To be completed by the Boone County Planning Commission Staff)

- 1. Date Received 11-12-03 Fee Received \$609.00 R#37148
- 2. Is application complete? Yes No
- 3. Staff Reviewer _____
- 4. Scheduled Board Action Date _____
- 5. Board Action:
 - Approved
 - 12-11-03 Approved with Conditions (See #6)
 - Denial (See #7)
- 6. Conditions of Approval: SEE 12-11-03
F. B. O. A. MEETING MINUTES
- 7. Reasons for Denial: _____

Boone County Planning Commission
 2995 Washington Street
 Burlington, Kentucky 41005
 (859) 334-2196 - Phone
 (859) 334-2264 - Fax
plancom@boonecountky.org - E-mail
www.boonecountky.org - Web Page

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: Kento-Boo Baptist Church
LOCATION: 634 Kentaboo Avenue, Florence, Kentucky
ZONING: Suburban Residential Two (SR-2)
DATE: December 11, 2003

Proposal

Kento-Boo Baptist Church is requesting a Conditional Use Permit to allow the construction of a 15,880 square foot addition onto the eastern building facade of their existing 12,172 square foot church. The proposed building addition is 20' 1" tall and is comprised of a 4,568 square foot basement, 5,770 square foot first floor, and 5,542 square foot second floor. The approximate 1.53 acre property is located at 634 Kentaboo Avenue and is zoned Suburban Residential Two (SR-2).

Applicable Regulations

Article 2, Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment and Zoning Appeal is to grant conditional use permits as specified by the zoning order.

Article 9, Section 933 of the Boone County Zoning Regulations permits "Churches, synagogues, temples and other places of religious assembly for worship" as a conditional use within a Suburban Residential Two (SR-2) district.

Article 30, Section 3007 of the Boone County Zoning Regulations states that "property involving a conditional use and/or variance shall be subject to the Boone County Planning Commission Site Plan review and approval if required by an individual zoning district."

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 943 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings For all Conditional Uses):

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

Article 9, Section 943 of the Boone County Zoning Regulations allows churches as a conditional use in the SR-2 district if the proposed facility meets all the requirements:

- a. the activity is an integral and subordinate function of a permitted use; or
- b. the activity will not contradict the compact, but single-family 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.

Relationship to the Comprehensive Plan

The 2000 Boone County Comprehensive Plan's "2025 Future Land Use Plan" designates the site in question for "Public/Institutional" and "Suburban Residential" uses. These designations are described as follows:

Public/Institutional (P) – "Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

Suburban Residential (SR) – "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 (Florence Central Area, p. 162) states the following regarding this area:

- A. "Overall, a mixing of uses can be accommodated within the City of Florence and the existing residential communities can be protected if proper buffers and design are incorporated into the developments."

The following Future Land Use Development Guideline from the 2000 Boone County Comprehensive Plan applies to the application:

- A. "Developments in Boone County must recognize the potential impacts upon adjoining land uses and incorporate a transition of land uses, building setbacks, and/or landscaping to minimize these impacts. Potential impacts include visual, noise or vibrations, odors, dust, smoke, and light. Buffering to mitigate these impacts should be an integral part of the design of proposed projects ..." (Buffering, p. 159).

Surrounding Land Uses and Zoning (From Proposed Addition)

North: Single-Family Residential Dwelling on Louise Court (SR-2)

South: Kentaboo Avenue and Single-Family Residential Dwellings (SR-2)

East: Single-Family Residential Dwellings on Louise Court and Kentaboo Ave. (SR-2)

West: Kento-Boo Baptist Church (SR-2)

Site History

- 06/13/85 – The Florence Board of Adjustment approved a Conditional Use Permit allowing the church parking lot to be enlarged. The Board imposed the following conditions: (1) the width of the driveway (aisles) must be 13 feet; (2) all parking stalls must be a minimum of 10' x 20'; (3) blacktop or concrete surfacing will be provided; (4) adequate erosion control measures will be taken; (5) wheel blocks will be installed per the Public Works Director; and (6) the parking lot will be completed within 30 days.
- 01/21/86 – The Florence Board of Adjustment approved a Conditional Use Permit which modified the June 13, 1985 approval. The parking lot addition had to be constructed by June 30, 1986.
- 07/08/87 – The Florence Board of Adjustment approved a Conditional Use Permit allowing parking lot improvements and the construction of a 16,484 square foot addition on the western building facade (see Concept Plan). The Board imposed the condition that Staff Comments 2 (proper design & landscaping), 3 (sidewalks on Kentaboo Avenue), and 4 (adequacy of public facilities) needed to be addressed by Staff during Site Plan Review.
- 06/13/90 – The Florence Board of Adjustment approved a Conditional Use Permit allowing the size of a free-standing sign to be increased from 16 square feet to 24 square feet.

Site Characteristics

The approximate 1.53 acre property contains a 12,172 square foot church, which is constructed almost entirely of brick, and 47 parking stalls. Another church parking lot, which contains 80 stalls, is located across the street. The subject property contains two curb cuts on Kentaboo Avenue. The topography of the property falls from 910' at Kentaboo Avenue to approximately 895' at the rear property line.

Staff Comments

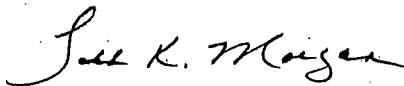
1. The 16,484 square foot addition to the church that was approved by the Florence Board of Adjustment in 1987 has not been constructed. After reviewing the applicant's proposal for a 15,880 square foot addition, the Zoning Administrator determined that a new Conditional Use Permit was needed because the Concept Development Plan from 1987 is being altered greatly. The proposed Concept Plan places the building in much closer proximity to the eastern property line.
2. The Applicant has provided a letter (see attachments) that indicates that the addition will be used for educational purposes, such as Sunday School. The addition will not affect the 433 seat Sanctuary. As a result, the existing on-site and off-site parking (122 spaces) is sufficient to meet the parking requirement (87 stalls).
3. Staff is concerned about the impact that the addition will have on the neighboring residences to the north, south, and east. The rear portion of the addition is 13 feet 10 inches from the side property line. The Board needs to determine if the building addition will contradict the compact, but single-family character of the area.
4. Staff is concerned about the potential impacts of site lighting. Staff would like the applicant to explain what impact the proposed lights (see elevation drawings) will have on the adjoining residential properties. If the Board approves the project, Staff recommends that the Board should require a photometric plan during Site Plan which indicates that the footcandle measurements at the property line are 1.0 or less.
5. Staff is concerned about the potential impacts of storm water runoff. The applicant's Concept Development Plan does show that they plan on modifying the existing detention facility near the rear property line. The City Engineer will review the storm water and detention calculations if a Site Plan application is submitted for the proposed addition.
6. The Applicants submitted Concept Plan indicates that a new 6' tall cedar screen fence is being proposed along the southeast property line (150 feet) with three maple trees. The Florence Landscaping Code does not permit fencing in the front yard. As a result, the above referenced fence will not be allowed to extend past the front building line.

7. If the project is approved, Staff recommends a condition which would require the remaining portion of the rear yard (area behind the existing parking lot, existing church, and proposed addition) to be screened with one large per 35 linear feet. The large trees need to be selected from Plant List A, B or D from the Boone County Zoning Regulations and need to meet the minimum installation size standards.
8. The submitted building elevations indicate that over half of the building addition will be constructed with E.I.F.S. The existing building is almost entirely constructed of brick. The Board needs to analyze the submitted building elevations and determine whether they are appropriate in this zoning district. In addition, no elevation drawing has been submitted for the northern building facade.

