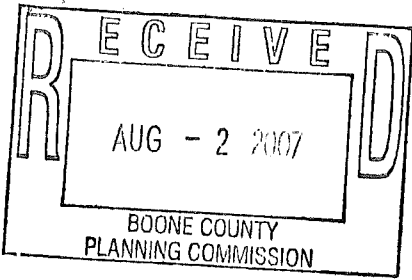


07-UBOA-002-A

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 X Union
2. (Check One) X Conditional Use Permit X Variance ___ Appeal
3. Applicant's Name MCKNIGHT GROUP, Phone Number 614.875.1689, Fax No. 614.875.7006, Applicant's Address 3351 McDowell Rd., GROVE CITY OH 43123
4. Description of Request: IN NEED OF A VARIANCE FOR SOUTH EAST SECTION OF PROPERTY EXCEEDING MAX. FRONT YARD SETBACK OF 50'-0"
5. Name of Development FLORENCE CHRISTIAN CHURCH
6. Location of Development NORTHWEST CORNER OF RT 42 AND SWEET HARMONY LN.
7. Acreage Under Review 12.25 ACRES +/-
8. Lot Number and Name of Subdivision (if part of a subdivision) NONE
9. Owner of Property FLORENCE CHRISTIAN CHURCH, Address of Property Owner 300 MAIN STREET, Phone No. 854.647.5000
10. City FLORENCE KY, State KY, Zip 41042
11. Proposed Use(s) on Site CHURCH WITH ATHLETIC FIELDS AND PASSIVE OPEN SPACE
12. Total Square Footage of Existing and/or Proposed Buildings (20,393 S.F. +/-) (Phase I)
13. Current Zoning on Property RSE/UTO AND UNO
14. Deed Book 917, Page No. 441, Group No. 2047
15. Is the site subject to a zone change? NO
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: [Signature]

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 8-2-07 Fee Received \$971.00 (A54275)
2. Is application complete? _____ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
8/30/07 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 8/30/07 UBOA MEETING
MINUTES + C.L.U.R.
7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.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: The McKnight Group

DEVELOPMENT: Harmony Place Church

LOCATION: Northwest Corner of the U.S. 42/Sweet Harmony Lane Intersection,
Union, Kentucky

ZONING: Rural Suburban Estates/Union Town Overlay (RSE/UTO) & Union
Neighborhood Office (UNO)

DATE: August 30, 2007

PROPOSAL

The proposal consists of the following requests:

1. A Conditional Use Permit to allow a church and daycare, with accessory parking and recreational fields, to be constructed in a Rural Suburban Estates/Union Town Overlay (RSE/UTO) zoning district.
2. A Variance to increase the Union Neighborhood Office (UNO) front yard setback requirement from 10' minimum/50' maximum to 10'minimum/190' maximum.

The submitted Concept Development Plans (see attachments) show that the site is located on the northwest corner of the U.S. 42/Sweet Harmony Lane intersection. The southeastern corner of the property (1.97 acres) is zoned UNO and the remaining acreage (10.14 acres) is zoned RSE/UTO. Churches are principally permitted in the UNO zone and are conditional uses in the RSE/UTO zone. The development is planned to occur in two phases.

Phase I

Construction of a 18,885 square foot church with a Monday to Friday daycare. The Concept Development Plan shows that access will be provided from Sweet Harmony Lane and that the facility will have 122 parking spaces, outdoor play areas, and recreational fields. Staff would like to point out that the 9,720 square foot portion of the building which is located in the UNO zone is not part of the Conditional Use Permit request (see attachment).

In order to construct the first phase, the applicant has filed for a Variance to increase the front yard setback requirement of the UNO zone from 10' minimum/50' maximum to 10'minimum/190' maximum.

Phase II

Construction of a 17,517 square foot addition onto the front of the church. The Concept Plan shows an additional curb cut on Sweet Harmony Lane, 114 additional parking spaces, and another recreational field. The 2,724 square foot portion of the addition which is located in the UNO zone is not part of the Conditional Use Permit request (see attachment).

The Variance which was sought with Phase I would technically be reduced from a 190 foot maximum front yard setback to a 71 foot maximum front yard setback at the time the building addition was constructed.

APPLICABLE REGULATIONS

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

Article 6, Section 913 of the Boone County Zoning Regulations permits "churches, synagogues, temples and other places of religious assembly for worship" as a conditional use within the Rural Suburban Estates (RSE) zoning district.

Article 25, Section 2531 of the Boone County Zoning Regulations principally permits "churches, or religious assembly uses" in the Union Neighborhood Office (UNO) zoning district.

The Board should evaluate the applicant's Conditional Use Permit request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 913 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 913 of the Boone County Zoning Regulations allows churches as a conditional use in the RSE district provided that:

- a. the activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use; or
- b. the activity will not contradict the semi-suburban, open space character of the district;
- c. require or contribute to infrastructure need above that common of the district's permitted uses;
- d. is of direct relation to and in support of the purpose of the district; and
- e. the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Article 2, Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the applicant's requests as they relate to the criteria necessary for granting variances as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance 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 nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
 - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

- B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Relationship to the Comprehensive Plan

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Plan" designates the site for "Commercial" and "High Suburban Density Residential" uses. These designations are described as follows:

Commercial – "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

High Suburban Density Residential – "single-family and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line development, and also pertains to existing mobile home parks."

The Land Use Element (Union Area, pg. 146) states that this section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature, growth associated with the City of Florence, and improvements to U.S. 42. For these reasons, the 2000 Union Town Plan was prepared by the Boone County Planning Commission, City of Union, and Boone County Fiscal Court. The Plan's recommendations are shown in the 2030 Future Land Use Map and also affect the Boone County Zoning Regulations.

Relationship to the Union Town Plan

The text of the Union Town Plan ("Relationship to the Boone County Comprehensive Plan," pg. 2) states that it was "drafted to help further define the Comprehensive Plan for this important Study Area. It does not replace the Comprehensive Plan, but is designed to be a furtherance of the Comprehensive Plan's recommendations."

The 2000 Union Town Plan is "based on the establishment of a formal Town Center, and contains incentives to developers and property owners to develop in a well designed manner that creates a distinct character for Union, and combats certain characteristic features of suburban sprawl (pg. 4)."

The 2000 Union Town Land Use Plan Map (see attachments) designates the site for the following land uses:

Southeast corner - office uses;

Central and northeastern portions - town homes at a density of 6 dwelling units per acre;

Rear - single-family detached

Surrounding Land Uses and Zoning

North: 36 Acre Farm (RSE/UTO & UNO)

South: Sweet Harmony Lane, Union Fire (RSE/UTO), and Harmony Subdivision (RSE/UTO)

East: U.S. 42, Harmony Subdivision (UNO & RSE/UTO), Arbor Springs at Plantation Pointe (RSE/UTO)

West: Harmony Subdivision (RSE/UTO)

Site Characteristics

The approximate 12 acre site is currently undeveloped and has approximately 732 feet of frontage along U.S. 42 and approximately 711 feet of frontage along Sweet Harmony Lane. The topography of the parcel ranges from 880' above sea level along U.S. 42 to 850' above sea level at the rear property line (see attached topographical map). There are some large deciduous trees in the central portion and sides of the lot which will need to be cleared to accommodate the proposed development. The proposed site immediately adjoins future sections of Harmony Subdivision.

Staff Comments

1. The applicant has informed Staff that the maximum seating will be 586 people when Phase I is constructed. The church sanctuary is shown with 394 seats. Children will be seated in the various classrooms and nurseries. The Boone County Zoning Regulations requires a church to provide one parking space for every 5 seats that can be used at any given time ($586/5 = 118$ stalls). The Phase I parking lot is shown with 122 stalls.
2. The applicant has submitted elevations and renderings of the proposed church. The elevations show that the building will be constructed of hardiplank siding, manufactured stone, EIFS, and glass. The roof is proposed to be constructed with asphalt shingles.

Staff would like to point out that the applicant will be submitting a design review application for the portion of the church building that is located in the UNO zoning district. The UNO zone requires all sides of the principal structure that are visible

from roads (except for rear accessed alleys) to be constructed of traditional building materials including: stone, brick, architectural concrete masonry units with integral color (painted block not acceptable), wood, or glass; or synthesized materials that appear as such. Rear and side elevations shall have the same architectural treatment as the front. Exposed concrete foundations shall be finished with brick or stone or a material of the appearance of such. Concrete foundations can be exposed at a minimum of two feet but screened with landscaping.

3. Staff would like to point out that sidewalks will be required along the frontage of Sweet Harmony Lane and that the width of the service drive needs to be 20'. These issues will be addressed during Site Plan review.
4. Staff would like the applicant to address the following questions:
 - A. What are the proposed hours of the facility?
 - B. How many children will be enrolled at the daycare?
 - C. What will the maximum seating be when the Phase II building addition is constructed?
5. The applicant has submitted a photometric plan which shows that the Phase I parking lot. The light fixtures are shown on 9.5 foot poles that are on 2.5 foot concrete bases.
6. The following landscape buffers are required by the Boone County Zoning Regulations in the RSE/UTO portions of the site:

Northern Buffer - No buffer yard is required because the developing property is zoned residential and adjoins another residential zone.

Southern Buffer (Sweet Harmony Lane Frontage) - 3 large trees per one hundred linear feet.

Eastern Buffer (U.S. 42 Frontage) - 3 large trees per one hundred linear feet.

Western Buffer - No buffer yard is required because the developing property is zoned residential and adjoins another residential zone.
7. Staff recommends the following conditions if the Conditional Use Permit request is approved:
 - A. The entire building shall be reviewed for conformity with the UNO architectural design requirements (see Section 2540 8. of the Boone County Zoning Regulations). A Design Review application will need to be submitted and approved by the Boone County Planning Commission.

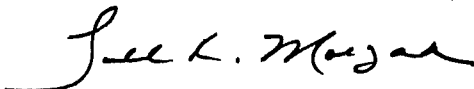
- 4C
- B. All site lighting shall be directed downwards and inwards toward the subject site. The overall height of any light pole shall not exceed 12 feet.
 - C. The Phase I ingress lane shall align with the Cobalt Way's northbound traffic lane.
 - D. The Phase II curb cut on Sweet Harmony shall align with the Union Fire/EMS curb cut which is located furthest from the U.S. 42/Sweet Harmony Lane intersection.
 - E. The rear 40' of the site will remain a grass buffer as shown on the Concept Development Plan
 - F. A 20' wide landscape buffer shall be required behind the rear parking lot and rear recreational field (along rear property line). The buffer shall contain 3 evergreen trees from Plant List D and 4 large trees from Plant List A per 100 linear feet.
 - G. A 20' wide landscape buffer shall be required along the northern property line. The buffer shall contain 3 evergreen trees from Plant List D and 4 large trees from Plant List A per 100 linear feet.
 - H. The portions of the U.S. 42 and Sweet Harmony Lane street frontage buffers which are zoned RSE/UTO shall be subject to the UNO street tree requirements.

- 8. The Board needs to determine if the variance request will alter the essential character of the area or if will allow an unreasonable circumvention of the zoning regulations.
- 9. If the Board grants approval of the request, a Major Site Plan application will need to be submitted to the Boone County Planning Commission. This plan will address building intensity, driveway and parking requirements, landscaping, storm water management, etc.

Conclusion

KRS 100.237 and 100.241 and Sections 220 of the Boone County Zoning Regulations gives the Union Board of Adjustment and Zoning Appeals the authority to grant the Applicant's requests.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/pr

Attachments

Aerial

Concept Development Plan (Phase I)

Concept Development Plan (Phase II)

Concept Development Plan (Landscaping)

Concept Development Plan (Lighting)

Concept Development Plan (Square Footage Breakdown)

Concept Development Plan (Floor Plans)

Concept Development Plan (Building Renderings)

Concept Development Plan (Building Elevations)

Zoning Map

Future Land Use Map

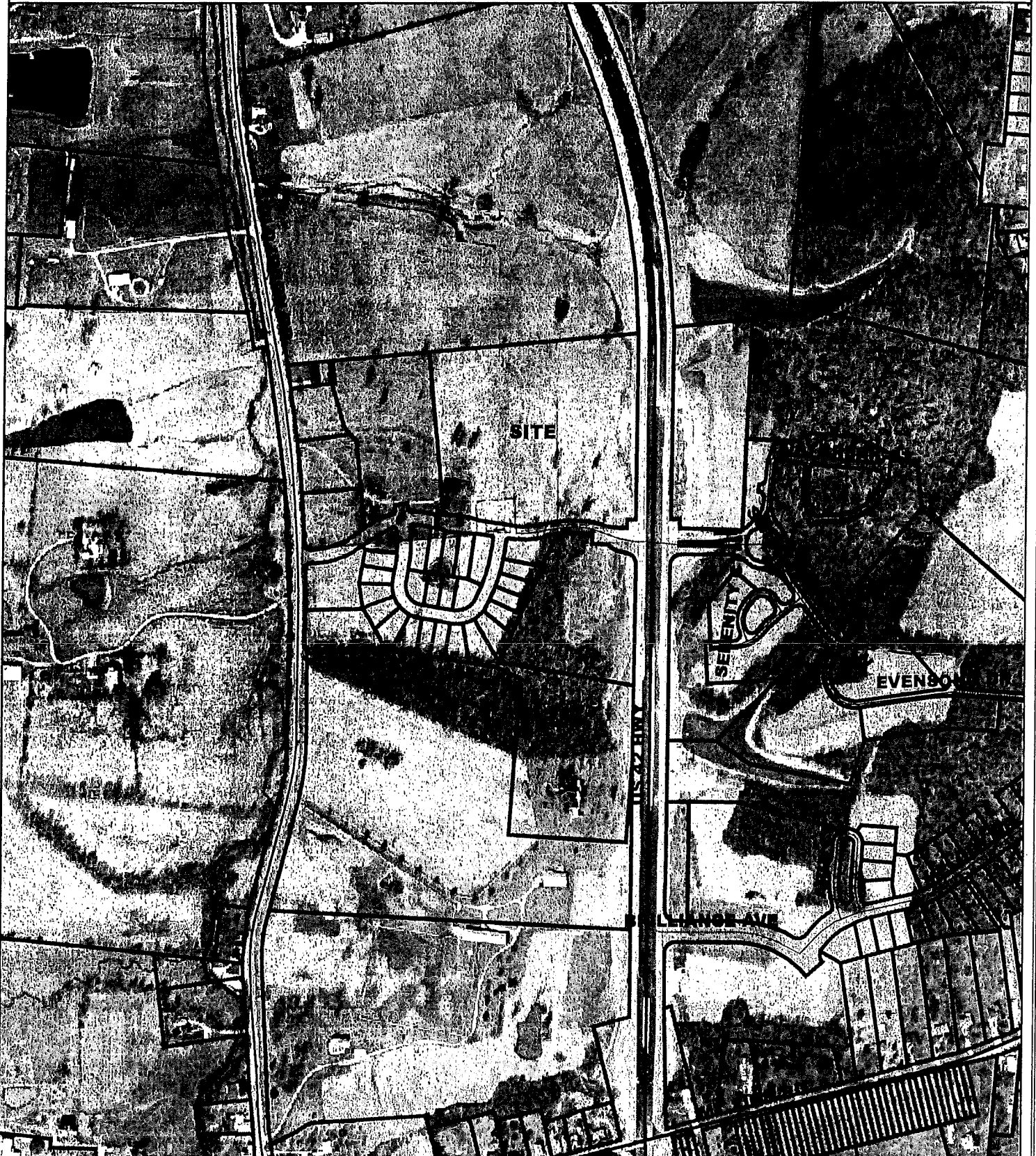
Topographical Map

Harmony Plans

Application

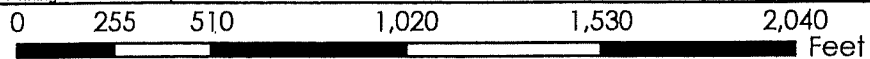
Aerial Map

www.boonecountygis.com



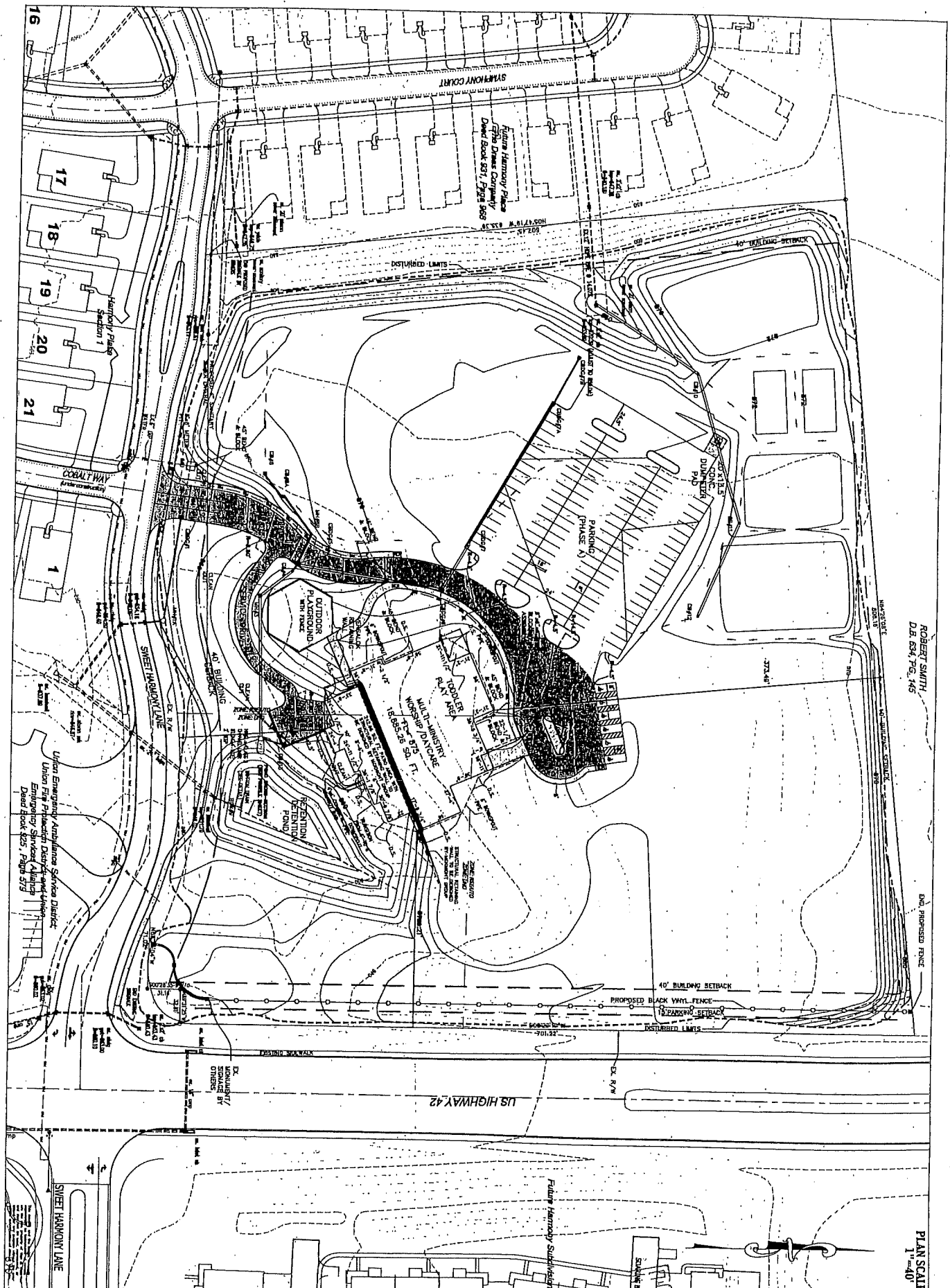
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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map



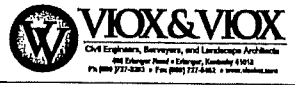


ROBERT SMITH
DB 634, PG. 145

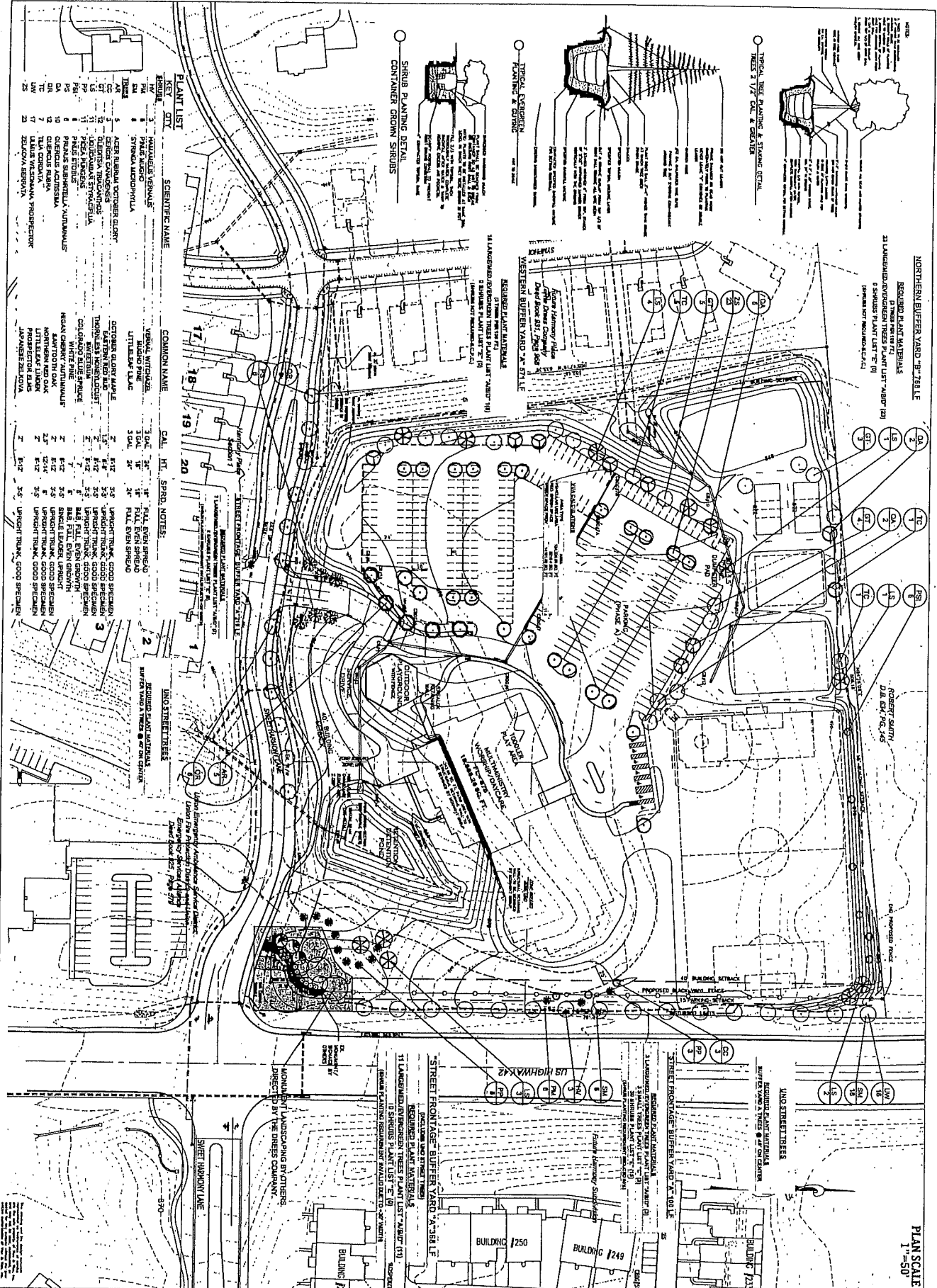
PLAN SCALE
1" = 40'

NOTE:
1. ALL FUTURE AREAS (PHASE B) ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. A PLAN WILL BE SUBMITTED FOR PHASE B AT A LATER DATE. HOWEVER, PHASE B WILL BE GRADED AT THIS TIME.

**OVERALL SITE PLAN & PHASING PLAN
HARMONY PLACE CHURCH, US 42
UNION, BOONE COUNTY, KENTUCKY**



DATE: 08/22/2022
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: AS SHOWN
PAGE: 01



PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	CALL	HT.	SPRD.	NOTES
1	1	ACER RUBRA NORFOLK GEM	RED BELL	3.00	2'	1'	FULL SUN SPECIES
2	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
3	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
4	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
5	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
6	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
7	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
8	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
9	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
10	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
11	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
12	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
13	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
14	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
15	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
16	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
17	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
18	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
19	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
20	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES

PLANT LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	CALL	HT.	SPRD.	NOTES
21	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
22	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
23	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
24	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
25	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
26	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
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29	1	QUERCUS PRINCEPIANA	WHITE OAK	3.00	2'	1'	FULL SUN SPECIES
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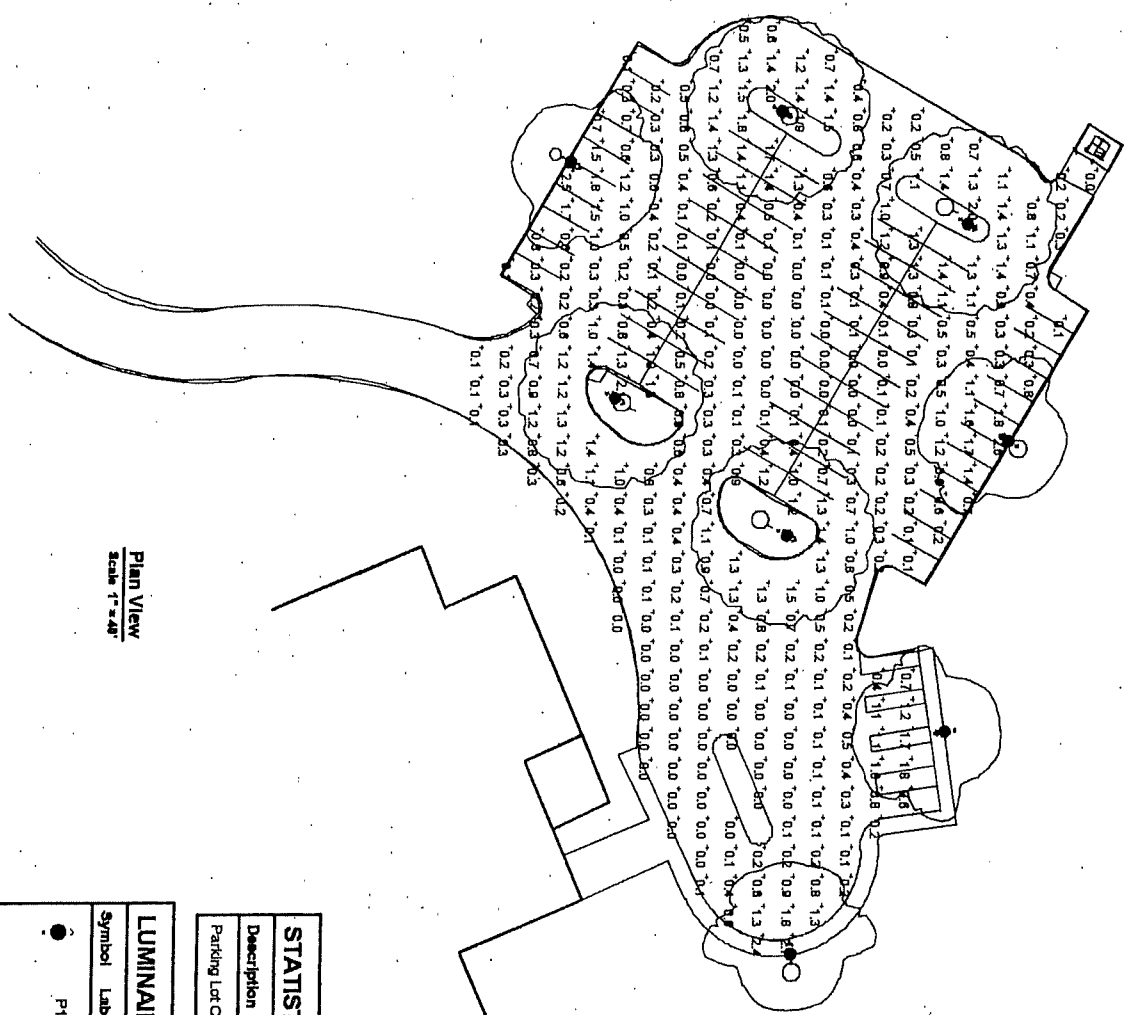
PROPOSED LANDSCAPE PLAN
HARMONY PLACE CHURCH, US 42
BOONE COUNTY, KENTUCKY

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects

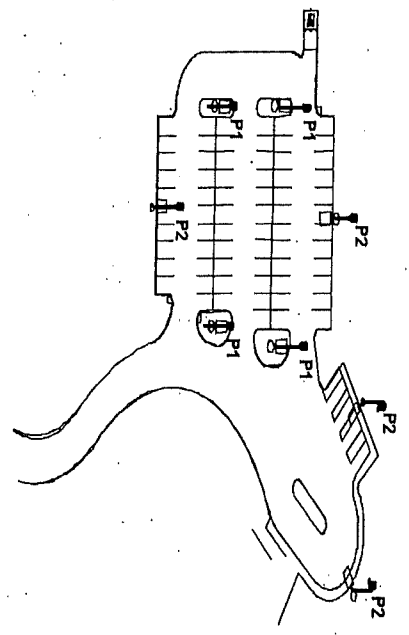
PAGE 1-1

PLAN SCALE
1" = 50'

AUG 22 2000



Plan View
Scale 1" = 40'



NOTES

1. Area fixtures on 8.5ft poles on a 2.6ft. concrete base.
2. Isoline shows 1/2-foot-candle contribution of an individual fixture / pole assembly.
3. Calculations are the expected average maintained illumination at grade during normal rated life of lamps.

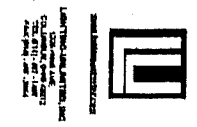
STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Calc. @ Grade	0.6 fc	2.7 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
●	P1	4	AMR-N/VD1-T3-100MH-VLF-SEG VISIONAIRE LIGHTING	AMERICAN ROUND SIZE N/VD1-TYPE 5 SPECULAR REFLECTOR LUMINAIRE SIZE 22" DIAMETER X 13.25"	100MH ED28 VERTICAL BASE UP	8500	0.59
●	P2	4	AME-100MH-T4 VISIONAIRE LIGHTING	AMERICAN T4 400MH	100MH ED28 VERTICAL BASE UP	8500	0.59

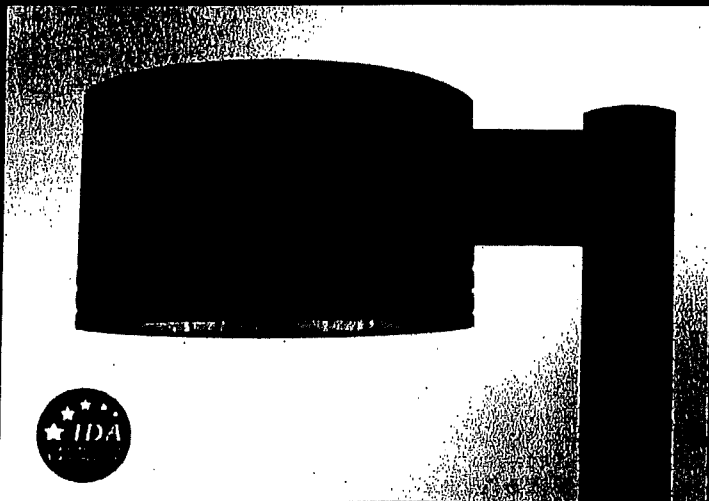
FLORENCE CHRISTIAN CHURCH
Site Lighting Analysis



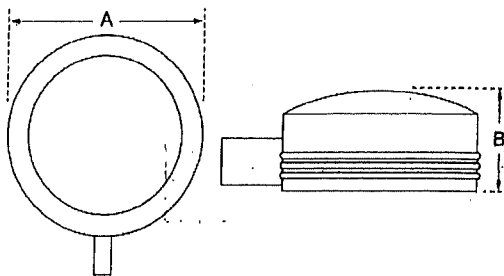
For Review
Date: Jul 26 2007
Scale: As Noted
Drawing No. Nonresidential
1 of 1

Concourse

AREA



Dimensional Drawings



*approx lbs based on heaviest configuration w/packaging

Fixture	A	B	Max. Watt	Lbs*
CON-1	20"	11"	400w Flat Glass (Convex Optional)	50
CON-2	25 1/4"	15 1/4"	1000w Flat Glass (Convex Optional)	70

The **Concourse Series** features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary new reflector system unlike any other. The **flat lens, vertical lamp, IES full cutoff** luminaire is Dark Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. (Convex glass lens is available when required.)

The housing features a smoothly contoured dome top and three decorative circular reveals to accent the shape. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

The **Concourse** is offered in two enclosure sizes and five distribution patterns, including a special forward throw T4-A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

Concourse is an excellent choice for shopping centers, auto dealerships, parking lots, and general area lighting. A wide selection of light sources from 100 through 1000watts are offered, in Metal Halide, High Pressure Sodium, and the New Pulse Start Metal Halide Lamp which provides excellent efficiency, lumen maintenance and color.

Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
CON							
Model	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
<input type="checkbox"/> CON-1 Flat Glass (Convex Glass Optional)	<input type="checkbox"/> Type II (T2) <input type="checkbox"/> Type III (T3) <input type="checkbox"/> Type IV (T4)	<input type="checkbox"/> 100 (100) <input type="checkbox"/> 150 (150) <input type="checkbox"/> 175 (175) <input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) *Reduced Envelope Lamp on 400w	PS, HPS PS, HPS MH, PS MH, PS, HPS PS, MH, PS, HPS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) <input type="checkbox"/> 5-Tap (7)	<input type="checkbox"/> Bolt-On Arm 6" (BOA6) <input type="checkbox"/> Bolt-On Arm 10" (BOA10) <input type="checkbox"/> Spider Mount (SM) <input type="checkbox"/> Wall Mount (WM) *Cast Wall Plate (BAWP) to be ordered separately.	<input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC)	<u>Photocell & Receptacle</u> *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) Photo Receptacle *With Shorting Cap, Uninstalled (PER) <input type="checkbox"/> Quartz Restrike (QR) <u>Fusing</u> *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens (VLCG) <input type="checkbox"/> RPP-1 Round Pole Plate Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP)

VISIONAIRE LIGHTING
Performance In A Whole New Light

19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel: 310.512.6480 • Fax: 310.512.6486
www.visionairelighting.com

Concourse

Housing

• All housings are one piece .080 spun aluminum, designed and engineered for a weathertight seal. Concourse housings display decorative reveals to give the luminaires a distinct appearance. All external hardware is stainless steel.

Lens and Door Assembly

• Door assembly is precision spun one piece .080 gauge corrosion resistant aluminum with captive stainless steel fasteners.
 • The standard lens is a clear tempered flat glass, secured by galvanized lens retainers and sealed with silicone gasketing to provide complete weather and insect protection.
 • An optional convex glass lens is available when required.

Vision™ Optical System (Patented)

• Reflector is precision CNC cut and bent, multi-faceted, segmented, highly efficient, 95% reflective aluminum. Available in five distribution patterns.
 • T4A Automotive Reflector is Field Rotatable.
 • Tool-less reflector entry.

Quali-Guard® Finish

• The finish is Quali-Guard® textured, chemically pretreated through a multiple stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 mil. thickness. Finish is oven baked at 400 degrees Fahrenheit to promote maximum adherence and finish hardness. All finishes available in standard and custom colors.

Mounting

• A rounded extruded aluminum, bolt-on-arm (BOA), with an In-pole nut plate, securing (2) 1/2 Inch zinc running bolts with stainless steel hardware is standard. A Round Pole Plate Adaptor (RPP) is required for mounting to 3" -5" Round Poles.

Electrical Assembly

• All ballasts are premium grade CWA or HPF regulating auto transformers. Ballast is capable of providing consistent lamp starting down to -20 degrees Fahrenheit. Available in:

- Metal Halide (MH)
- Pulse Start Metal Halide (PS)
- High Pressure Sodium (HPS)


• Socket is glazed porcelain medium or mogul base with nickel plated contacts, rated at 4K (5K for 1000 watt) and 600V.

Options

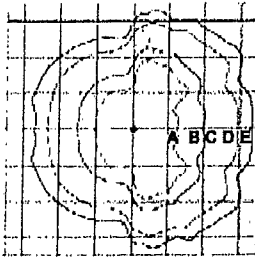
- photo cell
- photo receptacle
- convex glass lens
- house side light shields
- quartz restrrike
- fusing

Please consult factory for custom options.

Listings

• **Concourse** is  listed, suitable for wet locations.
 • **Dark Sky Friendly®** certified by the International Dark Sky Association. (Flat lens models only.)

Isolux Curves

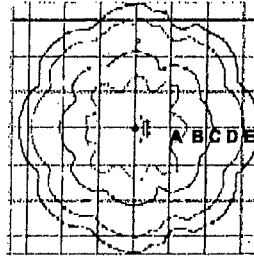


Size One

Type III 400w
MH VLFG 25ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=30ft

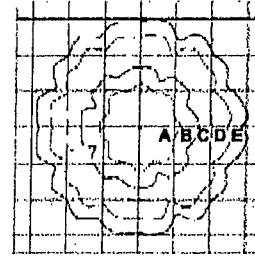


Size One

Type V 400w
MH VLFG 25ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=30ft



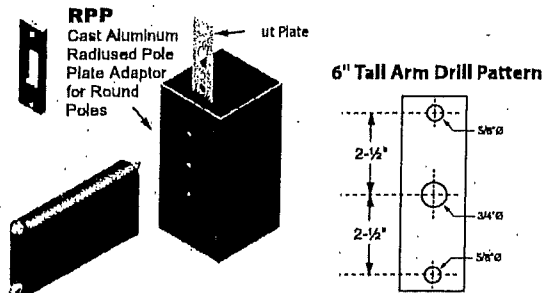
Size Two

Type V 1000w
MH VLFG 42ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=60ft

Bolt-On-Arm Detail

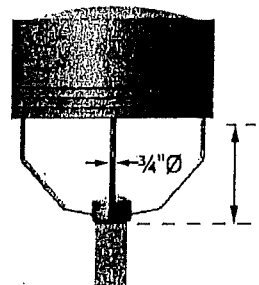


Cast Wall Plate



*For use with standard Bolt-on Arm

Spider Arm Detail










CON-1 & 2: 6" or 10" Long x 6" Tall x 2" Wide

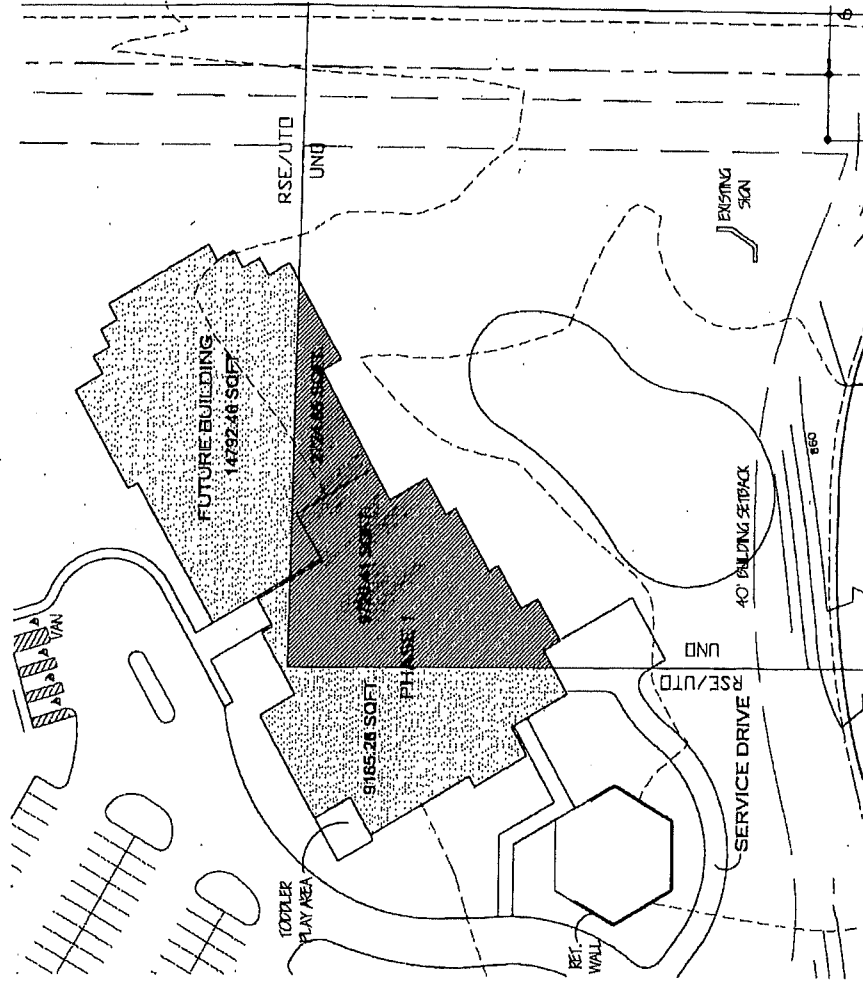
BAWP - 10" Tall x 6 1/2" Wide

CON-1:
CON-2:

8.89" Tall
11.5" Tall

EPA Data

Fixture with Arm							
CON-1	2.4	4.3	4.8	6.5	5.3	7.7	2.6
CON-2	3.2	5.8	6.4	8.6	7.4	10.2	3.5



AUG 21 2007

PHASE 1 SITE PLAN
SCHEMATIC

TOTAL ACRES (264' x 1229' ACRES)
INCLUDING 4 H.C. SPACES (1 VAN ACCESSIBLE
CL. 4 FT SEATING/PARKING RATIO)
EST. RATIO REQUIRED BY ZONING - MINIMUM OF 90 SPACES

PROPERTY TO BE USED FOR RESIDENTIAL SUBURBAN
ESTATES

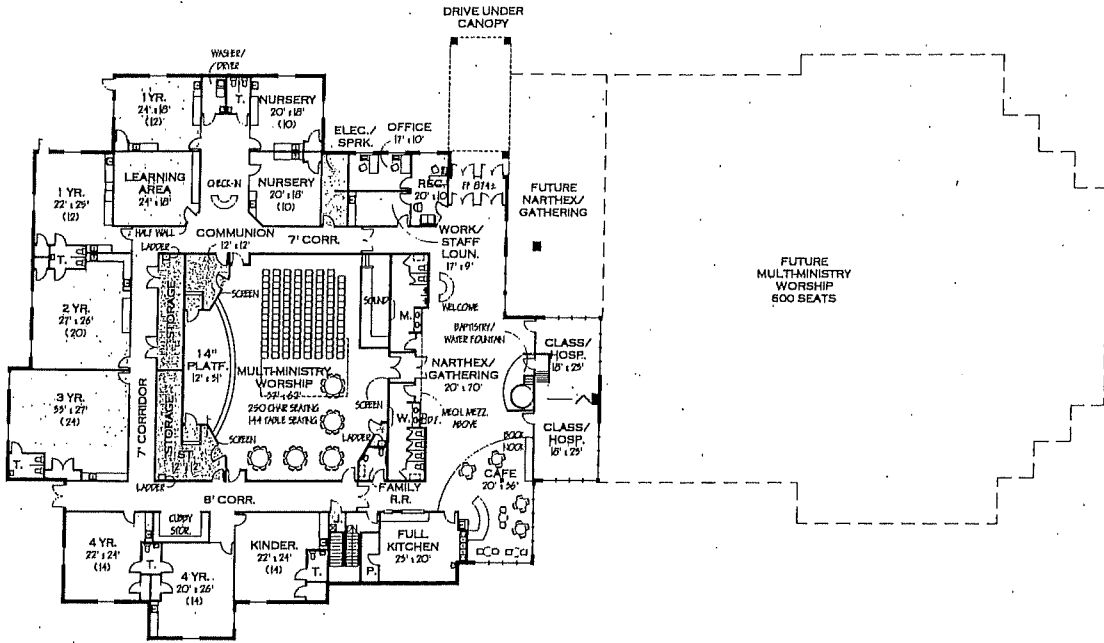
McKNIGHT & HOSERMAN ARCHITECTS, INC. IS NOT RESPONSIBLE
FOR THE ACCURACY OF THIS INFORMATION PROVIDED
OWNERS AND/OR THEIR AUTHORIZED REPRESENTATIVES.

HARMONY PLACE CHURCH

UNION, KY JULY 17 2007 207126



McKnight & Hoserman Architects, Inc.
1000 W. 10th St., Suite 100, Union, KY 40379



PHASE 1 FLOOR PLAN
SCALE: N.T.S.

TOTAL FLOOR AREA = 11,800 S.F. ±
MEZZANINE MECHANICAL FLOOR = 1,800 S.F. ±

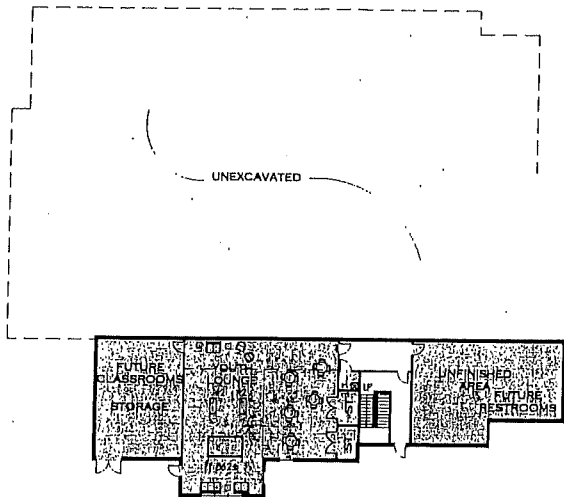
OPTIONAL DRIVE UNDER CANOPY AREA = 527 S.F. ± (31 L.F.)

TABLE SEATING IS BASED ON 8 SEATS/60" DIA. TABLE.

WORSHIP SEATING LAYOUT IS BASED ON 21" WIDE SEATS AT 3'-0" BETWEEN ROWS. AISLE WIDTHS ARE 5'-0" FOR MAIN AISLE AND 4'-0" FOR SIDE AISLES.

HARMONY PLACE CHURCH

UNION, KY JULY 17 2007 207126



BASEMENT FLOOR PLAN
SCALE: N.T.S.

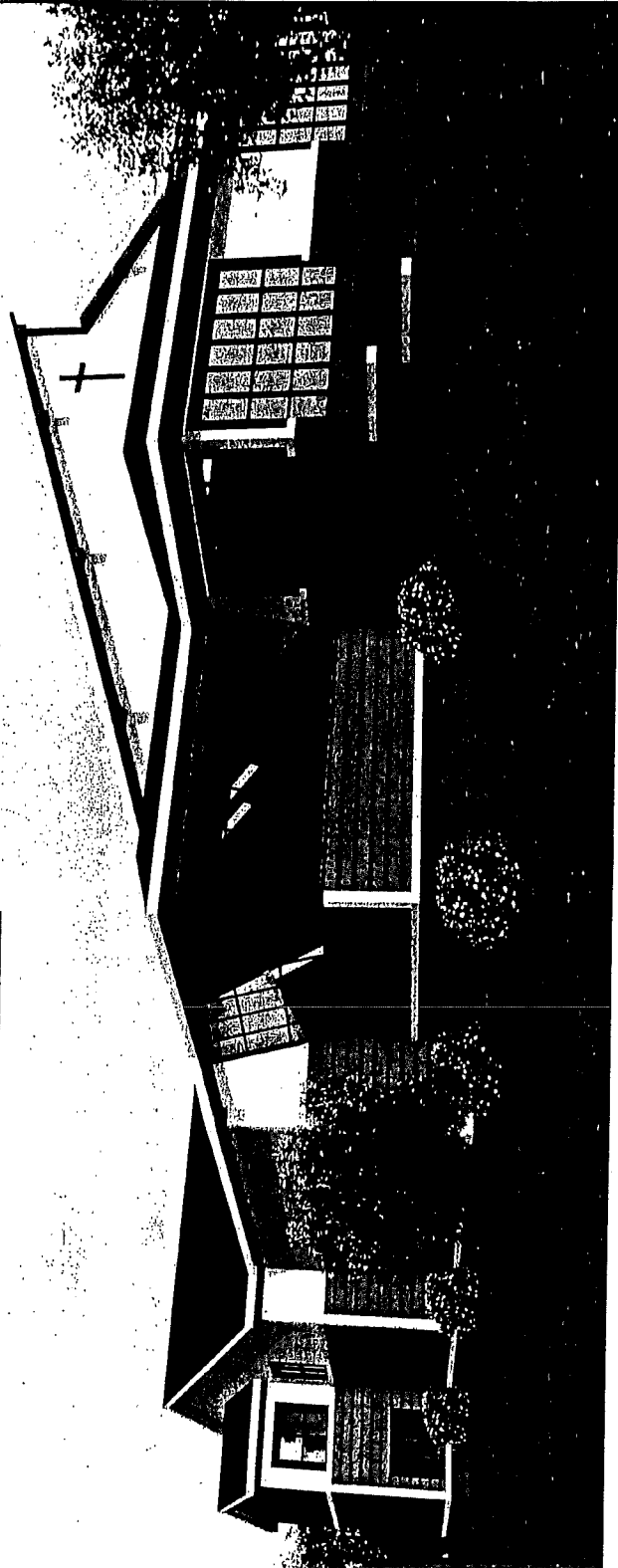
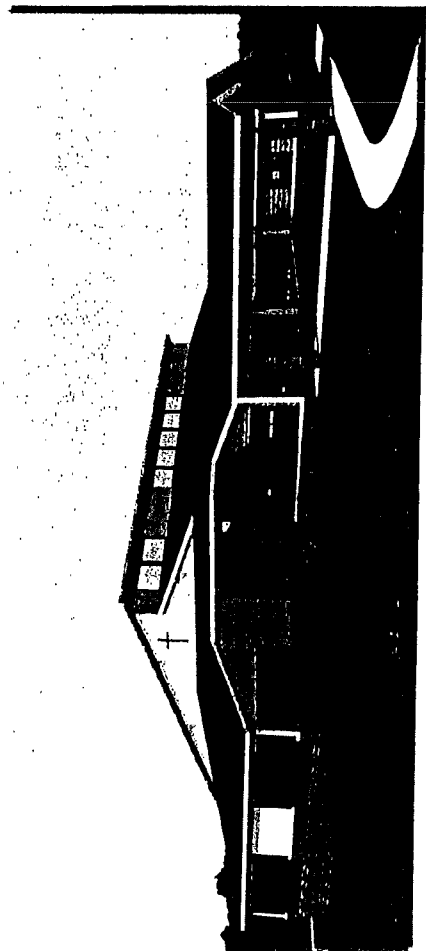
TOTAL BASEMENT FLOOR AREA = 4,367 S.F.±
FINISHED AREA = 1,128 S.F.±
UNFINISHED AREA = 3,239 S.F.±

HARMONY PLACE CHURCH

UNION, KY

JULY 17 2007

207126

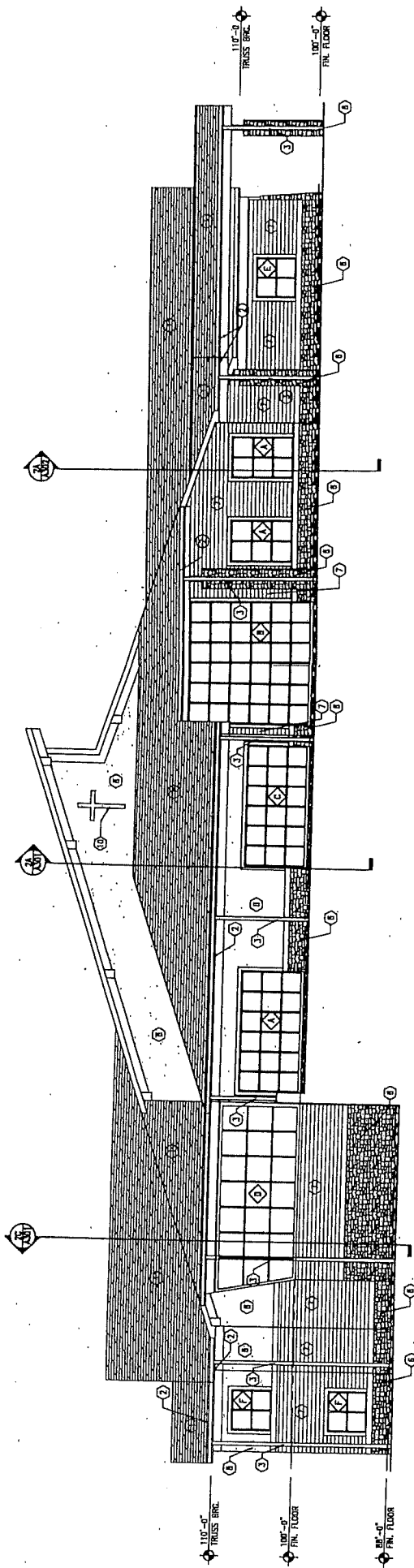


Unit 2 of

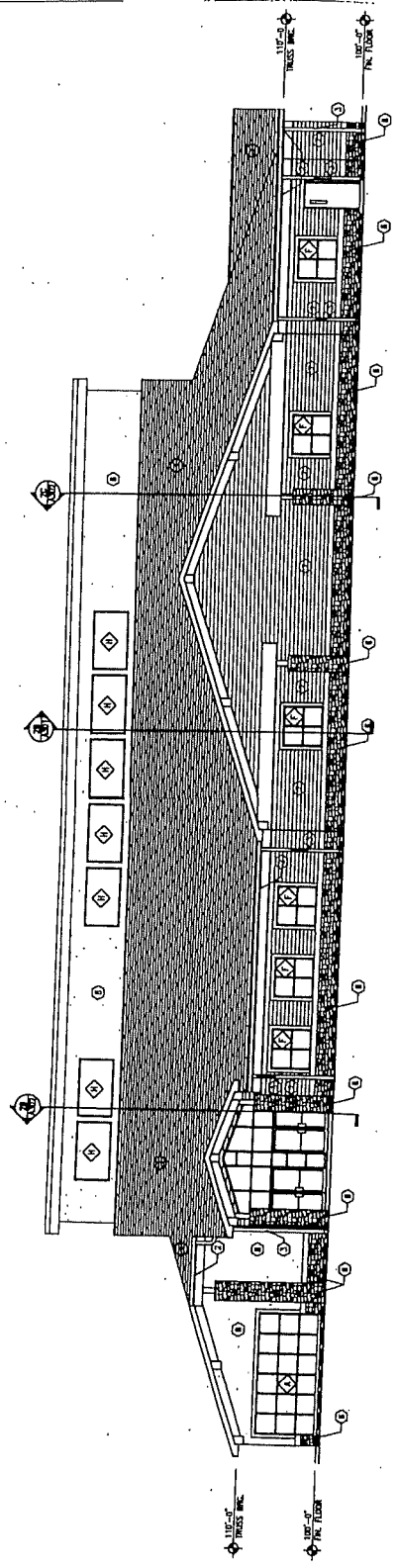
MS
The
McKnight
Group

McKnight & Hosterman Architects, Inc.

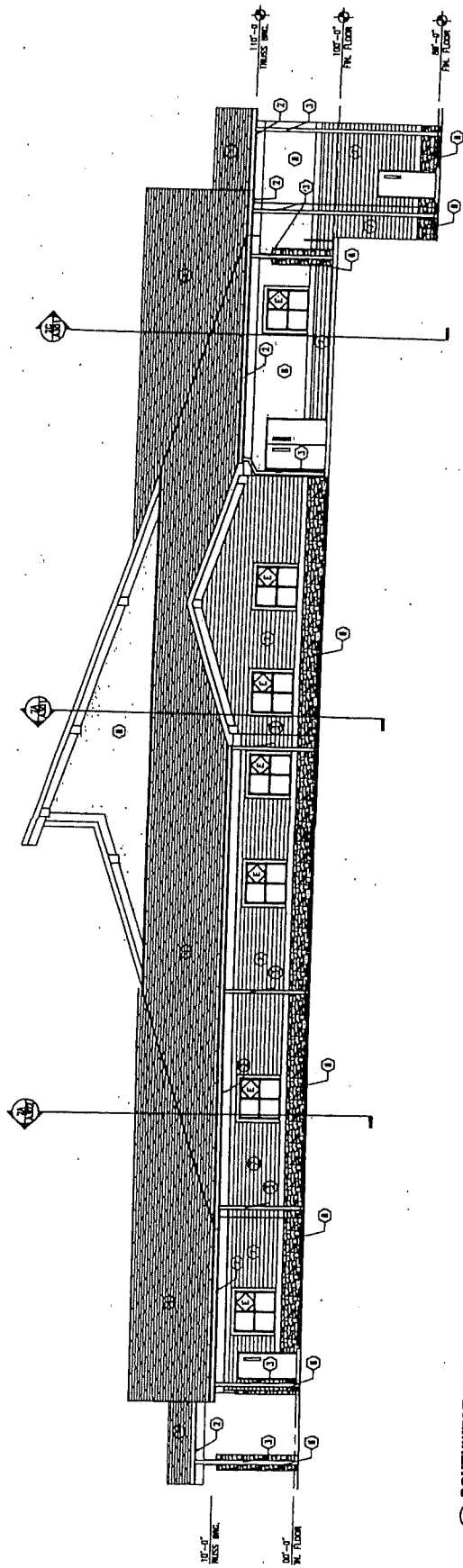
HARMONY PLACE CHURCH
UNION, KY JULY 17, 2007 207126



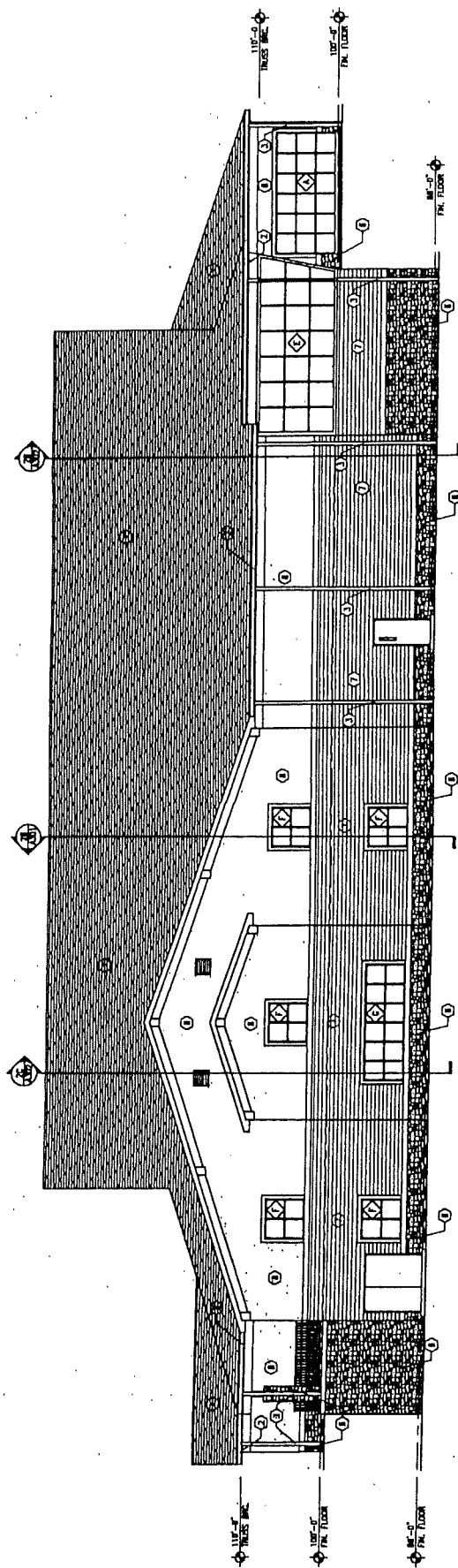
2C NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



21 NORTHWEST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



2C SOUTHWEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



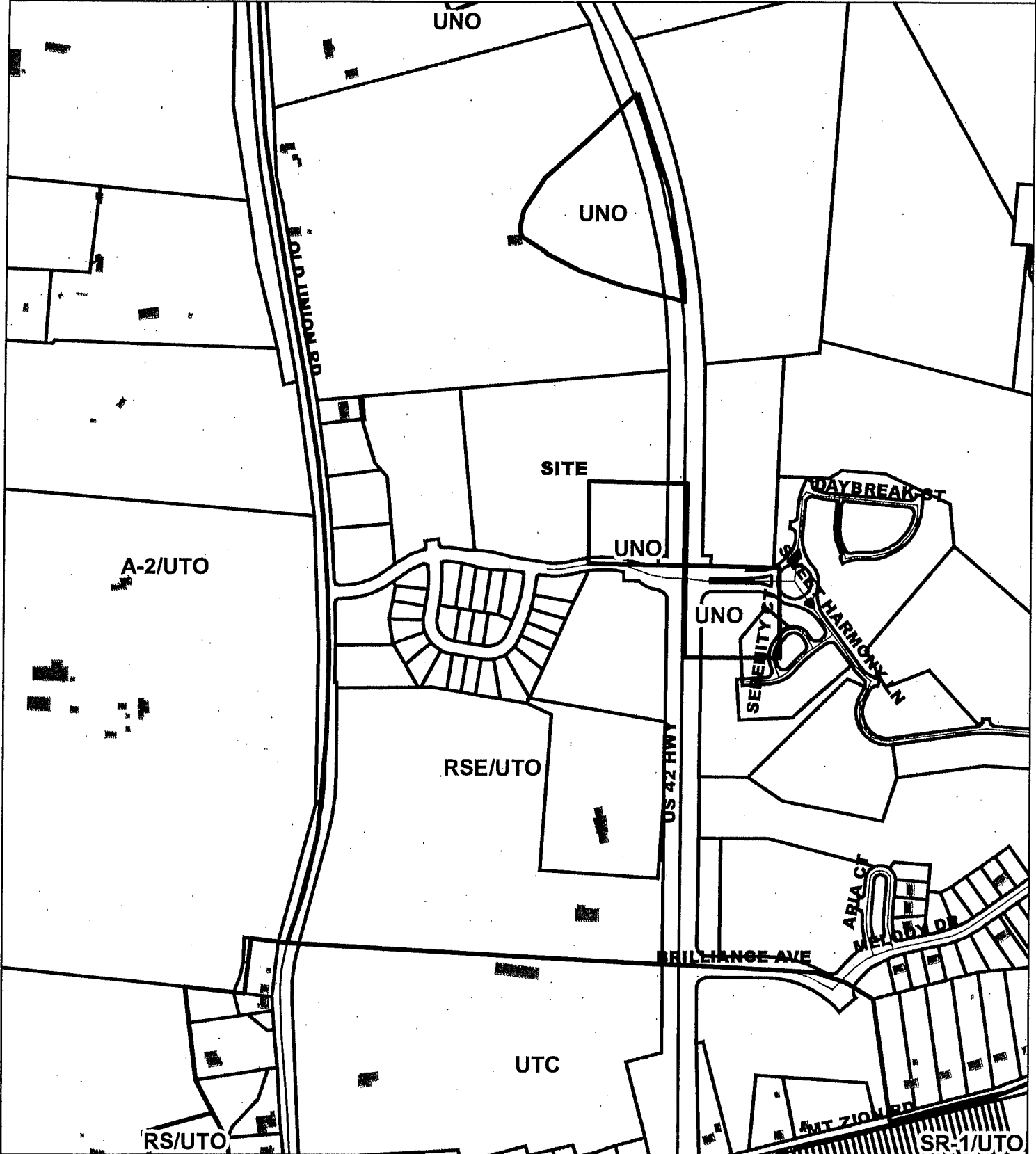
(21) SOUTHEAST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

6 4 3 2

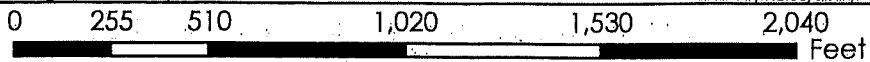
Zoning Map

www.boonecountygis.com



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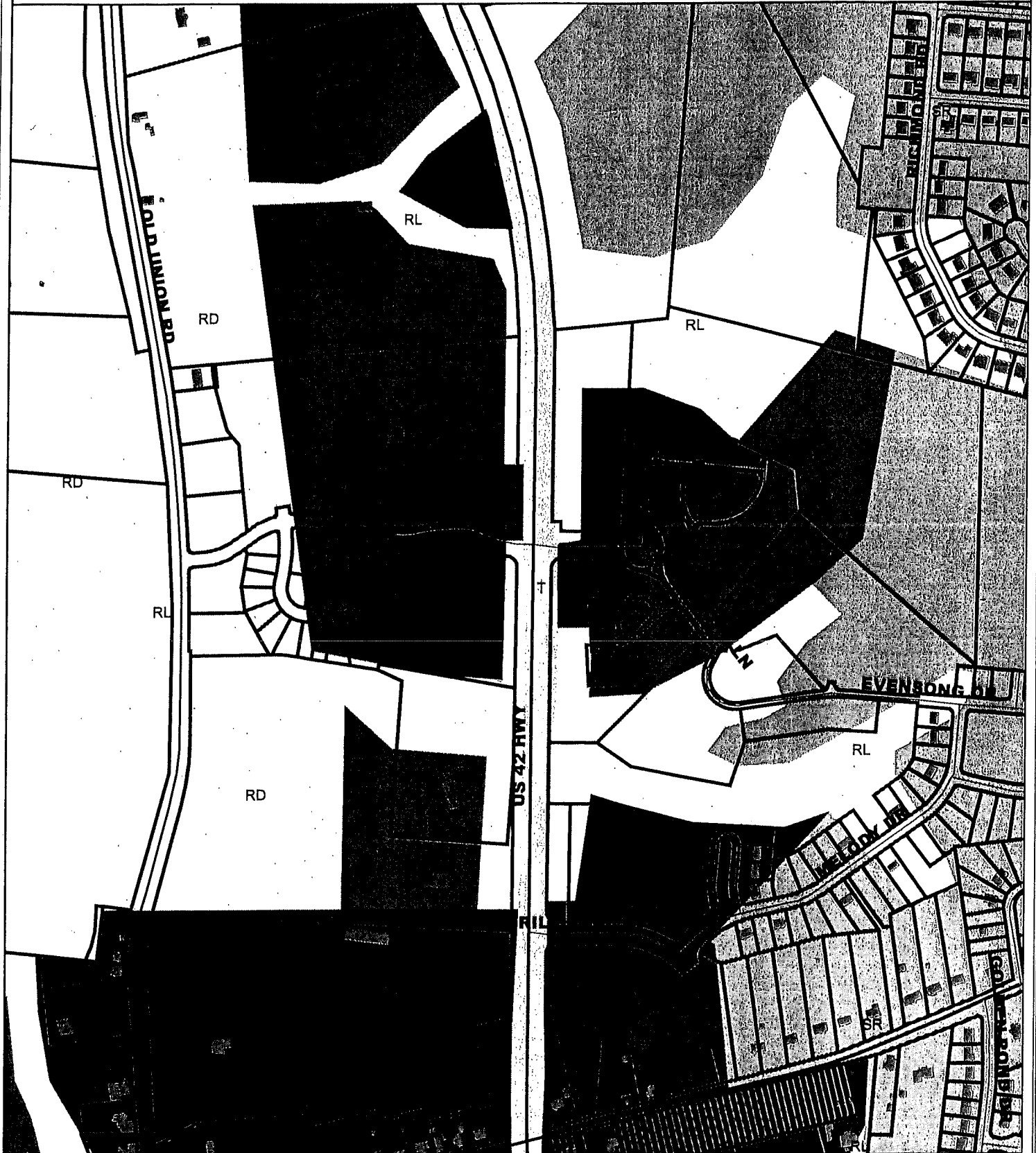


Boone County GIS - Putting Northern Kentucky on the Map



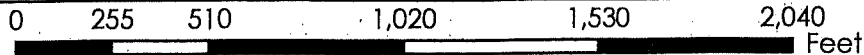
Future Land Use Map

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1 Inch equals 500 feet

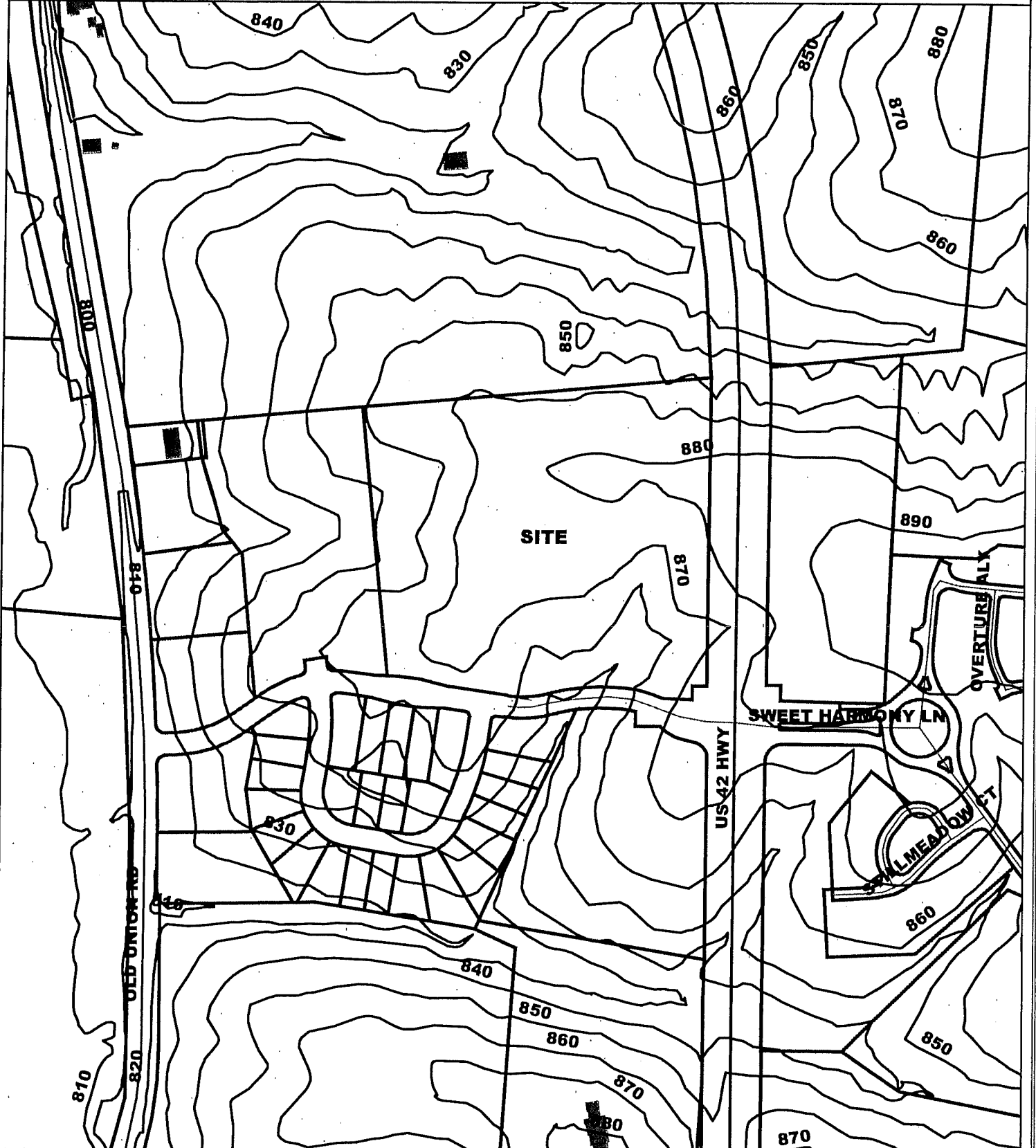


Boone County GIS - Putting Northern Kentucky on the Map



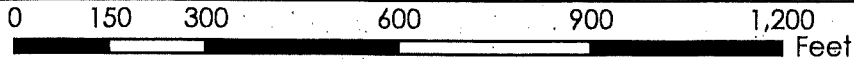
Topographical Map

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1 Inch equals 300 feet

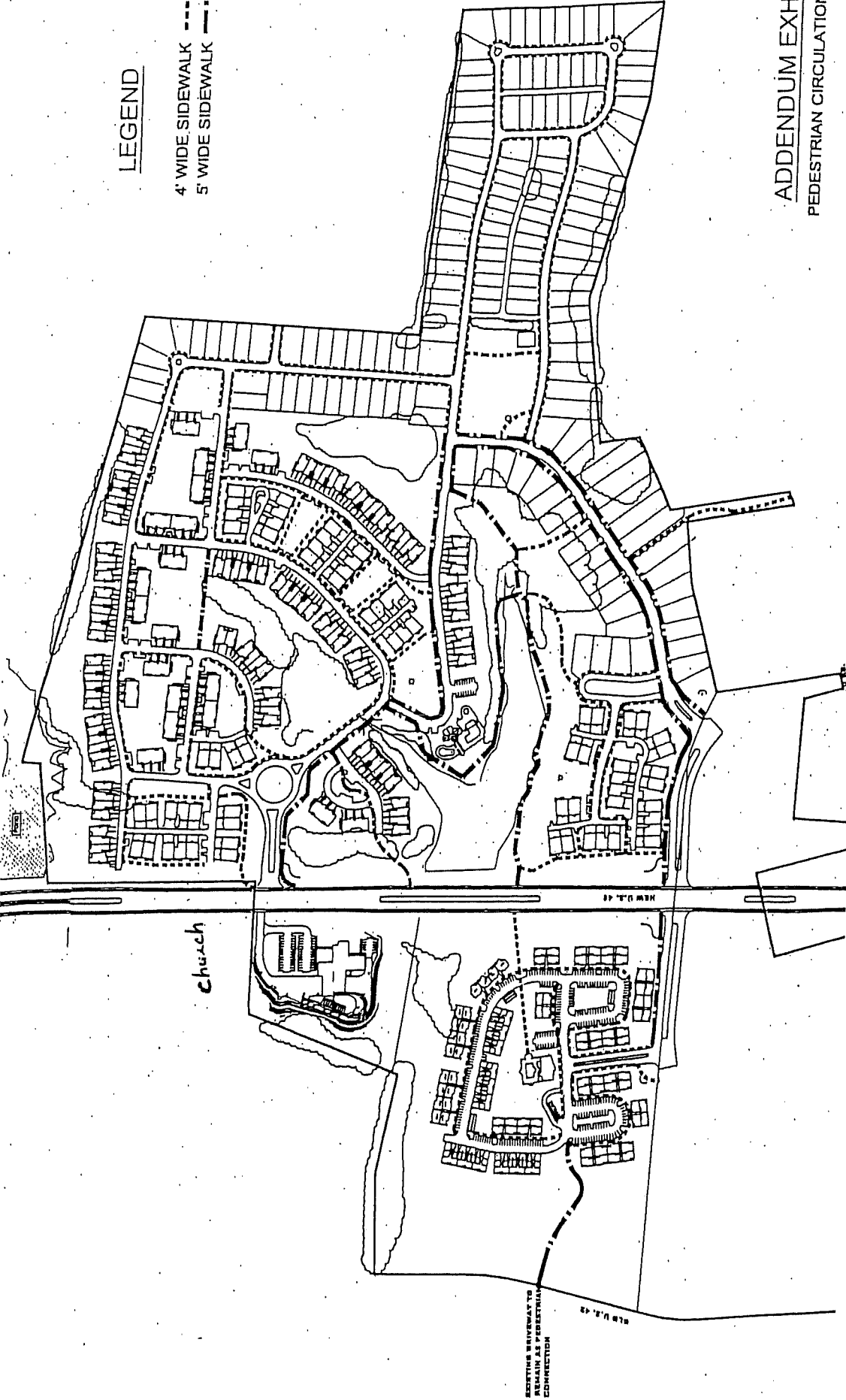


Boone County GIS - Putting Northern Kentucky on the Map



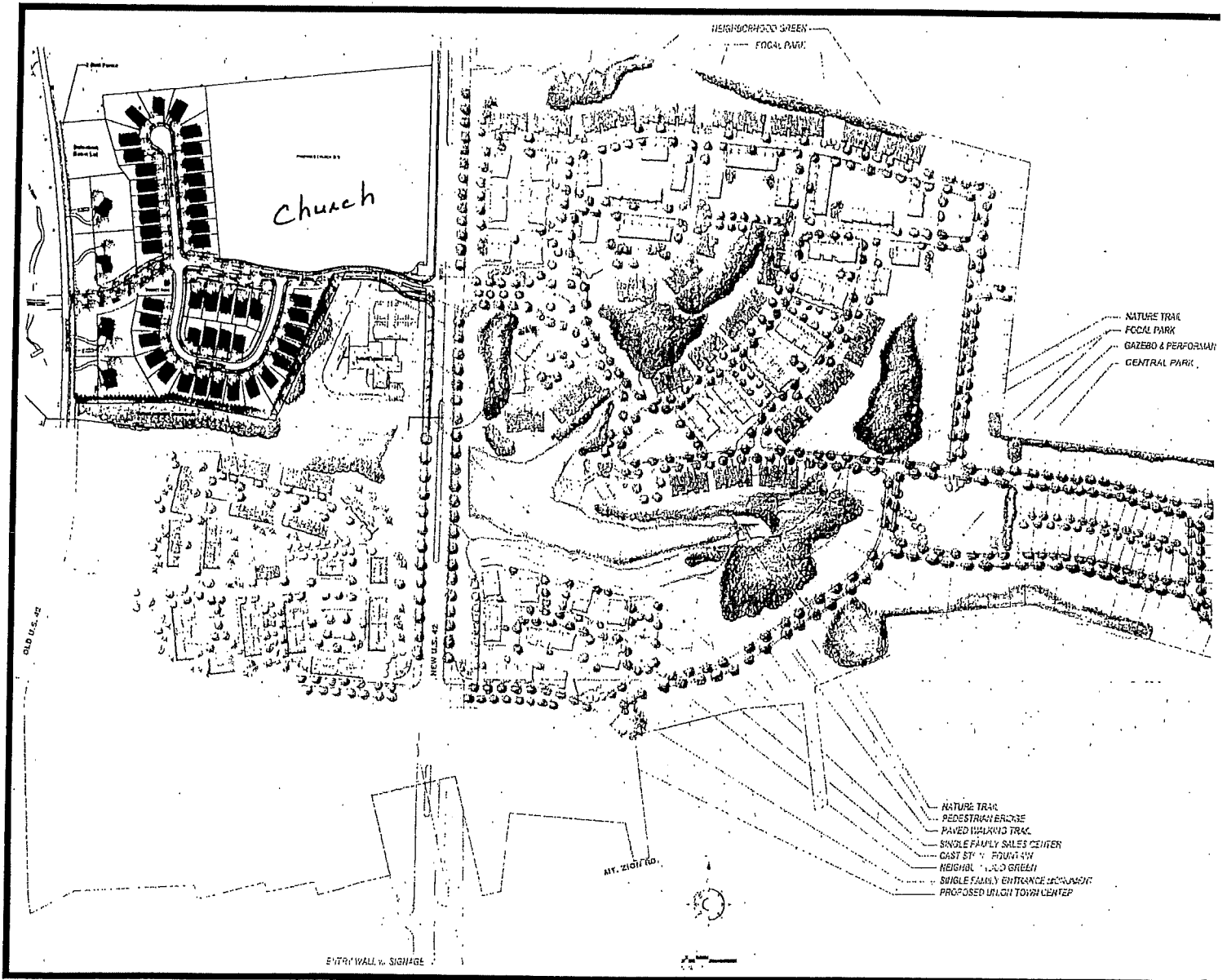
LEGEND

- 4' WIDE SIDEWALK - - - - -
- 5' WIDE SIDEWALK - - - - -



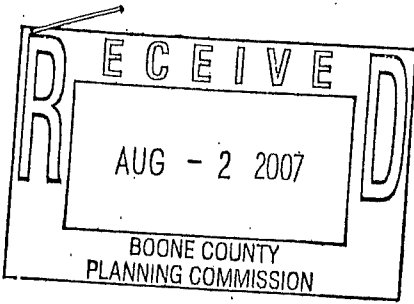
ADDENDUM EXHIBIT 1
PEDESTRIAN CIRCULATION SYSTEM

SITE CONTEXT



Context of Harmony Plan

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 X Union

(Check One)

2. X Conditional Use Permit X Variance Appeal Change in Non-Conforming Use

3. Applicant's Name MCKNIGHT GROUP Phone Number 614.875.1689 Fax No. 614.875.7006 Applicant's Address 3351 McDowell Rd.

GROVE CITY OH 43123 City/State/Zip

4. Description of Request: IN NEED OF A VARIANCE FOR SOUTH

5. Name of Development EAST SECTION OF PROPERTY EXCEEDING MAX. FRONT YARD SETBACK OF 50'0" FLORENCE CHRISTIAN CHURCH

6. Location of Development NORTHWEST CORNER OF RT 42 AND SWEET HARWOOD LN.

7. Acreage Under Review 12.25 ACRES ±

8. Lot Number and Name of Subdivision (if part of a subdivision) NONE

9. Owner of Property FLORENCE CHRISTIAN CHURCH

Address of Property Owner 300 MAIN STREET Phone No. 859.647.5000 FLORENCE KY 41042

10. City State Zip

11. Proposed Use(s) on Site CHURCH WITH ATHLETIC FIELDS AND PASSIVE OPEN SPACE

12. Total Square Footage of Existing and/or Proposed Buildings (201,393 S.F.E) (PHASE I)

13. Current Zoning on Property RSE/UTO AND UNO

14. Deed Book 917 Page No. 441 Group No. 2047

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: [Signature]

Property Owner's Signature: [Signature]

COPY

CLUR #07-UBOA-002-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Florence Christian Church
300 Main Street
Florence, KY 41042
2. ADDRESS OF PROPERTY
U.S. Hwy. 42 & Sweet Harmony Ln.
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Florence Christian Church
4. DEED BOOK 917 PAGE NO. 441 GROUP NO. 2047
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:
From _____ To _____
- Conditional Use Permit
- Development Plan Conditional Zoning
- Subdivision Plat
(Not Recorded) Other:
- 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
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



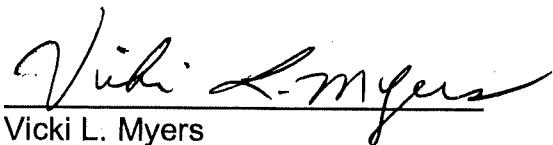
SIGNATURE OF COMPLETING OFFICIAL

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

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

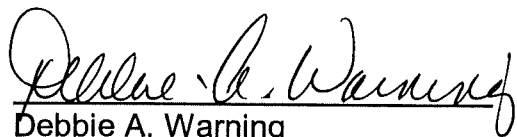
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the
Boone County Planning Commission this 12 day of September, 2007.



Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2011

This instrument was prepared for recording purposes only by:



Debbie A. Warning
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
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 and Variance approved by the Union Board of Adjustments and in accordance with the current zoning in effect as of August 30, 2007 Certificate of Land Use Restriction (#07-UBOA-002-A), for Florence Christian Church, Property Owner(s).

The following conditions will apply:

- 1) The Phase I parking lot is required to have 122 stalls.
- 2) The building is subject to Boone County Planning Commission Design Review approval.
- 3) Sidewalks are required along the frontage of Sweet Harmony Lane and the width of the service drive needs to be 20'. A site plan review application is required.
- 4) Buffers:
 - A) The entire limits of the southern (Sweet Harmony Lane) and eastern (U.S. 42) street frontage buffers shall contain the required street trees from the UNO zoning district;
 - B) The northern buffer is to be a continuation of the Sweet Harmony Lane and U.S. 42 buffers (street frontage landscaping with additional UNO street trees). However, the installation sizes of the trees in this buffer may be reduced to a 1.0" or 1.5" caliper;
 - C) A 20' wide landscape buffer shall be required behind the rear parking lot and rear recreational field (along rear property line). The buffer shall contain 3 evergreen trees from Plant List D and 4 large trees from Plant List A per 100 linear feet.
- 5) The hours of operation of the daycare are to be from 6:00 AM to 7:00 PM and there is to be a maximum of 200 children.
- 6) There are to be no activities on the site after 9:30 PM.
- 7) All site lighting is to be directed downwards and inwards toward the subject site and light poles are not to exceed 12 feet in height (9.5' pole and 2.5' concrete base).
- 8) The Phase I ingress lane shall align with the Cobalt Way's northbound traffic lane.

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