

APPLICATION FORM

**CHANGE IN CONCEPT DEVELOPMENT PLAN  
OR  
THE UTILIZATION OF AN UNDERLYING ZONE IN PLANNED DEVELOPMENT**  
BOONE COUNTY PLANNING COMMISSION  
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. Check one:  
 Change in Concept Dev. Plan  
 Utilization of an Underlying Zone in Planned Development
2. Name of Development \_\_\_\_\_
3. Location of Development 7627 TANNER'S LANE, FLORENCE, KY 41042
4. Total Acreage of Site 24.11
5. Current Zoning O-2/PD
6. Date of Zone Change or Approved Concept Development Plan (if applicable) \_\_\_\_\_
7. Is the site subject to a specialized Land Use Study approved by the Boone County Planning Commission? (If so, indicate the name of the Study) Parkway Corridor Study
8. Proposed Uses (please specify each use)  
Church meetings in approx 65% of total space - 6,500 sq ft  
Church offices in approx 15% of total space 1,500 sq ft.  
Bible classes in approx 20% of total space 2,000 sq ft.
9. Name of Applicant(s) The Vineyard Christian Fellowship  
 Phone Number(s) 501-7700 / 282-8044
10. Address of Applicant(s) 1590 Dixie Hwy  
Park Hills KY 41011  
 City State Zip
11. Name of Property Owner(s) Monahan Development Company  
 Phone Number(s) 283-1140
12. Address of Property Owner(s) 1 Elsenor Building Suite 1 Tanners Ln.  
Florence Ky. 41042  
 City State Zip
13. Proposed Building Intensities (please specify) \_\_\_\_\_  
Building already extant  
The total building is about 20,000 sq ft. - The Vineyard would lease slightly less than 10,000 sq ft. - The other tenant is the Northern Kentucky Business College.
14. Are there any existing buildings on the site? YES  
 How many? ONE
15. Deed Book 197 Page No. 631 Group No. 2041
16. Have you had a pre-application meeting with BCPC staff? yes

(COMPLETE OTHER SIDE OF APPLICATION)

**EXHIBIT "A"**

# STAFF REPORT

#1

Request of The Vineyard Christian Fellowship (applicant)  
for Monohan Development Company (owner) for the  
Utilization of an underlying Zone in Planned Development

December 19, 1990

This is the request of the Vineyard Christian Fellowship for an Utilization of an Underlying Zone to allow a church to locate in an existing building. The 24.11 acre site is located at 7627 Tanners Lane, Florence, Kentucky. The property is presently zoned Office Two/Planned Development (O-2/PD) and is owned by the Monohan Development Company.

On September 19, 1990, the Boone County Planning Commission approved a Preliminary Plat for Lots 1 through 4 of the Monohan Subdivision along Dream Street, Florence, Kentucky. The Planning Commission denied the Concept Development Plan submitted with a Utilization of an Underlying Zone request for several lots in the remainder of the Monohan Subdivision on November 7, 1990.

Several weeks ago, the Boone County Zoning Administrator made the decision that the proposed use for a portion of the existing building is a Principally Permitted Use of Office Two (O-2) zoning districts. The Boone County Zoning Regulations specifically reads:

"The administration, management and any related office use or activity of commercial, business, service, professional, industrial, religious, private institutional, or similar organization..."

Since the property lies within a Planned Development overlay zone, flexibility in the permitted land uses may be allowed by the Planning Commission.

## Surrounding Land Uses and Zoning

The subject property and the surrounding properties are all located within the Parkway Corridor Study boundaries. The property directly to the north of the property is zoned Office Two (O-2). The property to the south is in this same zoning district as the Monohan property and is also zoned Office Two/Planned Development (O-2/PD). The property to the east is zoned Office Two/Urban Residential One/Planned Development (O-2/UR-1/PD) and the property to the west is zoned Commercial Three/Planned Development (O-3/PD).

- North: Vacant (proposed Monohan Subdivision).
- South: Low density residential, commercial (One single-family home is located between the subject property and the commercial building located on the northwest corner of Tanners Lane and U.S 42).
- East: High density residential (The Vineyards apartment complex).
- West: Open space, commercial along Dream Street.

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### Site Features

An approximately 20,000 square foot building is located on the site. At the present time, the building is occupied by the ~~Northern~~ Kentucky Business College. No other buildings have been proposed, the applicant would simply like to lease approximately 50% of the building for office space and to hold church meetings and Bible classes.