Conclusion

KRS 100.237 and Sections 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to grant the request for a Conditional Use Permit.

Respectfully submitted,

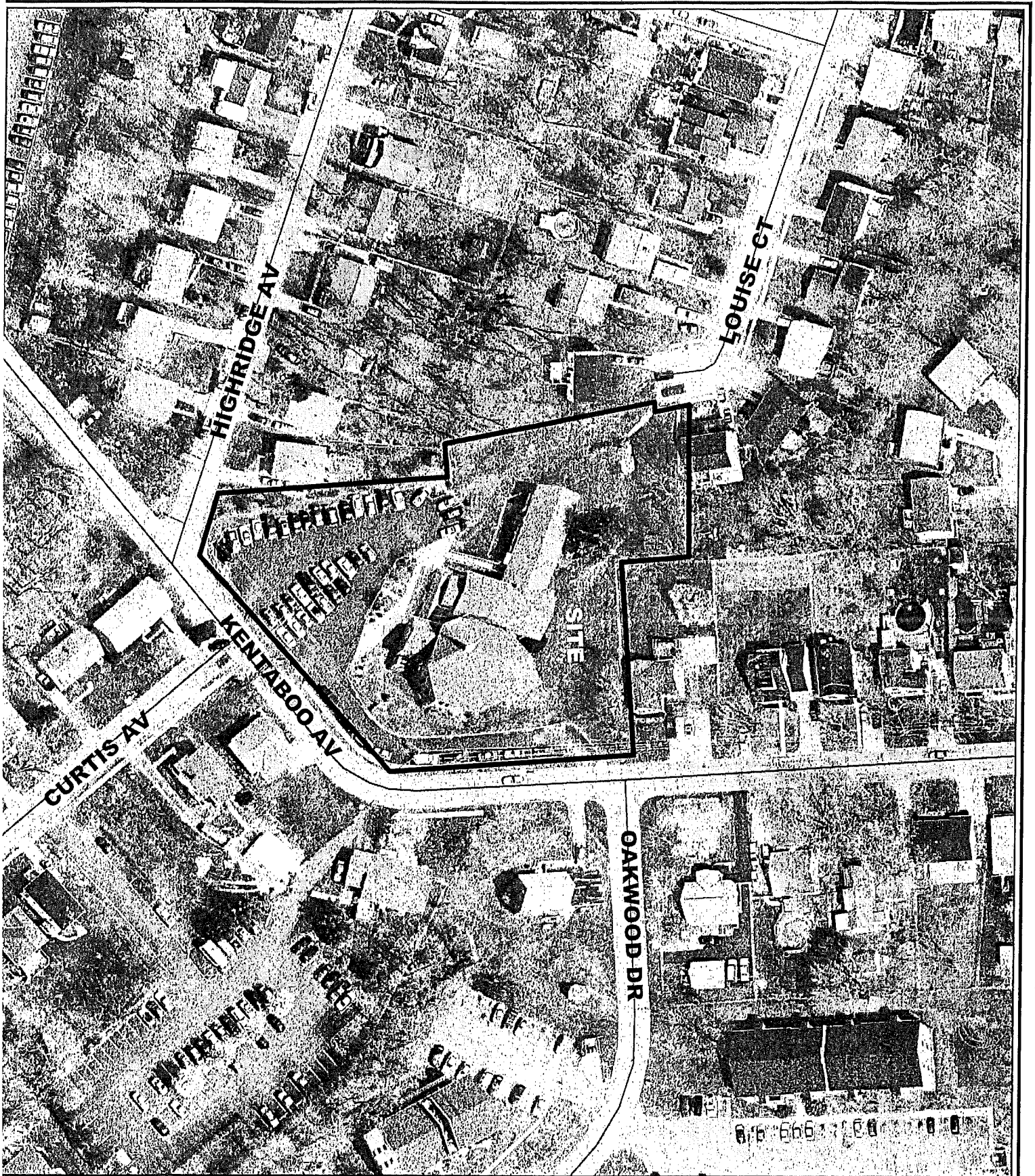


Todd K. Morgan, AICP
Planner, Zoning Services

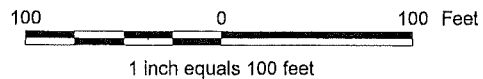
TKM/pr

Attachments

- Exhibit A – Aerial Map/Site Vicinity Map
- Exhibit B – Letters of Explanation
- Exhibit C – Concept Development Plan (Site Plan)
- Exhibit D – Concept Development Plan (Elevation Drawings)
- Exhibit E – Zoning Map
- Exhibit F – Future Land Use Map
- Exhibit G – Topographical Map
- Exhibit H – 07/08/87 Kento-Boo Baptist Staff Report
- Exhibit I – 07/08/87 Florence B.O.A. Meeting Minutes
- Exhibit J – Pictures
- Exhibit K – Application



Kento-Boo Baptist Aerial Map



Produced by the
Boone County Planning Commission
GIS Services Division
November 25, 2003



Addendum to Conditional Use Permit Application

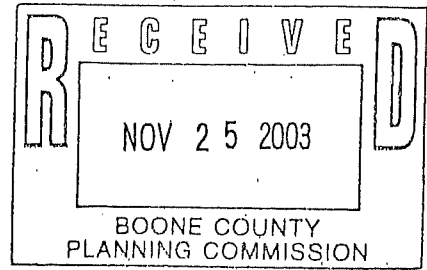
1. Building Square Footage – Gross
 - A. Existing Basement 2708 sq. ft.
 - B. Existing First Floor 9464 sq. ft.
 - C. New Basement 4568 sq. ft.
 - D. New First Floor 5770 sq. ft.
 - E. New Second Floor 5542 sq. ft.

2. Parking Requirements
 - A. Existing Sanctuary seating 433

 - B. Parking Spaces Required 87

 - C. Parking On Site 42
Parking Off Site 80
Total Parking = 122

November 25, 2003



Dear Todd,

The addition to Kentoboo Baptist Church is for church education purposes only. The church does not hold Sunday School classes or will use the addition at the same time as their existing sanctuary is in use. The existing sanctuary has the largest seating capacity, at 433 seats, and has been used to determine the parking stall requirements shown on C1.1

