

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 4/16/91
2. Fee Received \$ 311.00
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

APPLICANT: Archie & Gayle Ross
REQUEST: Conditional Use Permit
LOCATION: 34 Stephenson Mill Rd., Walton, KY
ZONE: Suburban Residential Two (SR-2)
DATE: May 15, 1991
REMARKS:

The applicants are requesting a Conditional Use Permit to allow the conversion of a single family residence to a duplex dwelling unit. The 0.8 acre site, located at the corner of Stephenson Mill Road and Willowood Drive, is zoned Suburban Residential Two (SR-2) and is owned by Archie and Gayle Ross.

The Ross' single family house currently has seven (7) bedrooms and four (4) full baths. It is their intention to divide the house into two (2) dwelling units, one with two (2) bedrooms and one (1) full bath, the other with four (4) bedrooms, one (1) bedroom/office, and three (3) full baths. The existing driveway onto Stephenson Mill Road is intended to be used for the larger unit; the applicants intend to build a new driveway onto Willowood Drive for the smaller unit. This driveway, which is planned to be located in the rear yard of the house, is indicated on the attached plot plan.

Surrounding Land Uses and Zoning

The surrounding land uses and zoning included:

north -	city park	-	PF
south -	single family residence	-	SR-2
east -	single family residence	-	SR-2
west -	single family residence	-	SR-2

In addition to these uses, there are a number of duplex dwelling units in the area, including one on Willowood Drive two doors away from the applicants' property.

Review

The following reviews the general standards which the Board must apply to all Conditional Uses:

1. The Future Land Use map of the 1990 Boone County Comprehensive Plan indicates the future use of this area of the city to be Suburban Density. This classification is described as four (4) dwelling units per acre. Two (2) dwellings on the applicants 0.8 acre site is equivalent to two and one-half (2.5) dwelling units per acre, less than the projected future land use of the area. The Future Land Use Element of the Plan makes no

specific mention about this property. However, objectives of the Housing Element of the Plan include:

- a. A broad range of housing opportunities shall be provided at locations which meet the needs and desires for all household types. (p. 5)
 - b. In order to offer the citizens of Boone County maximum choice in living environment, residential development plans shall be judged primarily on the basis of gross density (average number dwelling units per acre) and development design, with only secondary consideration to type of dwelling unit. (p. 6)
 - c. Residential developments shall be designed in a manner which is compatible not only with the general housing character planned for the area but also with the existing conditions of the site, including the suitability of adjoining lands for appropriate access. (p. 6)
2. According to the submitted drawings, the duplex has been designed, 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 area.
 3. A duplex will not be hazardous to existing or future neighboring uses.
 4. The site is adequately served by essential public facilities.
 5. The development will not create excessive additional requirements at public cost for public facilities and services.
 6. A duplex does not involve uses, activities, and conditions that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
 7. Vehicular approaches to the property have been designed so as not to create an interference with traffic on surrounding public thoroughfares.

In addition to these standards, the Board must also consider the following criteria which apply to Conditional Uses in the SR-2 zoning district:

- a. A duplex on this site will not contradict the compact, but single family character of the district.
- b. The arrangement of the building will be compatible with the organization of permitted and accessory uses to be protected in the district.

Conclusion

A concern regarding the impact of the new driveway and entrance in the rear yard of the structure has been raised should the Board decide to approve the requested permit. The adjoining neighbor has suggested that a privacy fence be built to

help screen the increased activity in the rear yard. The neighbor should be available at the meeting to elaborate. If the Board deems it appropriate, it can make construction of such a fence a condition of approval.

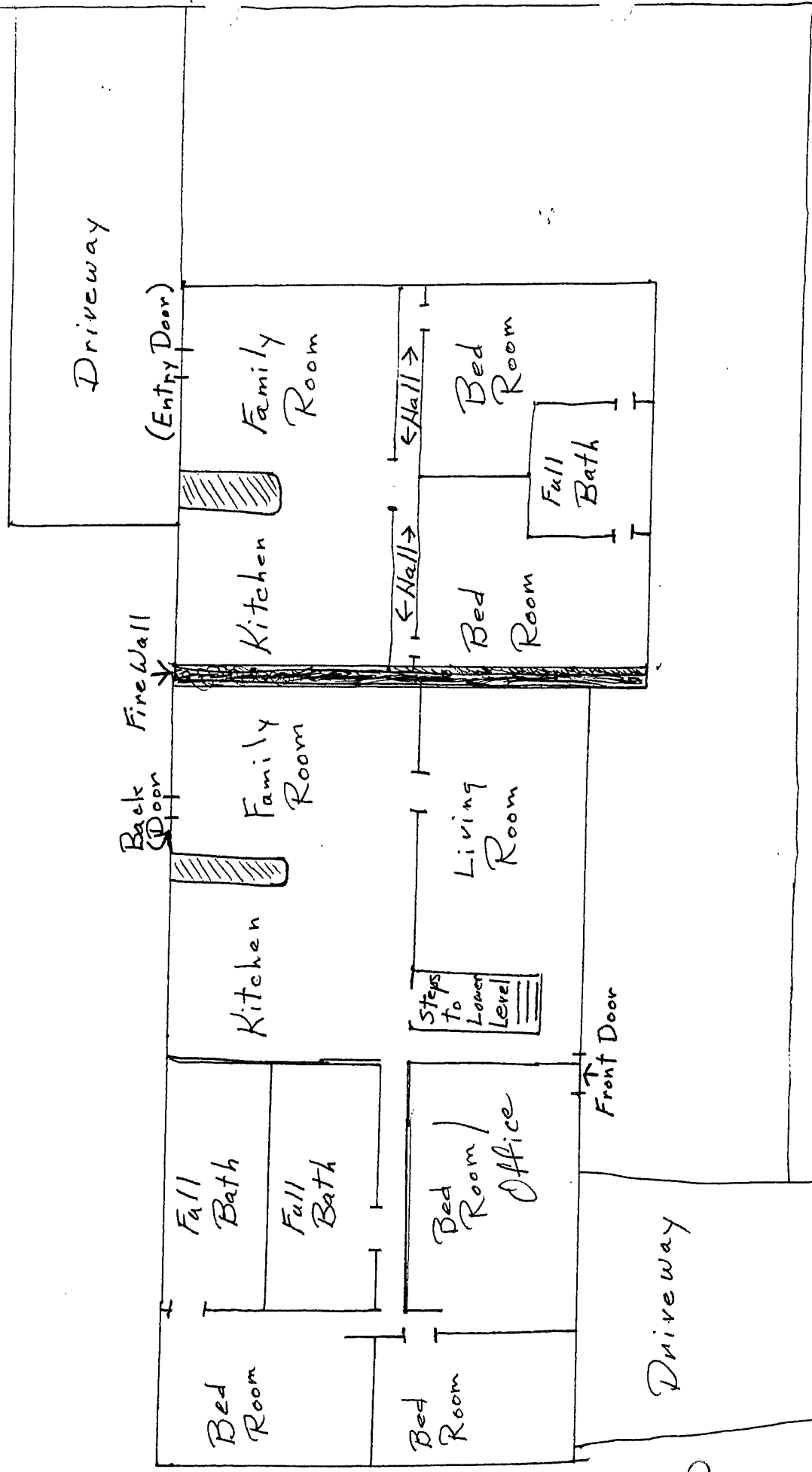
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Thomas W. Breidenstein".

Thomas W. Breidenstein
Zoning Enforcement Officer

TWB:kat

(Upper Level)



← Stephenson Mill →

34 Stephenson Mill Rd.

(Lower Level)