The applicant has also proposed that the church be allowed to place a 28 square foot sign in the front of the building to identify the location of the church. Presently the Kentucky Business College has two free-standing signs in front of the building and one building-mounted sign. There is also a real estate sign located in front of the building. If the proposed sign is approved, the existing real estate sign will be removed. Since this Utilization of an Underlying Zone request is before the Planning Commission, the Commission may make a decision to allow the additional sign as the property is located in Planned Development.

### Relationship to the Comprehensive Plan

The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the future use of the property to be Commercial (C), which the text describes as commercial land which includes incidental office uses.

The Plan also describes this general area in more detail. It reads:

"The area east of I-75, north of U.S. 42 and south of KY 18 shall be developed in a cohesive manner to form a city center for Florence. A mixture of office, retail, commercial, recreation, and residential development is the goal." (p. 221)

### Relationship to the Parkway Corridor Study

The Parkway Corridor Study also describes the general area of the subject property. It reads:

"This parcel is bounded by US 42 to the south, Tanners Lane to the west, residential areas to the north/northeast and a combination of open spaces to the to the northeast and low density office uses to the south/southwest. Its location along US 42 and Tanners Lane gives it high accessibility and visibility. It is generally well situated for high density office and residential type uses."

### Relationship to the 1990 Boone County Zoning Regulations

The intent of the Planned Development (PD) overlay zoning district and the flexibility which is allowed is allowed in this district are addressed in Article 15 of the 1990 Boone County Zoning Regulations. A portion of Section 1500, Intent, reads:

"The intent of this article is to provide a permissive and alternate zoning procedure for innovative, mixed use residential, commercial, industrial or other type developments or physical design proposals capable of proving substantial value to the community over the conventional districting and other regulations prescribed as normal course in this order but requiring unique consideration, disposition, control and approval. Planned Development (PD) is a special overlay zoning district, which allows some variety among land uses and densities in return for imaginative designs.

Since Planned Development is an overlay zone, there is always an underlying zone which serves as a reference point to determine principally permitted accessory and conditional uses under the standard zoning classifications. However, if certain uses, which are not normally permitted in the underlying zone, are compatible, the Planned Development zone may be flexible to allow these uses. Also, the physical boundaries of the underlying zones within a Planned Development are intended to be flexible and not restrictive." (p. 15-1)

#### Staff Concerns

1. Staff is concerned with the number of signs that are located on the site. If the Planning Commission allows the applicant to erect another sign, the site will have three free-standing signs and one building-mounted sign. If the site were being developed presently, only one free-standing and one building-mounted sign would be allowed. Staff suggests that the Planning Commission attempt to reduce the number of signs on the site. The Commission may want to require that only one sign be located on the site listing all of the building uses or that one sign be removed before the proposed one is erected.

#### Conclusion

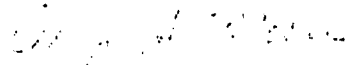
The Boone County Planning Commission must evaluate this and all utilization of underlying zone requests in terms of the three guidelines and basic building blocks of the plan concept prescribed in Section 3 of the Parkway Corridor Study, namely:

1. Organization of a mix of land uses consistent with the development of a city center;
2. Establishment of ground level and other similar conditions and land uses favorable to the development of a people oriented and pedestrian environment;
3. Identification of development consistent with local and regional demographic/socioeconomic trends as well as the enhancement of the city's economic and service capacity;

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4. Coordination of development and transportation planning in order to bring about a more concentrated, desirable urban form and to increase accessibility between development centers and the rest of the city; and
  5. Agreement with the goals, objectives, and policies of the Comprehensive Plan.

Attached to this report are copies of the current Boone County Zoning Map and the Future Land Use Map for this area of Florence. Also attached is a copy of a letter written by the applicant explaining what is being proposed.

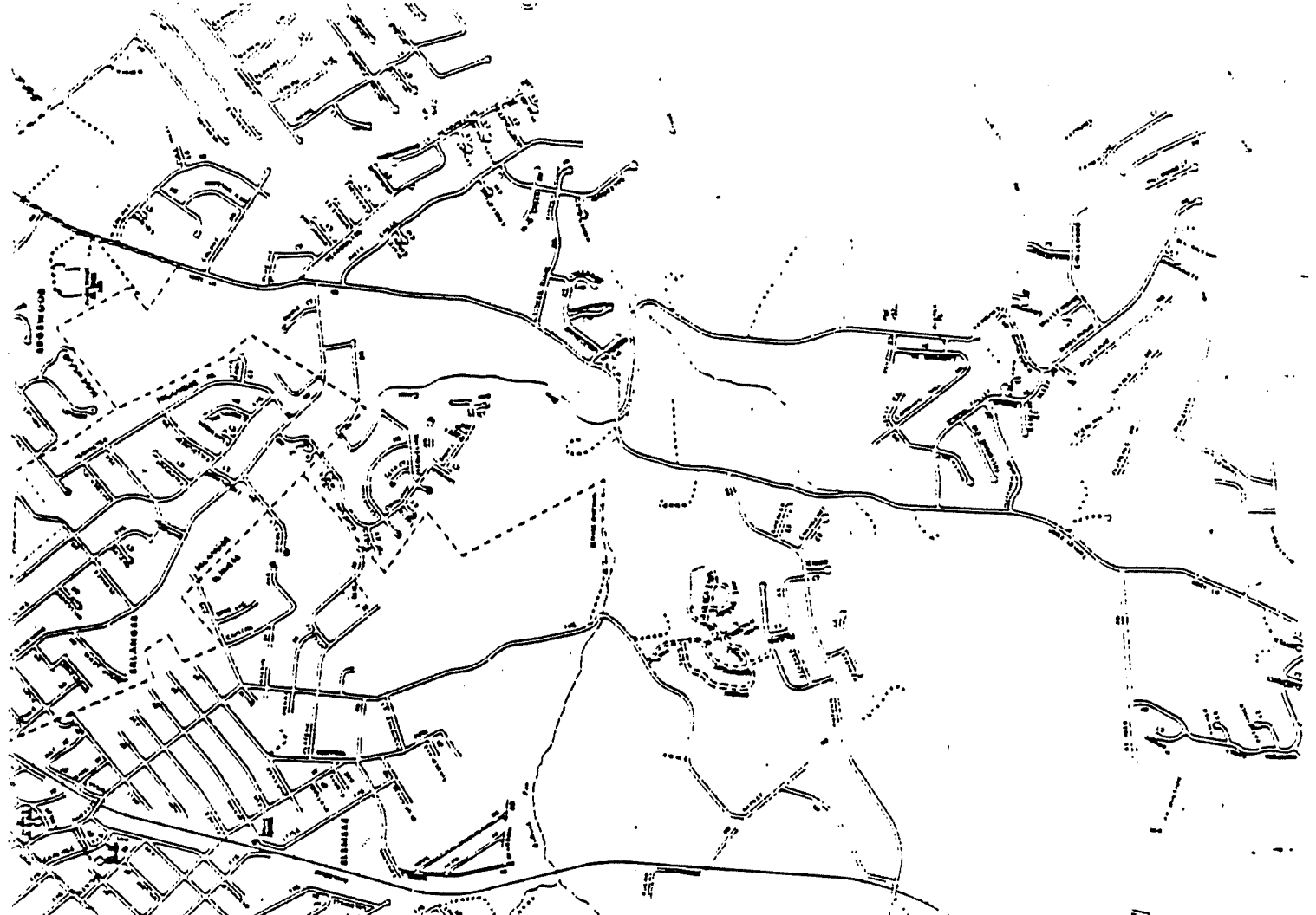
Respectfully submitted,



Amy S. Moore  
Plans Examiner / Planner I

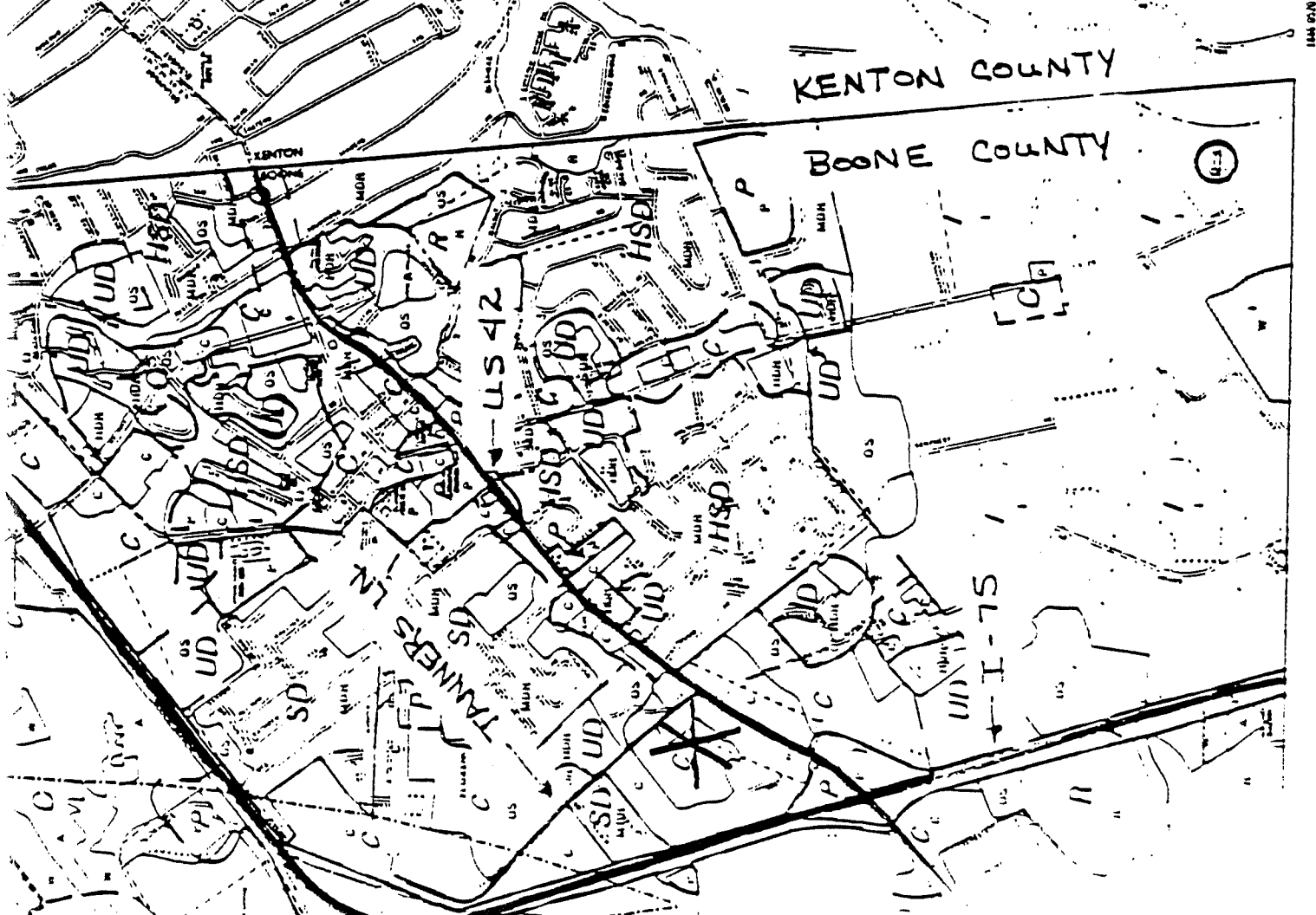
ASM:kat





KENTON COUNTY

BOONE COUNTY



144 670



# VINEYARD CHRISTIAN FELLOWSHIP

December 5, 1990

Boone County Planning Commission  
P.O. Box 596  
2950 Washington Street  
Burlington, Kentucky 41005

Attention: Amy Moore

Subject: BCPC Approval of Use at 7627 Tanners Lane

Dear Ms. Moore:

We are pleased to provide the following additional information to aid the decision process concerning the proposed use of the above subject property.

The Vineyard Christian Fellowship is a non-denominational church affiliated with other Vineyards across the country and worldwide. In the tri-state area, the Vineyard is organized as one church and one legal entity. We have six congregations meeting in various communities. The congregations are currently meeting in: Park Hills, Kentucky, Springdale, Fairfield, Oxford, Franklin and Cherry Grove, Ohio. The main offices for the church are at the Springdale, Ohio location.

Our Priorities include communicating in a contemporary way Biblical values through: teaching, music, fellowship and the extension of mercy to the community.

The subject building on Tanners Lane would serve several functions for the Northern Kentucky congregation of the Vineyard Christian Fellowship. An office would be open on a daily basis (Mon. - Fri.) for administrative needs. Church meetings/worship services and Bible classes would be conducted mostly on Sunday mornings and evenings. Generally, residents of Northern Kentucky and specifically the Florence area, will attend these services and classes. We feel we will be meeting a need and adding to the general quality of life in the local community.

The building is an ideal facility for this congregation at this time for the following reasons:

- 1). The existing interior space layout will function very well without the need for costly modifications. Approximately 65% of the total space is contained in one large room appropriately dimensioned for our Sunday worship services. A basic drawing of the existing space accompanies this letter showing two large classrooms, four medium size classrooms and a large room as a proposed office area.
- 2). The economics of the facility will greatly assist us during the foundational time of this congregation to financially prepare for moving to a long term building. The landlord's long term desire to accommodate the other building tenant's future expansion needs, limits his ability to lease the subject space at full market rates. This situation results in the Vineyard being able to rent the space at very attractive rates.
- 3). A consistent use of the building occurs because the other tenant is the Northern Kentucky Business College. Their use is quite similar because the public is visiting the building to attend the offered classes. However, their peak times of students using the building do not at all conflict with our Sunday peak use. Because of their similar use, the building is ideally set up with a common entry area that is equipped with the amenities needed for accommodating groups of people. The amenities include: public restrooms, pay telephone and vending machines. We have spoken with the management of the business college and they are quite comfortable with our proposed use of the space.
- 4). A new space is needed for our congregation because our existing landlord (Covington Catholic High School) needs to use a portion of our current space for their expansion plans beginning in June. Although we have had an excellent relationship with Covington Catholic, their expansion plans necessitate our move.

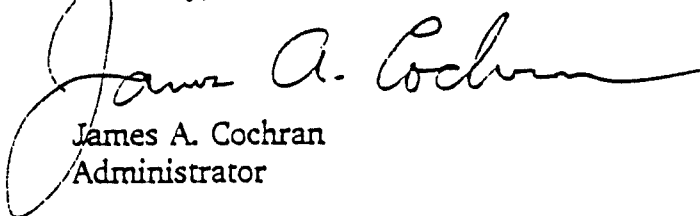
Other temporary use facilities have worked out very well in the past for tri-state Vineyard congregations. The Springdale congregation met for several years at Scarlet Oaks Vocational School before growing to a size that allowed us to acquire the current church building. The Franklin congregation currently meets in space sublet from a tenant in the Franklin Square office park.

Parking considerations have been studied and we are comfortable with this important aspect of the proposed building use. There are approximately 85 to 90 parking spaces on the property. The current attendance levels at our Sunday morning meeting (the peak need) generally requires between 40 to 50 parking spaces. We feel these numbers provide for significant growth in attendance before the capacity of the subject property parking lot is exceeded. Our parking needs during normal office hours would be minimal, probably three to five employee spaces and six to eight visitor spaces at the maximum. These spaces would not need to be designated for our use. We would clearly communicate to Sunday attenders that there can be no parking along Tanners Lane or Dream Street.

We are requesting consideration for a sign to be placed on the front lawn area of the property to identify the location of the church. Specifically, we are requesting a sign smaller than the existing business college sign, but of adequate size to be easily read from Tanners Lane. The sign would need to be within the regulations of Boone County and the City of Florence.

Thank you for your consideration of our request for use of this property. We desire to locate the Northern Kentucky congregation of the Vineyard Christian Fellowship in Boone County and the Florence area is ideal. Our desire is to work in harmony with your authority in this area. Please advise of any additional information required or questions you need answered.

Sincerely,



James A. Cochran  
Administrator

JAC/db

Parking

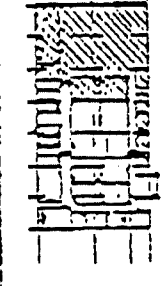
Entry

FRONT ENTRY



SCALE

KEY PLAN

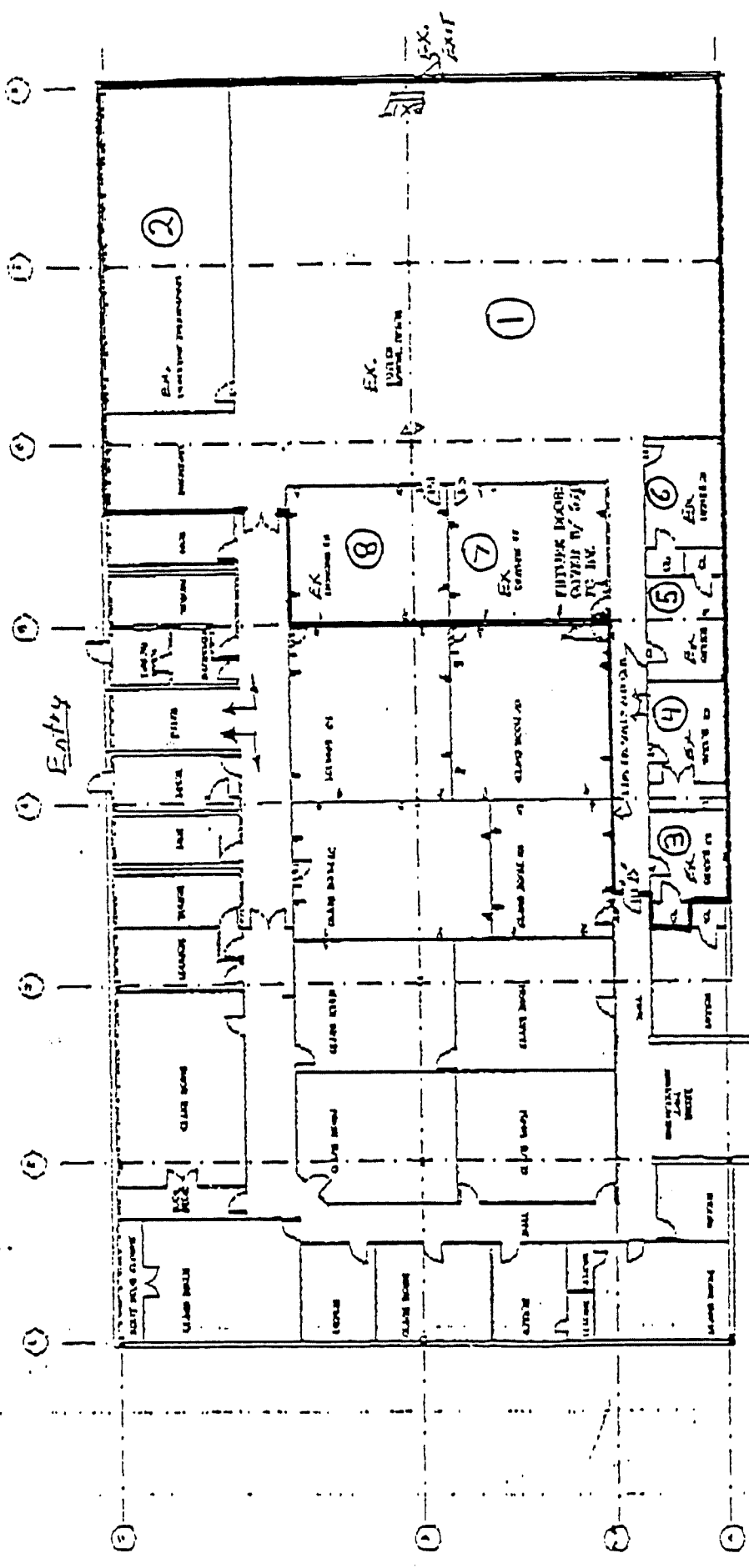


TENANT SPACE  
FOR  
VINEYARD CHRISTIAN  
FELLOWSHIP

DESIGNED BY  
RONALD ERPENBECK  
ARCHITECT

Monahan Development Co. Inc.  
12-5-90

- ① = Main Worship Area
- ② = Office Area
- ③ → ⑥ = Medium Size Classrooms



BOONE COUNTY PLANNING COMMISSION

December 19, 1990  
7:00 P.M.

PUBLIC HEARINGS

Mr. William Viox, Chairman, called the meeting to order at 7 P.M..

Following an explanation of the Public Hearing process, the Chairman introduced the first item on the Agenda:

1. Applicant: The Vineyard Christian Fellowship for Monohan Development Company (owner)  
Request: Concept Development Plan

The request of The Vineyard Christian Fellowship (applicant) for Monohan Development Company (owner) for the Utilization of an Underlying Zone in Planned Development at 7627 Tanners Lane, Florence, Kentucky. The 24.11-acre site is zoned Office Two/Planned Development (O-2/PD). The proposed use is to allow a church use in an existing 20,000 sq. ft. office building.

Staff Member, Amy Moore, presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked if there was anyone present who wished to speak in regard to this request.

The pastor of The Vineyard Christian Fellowship, Barry Long, was present. Pastor Long reviewed his letter to the Planning Commission, dated December 5, 1990, regarding this request. A copy of his letter is included in the packets. Pastor Long stated that they are a non-denominational church with about 300 groups around the world. They are organized as one church with six different congregations. The building on Tanners Lane would be used for offices Monday through Friday, and for Sunday congregational meetings. The interior space layout lends itself to their uses. The current tenant, The Northern Kentucky Business College, leases half the building and will eventually lease the entire building. The Vineyard Christian Fellowship will be there temporarily and the space is being made available to them at less than market rates. They would each be using the building at different times -- the Business College will be there during the week and some evenings, and they will be there on Sunday. As a result, there will not be traffic congestion.

Pastor Long stated that they are currently renting space from Covington Catholic, but they now need the space for their own use. He stated that the Vineyard wants to be in Boone County and this is a way to be introduced to the community before they find permanent quarters. Several of their locations have been successful with temporary locations.

Pastor Long stated that there are currently 85 to 90 parking spaces. They need 40 to 45 spaces and feel that they will be able to grow during their two-year tenure. They would be replacing the real estate sign that is currently there with their own sign in approximately the same location. Eventually, their sign will be gone altogether.

Chairman Viox asked if there was anyone else present who wished to address the Commission.

Mr. Gex Williams, recently elected State Representative, stated that he has attended the Vineyard and they do good work. He stated that they are somewhat different than other churches and they minister to a lot of people who are not churched and youth having problems with drugs. A church with a focus on youth is needed in the community. They reach out to people in trouble and transition them into other churches and into the community. He stated that they have been doing some ministry in the Covington Catholic area, but Pastor Long wants to minister in Boone County where he grew up.

There being no further comments from the audience, Chairman Viox asked if there were any questions from the Commission.

Mr. Sharp questioned how many parking spaces the Business College needs during the week. Pastor Long advised that they generally do not need more than 20 to 25.

Mr. Collins stated that he does not think the building is sprinklered and that they should check with the Fire Department.


Mr. McMillian asked if the school's classes would conflict with the services. Pastor Long advised that their services during the week are held in homes and there would not be a conflict. They do have some night meetings but they seem to be okay. They have some Bible classes at night, but their Sunday meeting would be their only full congregational meeting. He stated that their schedule for meetings that would be held at the building changes every quarter. The meetings could be any week night, but probably not Friday.

Mr. DeLong stated that he did not understand the complete focus of their program and questioned if they were into drug rehab. Pastor Long advised that they do not have any formal drug program and there will be no housing there. There are people who come in through the gospel. They have no plans to have a kitchen there.

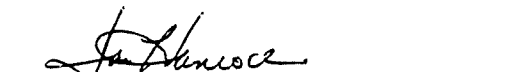
Mr. DeLong asked if religious facilities were acceptable in the O-2 Zone. Mr. Costello stated that the building was constructed for office purposes. The zoning code allows office use related to church activities. It was his understanding that the worship service was the primary use with associated use of the office and some classrooms. Under straight zoning, it would not have been allowed. It is possible with the Planned Development and that is why the applicant is here.

There being no further comments, Chairman Viox stated that this item will be on the Agenda for the Business Meeting on January 2, 1991 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
\_\_\_\_\_  
William R. Viox, Chairman

Attest:

  
\_\_\_\_\_  
Jan Hancock, Recording Secretary

**EXHIBIT "B"**

## REVISED COMMITTEE REPORT

#1

TO: Boone County Planning Commission

FROM: Larry Collins, Chairman

DATE: January 2, 1991

RE: Request of The Vineyard Christian Fellowship (applicant) for Monohan Development Company (owner) for the Utilization of an underlying Zone in Planned Development located at 7627 Tanners Lane, Florence, Kentucky. The 24.11 acre site is zoned Office Two/Planned Development (O-2/PD). The proposed use is to allow a church use in an existing 20,000 square foot office building.

### REMARKS:

We, the Committee, based on the statements made and facts gathered at the December 19, 1990 Public Hearing, recommend approval of this request based on the following Findings of Fact and Conditions:

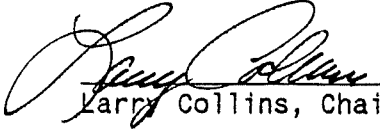
### Findings of Fact

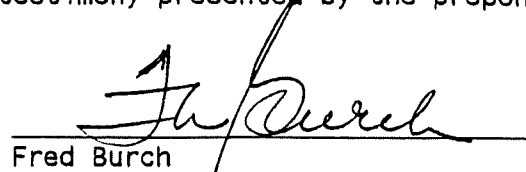
1. The Committee believes that the current zoning of Office Two/Planned Development (O-2/PD) is appropriate for the site and that the proposed use will not alter the intention of the zoning district. One Principally Permitted Use of the O-2 zoning district is "The administration, management and any related office use or activity of commercial, business, service, professional, industrial, religious, private institutional, incorporation, companies, associations and such uses." The Committee feels that the PD portion of the zoning allows for enough flexibility to permit the proposed use.
2. The Parkway Corridor Study describes this parcel as being "generally well situated for high density office and residential type uses." The Committee believes that the proposed use would be generally compatible with these land uses.


### Conditions

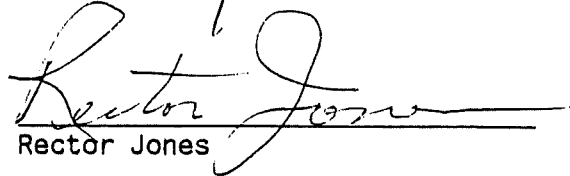
1. The applicant and property owner agrees to remove the white Kentucky Business College sign presently located in front of the existing building.

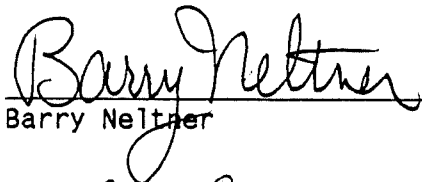
A copy of the Public Hearing minutes accompanies the findings and recommendation serving as a summary of the evidence and testimony presented by the proponents and opponents of this request.

  
Larry Collins, Chairman

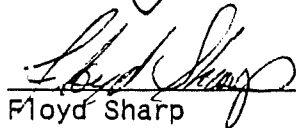
  
Fred Burch

  
Phil Damstrom

  
Rector Jones

  
Barry Neltner

  
Carol Smith

  
Floyd Sharp

LC:kat

ORDINANCE NO. 0/7/91

AN ORDINANCE ACCEPTING A RECOMMENDATION OF THE BOONE COUNTY PLANNING COMMISSION, THIS ORDINANCE BEING TO ADOPT AND APPROVE THE UTILIZATION OF THE UNDERLYING ZONE IN A PLANNED DEVELOPMENT ZONING DISTRICT FOR A 24.11 ACRE SITE LOCATED OFF OF TANNERS LANE AND DREAM STREET IN THE CITY OF FLORENCE, KENTUCKY, THIS SITE BEING ZONED OFFICE TWO/PLANNED DEVELOPMENT (O-2/PD). (MONOHAN DEVELOPMENT COMPANY, INC.- VINEYARD CHRISTIAN FELLOWSHIP)

WHEREAS, the City of Florence, Kentucky, is a member of a county-wide planning unit, known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission has recommended that a request of Monohan Development Company, Inc., for utilizing the underlying zoning of a Planned Development zoning district be approved, and

WHEREAS, the City of Florence, Kentucky, has reviewed the record of the Boone County Planning Commission and has determined that the request of Monohan Development Company, Inc., to utilize the underlying zone of a Planned Development zoning district for a 24.11 acre site located off of Tanners Lane and Dream Street in Florence, Kentucky, should be granted, subject to certain conditions agreed to by the property owner and made a part of its development plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request for the real estate which is more particularly described on Exhibit "A" shall be and is hereby approved for the utilization of its underlying zone in a Planned Development zoning district, the zoning classification being Office Two/Planned Development (O-2/PD) on the approximate 24.11 acre site.

SECTION II

That this approval is granted subject to the conditions, terms and provisions set forth in Exhibit "B" as applied to the development plan presented to the City Council of Florence, Kentucky, and the Boone County Planning Commission. These conditions have been accepted and agreed

to by the property owner as shown in the written confirmation from the owner, a copy of which is attached and marked as Exhibit "C".

SECTION III

Publication of this Ordinance is hereby authorized to be by summary publication, in accordance with Kentucky law.

PASSED AND APPROVED ON FIRST READING THIS 12<sup>th</sup> DAY OF February, 1991.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 19<sup>th</sup> DAY OF February, 1991.

APPROVED:

  
MAYOR

ATTEST:

  
CITY CLERK