Sincerely,

Rick Sibert

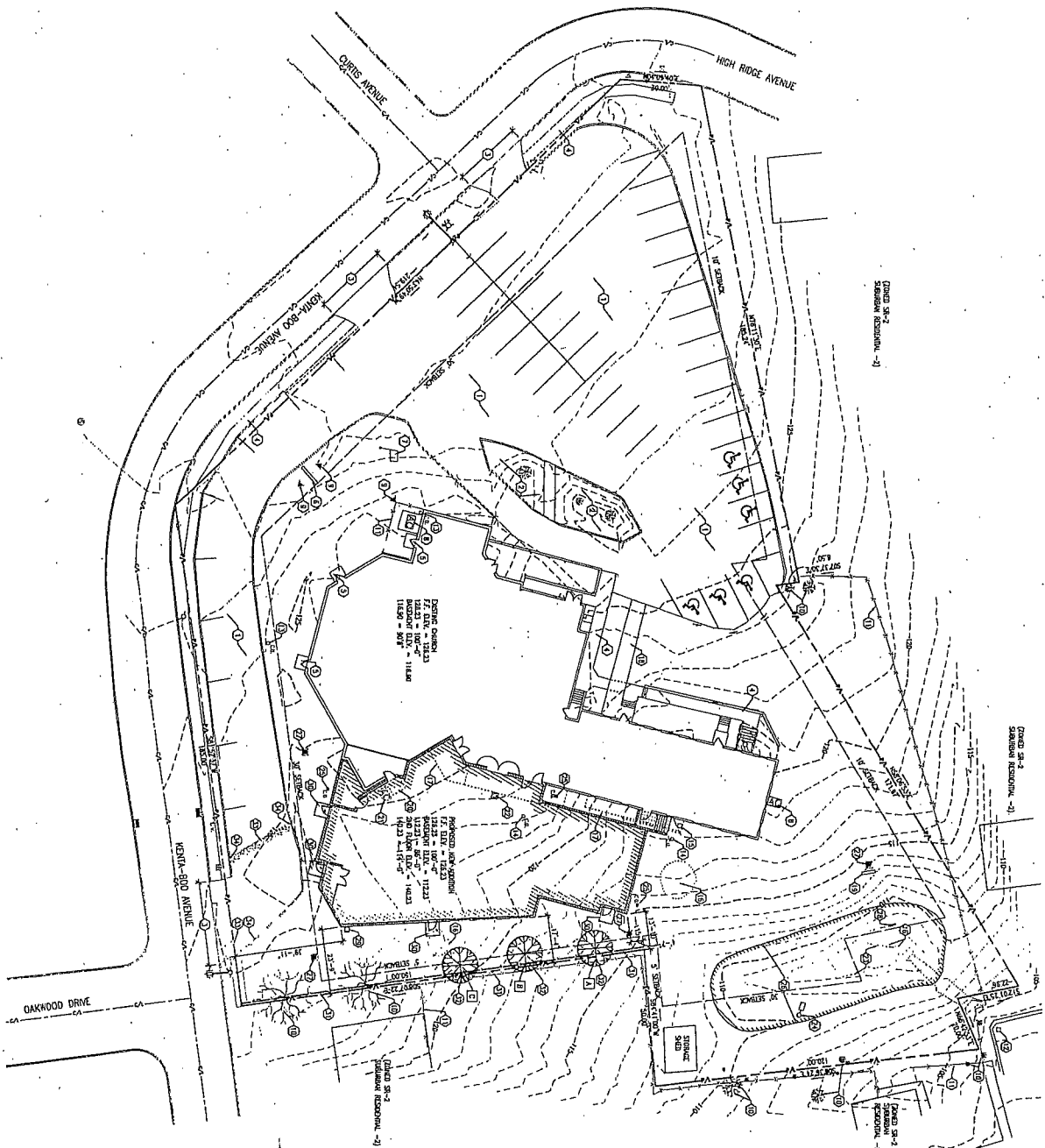
KEYED NOTES


1. EXISTING ASPHALT DRIVEWAY TO REMAIN UNCHANGED.
2. EXISTING UNPAVED DRIVEWAY TO REMAIN UNCHANGED.
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LANDSCAPE SCHEDULE

NO.	QUANTITY	REMARKS	PLANT NAME	REMARKS
A	1	100' PALM TREES	SPREAD PALM	
B	1	100' PALM TREES	SPREAD PALM	
C	1	100' PALM TREES	SPREAD PALM	

RECEIVED
 NOV 12 2003
 BOONE COUNTY
 PLANNING COMMISSION




SITE IMPROVEMENT PLAN
 SHEET - 20

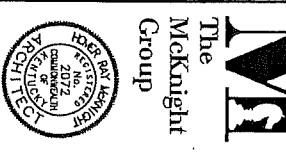
The McKnight & Hirsterman Architects, Inc.
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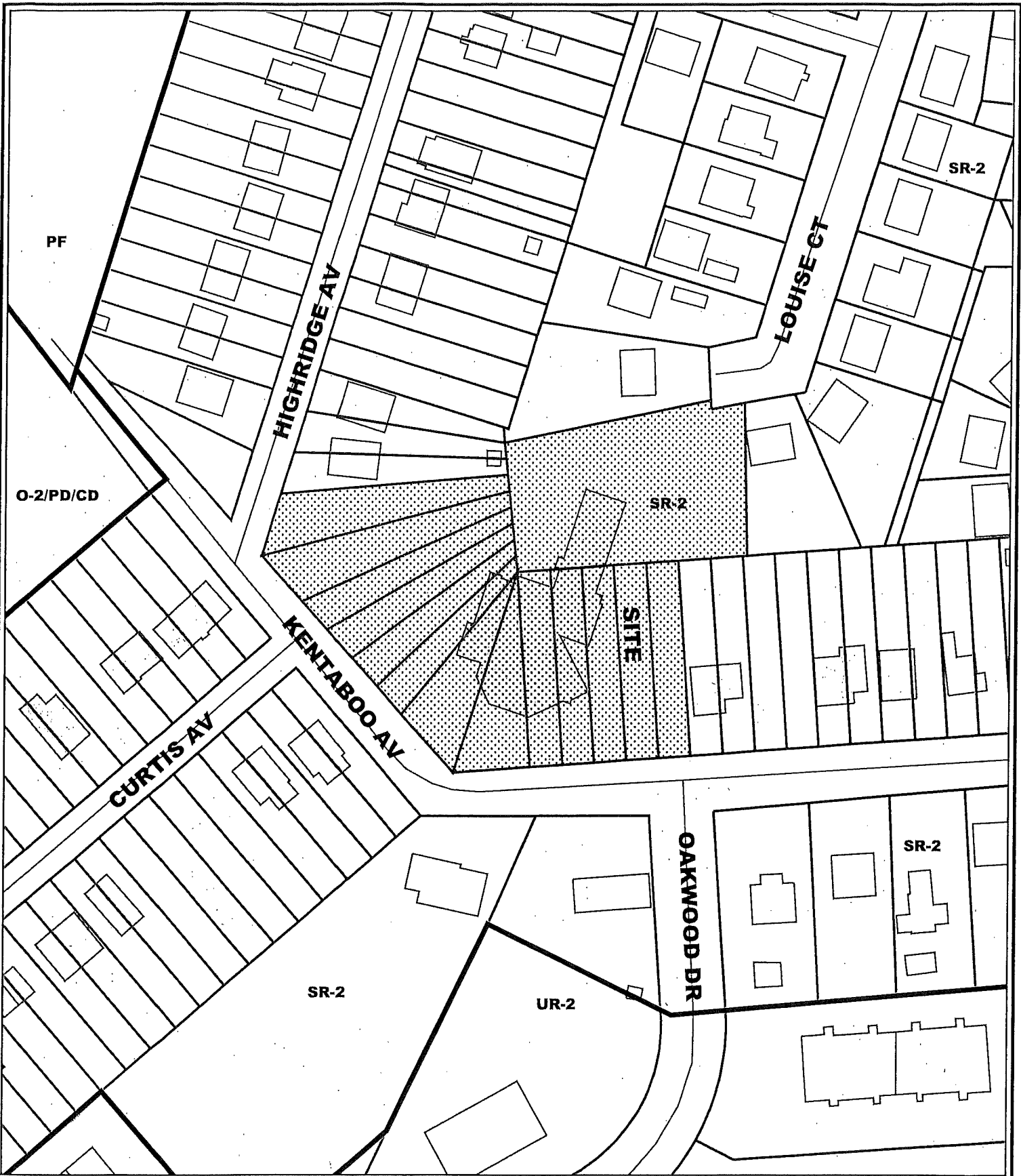
REVISIONS

NO.	DATE	DESCRIPTION
1	11/12/03	ISSUED FOR PERMIT
2	11/12/03	ISSUED FOR PERMIT
3	11/12/03	ISSUED FOR PERMIT
4	11/12/03	ISSUED FOR PERMIT
5	11/12/03	ISSUED FOR PERMIT
6	11/12/03	ISSUED FOR PERMIT
7	11/12/03	ISSUED FOR PERMIT
8	11/12/03	ISSUED FOR PERMIT
9	11/12/03	ISSUED FOR PERMIT
10	11/12/03	ISSUED FOR PERMIT

ADDITION TO:
KENTOBOO BAPTIST CHURCH
 634 KENTABOO AVENUE
 FLORENCE, KY


The McKnight & Hirsterman Architects, Inc.

