

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(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 CARDINAL ENGINEERING  
Phone Number 581-9600  
Applicant's Address ONE MOOCK RD  
WILDER KY 41071  
City State Zip
- 4. Description of Request: TO CONSTRUCT A NEW  
BRANCH BANK
- 5. Name of Development CENTRAL TRUST BANK
- 6. Location of Development 9990 US 42  
UNION
- 7. Acreage Under Review .7682
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
- 9. Owner of Property THE CENTRAL TRUST CO. NA  
Phone Number 651-8845
- 10. Address of Property Owner 201 E. 5TH STREET  
CINCINNATI OH 45202-4117  
City State Zip
- 11. Proposed Use(s) On Site BRANCH BANK
- 12. Total Square Footage of Existing and/or Proposed Buildings 2750
- 13. Current Zoning on Property RURAL SUBURBAN/SMALL COMMUNITY
- 14. Deed Book 358 Page No. 136 Group No. 2046
- 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. Applicant's Signature: Jeffrey D. Miller
- 19. Property Owner's Signature: Central Trust Co. N.A.

*Jeffrey D. Miller*  
8.14.90

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 8-20-96
2. Fee Received \$271.00 R9774
3. Is application complete?  Yes  No
4. Staff Reviewer \_\_\_\_\_
5. Scheduled Board Action Date \_\_\_\_\_
6. Board Action:  
\_\_\_\_\_ Approval  
\_\_\_\_\_ Approved With Conditions (See #7)  
\_\_\_\_\_ Disapproved (See #8)
7. Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Reasons For Disapproval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# STAFF REPORT

#1

DEVELOPMENT: Central Trust Bank  
APPLICANT: Cardinal Engineering  
LOCATION: northwest corner of U.S. 42 & Mt. Zion, Union, Kentucky  
ZONING: Rural Suburban / Small Community Overlay (RS/SC)  
DATE: September 13, 1990  
REMARKS:

The applicant is requesting a Conditional Use Permit to allow the construction of a New Bank with a drive through. The 0.76 acre site is located on the northwest corner of U.S. 42 and Mt. Zion Road. The site is zoned Rural Suburban/Small Community Overlay (RS/SC) and is owned by the Central Trust Company.

The following are the surrounding land uses and their zoning:

North -	Single family residence Rural Suburban/Small Community Overlay (RS/SC)
South -	E-Z Mart Commercial One/Small Community Overlay (C-1/SC)
East -	Parking area Rural Suburban/Small Community Overlay (RS/SC)
West -	Farmland/Single family residence Rural Suburban/Small Community Overlay (RS/SC)

The following reviews the general criteria which the Board must use to judge each Conditional Use Permit:

1. The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the site as Commercial.

The Land Use Element makes the following reference to the site and general area. Commercial activity in this area should be limited to Union proper, in the general area.

"Commercial activity in this area should be limited to Union proper, in the vicinity of the Hathaway Road and U.S. 42 intersection. Any commercial development should be local in scale to serve the needs of the existing and future residents of the area. Proper Access Management and parking design, including shared parking, are important aspects of this growth. Access Management is important because of the closeness of existing structures, some of which have potential historic significance, to the roads. Parking facilities should be an adequate distance from the roadways to allow landscaping to compliment the small town character of Union."

2. This type of use will be harmonious and appropriate in appearance with the existing character of the area and general vicinity.
3. The use will not be hazardous to existing or future neighboring uses.
4. The site is adequately served by public facilities and services.
5. Additional excessive requirements at public cost for public facilities will not be created.
6. This development will not involve uses, activities, materials, equipment or 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, flare or odors.
7. The vehicular approach to the property will not create an interference with traffic on surrounding public thoroughfares.

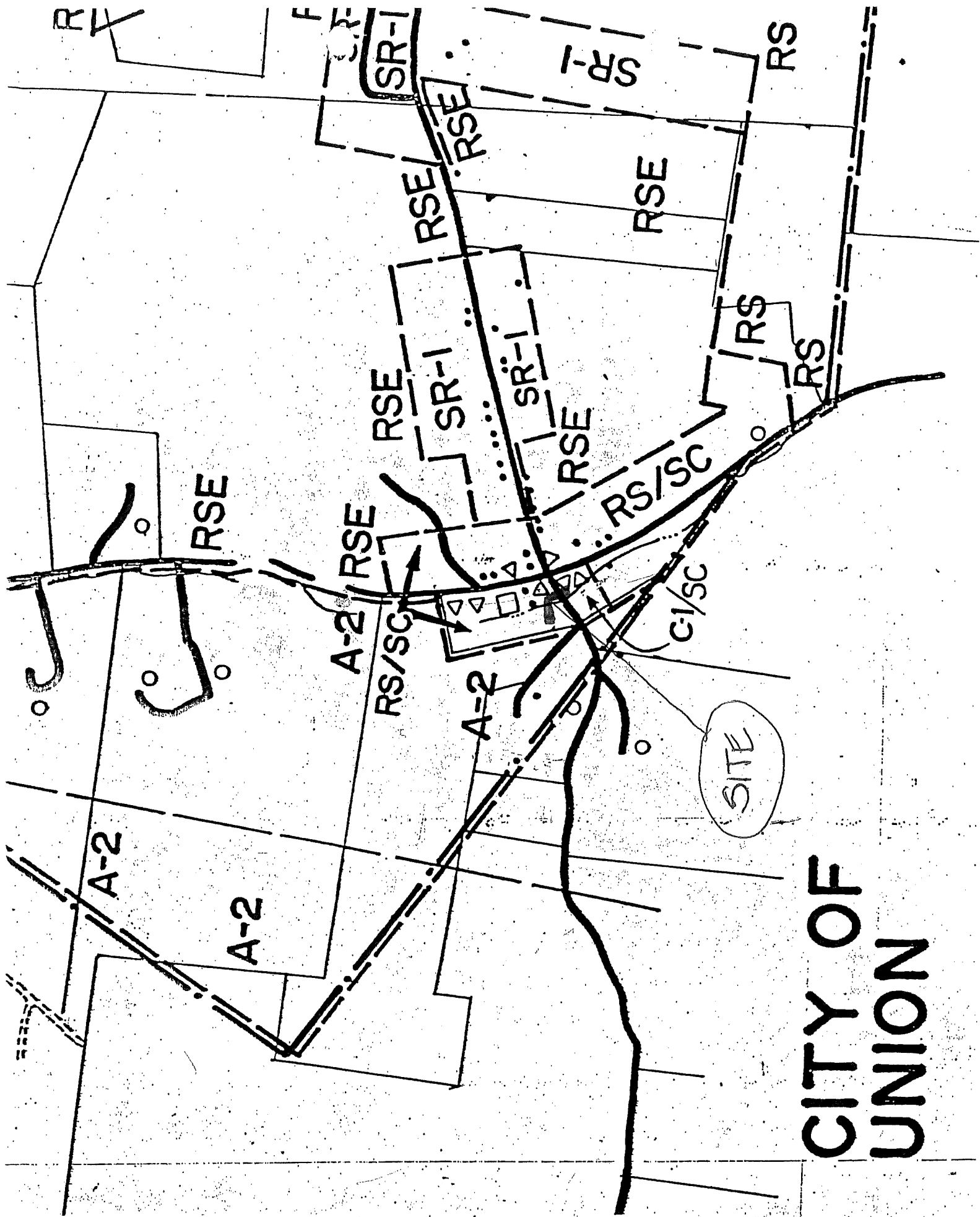
Respectfully submitted,



J. Gregory Tuttle  
Plans Examiner / Planner I

JGT:kat





# CITY OF UNION

COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

The Central Trust Co.  
201 East 5th Street  
Cincinnati, Ohio 45202-4117

2. ADDRESS OF PROPERTY

9990 U.S. 42  
Union, Kentucky 41091

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

The Central Trust Bank

DEED BOOK: 358

PAGE NO.: 136

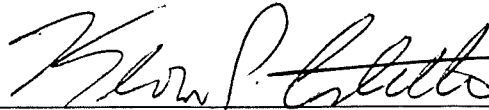
GROUP NO.: 2046

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

<input type="checkbox"/>	Zoning Map Amendment from <input type="checkbox"/> to <input type="checkbox"/>	<input checked="" type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Development Plan	<input type="checkbox"/>	Conditional Zoning Condition
<input type="checkbox"/>	Subdivision Plat (unrecorded)	<input type="checkbox"/>	Other: (Specify)
<input type="checkbox"/>	Variance		

5. 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



SIGNATURE OF COMPLETING OFFICIAL

Kevin P. Costello, AICP/Assistant Director  
NAME AND TITLE OF COMPLETING OFFICIAL  
(type or print)

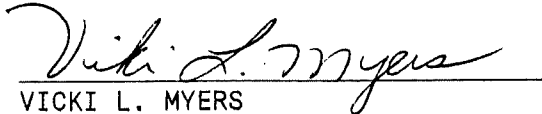
COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Kevin P. Costello

on behalf of the Boone County Planning Commission this 19th day

of August, 1991.

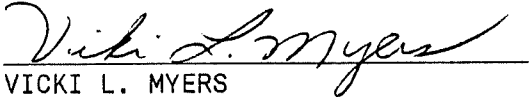


VICKI L. MYERS  
NOTARY PUBLIC, State at Large

My commission Expires:

April 8, 1995

This instrument was prepared for recording purposes only by:



VICKI L. MYERS  
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.)

BCPC 01/89

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Union Board of Adjustments and in accordance with the current zoning in effect as of September 13, 1990, (Certificate of Land Use Restriction # 90-UBOA-002 ), for The Central Trust Bank, property owner.

NO CONDITIONS

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 358 PAGE NO. 136 Group No. 2046