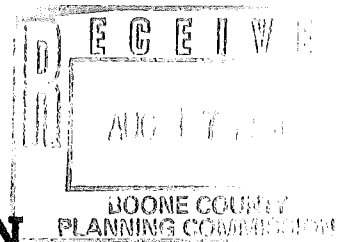


APPLICATION FORM  
**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION**



(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 Florence Baptist Church  
Phone Number 371-7141 Fax No. 525-8336  
Applicant's Address 285 Main Street  
Florence KY 41042  
City State Zip
4. Description of Request: Conditional use permit to build  
Christian Life Center on property across Dixie Highway from  
Florence Baptist Church
5. Name of Development Florence Baptist Church - Christian Life Center
6. Location of Development 7111, 7115 & 7117 Dixie Highway
7. Acreage Under Review 3.99 M/L
8. Lot Number and Name of Subdivision (if part of a subdivision)  
NA
9. Owner of Property Bonnie B. Cyrus  
Phone Number of Owner 282-1322
10. Address of Property Owner 1596 Shady Cove Lane  
Florence KY 41042  
City State Zip
11. Proposed Use(s) on Site Family Life Center  
Church activities; sports activities
12. Total Square Footage of Existing and/or Proposed Buildings  
3000 Existing Building - Proposed 20,000 estimated
13. Current Zoning on Property C-2
14. Deed Book 132 Page No. 28 Group No. \_\_\_\_\_
15. Is the site subject to a zone change? Conditional Use Permit  
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: Robert S. Zapp  
Property Owner's Signature: Bonnie B. Cyrus

(over)

BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

11

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

1. Date Received August 17, 94 Fee Received \$ 1661.00 R# 4644
2. Is application complete?  Yes  No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 10-5-94
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: Christian Life Center  
APPLICANT: Florence Baptist Church  
LOCATION: 7111 - 7117 Dixie Highway, Florence, Kentucky  
ZONING: Commercial Two (C-2)  
DATE: October 5, 1994

The applicant is requesting a Conditional Use Permit to allow the construction of a Christian Life Center on an approximately four (4) acre site located on the southeast side of Dixie Highway across from the existing Baptist Church (See Sheet #1). The definition of the Christian Life Center is rather broad and may include the relocation of the existing sanctuary, educational and meeting space as well as the development of a recreation facility. The submitted drawing indicates an approximately 76,000 square foot facility which would reflect the complete relocation of the existing church facility which is located on the other side of Dixie Highway and the development of the recreation facility (See Sheet #2). The recreation facilities would be approximately 20,000 square feet in size and would be the first portion of the complex to be built. The applicant has also indicated that the design, size and scope of the proposed project is depended on funds.

The existing site which is approximately fifty percent (50%) wooded contains one multi-family building which the applicant has indicated would be removed if the entire site is developed. The site was previously used for a motel site which was razed several years ago. The building as proposed on the applicant's drawing would be located approximately 100 feet from the rear property line with parking located approximately 25 feet from the rear property line. The development as proposed would require the majority of the existing vegetation to be removed and would have parking area on three sides of the building.

The current zoning of the site which is Commercial Two (C-2) permits the same types of uses which are located on Mall Road which is primarily zoned C-2. However, the proposed use is permitted as a conditional use by the Boone County Zoning Regulations in Article 10, Section 1023, Item 4: Churches, synagogues, temples and other places of religious assembly for worship. In determining the appropriateness of the use the Board must also consider:

- a) the activity is an integral and subordinate function of a permitted commercial use, professional or personal service;
- b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center;

- c) the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district:

Surrounding Land Uses and Zoning (See Sheet # 3)

Northeast: Commercial uses zoned Commercial Two (C-2)

Southwest: Florence Professional Building and Chili Company zoned Commercial Two (C-2)

Southeast: Single-family residences zoned Suburban Residential Two (SR-2)

Northwest: Florence Baptist Church zoned Commercial Two (C-2)

Relationship to the Comprehensive Plan

Each Conditional Use Permit should be reviewed to ensure that the use is harmonious with and in accordance with the general objective of the 1990 Boone County Comprehensive Plan and the 1995 Goals and Objectives. The 1990 Future Land Use Map indicates the area as Commercial and the text describes the Florence Main Street area as follows:

The city contains a valuable asset in its Main Street area. With careful planning and protection, development of old Stringtown could transform this area into a pedestrian-oriented center. A detailed study should be conducted to examine the future of this area in terms of the revitalization of historic buildings, the appearance of the corridor, and the interaction of pedestrian and vehicular traffic.