Approved by the Planning Commission for the site plan. The Commission shall have jurisdiction over the project.



Kento-Boo Baptist Zoning Map

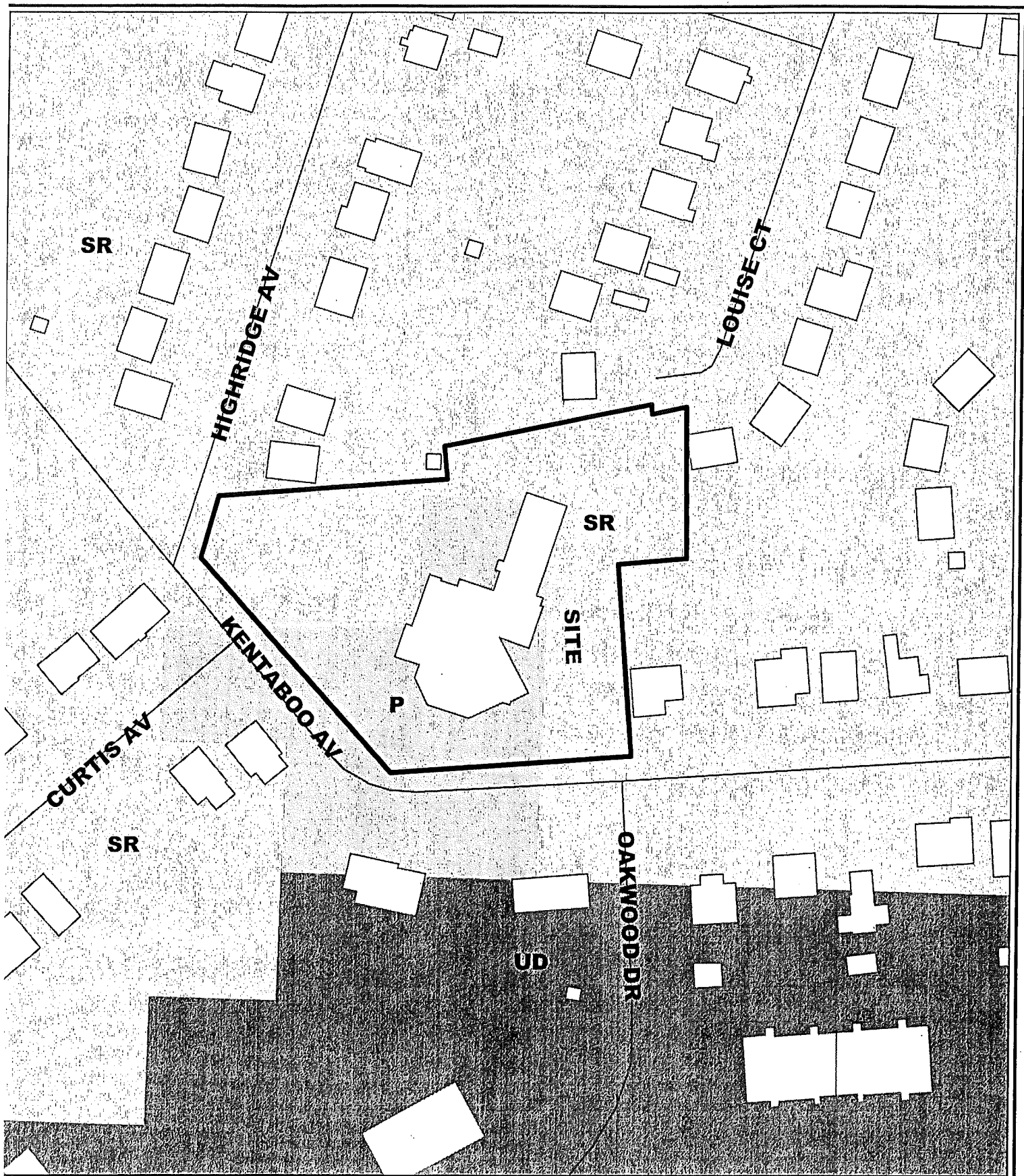
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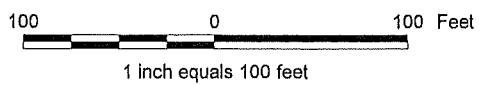
1 inch equals 100 feet

Produced by the
Boone County Planning Commission
GIS Services Division
November 25, 2003

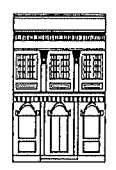




Kento-Boo Baptist Future Land Use Map



Produced by the
Boone County Planning Commission
GIS Services Division
November 25, 2003





Kento-Boo Baptist Topographical Map



1 Inch equals 100 feet

Produced by the
Boone County Planning Commission
GIS Services Division
November 25, 2003



STAFF REPORT

APPLICANT: David B. Roberts for Kento-Boo Baptist Church
DEVELOPMENT: Kento-Boo Baptist Church
LOCATION: Kento-Boo Avenue at Curtis Avenue, Florence, Kentucky
ZONE: Suburban Residential Two (SR-2)
DATE: July 8, 1987
REMARKS:

Applicant is requesting a Conditional Use Permit and Site Plan Review to construct a 16,484 square foot building addition to an existing church facility and expand an existing parking lot. The applicant is also requesting a Conditional Use Permit and Site Plan to construct a separate parking lot accross the street from the church site for the purpose of serving the church use.

Surrounding Land Use

The land uses adjoining the 2.82 acre site are single-family residential to the north and east (zoned SR-2). South and west of the church site is Kento-Boo Avenue. Curtis Avenue intersects with Kento-Boo opposite the southwest side of the church site. The remote parking lot site is located near the southwest corner of Kento-Boo Avenue and Curtis Avenue. This site has 50 feet of frontage on the southside of Curtis Avenue, approximately 150 feet west of the intersection, and 100 feet of frontage on the west side of Kento-Boo Avenue, about 150 feet south of the intersection.

East of the parking lot site is the Ash Grove Apartments; directly south is a paper street (Grove Avenue), an apartment building (Oakwood Apartments) (zoned UR-1), and a single-family residence; north of the site are several single-family residences along Curtis Avenue (zoned SR-2).

The following reviews the general standards applicable to all Conditional Uses:

1. 1986 Boone County Comprehensive Plan:

Future Land Use Map - Borderline Medium Density and High Density Residential.

Land Use Element - Residential development within this study area will continue but be moderate. There are only a few pockets of residential land still undeveloped

within this area. Infilling of these areas and individual lots within established subdivisions should coordinate and agree with the developments or subdivisions surrounding these buildable areas and lots. Overall, the existing residential communities must be protected from inappropriate infilling and remain buffered from the increasing industrial and commercial development within the city. (page L-19)

Goals and Objectives - Housing -

(8.) Existing sound residential areas/neighborhoods shall be conserved, and deteriorated residential areas with redeeming qualities should be regenerated.

(9.) In implementing the land use plan, those areas of the county proposed for residential use shall be protected from incompatible land uses.

