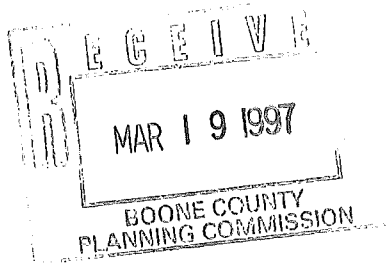


APPLICATION FORM



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 [x] Walton [] Union [] (Check One) 2. [x] Conditional Use Permit [] Variance [] Appeal [] Change in Non-Conforming Use 3. Applicant's Name Northern Kentucky Church of Christ Phone Number (606) 647-7337 Fax No. N/A Applicant's Address 7703 Ravenswood Drive Florence Kentucky 41042 City State Zip 4. Description of Request: Conditional use permit for construction of a church with access from Scott Drive. 5. Name of Development Northern Kentucky Church of Christ 6. Location of Development Between 14 and 28 Scott Drive, Florence, Kentucky 7. Acreage Under Review 4.1825 Acres 8. Lot Number and Name of Subdivision (if part of a subdivision) Lot numbers 11 and 12 of Bluegrass Subdivision and adjoining lands to the north. 9. Owner of Property Nola F. Sumner Phone Number of Owner (502) 678-3999 10. Address of Property Owner 11943 New Bowling Green Road City Smith Grove State Kentucky Zip 42171 11. Proposed Use(s) on Site Church 12. Total Square Footage of Existing and/or Proposed Buildings 6000 Square Feet (Proposed) 13. Current Zoning on Property SR-1 and SR-2 14. Deed Book 233 Page No. 103 Group No. 2041B 15. Is the site subject to a zone change? No If yes, give date of approval N/A 16. Have you submitted a Site Plan with this request? No 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: Joseph McCameroon Jos McCAMERON

Property Owner's 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 3-19-97 Fee Received \$542.00 R# 12923
2. Is application complete? [Signature] Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date April 9, 1997
5. Board Action:

- Approved
 Approved with Conditions (See #6)
 Denial (See #7)

~~Conditions of Approval:~~ PROBLEMS WITH PARKING, WATER & STORM SEWER PROBLEMS, THE REQUEST IS NOT HARMONIOUS OR APPROPRIATE FOR SURROUNDING AREAS, & IT WILL ADVERSELY AFFECT THE CHARACTER OF THE RESIDENTIAL AREA.

7. Reasons for Denial CHARACTER OF THE RESIDENTIAL AREA.

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: Northern Kentucky Church of Christ

APPLICANT: Northern Kentucky Church of Christ

LOCATION: Scott Drive, Florence, Kentucky

ZONING: Suburban Residential One and Two (SR-1 & SR-2)

DATE: April 9, 1997

The applicant is requesting a Conditional Use Permit to allow the construction of a church on a 4.18 acre site located along Scott Drive between Center Street and Hwy 42 in Florence, Kentucky (See Location Map).

Article 2, Section 220 of the Boone County Zoning Regulations states that the Board of Adjustments and Zoning Appeals shall have the authority to grant Conditional Use Permits and may prescribe appropriate conditions and safeguards as part of the terms under which a Conditional Use Permit is granted.

Article 2, Section 262 of the Boone County Zoning Regulations outlines the general standards applicable to all Conditional Uses. The Board should consider whether or not, the intended use:

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 school; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately and such services;

5. Will 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 involve uses, activities, process, materials, equipment and conditions of operation that will not 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.

Article 9 "Residential Districts", Sections 933 & 943 of the Boone County Zoning Regulations, permits churches in Suburban Residential One (SR-1) and Suburban Residential Two (SR-2) zoning districts as a conditional use.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit, stated in Section 262 and the following criteria from Sections 933 and 943 of the Boone County Zoning Regulations:

Sections 933 and 943

- a.) The activity is an integral and subordinate function of a permitted use;
- b.) The activity will not contradict the low density character of the district;
- c.) The activity will not contradict the compact, but single family character of the district; and
- d.) the arrangement of uses, building 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 1995 Boone County Comprehensive Plan's Future Land Use Map indicates the site's future land use classification as "Suburban Density Residential" and is defined as single family housing of up to four (4) units per acre.

Surrounding Land Uses and Zoning

The site is surrounded by single family residences along Scott Drive and Center Street. These two areas are zoned Suburban Residential One (SR-1). The back area of the site runs parallel with another vacant lot that is located between the site and Liberty Court. These surrounding properties as well as the back of the site are zoned Suburban Residential Two (SR-2). The portion of the site nearest Hwy 42 abuts two lots which have frontage on Hwy 42. These two lots are also zoned Suburban Residential Two (SR-2).

Concept Plan

The site contains frontage along Scott Drive where access to the church is proposed and 30 feet of right-of-way along Center Street. The majority of the property runs behind houses that are located directly on Scott Drive in the shape of a "T". The property contains two zoning classifications and is approximately 4.18 acres in size. The site is zoned Suburban Residential One (SR-1) on the portion of the property that has frontage onto Scott Drive. The remaining property is zoned Suburban Residential Two (SR-2). The applicant is requesting a Conditional Use Permit to allow for the development of a 6,000 s.f. church, a circular driveway, and two parking lots. The church is located in the back center of the property, left of the main parking lot. The main parking lot contains 53 spaces and an interior landscape island. The other parking area contains ten spaces. The plan also indicates that landscaping will be provided between the parking lot and the adjoining properties and between the driveway and the lot owned by Edward and Bertha Goetz.

Staff Concerns/Comments

1. If the request is approved by the Board, the applicant will be required to submit a Site Plan for review by the Boone County Planning Commission Staff.
2. The Concept Plan indicates that the driveway that comes off of Scott Drive will be located within a Florence Storm Sewer Easement. If the request is approved, the applicant will have to gain permission from Florence Sewer and Water before a Site Plan will be approved showing the driveway in its current location.

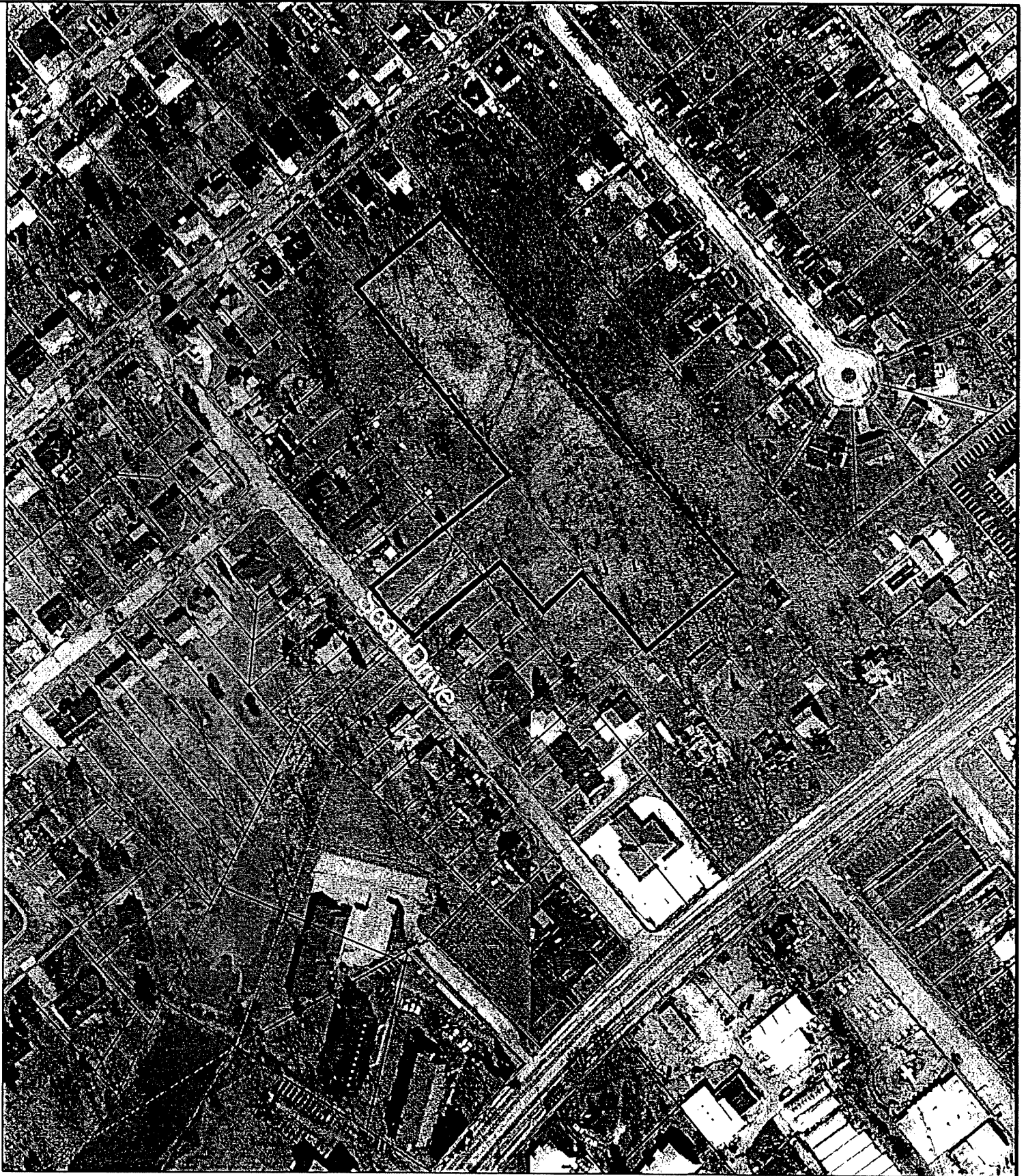
Conclusion

K.R.S. 100.237 gives the Florence Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a Conditional Use to permit the development of a church within a Suburban Residential One (SR-1) and Suburban Residential Two (SR-2). It is Staff's opinion that the proposed Conditional Use Permit will not adversely affect the Public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Respectfully Submitted,

Edward Coleman
Planner

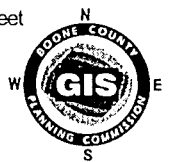
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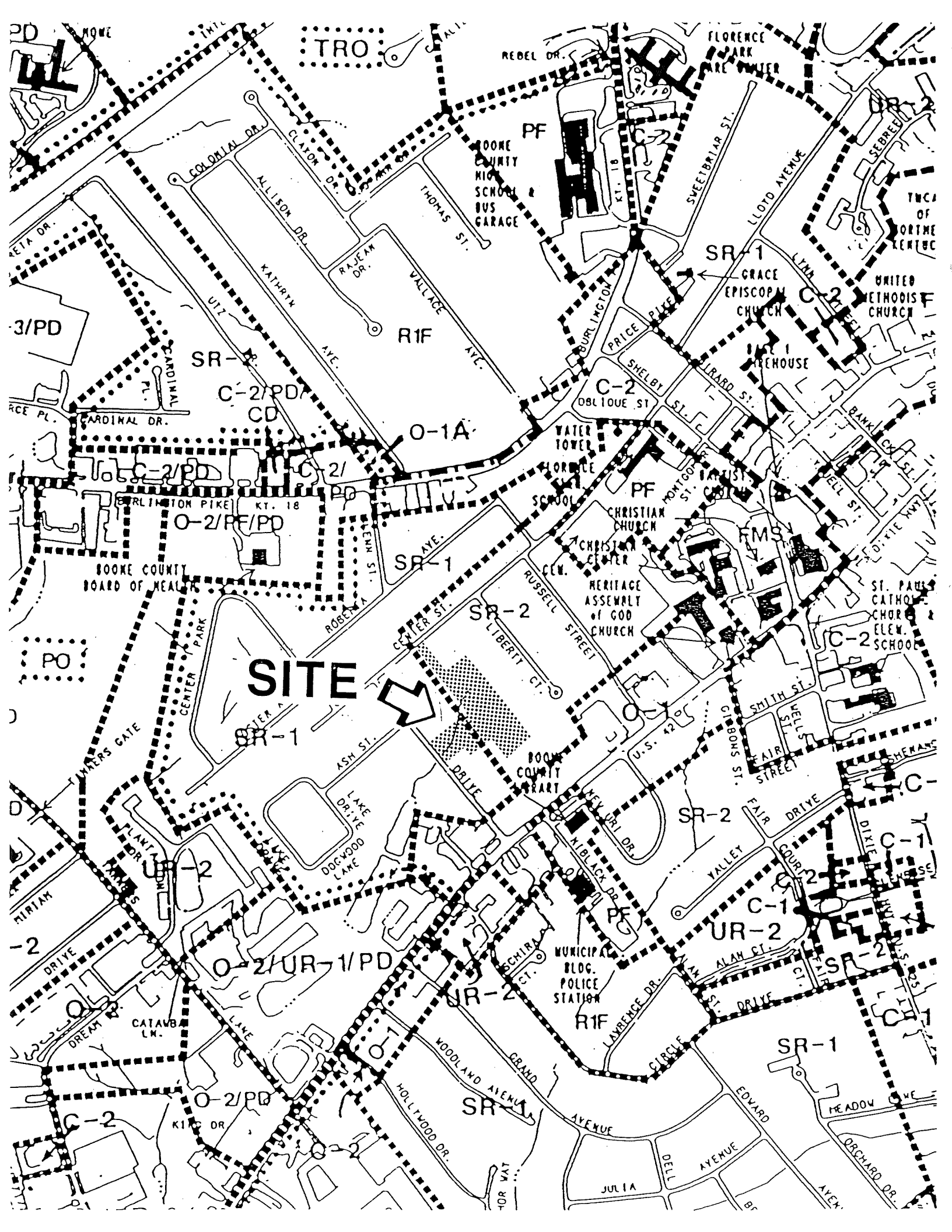


200 0 200 Feet

Northern Kentucky Church of Christ

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
March 25, 1997





TRO

REBEL DR.

FLORENCE PARK
PARKWAY

PF

BOONE COUNTY
HIGH SCHOOL &
BUS GARAGE

SR-1

GRACE
EPISCOPAL
CHURCH

UNITED
METHODIST
CHURCH

3/PD

SR-1

R1F

C-2/PD
CD

C-2

O-1A

WATER
TOWER

FLORANCE
SCHOOL

PF

CHRISTIAN
CHURCH

CHRISTIAN
CENTER

HERITAGE
ASSEMBLY
of GOD
CHURCH

BOONE COUNTY
BOARD OF HEALTH

SITE



SR-1

SR-2

PF

FMS

C-2

ST. PATER
CATHOLIC
CHOR &
ELEM.
SCHOOL

PO

SR-1

BOONE
COUNTY
TRART

U.S. 42

SR-2

C-1

C-1

-2

O-2/UR-1/PD

SR-1

MUNICIPAL
BLDG.
POLICE
STATION

R1F

SR-2

UR-2

C-1

SR-2

CATAWB
LM.

O-2/PB

SR-1

AVENUE

SR-1

MEADOW

ORCHARD DR.

JULIA

DELL

AVENUE

AVENUE

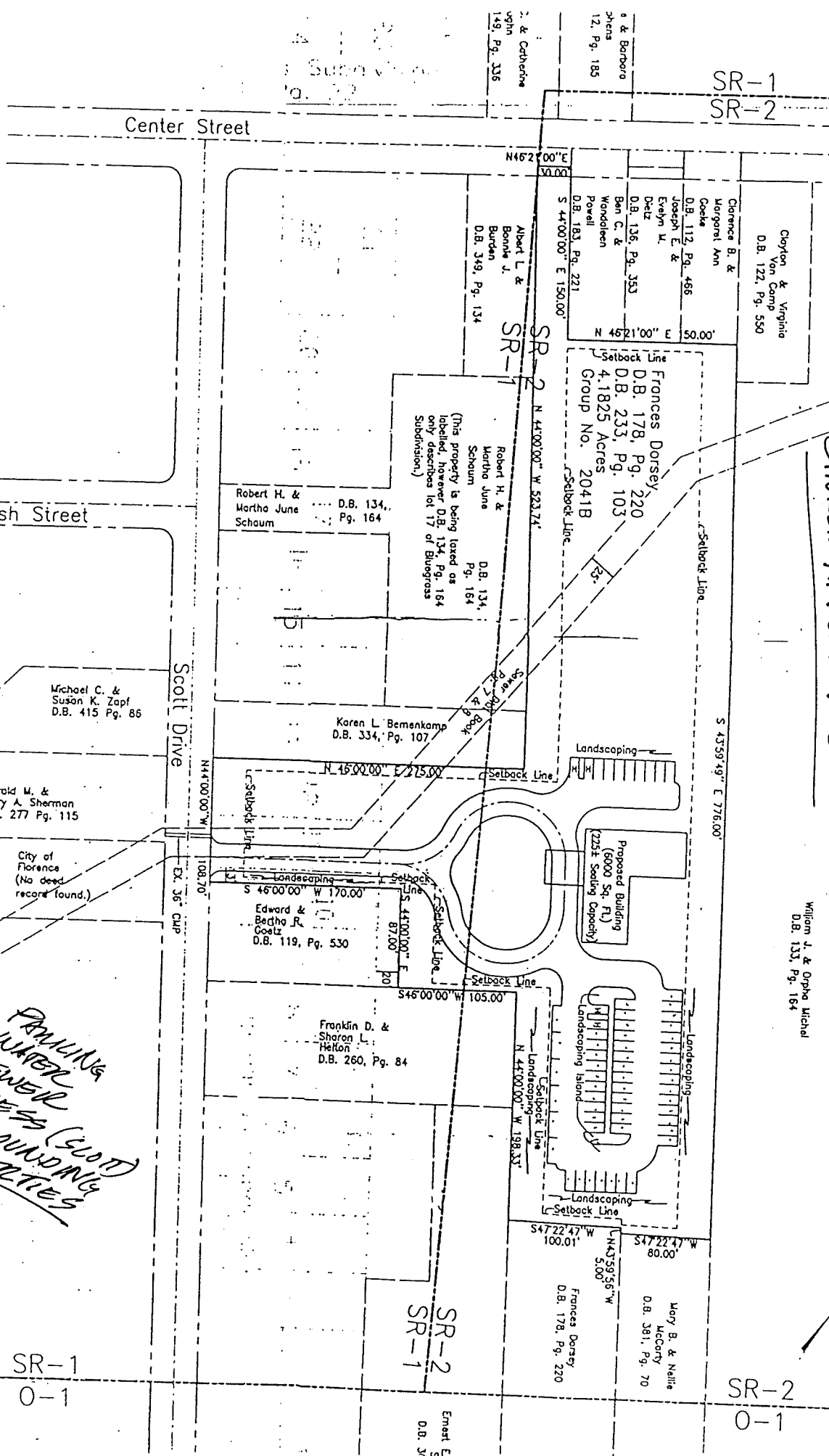
AVENUE

COND. DAY CARE - NO STORM WATER - ADDRESSD AT SITE PLAN

TRAFFIC PROBLEMS
CHURCH APPEARANCES

Land level problem
+ water problem

William J. & Orpha Michel
D.B. 133, Pg. 164



(This property is being taxed as labelled, however D.B. 134, Pg. 164 only describes lot 17 of Bluegrass Subdivision.)

PAVING WATER SEWER ALLEYS (SUOT) SURROUNDING PROPERTIES



Florence
Ky. 41042
Record Found

SR-1
O-1

SR-2
SR-1
Ernest E. S.
D.B. 31

SR-2
O-1

CONDITIONAL USE PERMIT

The following reviews the seven criteria the Board must use to judge each Conditional Use request:

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the County 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, 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.