In addition, the Objectives of the Environmental Element indicate that:

Existing vegetation shall be considered as both an important site characteristic and a community resource. In addition, new development or redevelopment shall attempt to design sites utilizing existing topography and encourage preservation of the existing character of the land. New development shall be designed in harmony with the physical environment in such a way that each site's existing physical assets are used beneficially where possible.

Staff Concerns:

1. This site will be required to go through the Major Site Plan Review procedure.
2. Staff believes that any lighting that is used for the site should be directed away from the residences on Honeysuckle Drive.

3. The submitted Concept Development Plan indicates a future facility of approximately 76,000 square feet in size. However, the maximum intensity permitted within a Commercial Two (C-2) zone is 15,000 square feet per acre. The applicant's site is approximately four (4) acres and would permit a building of approximately 60,000 square feet in size. Therefore, unless the applicant would acquire additional land or rezone the property 60,000 square foot would be the maximum size building permitted for the site.
4. Staff questions how the applicant will address the crossing of pedestrians from this proposed facility to the existing Church facility.
5. The applicant is proposing to remove the majority of the existing vegetation on the site. This will result in a significant visual impact to the existing residential properties on Honeysuckle Drive. Therefore, the Board should determine whether the 25 foot buffer area that is proposed and required by the Boone County Zoning Regulations is sufficient. If the board does decide that the 25 foot wide buffer area is adequate then the landscaping which is incorporated within the buffer should be dense enough to form a solid year round visual screen within three to four years of planting. In addition, berming or fencing should be explored as a means of supplementing the landscaping.

#### Conclusion

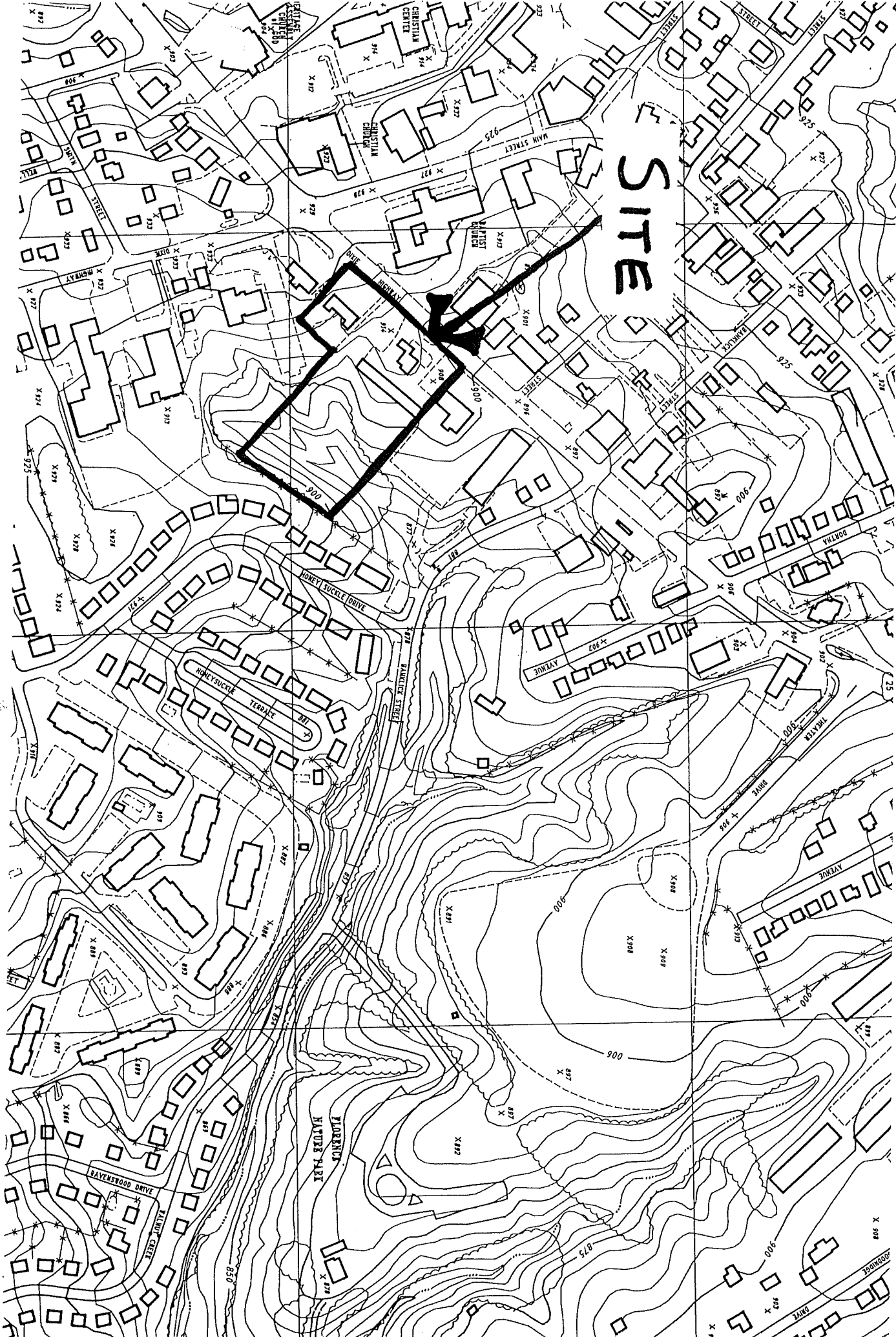
The applicant's request has to be determined by following the seven (7) criteria the Board must use to judge each conditional use permit as well as the three (3) criteria for Conditional Uses within a Commercial Two (C-2) zone. It should be determined whether the use will be designed, constructed, operated, 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.

Respectfully Submitted,



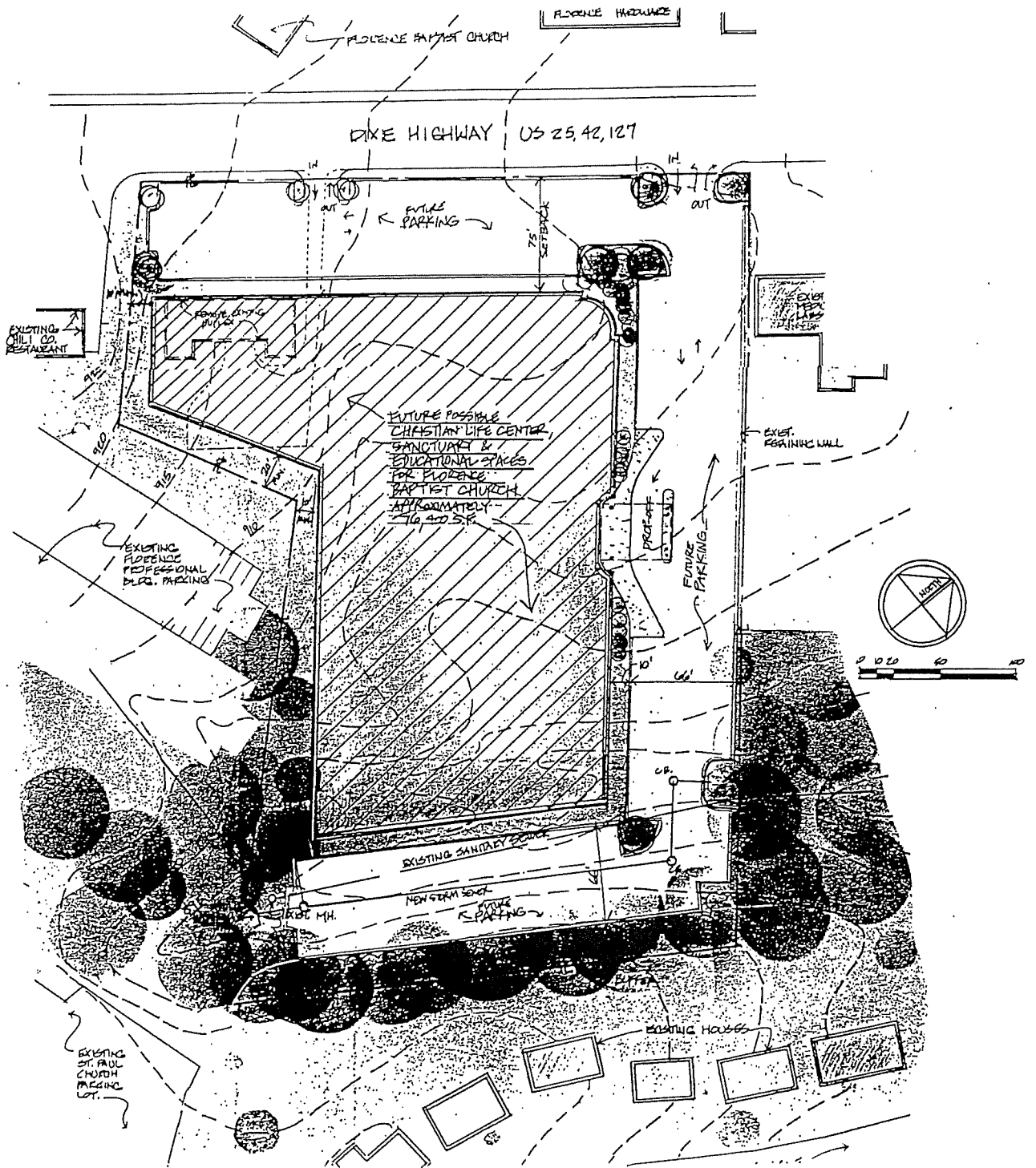
Jeffrey F. Hayes  
Planner

JFH\par



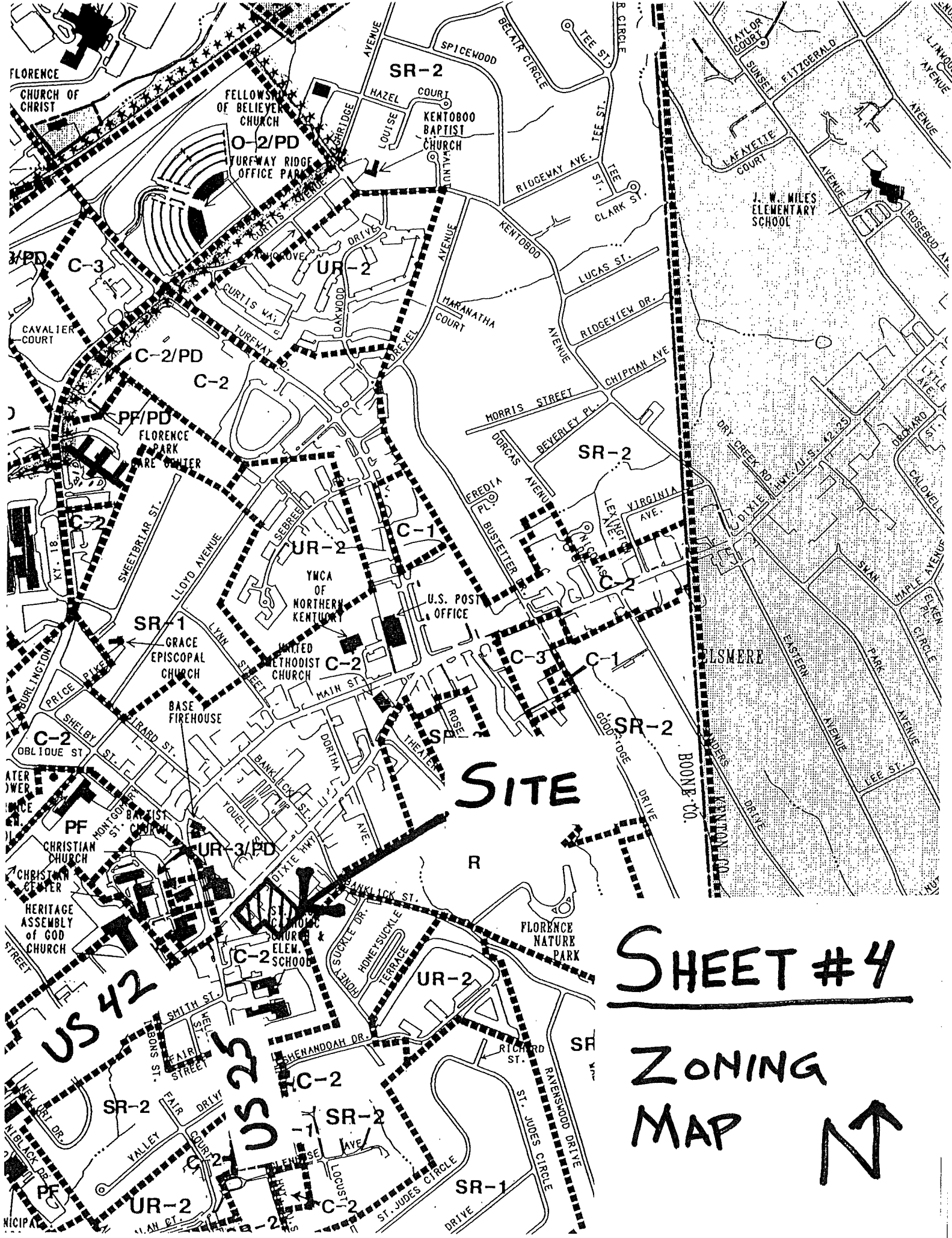
**SITE**

**N**  
**SHEET #1**  
**LOCATION MAP**



Florence Baptist Church

**SHEET # 2**



**SITE**

R

**SHEET #4**

**ZONING  
MAP**



**US 42**

**US 23**

MUNICIPAL