2. The proper design of any additional buildings or parking areas is a very important concern for any non-residential use in a residential district. The applicant's plans indicate minimal information about design principles and landscaping. This development has the potential to change the character of this areas as it may further promote the transition of this neighborhood from that of a neighborhood of single-family homes to higher density multi-family dwelling units.
3. Staff forsees no reasons why the proposed building would be hazardous to existing or future neighboring uses. However, the proposed parking facilities and subsequent increase of automobile traffic in this area poses a potential hazard to the neighborhood, especially pedestrian traffic, as there are no sidewalks on Kento-Boo or Curtis Avenues.
4. Staff's major concern about the adequacy of existing public facilities is regarding the public streets which serve the sites. Both Kento-Boo and Curtis Avenues are local streets designed to serve primarily residential purposes, and neither street has sidewalks to provide for safe pedestrian travel to, from, or by the sites. At the time of writing of this report, staff lacked sufficient information to assess the adequacy of water, sewer, and storm water drainage facilities available to the sites, or of the ability of the applicant to provide these facilities.
5. At the time of writing of this report, staff lacked sufficient information to determine if this proposed development will create excessive additional requirements at public cost for public facilities and

services and will be detrimental to the economic welfare of the community. Staff has particular concern about the existence of an adequate pedestrian access and the storm water drainage system to serve this development.

6. The proposed parking facility must be sensitively designed and adequately screened and/or buffered so as not to be detrimental to the neighboring residential uses.
7. Vehicular approaches to both sites should be properly aligned with existing and/or proposed access points to Kento-Boo and Curtis Avenues, should be designed for safe ingress and egress and otherwise controlled in accordance with good access management principles. The Site Plan presented to staff proposes three access points for the east side of Kento-Boo, one for the west side of Kento-Boo, and one onto the south side of Curtis Avenue. This plan does not indicate any alignment of the proposed access points with those already existing.

Special Concerns/Suggested Conditions

Staff will be in contact with the applicant regarding the concerns established in this report, plus any other concerns which must be addressed to bring the Site Plan into conformance with the performance standards of the Boone County Zoning Regulations. How the applicant addresses these concerns, along with any modifications to the Site Plan, and any special conditions recommended by staff will be reported on at the meeting.

Respectfully submitted,




Jim Sturdevant,
Plans Examiner/Planner

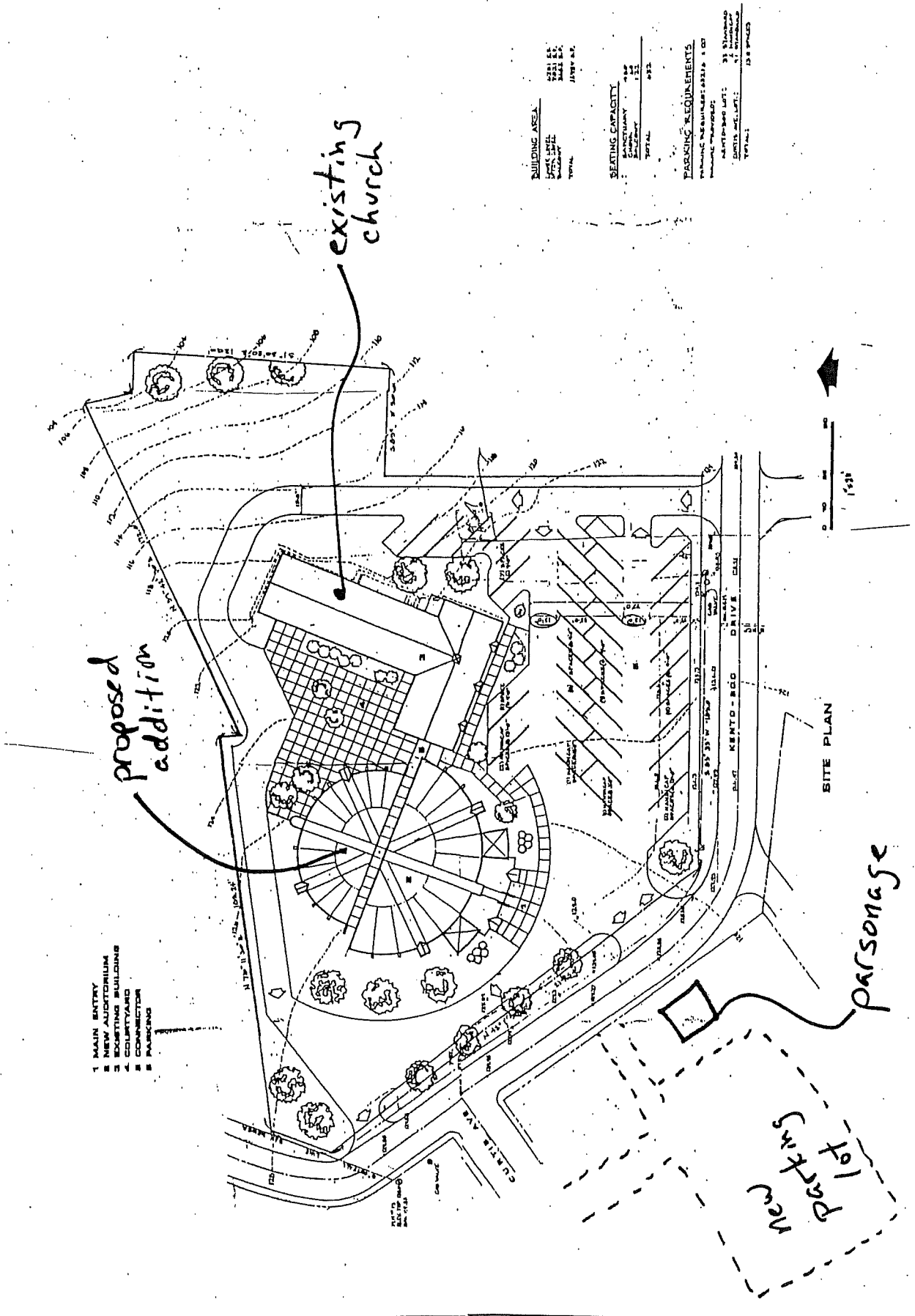
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①

D. Brigham Roberts - Kento-Boo Baptist Church 7-8-87

		ARCHITECT & ASSOC. INC. 3126 Dixie Hwy. - Erlanger, Kentucky 41018 606-341-4000	Drawing By Date Title Scale Date	JUN 12, 1987 SITE PLAN
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KENTO-BOO BAPTIST CHURCH
 54 KENTON DRIVE, KENTON, KENTUCKY 41021



- 1 MAIN ENTRY
- 2 NEW AUDITORIUM
- 3 SEATING BUILDING
- 4 COURTYARD
- 5 CONFESSOR
- 6 PARKING

BUILDING AREA	
EXIST'G CHURCH	10,000 S.F.
PROPOSED ADDITION	10,000 S.F.
TOTAL	20,000 S.F.
SEATING CAPACITY	
EXIST'G CHURCH	1,000
PROPOSED ADDITION	1,000
TOTAL	2,000
PARKING REQUIREMENTS	
PROPOSED SEATING CAPACITY x 0.7	1,400
MIN. REQUIRED	1,400
PROPOSED	1,400
TOTAL	1,400

