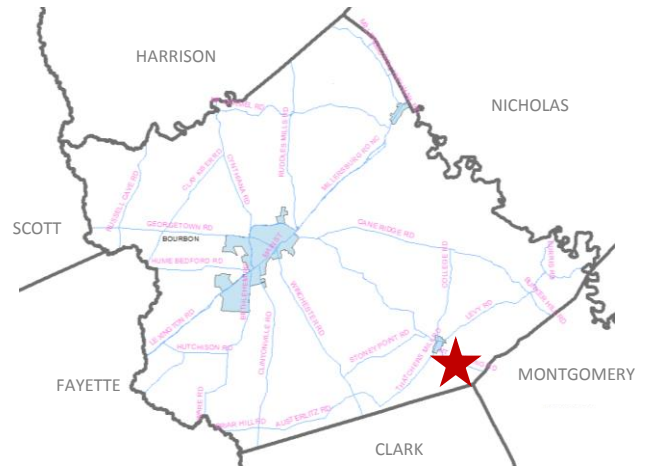


Staff Report

Bourbon County Board of Adjustments Meeting
February 19, 2019

Case Number: CUP 19-02
Applicant: James Thompson – Creation Kingdom
Owner of Property? Yes
Location: 829 Clintonville Rd.
Request: Conditional Use Permit for Daycare Facility
Zoning: R-1 (Residential)
Application Date: January 22, 2019
Legal Advertisement: February 7, 2019



Proposal:

Applicant seeks a conditional use permit in the R-1 Residential zone to operate an early education center.

Background:

Parcel Size: 1.2 acres

Existing Structures:

- Church building
 - o Approx. 50 ft front setback
 - o Year of Construction: 1968
 - o 12,795 sq. ft.
 - o 71 parking spaces

Closest residential structure: 35 ft.

Floodplain (Y/N): No

Surrounding land uses

East: Freight rail

South: Vacant

West: Residential

North: Residential



Aerial imagery shown for descriptive purposes only. Measurements are approximate and not shown to scale.



Rear view of main building



Front view of main building

Findings

Facilities: Original use of main building was for a church.

Capacity: Depends on State Approvals. Shown on the existing building plan are 11 classrooms. However, applicant may expand 1-2 classrooms by removing walls.

Season: Year-round

Days/Hours of Operation: Monday – Friday, 6 a.m. – 6 p.m.

Parking and Facility Access: 71 parking spaces exist on-site. Generally recommended is one (1) space per classroom plus 16 parking spaces. If one were to do the math, the parking that exists on-site would accommodate up to 55 classrooms. The site has two existing one-way entrances.

Bathrooms: Currently, there are 5 bathrooms on the lower level and 2 on the sanctuary level. Applicant intends to renovate/add facilities as required by the State.

Food Preparation: A full standard residential-type kitchen is located on the lower-level. Facility intends to serve meals/snacks to children.

Fire Safety: The facility is equipped with emergency lighting, smoke detectors, and exit signage.

Noise Control: Exterior activity on property will occur in a proposed playground space to be located on the southern side of the property (see FIGURE 1).

Lighting: Exterior lighting located at each entrance of building.

Additional Security: Access to facility is automated with code entry with locked doors at rear entry of building.

Signage: Applicant intends to retrofit existing on-site free-standing pole signage.

Additional Comments

A “conditional use” is a use which is essential to or would promote the public health, safety, or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulation.

A “conditional use permit” is the legal authorization to undertake a conditional use...as authorized by the board of adjustment, consisting of:

1. A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and
2. A statement of the specific conditions which must be met in order for the use to be permitted.

Staff Recommendation

Staff recommends approval of this conditional use permit for the operation of a childcare facility as the proposed venue would not negatively affect the health, safety, and welfare of the community.

Recommended conditions:

Applicant provide landscape buffering along the approx. 200 ft. grass strip that is shared with the residential lot (SEE FIGURE 2).

Approval to be conditional upon receipt of State licensing for child care facility.

KRS 100.237

The board shall have power to revoke the conditional use permit if noncompliance occurs.

Applicant must comply with all of the requirements of building, housing and other regulations.

If the condition is proposed to be expanded upon in the future beyond the previously established boundaries of the initial conditional use, then the expanded conditional use shall be reviewed by the board.

Additional Photos:

