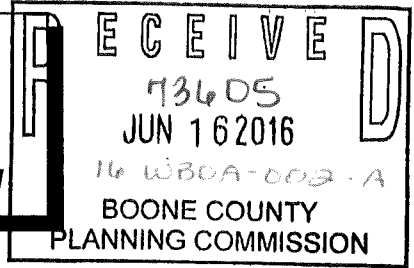


APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

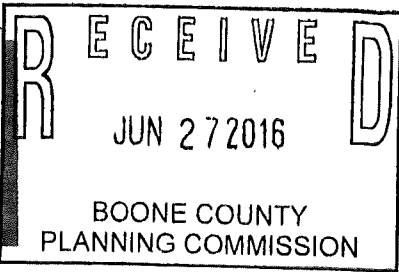
- 1. (Check One)
 Boone Florence Walton Union
- 2. (Check One)
 Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
- 3. Applicant's Name Gina Daugherty
 Applicant's Address 212 Edwards Ave
Walton Ky 41094
 City State Zip
- 4. Phone Number 859-743-4491 Fax No. — E-Mail ginadsells@gmail.com
 Description of Request: Day care center
- 5. Name of Development Little Learners Learning Center
- 6. Location of Development 18 Needmore St
Walton, Ky 41094
- 7. Acreage Under Review approx. .78
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
- 9. Owner of Property Mike Ferrell
 Address of Property Owner 22010 Cuba Libra
- 10. Crosby TX 77532
 City State Zip
- 11. Phone Number 713-598-8331 Fax No. — E-Mail —
 Proposed Use(s) on Site Day care center
- 12. Total Square Footage of Existing and/or Proposed Buildings 1408
- 13. Current Zoning on Property O-1
- 14. Deed Book 871 Page No. 195 Group No. 2082
- 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? _____
- 17. Have you submitted a list of adjoining property owners with this request? _____
- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Gina Daugherty
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

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 Gina Daugherty
Applicant's Address 212 Edwards Ave
Walton Ky 41094
City State Zip
Phone Number 859-743-4491 Fax No. — E-Mail gindasells@gmail.com
4. Description of Request: Day care center
5. Name of Development Little Learners Learning Center
6. Location of Development 18 Needmore St
Walton Ky 41094
7. Acreage Under Review approx .18
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Mike Ferrell
Address of Property Owner 22010 Cuba Libra
Crosby TX 77532
City State Zip
10. Phone Number 713-598-8331 Fax No. — E-Mail —
11. Proposed Use(s) on Site Day care Center
12. Total Square Footage of Existing and/or Proposed Buildings 1408
13. Current Zoning on Property 0-1
14. Deed Book 871 Page No. 195 Group No. 2082
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? _____
17. Have you submitted a list of adjoining property owners with this request? _____
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

STAFF REPORT

APPLICANT: Gina Daugherty
LOCATION: 18 Needmore Street, Walton, Kentucky
ZONING: Office One (O-1)
DATE: August 9, 2016

PROPOSAL

The applicant has submitted a Conditional Use Permit application to allow a daycare to operate out of the building located at 18 Needmore Street, Walton, Kentucky.

Her business description provides the following information:

1. Hours of operation
Monday to Friday – 6:00 a.m. - 6:00 p.m.
Saturday and Sunday – Closed
Holidays - Closed
2. Ages of children
6 weeks through 12 years
3. Maximum number of employees and children that could be on-site at any given time
5 Employees and 40 Children
4. Site Improvements
An approximate 50' x 48' playground will be located behind the building. 4' tall vinyl chain link fencing and the back building wall will enclose the playground. Approximately 10 to 15 children will be in the playground at any given time.

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that a duty of the Board of Adjustment is to act on Conditional Use Permit requests.

The Board should evaluate the request as it relates to the criteria listed in Sections 262 and 1113 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.

Section 1113 of the Boone County Zoning Regulations allows "day care centers" as Conditional Uses in the Office One (O-1) district provided that:

- a) The activity is an integral and subordinate function of a permitted office use; or
- b) The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3325 of the Boone County Zoning Regulations requires a nursery or child care center to provide the following parking:

- 2 spaces per each instructor/care giver *(x 5)*
- 1 space per other employee
- 1 space for each vehicle used in the business
- No less than 6 spaces overall shall be required.

* Section 272 of the Boone County Zoning Regulations states that any use which has existed illegally and does not conform to the provisions of the zoning regulations, and has been in continuance existence for a period of ten (10) years, and has not been subject to an adverse action by the administrative official during said period, shall be deemed a non-conforming use.

SITE HISTORY

The subject property has been zoned Office One (O-1) since 1980.

Aerial photography seems to show that the property changed from an office use to an industrial use sometime between 1999 and 2002. Outdoor storage is clearly apparent in aerial photography, dating between 2002 and 2012.

Go over aerials

Boone County Occupational License Department records show that the last business that occupied the building was Computer Solutions. Records indicate they operated between 2001 and 2005.

SITE CHARACTERISTICS

Topo
The approximate 0.78 acre property is located on the south side of Needmore Street and has 188 feet of road frontage, according to Boone County GIS. The property contains a single-family residential dwelling, which was converted to business use prior to 1980. The building is a brick ranch and is approximately 1,750 square feet (35' x 50') in area. Access to the property is provided from a two-way driveway that is located along the western property line. An asphalt parking lot is located to the west and south of the building. The eastern side of the property is an open grass yard. Boone County GIS shows that the topography of the site is 922 feet above sea level around the house and falls to 920 feet above sea level at the front property line and 918 feet above sea level at the rear property line. A non-conforming pole sign exists near the southwest property corner.

SURROUNDING LAND USES & ZONING

Pic
North: Single-Family Residential Dwellings Fronting on Needmore Street & Pitty Pat Lane (SR-1)

South: Single-Family Residential Dwelling and Garage Located on a 6 Acre Tract (SR-1)

East: Single-Family Residential Dwelling (SR-1)

West: Single-Family Residential Dwelling (SR-1)

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site in question for "Suburban Residential" uses. This designation is defined as "single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision."

The following Goals and Objectives relate to the proposal:

- A. "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas" (Business Activity, Goal).
- B. "Commercial uses shall be designed and located to coordinate with surrounding land uses and shall have safe and effective access and ample parking spaces (Business Activity, Retail and Office Objective)

STAFF COMMENTS

1. Staff would like the applicant to address the following questions:
 - A. What type of playground equipment is proposed? Will any of the playground equipment be taller than the fence?
 - B. Will any company vehicles (vans, etc.) be kept on site? If so, one additional parking stall is required per company vehicle.

- C. The cover letter indicates that approximately 10-15 children will be outside at any given time. How will this be monitored?
 - D. Is any additional exterior lighting be proposed? If so, please explain.
 - E. Could the proposed fencing be upgraded to 6' tall vinyl privacy fencing to reduce any potential noise impacts from the play area?
 - F. Is any exterior signage being proposed?
2. Based on the applicant's description, ten (10) striped parking spaces will be required for the daycare. Staff has drawn up a rough preliminary plan showing how 10 parking spaces could be striped off in the existing lot to meet code. This option would cause the play area to be shifted to the east. An another option would be for the applicant or property owner to add additional pavement towards the rear property line.
3. Staff would like to note the following:
- A. Any principally permitted O-1 use could occupy the building if the on-site parking is sufficient (see attachments). Parking lot additions could be added as long as they met code.
 - B. The property owner could make a case that certain Industrial One (I-1) uses could occupy the building based on aerial photography and records. The property owner would have to demonstrate that these I-1 uses had occupied the property for 10 continuous years and that they were not abandoned. Such a determination would be made by the Zoning Administrator.
 - C. Staff received an email from the property owner indicating that he will never request the property to be rezoned to residential.
 - D. All of the adjoining properties are zoned Suburban Residential One (SR-1). Daycare centers are also Conditional Uses in this zone.
 - E. Staff took some road measurements of Needmore Street directly in front of the site and found that the road was as little as 17'-8" wide. A newly constructed local street would be required to have 25' of pavement.
 - F. Staff sent an email to Walton Fire Department and Walton Public Services to make them aware of the request (see attachments).
4. The Board needs to analyze the Conditional Use Permit criteria before acting on the request.
5. Staff recommends the following conditions if the application is approved:
- 1. The approval is based on the rough plan that was drawn up by Staff. Minor modifications can be permitted to the driveway and parking lot so they comply with code.
 - 2. The business shall only be permitted to operate Monday through Friday. Business hours shall be limited from 6:00 a. m. to 6:00 p. m.

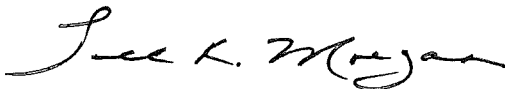
show
slide

3. The play area shall be limited to a 50' x 48' area. No more than 15 children shall be permitted in the outdoor play area at any given time.
4. The play area fencing shall be required to be 6' tall vinyl privacy fencing. Playground equipment shall not be taller than the fence.
5. No more than 5 employees shall work on site at any given time.
6. No company vehicles shall be kept on site.
7. The parking lot shall be striped per the requirements of the Boone County Zoning Regulations and all required handicapped signage shall be installed.

CONCLUSION

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Walton Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

*Exhibit 1
Email from
Kathy Turner*

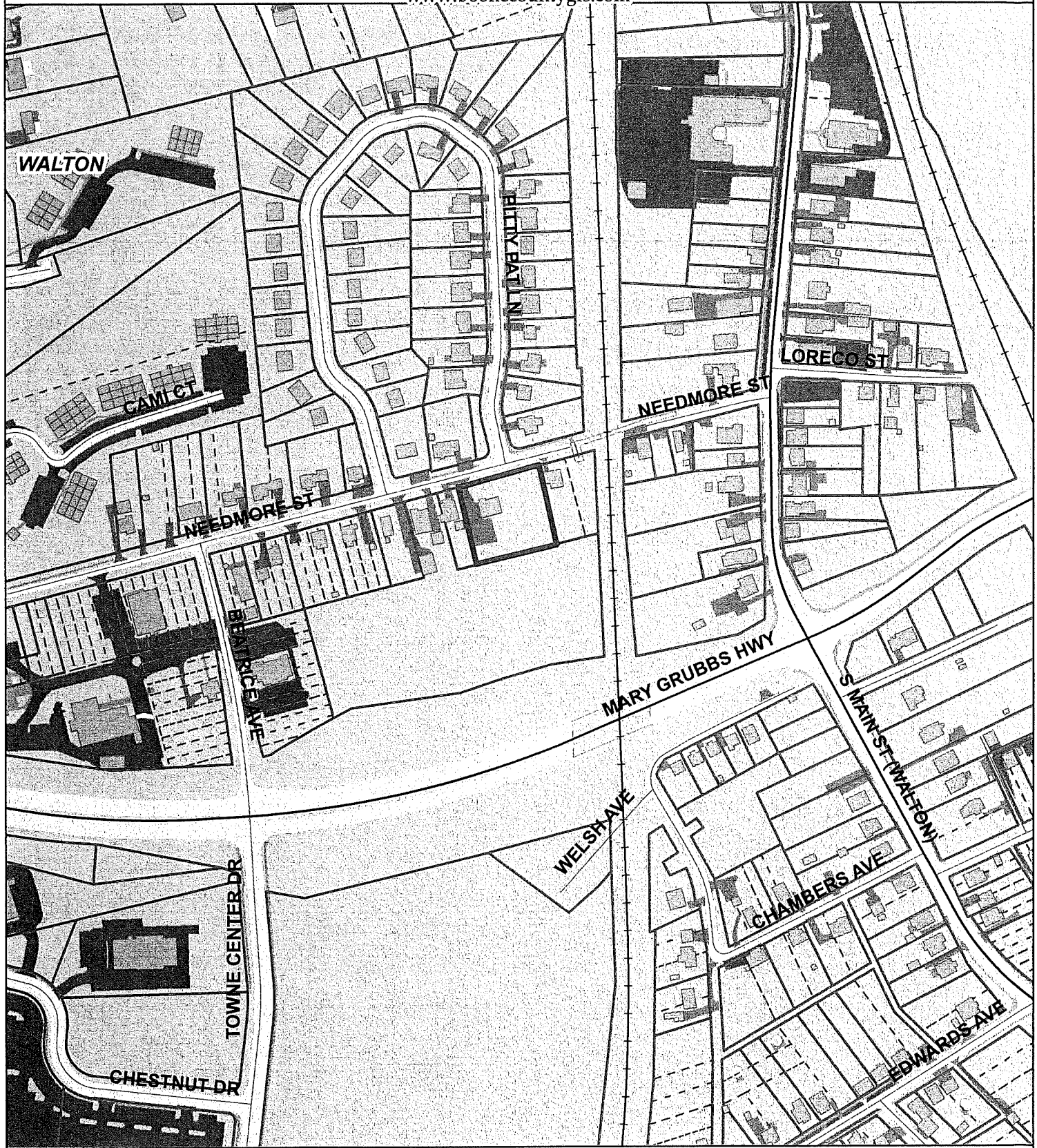
TKM/tlb

Attachments

- *Site Vicinity Map
- *Applicant's Business Description
- *2012 Aerial with Playground Limits (Applicant's Proposal)
- *Rough Parking and Playground layout drawn by Staff
- *2012 Aerial Map
- *Zoning Map
- *Topographical Map
- *Future Land Use Map
- *7/6/16 Email to Allen Roberts and Roger Williams
- *7/13/16 Email from the Property Owner
- *Office One (O-1) Principally Permitted, Accessory, and Conditional Uses
- *Application

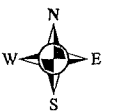
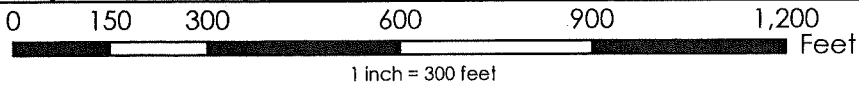
SITE VICINITY MAP

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

LITTLE LEARNER'S LEARNING CENTER
Preschool and Childcare

Business Description

To provide a childcare program for families in and around the Walton area.

Hours of Operation: 6:00 a.m. – 6:00 p.m. Monday thru Friday.
Closed on Holidays

Number of Children: 40 maximum

Ages of Children: 6 weeks thru 12 years.

Number of employees: 5

Playground: Will be located in the rear of the property and be fenced with a 4 foot vinyl (green) chain link fence.

Approximately 10 to 15 children will be outside at one time.

The children will have 30 minutes each morning and another 30 minutes in the afternoon. Weather permitting. In winter months the playground will seldom be used at all. The children will always be supervised and the gates will have safety locks to ensure no child can leave the premises.

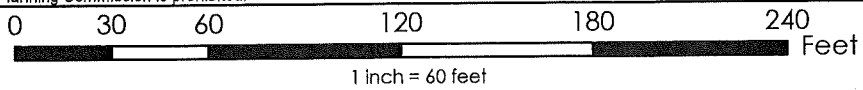
BOONE COUNTY GIS MAP

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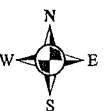
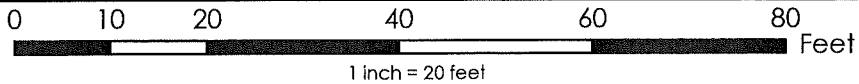
Boone County GIS Map

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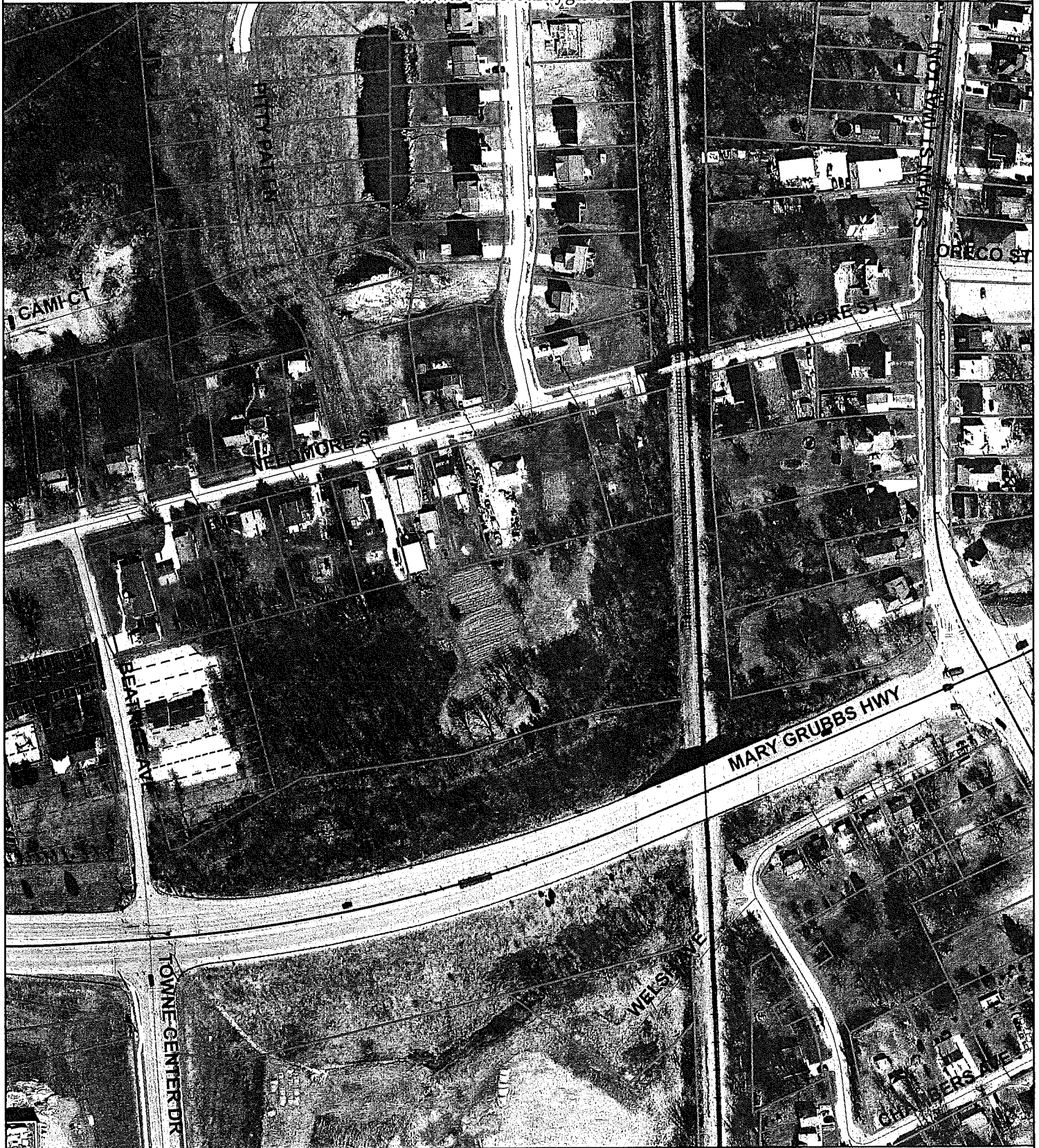
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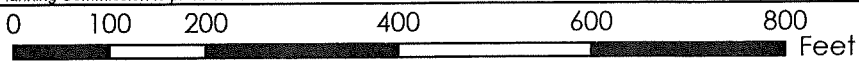
2012 AERIAL MAP

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1 inch = 200 feet



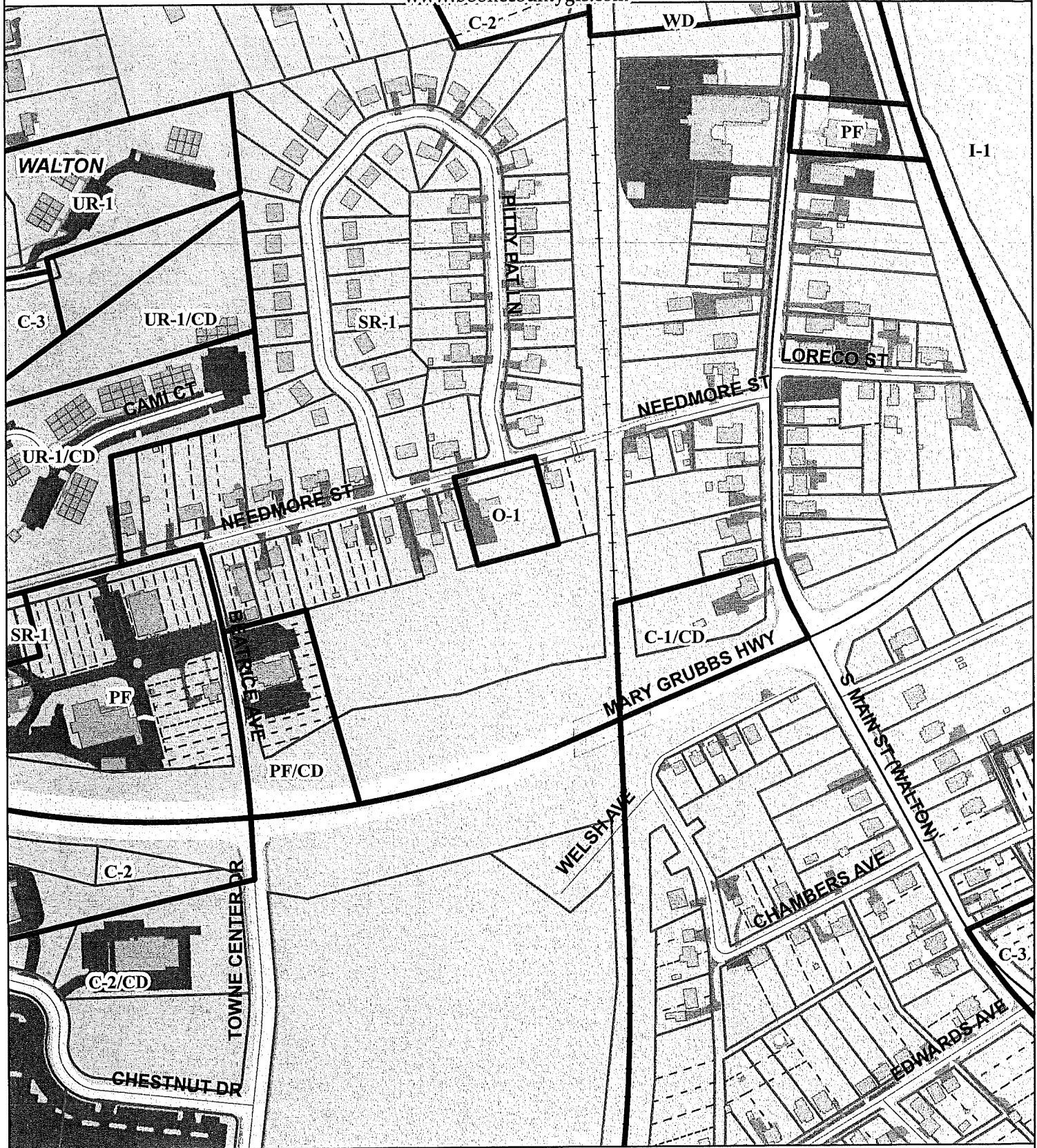
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

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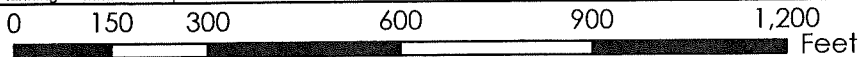
ZONING MAP

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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

2013 Plan 1 Layout by David Hale 11/13
ArcMap Document: BooneMap (16e).mxd

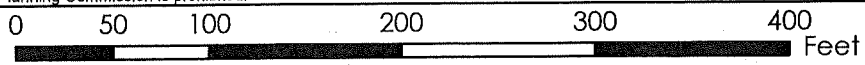
TOPOGRAPHICAL MAP

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1 inch = 100 feet



Map Created: 07/01/2013

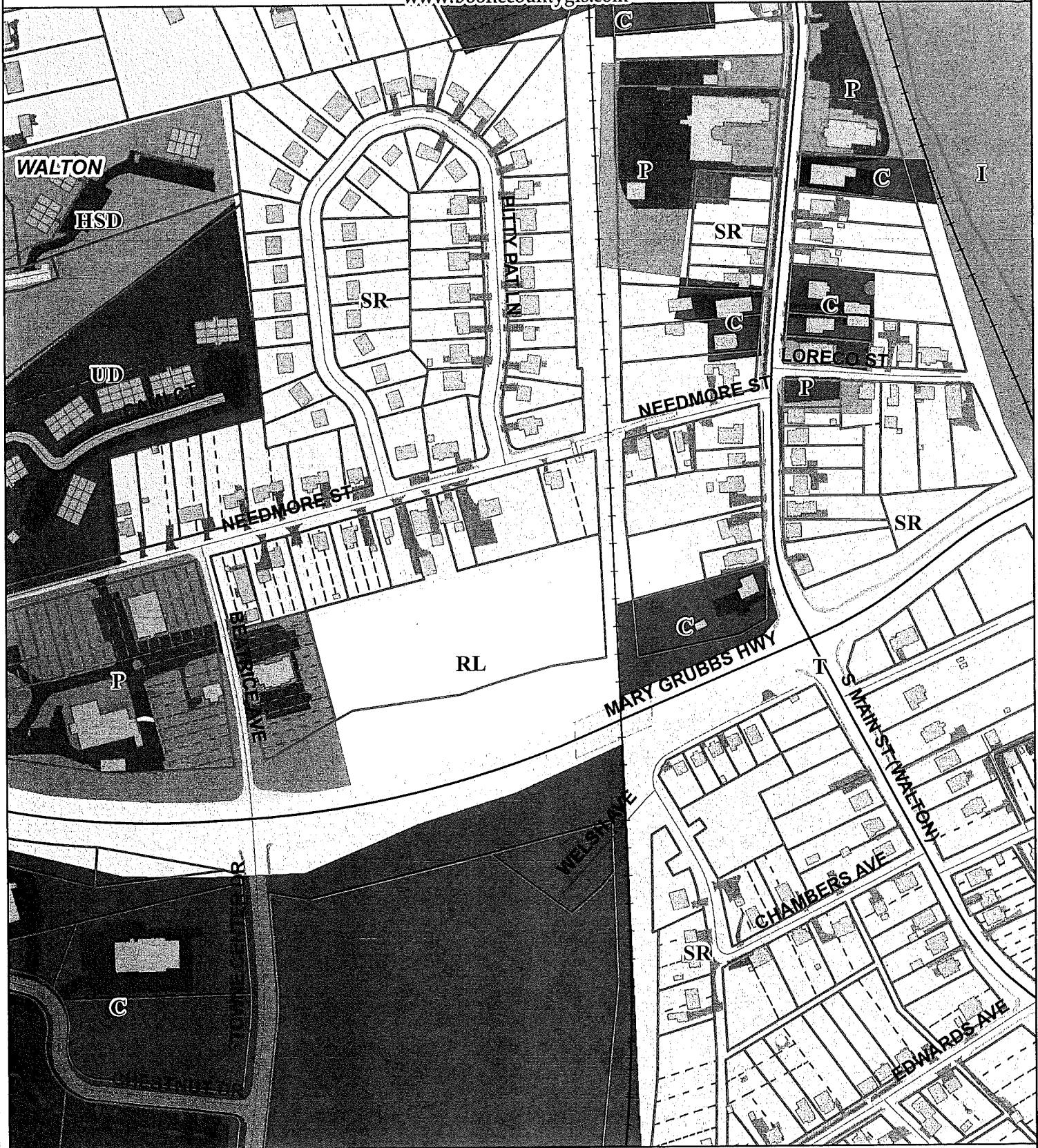
Boone County GIS - Putting Northern Kentucky on the Map



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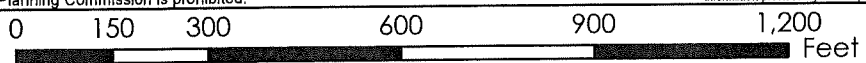
2035 FUTURE LAND USE MAP

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Boone County GIS - Putting Northern Kentucky on the Map



Todd Morgan

From: Todd Morgan
Sent: Wednesday, July 06, 2016 12:24 PM
To: 'Allen Roberts'; rwilliams@cityofwalton.org
Subject: 18 Needmore Street, Walton, KY
Attachments: _0706122213_001.pdf

Allen and Roger,

A Conditional Use Permit application has been submitted to allow the property at 18 Needmore Street to be converted into a daycare. I have attached the applicant's business description and preliminary plan for review. Please let me know if you have any comments or concerns regarding the proposal. The public hearing is scheduled on 7/14/16, at 6:00 p. m., at the Walton Senior Center.

Thanks for your help.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

Todd Morgan

From: Mikewferrell1@aol.com
Sent: Wednesday, July 13, 2016 4:19 PM
To: Todd Morgan
Cc: ginadsells@gmail.com; mikewferrell1@aol.com
Subject: 18 Needmore St. Conditional Use Permit

Todd:

This is Mike Ferrell and we purchased property zoned commercial located at 18 Needmore St. about 15 years ago. The property was used for commercial prior to our purchase and we have continued using it as commercial ever since we purchased the property. We do not ever expect to convert the zoning to residential. Gina Daugherty has applied for a Conditional Use Permit for the property have daycare included in the zoning of the property. The permit is for Little Learners Center to operate a daycare for children. Todd, if anybody has any questions about the future use of this property, I will never request it be changed from commercial to residential.

Thanks,

Mike Ferrell
Phone No.: (713) 598-8331
E-Mail: mikewferrell1@aol.com

ARTICLE

11

EMPLOYMENT DISTRICTS

SECTION 1110

OFFICE ONE (O-1)

The purpose of the Office One district is to create a low density, low rise office environment and to provide professional and personal services and employment opportunities in close proximity to and compatible with residential districts. The Office One district shall accommodate smaller scale and independent office uses, which are not located within a larger Office Two district or which do not need or desire to be located in a commercial district. Office One districts are located on suitable lands within established or planned urban entities where adequate infrastructure and services are available or proposed.

SECTION 1111

Principally Permitted Uses

The following uses are permitted:

1. Bank related services or credit unions;
2. Business and personal credit services and title services;
3. Security brokers, investment services and finance companies;
4. Insurance agents, brokers and services;
5. Real estate agents, brokers and management services;
6. Real estate management services and builders offices excluding any outside storage equipment and the like;
7. Photographic services;
8. Eating and drinking establishments including alcoholic beverages;
9. Direct mail and advertising services;
10. Stenographic services and other duplicating and mailing services;
11. News agencies and employment services;
12. Business and management consulting services and associations;
13. Motion picture, audio-visual and similar media production and distribution services;
14. Medical, dental, or optical clinics;

15. Legal, engineering, architectural, education and scientific research services;
16. Accounting, auditing and bookkeeping services;
17. Charitable and social services administration offices;
18. Professional membership organizations and labor organizations and civic associations;
19. Telephone exchange stations, telegraph message centers, radio broadcasting studios, television broadcasting studios and other communication centers and offices excluding any relay, transmitting or receiving towers or similar unattached, erected equipment;
20. The administration, management and any related office use or activity of commercial, business, service, professional, industrial, religious, private institutional, or similar organization, incorporation, companies, associations and such uses. Includes all integral stenographic reproduction, mailing, research, sales and similar office functions, as determined by the Zoning Administrator;
21. Veterinary services not including the boarding of animals;
22. Business colleges and trade schools;
23. Recreation centers, gymnasiums and other related recreational facilities;
24. The retail sale of office supplies and equipment;
25. Funeral homes and crematoriums excluding cemeteries or mausoleums;
26. Beauty and barber services and tanning salons.
27. Sexually Oriented Business as defined in Article 40 and applicable standards in Article 31;

SECTION 1112

Accessory Uses

Accessory uses, buildings, and structures customarily incidental and subordinate to the purposes of the district including:

1. Recreation uses or spaces of integral relation to the developed portions of the district including:
 - a. Temporary exhibit spaces;
 - b. Aquariums, botanical gardens and other natural exhibitions;
 - c. Stages and similar assembly areas;
2. Accessory uses for an office facility:
 - a. Garages and parking;
 - b. Structures such as fences and walls;
 - c. Buildings such as storage sheds;
3. Signage (See Article 34);
4. Parking (See Article 33);

5. Automatic teller machines;
6. Single-family dwelling unit;
7. Drive-through facilities operated in conjunction with a permitted use, and which are conducted in accordance with Section 3155;
8. Recycling collection containers.

SECTION 1113

Conditional Uses

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided; a) the activity is an integral and subordinate function of a permitted office use; or b) the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district:

1. Day care centers;
2. Convenient stores;
3. Laundering, dry cleaning and dyeing services, including self-service;
4. Shoe repair, shoe shining and hat cleaning services;
5. Florists, excluding greenhouses;
6. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(C).

SECTION 1114

Intensity

The maximum total intensity of all uses in an Office One district shall not exceed 16,000 square feet of gross floor area per acre.

SECTION 1115

Minimum Size

The minimum size or extent required of an Office One District is one acre.

SECTION 1116

Minimum Standards

See Article 31 for dimensional standards. (Site Plan Review is required for all permitted uses) (See Article 30).

THE FOLLOWING PASSAGE APPLIES TO THE CITY OF FLORENCE CITY LIMITS ONLY.

No dwelling used as a residence can be altered, converted or remodeled to satisfy any of the standards as uses authorized in the Office One (O-1) zone as permitted uses or conditional uses. Newly constructed structures are necessary to satisfy the requirements and standards of the Office One (O-1) zone.

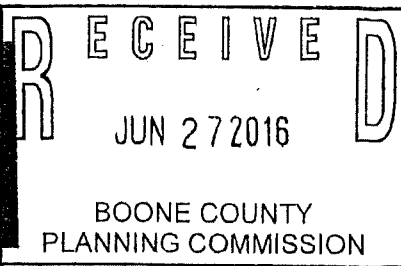
SECTION 1120

OFFICE TWO (O-2)

The purpose of the Office Two District is to consolidate those types of professional, research, business, service and similar uses which are based in office structures and which require and desire high levels of personal interaction. Such districts will be organized to provide employment labor markets. Districts will be located on suitable lands with convenient access from expressways, arterials or collectors. District plans will be organized to provide direct, central, convenient and safe collection of vehicles and pedestrian circulation.

APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

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 Gina Daugherty
Applicant's Address 212 Edwards Ave
Walton Ky 41094
City State Zip
- 4. Phone Number 859-743-4491 Fax No. _____ E-Mail ginadsells@gmail.com
Description of Request: Day care center
- 5. Name of Development Little Learners Learning Center
- 6. Location of Development 18 Needmore St
Walton Ky 41094
- 7. Acreage Under Review approx. .78
- 8. Lot Number and Name of Subdivision (if part of a subdivision) _____
- 9. Owner of Property Mike Ferrell
- 10. Address of Property Owner 2200 Cuba Libra
Crosby TX 77532
City State Zip
- 11. Phone Number 713-598-8331 Fax No. _____ E-Mail _____
Proposed Use(s) on Site Day care center
- 12. Total Square Footage of Existing and/or Proposed Buildings 1408
- 13. Current Zoning on Property O-1
- 14. Deed Book 871 Page No. 195 Group No. 2082
- 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? _____
- 17. Have you submitted a list of adjoining property owners with this request? _____
- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Mike Ferrell
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Gina Daugherty
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CLUR #16-WBOA-002-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Mike Ferrell
22010 Cuba Libra
Crosby, TX 77532

2. ADDRESS OF PROPERTY

18 Needmore Street
Walton, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Little Learners Learning Center

4. DEED BOOK 871

PAGE NO. 195

GROUP NO. 2082

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

Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the conditional use permit approved by the Walton Board of Adjustment and in accordance with the current zoning in effect as of August 9, 2016 Certificate of Land Use Restriction (#16-WBOA-002-A), for Mike Ferrell, Property Owner(s).

The following conditions will apply:

1. The daycare shall be approved by the State Fire Marshal.
2. The approval is based on the rough plan that was drawn up by the Staff. Minor modifications can be permitted to the driveway and parking lot so they comply with code.
3. The business shall only be permitted to operate Monday through Friday. Business hours shall be limited from 6:00 a.m. to 6:00 p.m..
4. The play area shall be limited to a 50' x 48' area. No more than 15 children shall be permitted in the outdoor play area at any given time.
5. The play area fencing shall be required to be 6' tall privacy fencing. Playground equipment shall not be taller than the fence.
6. No more than 5 employees shall work on site and any given time.
7. No company vehicles shall be kept on site.
8. The parking lot shall be striped per the requirements of the Boone County Zoning Regulations and all required handicapped signage shall be installed.

The approved conditional use permit as well as the preceding conditions apply to the property described in:

DEED BOOK 871

PAGE NO. 195

GROUP NO. 2082

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

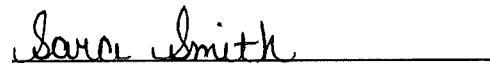
on behalf of the Boone County Planning Commission this 10 day of August, 2016.



Vicki L. Myers
Notary ID 438411
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith
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.)