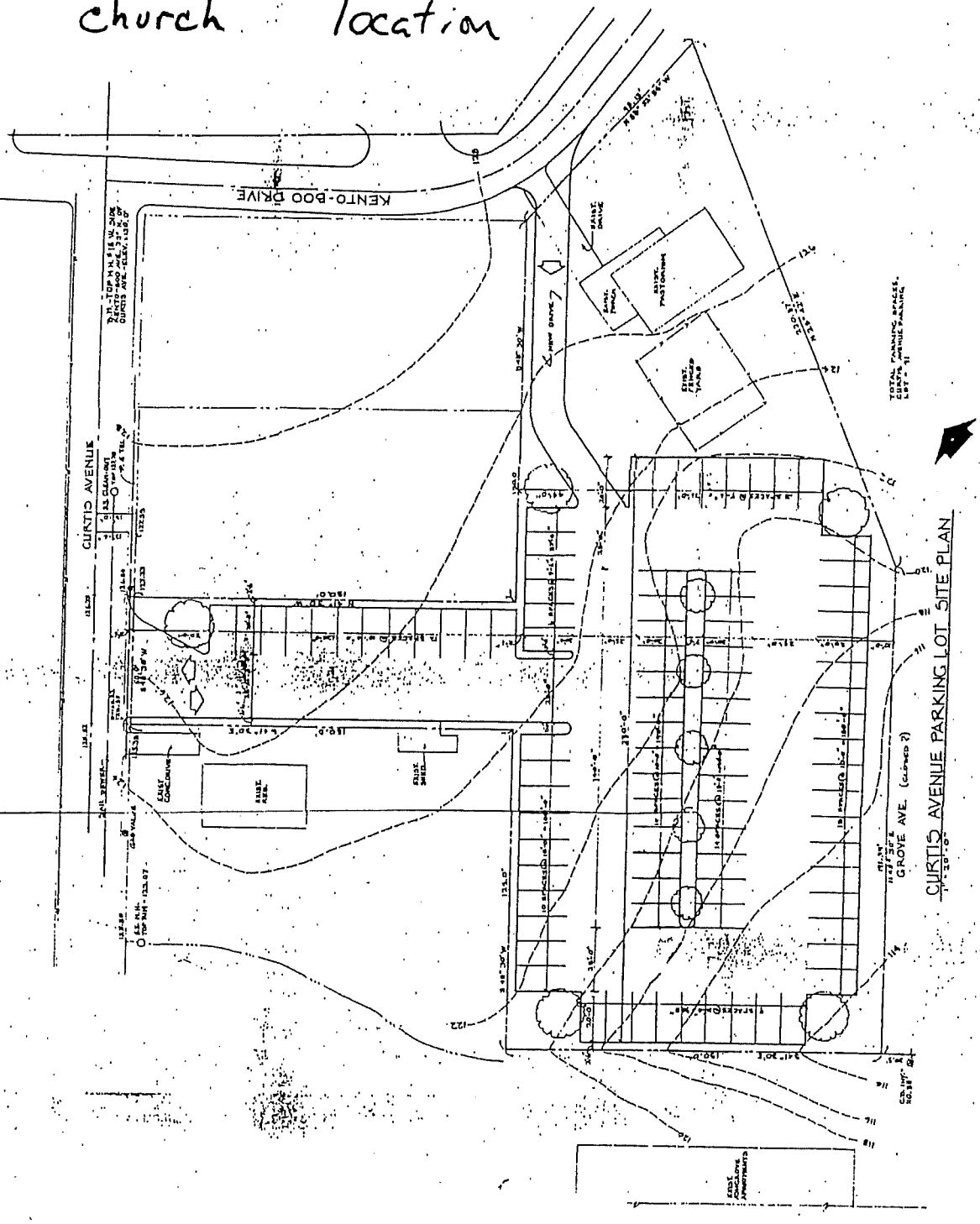
D. Brigham Roberts - Kento-Bou Baptist Church 7-8-87

D. BRIGHAM ROBERTS
ARCHITECT & ASSOC. INC.
3126 Dixie Hwy., Erlanger, Kentucky 41018
606-341-4000

drawn by
RWB
date
JUNE 12, 1987

PROJECT
KENTO-BOU BAPTIST CHURCH
134 KENTO-BOU AVENUE, FLORENCE, KENTUCKY, 41042
SHEET NO.
SP-2
REVISION
NO. REVISION

church location



CURTIS AVENUE PARKING LOT SITE PLAN



4. A request of David B. Roberts for Kento-Boo Baptist Church for a Conditional Use Permit and Site Plan Review to construct a 16,484 sq. ft. building addition to an existing church facility and expand an existing parking lot. The applicant is also requesting a Conditional Use Permit and Site Plan to construct a separate parking lot across the street from the church site for the purpose of serving the church use.

Staff Member, Tom Breidenstein, presented slides of the site and adjacent areas.

Mr. David Roberts presented the Site Plan and indicated the proposed changes to the church property. He stated that due to development in the area, they anticipate an increase in the church membership.

Chairman Holland noted a 9.5-foot high retaining wall planned for the site and asked Mr. Roberts for his comments.

Mr. Roberts stated that the retaining wall will be located toward the high ridge side. He stated that the wall will be used to accommodate the grades on the site, which he indicated on a diagram. He added that the wall is not a desirable design element, but is necessary if they are to have a two-story facility. In response to comments from Chairman Holland, Mr. Roberts indicated the start of the wall and that it gets steeper, to a height of approximately 9 feet, and then decreases in height.

Mr. White noted that there are many small children in the area and indicated his concerns for safety. He added that the wall will also create water problems.

Mr. Noel Walton noted the location of the retaining wall. He stated that the wall goes to a maximum height of 8.5 feet. He indicated the proposed plans for directing storm water and how the retention pond will be constructed. He stated that the pond will not be of any great depth.

Mr. Ashcraft stated that he did not want any ponding created, nor did he want to create a breeding ground.

Mr. Walton discussed how the water would be discharged from the pond and stated that the only time there would be any retention would be in the winter when the ground was frozen, and it would not be substantial.

Chairman Holland stated that he had problems in regard to the retaining wall. He asked the applicant if he agreed that the wall could pose a safety hazard unless there was a railing or fence on top of it.

Mr. Roberts stated that he definitely does agree with this statement. He added that it is the only design solution in consideration of the elevation of the sanctuary.

Mr. Ashcraft noted that the retaining wall and the retention pond have not been reviewed by the Safety Engineer.

Mr. Roberts agreed and stated that the Safety Engineer is out-of-town. He stated that the concerns raised by the Board are valid and they are willing to go before the Planning Commission for a full Staff review and recommendation.

Mr. White stated that the church is an asset to the community. He stated that there are concerns regarding the retaining wall and water retention. He asked the applicant if he would be willing to address these two situations with the Safety Engineer. Mr. Roberts replied that he would be willing to do so.

Staff Member, Jim Sturdevant, stated that the Staff has simultaneously reviewed the Site Plan and the use. He stated that if the Board is satisfied with the use and how it will affect the neighborhood in terms of additional traffic and aesthetics, then Staff's only concern is for review of the details of the Site Plan by the engineer.

Counselor Wilson stated that Mr. White is discussing a motion to approve the Conditional Use portion of the request subject to certain conditions, one being Site Plan Review, including Items #2, 3, and 4 of the Staff Report, being reviewed by the Staff. If agreement cannot be reached with the Staff, then the applicant would have to appear before this Board again.

Mr. Roberts indicated his agreement to the proposed motion discussed by Counselor Wilson.

Mr. White moved, seconded by Mr. Ashcraft, that the Conditional Use Permit be granted subject to the condition that Items #2, 3, and 4 are reviewed by the Staff and acceptable to the Staff.

Chairman Holland asked if there were any further comments or questions, or any further discussion regarding this matter.

There being no further discussion, Chairman Holland asked for a roll call vote on the motion which found Mr. Ashcraft, Ms. Lanigan, Mrs. Ward, Mr. White and Chairman Holland in favor. The motion carried unanimously.

Staff Member, Jim Sturdevant, presented the Staff Report regarding the second part of this application. He noted that a reduced copy of the proposed layout of the parking lot is attached to the Staff Report. He stated that the applicant has adequately addressed Staff's concerns regarding the alignment of accesses. He noted Staff's concerns for adequate buffering and landscaping of the parking lot as it is surrounded by residential uses.

Mr. Ashcraft asked how many parking spaces will be provided by the additional parking lot.

Staff Member, Jim Sturdevant, indicated that there are 92 spaces in the lot. Mr. Roberts added that their maximum capacity is 632, and they have a combined requirement for parking according to Planning Commission standards of 127 spaces. They are providing 130 spaces.

Following a review of the Site Plan by the Board Members, Mr. White questioned the width of the driveway onto Curtis Avenue.

Mr. Roberts stated that standard width for two-way traffic is 25 feet. Mr. White asked if they had considered one-way traffic, possibly using one driveway to enter and the other to exit the parking lot.

Mr. Roberts indicated that this would create traffic congestion. He added that the parking lot patrol person may be able to deal with the traffic at the beginning and end of services if there is a congestion problem on Curtis Avenue.

Mr. White stated that the people who live in the house next to the parking lot are in California. Their garage is three or four feet onto the church's property.

Mr. Roberts stated that, if the people will provide a letter authorizing the church to demolish the structure, they will do so. He added that the parking lot will have hard-surface paving and neighborhood children will be permitted to play on the lot.

Chairman Holland asked if there was anyone else present who wished to comment regarding this request.

Mr. Rod Dew representing Cargo Industries, the managing general partner for Ashgrove Apartments, stated that they are opposed to the parking lot as it will take out a wooded area that abuts the apartments. He added that if the parking lot is permitted, an adequate buffer needs to be provided.

Chairman Holland asked how many residents would be affected by the proposed parking lot.

Mr. Dew stated that two buildings would be affected, with 8 to 12 residents in each. He suggested that the plantings be 8 to 10 feet high and added that large fir or pine trees would not need to be planted as closely as other types of trees.

Mr. Roberts stated that there are plans for perimeter planting of the parking lot and indicated the proposed locations of plantings on a drawing.

Mr. White stated that Curtis Avenue is a speedway and that the traffic count is high.

Mr. Ashcraft added that the wide approach to the parking lot may be inviting to teenagers. Mr. White agreed that he is also concerned about the 25-foot wide entrance.

Following discussion, Mr. Ashcraft moved that the Conditional Use Permit be granted for the parking lot provided that the following conditions are met: 1) that the parking lot be buffered by plantings that affect all abutting property owners; 2) that the driveway off Curtis Avenue be limited to 20-foot width with parallel parking permitted; and 3) that asphalt or concrete be used. Mr. White seconded the motion.

Staff Member, Jim Sturdevant, asked if Mr. Ashcraft was referring to a 20-foot driveway with 10 feet for parking. Mr. Ashcraft replied that he was not.

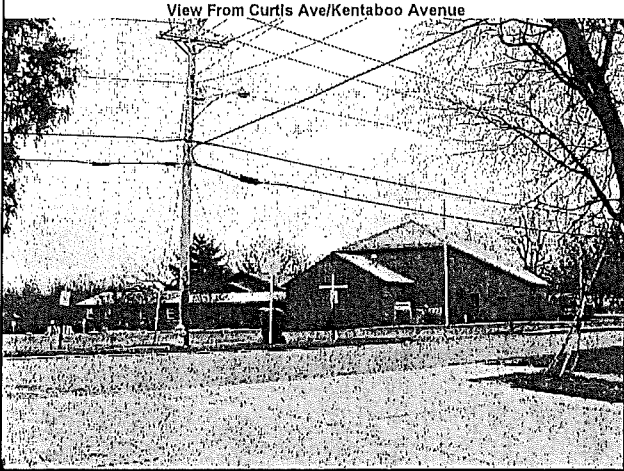
Following additional review of the Site Plan and discussion, Mr. Ashcraft amended his motion. Mr. Ashcraft moved that the Conditional Use Permit be granted for the parking lot subject to the following conditions: 1) that the parking lot be buffered by plantings that affect all abutting property owners; 2) that the driveway off Curtis Avenue be limited to 20-foot width, with a 10-foot parallel parking zone on the east side coming in off Curtis Avenue; and 3) that asphalt or concrete be used. Mr. White seconded the motion.

Chairman Holland asked if there was any further discussion; there being none, he asked for a roll call vote on the motion which found Mr. Ashcraft, Ms. Lanigan, Mrs. Ward, Mr. White and Chairman Holland in favor. The motion carried unanimously.

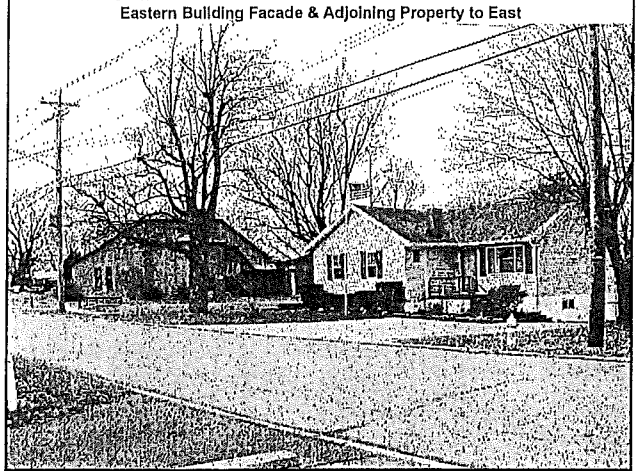
3. A request of St. Paul Catholic Church and School for a Conditional Use Permit to allow the construction of classroom and stairway additions to an existing school building. The 4.9-acre site is located at 7301 Dixie Highway and is zoned Commercial Two (C-2).

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

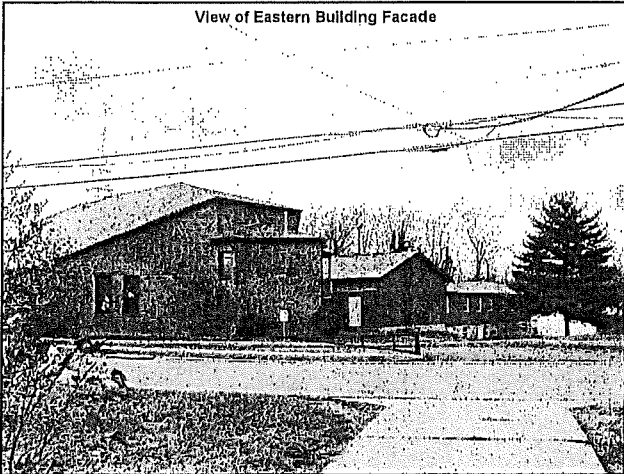
View From Curtis Ave/Kentaboo Avenue



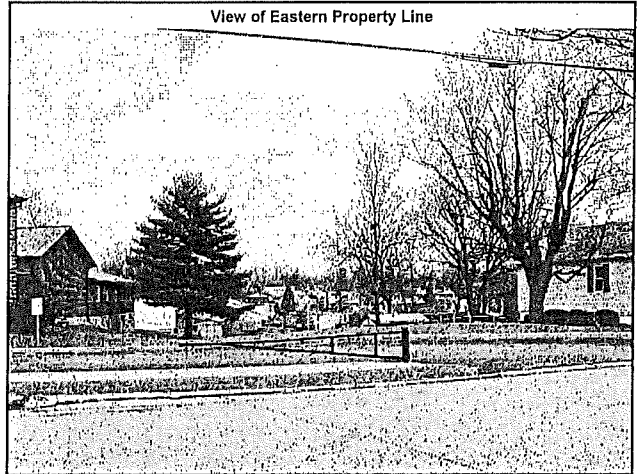
Eastern Building Facade & Adjoining Property to East



