

APPLICATION FOR ZONING ACTION

TO: / / Boone County Planning Commission  City of Union Board of Adjustme  
 City of Florence Board of Adjustment  City of Walton Board of  
 Boone County Board of Adjustment  Zoning Enforcement Officer Adjustmer

FOR:  Zoning Text Amendment  Zoning Map Amendment  
 Comprehensive Plan Change  Preliminary Plat Approval  
 Improvement Plat Approval  Final Plat or Deed Plat  
 Conditional Use Permit  Site Plan Review  
 Concept Development Plan  Historic District Overlay  
 Preliminary Development Plan  Sign Permit or Zoning Permit  
 Change of Non-Conforming Use  Appeal or Variance  
 Design Review Board Hearing and Certificate of Appropriateness

Applicant: William J Hyland Chief of the Union Fire Protection District  Owner  
 Agent  
Address: P.O. Box 26 Union Ky 41091  
Telephone: 384-1443

Location: 10082 Highway 42 Union Ky  
Name of Owner: Union Fire Protection District  
Address of Owner: PO Box 26 Union Ky 41091  
Zone: RS/SC Area in Acres: 1

Deed Book: 175/292 Page No.: 456/293 Group No: 2055

Description of Request: Conditional Use permit for  
Addition of Union Fire House

Owner's Signature: \_\_\_\_\_  
Date \_\_\_\_\_ Applicant's Signature: William J Hyland

FOR PLANNING COMMISSION USE: \$200 waiver requested.  
Application date and fee of \$ 81 pub Received: \_\_\_\_\_  
4 prop  
owners  
Referred to: \_\_\_\_\_ For Meeting Date: \_\_\_\_\_  
Action: \_\_\_\_\_ Date: \_\_\_\_\_

STAFF REPORT

APPLICANT: Union Fire Protection District, Inc.  
LOCATION: 10082 U.S. 42, Union, Kentucky  
ZONE: Rural Suburban/Small Community Overlay (RS/SC)  
DATE: Friday, May 8, 1987, 7:00 p.m.  
REMARKS:

The applicant is requesting a Conditional Use Permit to allow the expansion of the existing fire station. The 1.0 acre (approximate) site, which is zoned RS/SC, is currently owned by the Union Fire Protection District, Inc.

It is the intent of the Small Community Overlay District:

"to provide for the maintenance and development of small community centers where an integrated variety of land uses are essential to the vitality, viability, and well-being of the community. These circumstances are most prevalent in the many small, traditional community centers of Boone County, and may be appropriate to meet the needs of new community development in the county as well." (p. 16-1)

Article 16, Section 1613 of the Boone County Zoning Regulations requires:

"at such time as any use, structure, or lot (in a Small Community Overlay District) is altered or changed, a conditional use permit must be issued to allow development." (p. 16-2)

The subject property is bounded on the west by a tree farm, on the east, across U.S. 42, by single-family residences and the Post Office, on the south by farmland, and the north by vacant land.

The following reviews the general standards for all Conditional Uses as they apply to the expansion of the Union Fire Protection District:

1. The Boone County Comprehensive Plan Land Use Map shows the future land use of this site to be commercial. The Comprehensive Plan text itself explains that "this commercial area should contain local goods and services." (p. L-15) A copy of the "Goals" section of the Plan as it applies to Public Facilities is enclosed. The Public Facilities section of the Plan states, "several fire districts, such as Burlington, Hebron, Union, Florence, and Walton, will experience increasing demands for fire protection." (p. PF-17)
2. The design, construction, operation, and maintenance of the facility will 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 area.

3. An expanded fire station will not be hazardous to existing or future neighboring uses.
4. The site is served adequately by essential public facilities.
5. Additional requirements at public cost will not be created.
6. Expansion will not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to the general welfare.
7. The design of the vehicular approaches to the site have not been fully explained on the submitted site plan. The applicant has indicated a second concrete apron to extent from the proposed addition to the roadside. Although a curb cut of this size would not normally be allowed, staff feels that the nature of the use demands such liberal access.

The following reviews the more specific standards applicable to Conditional Uses in the Small Community Overlay District:

- a. The activity of a fire department is an integral part of the Union area's function as a small community center. The nature and character of the expansion will not detract from or conflict with the principal purpose and continued well-being of Union.
- b. The arrangement of the structure is compatible with the arrangement and organization of permitted uses in the district to be protected.

Should the Board approve the use, staff would recommend the following:

1. That the applicant submit a revised site plan indicating a concrete apron up to the new addition.
2. Should the Union Fire Protection District wish to hard surface their parking lot, that the site plan be further revised and submitted to the Planning Commission office.

(Note: The addition is currently under construction without the consent of the Union Board of Adjustment. The applicant understands that any work done prior to approval is done at their own risk.)

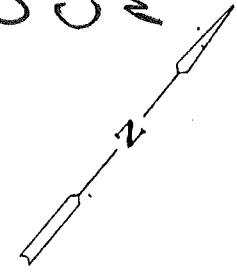
Respectfully submitted,

  
Thomas W. Breidenstein,  
Zoning Enforcement Officer

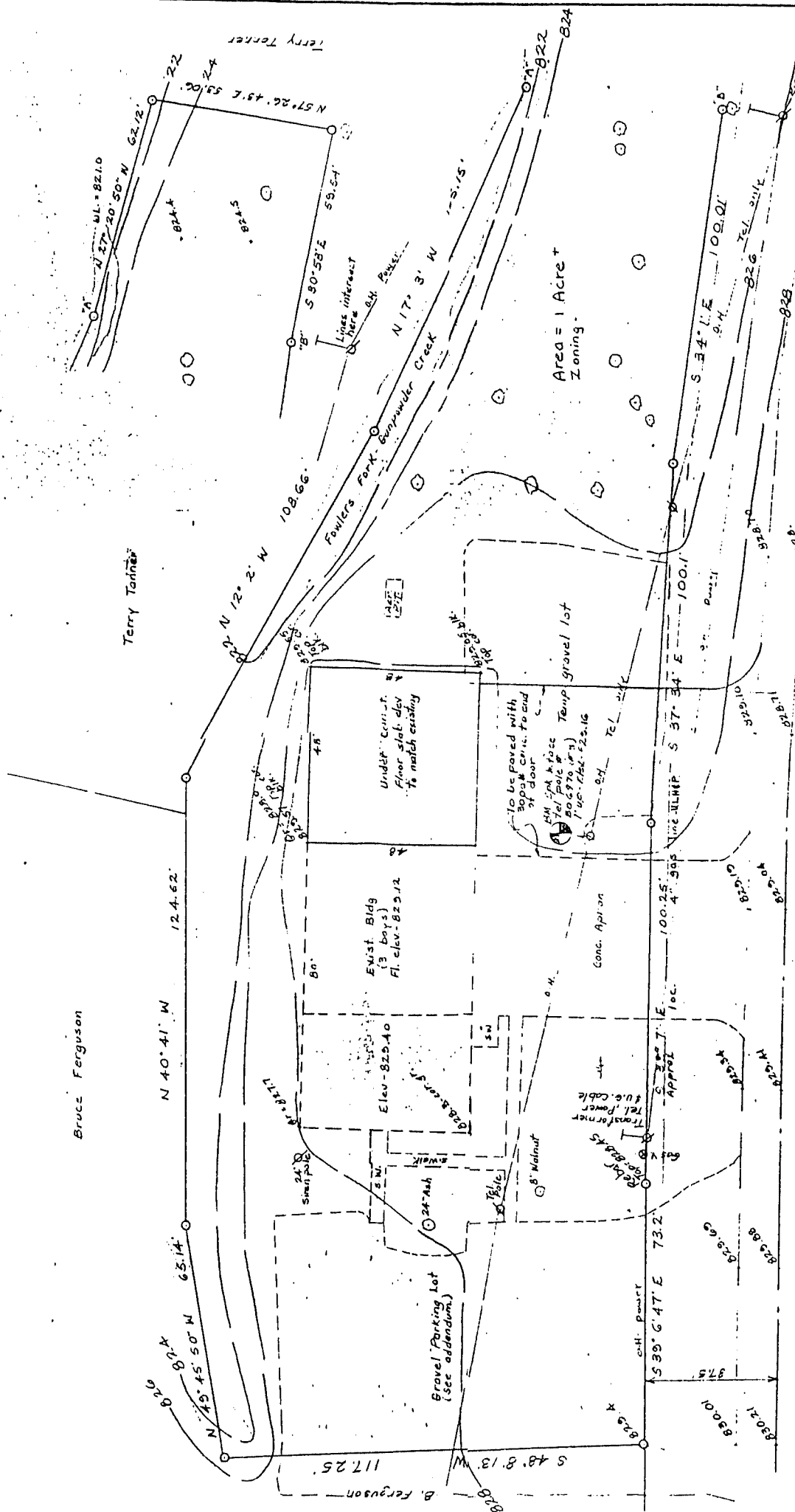
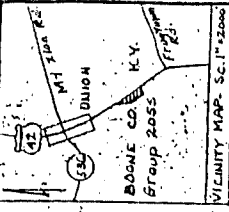
TWB:mcb

Enc.

# Union Fire Protection District Conditional Use Permit May 8, 1987



RECEIVED  
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SITE DEVELOPMENT PLAN - ADD'L TO UNION TOWN CENTER FIRE DEPT., WEST SIDE U.S. 42, UNION, KENTUCKY	
SCALE: 1" = 20'	APPROVED BY: I. B.
DATE: 4-15-87	DATE: 4-15-87
DRAWN BY: I. B.	
REVISIONS:	
DRAWING NUMBER:	

SWAIN & KENTON  
REGISTERED LAND SURVEYOR  
No. 1116  
310  
REGISTERED

U.S. HWY. # 42

R. Barlow

Professional Engineer  
No. 1116  
310  
REGISTERED

U.S. HWY. # 42

## PUBLIC SERVICES AND FACILITIES

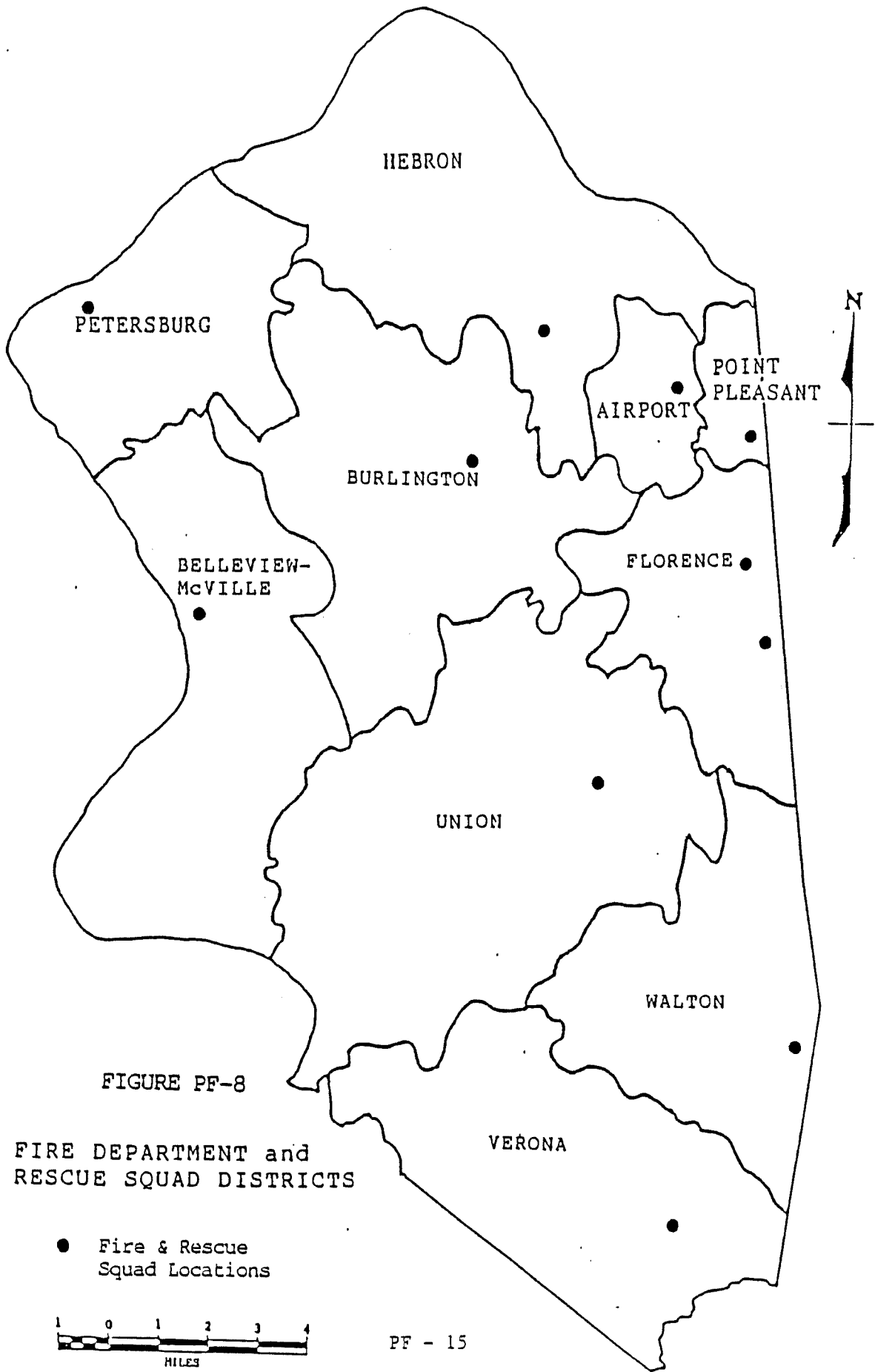
### Goal:

To ensure that adequate public services and facilities exist for all development.

### Objectives:

1. "Existing" infrastructure systems (e.g. systems and facilities for: water treatment and distribution; wastewater collection and treatment; natural gas distribution; electric power distribution; police and fire services and associated municipal buildings; and schools; etc.) shall be utilized to full capacity.
2. New infrastructure systems shall be built to definite planned and balanced capacities and for definite urban forms. Such systems shall not be so oversized or otherwise over-built that they may commit an area, consciously or unconsciously, to a development pattern which is not desired or selected.
3. Priorities for growth within any individual infrastructure system shall be as the opportunity allows for funding or construction, provided no one system over-builds or commits excessive urban growth.
4. Individual sewer, water, school, and fire jurisdictions shall be integrated and coordinated on the basis of county-wide cohesive service areas and networks.
5. Public facilities and services shall be in locations that are accessible to all.
6. Where possible, open space for active and passive recreation should be an integral part of the school location.
7. Library sites within or near business or shopping centers which are well located with regard to the surrounding residential areas are desirable.
8. The library should be accessible by means of public and private transportation.
9. Fire stations should be located near or along major arterials so that adequate ingress and egress can be provided.
10. The heaviest concentration of fire stations should be located to protect central business districts, large industrial areas, and other high value areas.
11. Barriers to fire station service, such as hills, rivers, flooding land, railroad tracks and yards, freeways, airports, shopping centers, and general traffic congestion, should be avoided in selecting a site because such barriers may require time-consuming detours in or around the service area.

# BOONE COUNTY KENTUCKY



FIRE DEPARTMENT and  
RESCUE SQUAD DISTRICTS

1985



CITY OF UNION  
BOARD OF ADJUSTMENT

MAY 8, 1987  
7:00 P.M.

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Board Members Present

Mr. William Sears  
Mrs. Jean Yost

Board Members Not Present

Mrs. Wilma Schubert

Legal Counsel Present

Mr. Dale T. Wilson

Staff Members Present

Thomas W. Breidenstein, Zoning Enforcement Officer  
Kevin Costello, Assistant Director/Senior Planner

Before the meeting was called to order, Attorney Dale T. Wilson swore in the members. Afterward, the officers for the Board were elected. Mrs. Yost was elected Chairperson, Mr. Sears was elected Secretary, and Mrs. Schubert was elected Vice-Chairperson. Mrs. Yost then called the meeting to order.

AGENDA ITEMS:

1. A request of the Union Fire Protection District for a Conditional Use Permit to allow the expansion of the existing fire station. The 1.0 acre (approximate) site is zoned Rural Suburban with a Small Community Overlay (RS/SC) and is currently owned by the Union Fire Protection District, Inc.

Before the staff presentation, Mr. Breidenstein stated that the work presently being done at the fire station was being done at the Protection District's own risk. No approvals, including a building permit, have been issued.

Mr. Breidenstein explained the reason a Conditional Use Permit is required. He further explained that it is Small Community Overlay that allows the use to be expanded. Mr. Breidenstein reviewed the Staff Report (see Staff Report).

He explained that the Board has the authority to impose conditions along with the issuance of a permit. Staff had asked for a revised site plan showing a concrete apron up to the new addition. The revised plan has been submitted satisfying the request. He also suggested that should the applicant ever wish to hard surface their existing gravel lot, that a Site Plan be reviewed by the Planning Commission or by the Board of Adjustment.

City of Union  
Board of Adjustment  
May 8, 1987  
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Discussion followed regarding a "temporary" building permit issued by the Building Inspector and the work presently being done on the site.

Mrs. Yost questioned the impact of the improvements to U.S. 42 on the subject property. It was explained that the widening would not affect the Union Fire Protection property, but would affect the Union Rescue Squad on the opposite side of the road.

Mr. Tim Kleier requested that all fees be waived by the Board. He explained that all other fees, including building permit fees, have been waived by the county. Discussion on the fees followed, including an explanation by Attorney Dale T. Wilson of fees associated with the notification of adjoining property owners and with the legal advertisement in the Boone County Recorder.

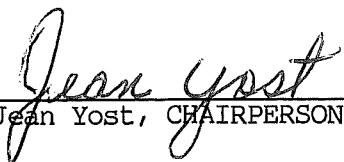
Mr. Sears moved that the Board waive the \$200 application fee. Mrs. Yost seconded the motion. Therefore, the motion passed.

Mr. Sears moved that the Board grant the Conditional Use Permit to allow the expansion of the Union Fire Protection District. Mrs. Yost seconded the motion. Therefore, the motion was passed.

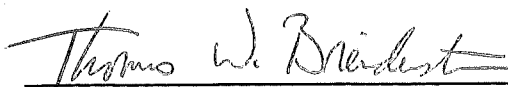
Attorney Dale T. Wilson suggested that rather than wait until the next time the Union Board meet, the minutes be mailed to the members and modified and approved through the mail.

Mr. Sears made the motion to adjourn. The motion was seconded by Mrs. Yost. The meeting was adjourned by unanimous consent at 7:45 p.m.

APPROVED:

  
Mrs. Jean Yost, CHAIRPERSON

ATTEST:

  
Thomas W. Breidenstein,  
Zoning Enforcement Officer