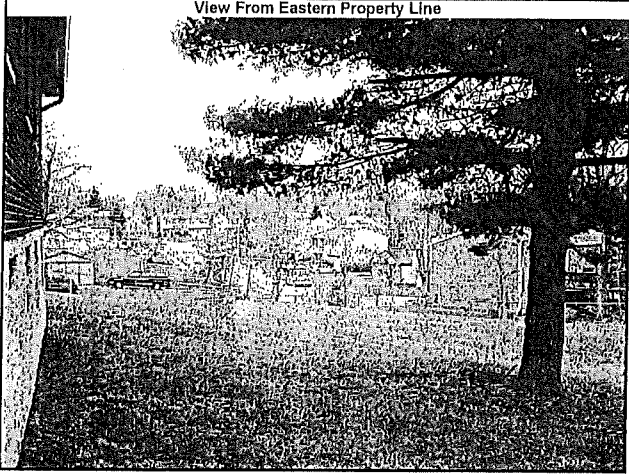
View of Eastern Building Facade



View of Eastern Property Line



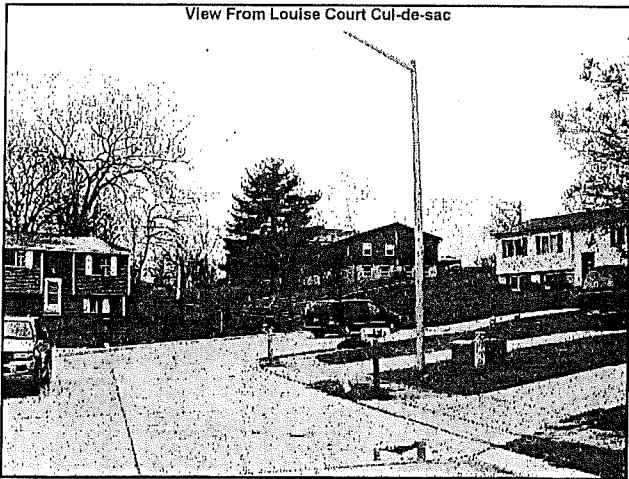
View From Eastern Property Line



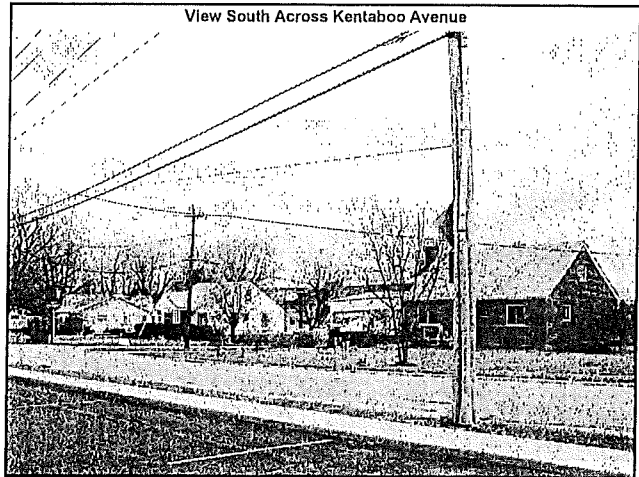
View East From Church



View From Louise Court Cul-de-sac



View South Across Kentaboo Avenue

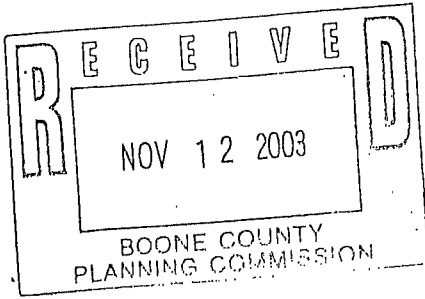


View South Across Kentaboo Avenue



Kento-Boo Baptist Overflow Lot (Access From Kentaboo Ave & Curtis Ave)





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)
1. Boone _____ Florence _____ Walton _____ Union _____
 - (Check One)
 2. Conditional Use Permit _____ Variance _____ Appeal _____
_____ Change in Non-Conforming Use _____
 3. Applicant's Name THE MCKNIGHT GROUP
Phone Number 614-875-1699 Fax No. 614-875-7006
Applicant's Address P.O. BOX 370
GROVE CITY, OHIO 43123
City State Zip
 4. Description of Request: NEW C.U.P.
 5. Name of Development _____
 6. Location of Development _____
 7. Acreage Under Review _____
 8. Lot Number and Name of Subdivision (if part of a subdivision) _____
 9. Owner of Property KENTWOOD BAPTIST CHURCH
Phone Number of Owner 859-371-8891
 10. Address of Property Owner 634 KENTWOOD AVE, FLORENCE, KY 41042
City State Zip
 11. Proposed Use(s) on Site CHURCH FACILITIES
 12. Total Square Footage of Existing and/or Proposed Buildings SEE ATTACHED
 13. Current Zoning on Property SR2
 14. Deed Book 298 Page No. 83 Group No. 136
 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: *Rick Sipat*

Property Owner's Signature: *Philip [unclear]*

COPY

CLUR #03-FBOA-008-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Kento-Boo Baptist Church
634 Kentaboo Avenue
Florence, KY 41042

2. ADDRESS OF PROPERTY
634 Kentaboo Avenue
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Kento-Boo Baptist Church

4. DEED BOOK 298 PAGE NO. 83 GROUP NO. 2034B

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

 Zoning Map Amendment: Conditional Use Permit
 From _____ To _____

 Development Plan Conditional Zoning

 Subdivision Plat Other:
 (Not Recorded)

 Variance

6. 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

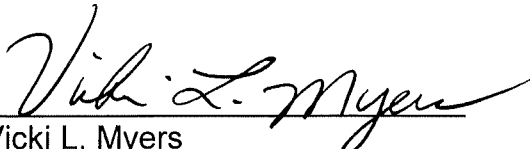
Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Planner, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY


COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the
Boone County Planning Commission this 18 day of December, 2003.


Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2007

This instrument was prepared for recording purposes only by:


Debbie A. Warning
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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of December 11, 2003 Certificate of Land Use Restriction (#03-FBOA-008-A), for Kento-Boo Baptist Church, Property Owner(s).

The following conditions will apply:

- 1) The size is limited to 10,000 square feet with only a new basement and a new first floor (no second floor).
- 2) There is to be no additional lighting other than by the doors.
- 3) The city engineer and the adjoining property owners to the rear, (the Coys), are to be notified of the Major Site Plan for construction and the Review Meeting.
- 4) The remaining portion of the rear yard (area behind the existing parking lot, existing church, and proposed addition) is to be screened with one large tree per 35 linear feet. The large trees need to be selected from Plant List A, B or D from the *Boone County Zoning Regulations* and need to meet the minimum installation size standards.
- 5) The addition is to be for Sunday school and educational purposes and is not to act as a sanctuary.
- 6) There is to be no additional signage.
- 7) There is to be no additional access (curb cuts).
- 8) Construction materials are to be as presented.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: