

CONDITIONAL USE PERMIT APPLICATION

Please type or print

DOCKET #: 2008-0-08
(to be assigned by Zoning Administrator)

- A. Name of Applicant(s): Holy Spirit Parish of Bowling Green, Kentucky, Inc.
Business entity, names of Officers,
Directors; Shareholders or Members: Kentucky non-profit corporation
Directors: John J. McRaith, Jerry Riney and Joseph A. Boone
- Mailing Address: 600 Locust Street, Owensboro, KY 42301
- Daytime Telephone Number: (270) 842-7777 Cell _____
- B. Name of Property Owner(s): Holy Spirit Parish of Bowling Green, Kentucky, Inc.
Mailing Address: 600 Locust Street, Owensboro, KY 42301
- Daytime Telephone Number: (270) 842-7777 Cell _____
- C. Location of Property: Smallhouse Road (4500 block) *4754 Smallhouse Road*
- D. Property Zoned: Agriculture
- E. Property Size: 29.9 acres
- F. Describe in detail the proposed Conditional Use (include hours of operation and maximum occupancy, if applicable): The property shall be utilized as a church facility for Holy Spirit Catholic Church with sanctuary, parish offices, social hall, classroom and other accessory uses customarily found in conjunction with the operation of a religious institution. It is to primarily provide meeting areas for religious activities of the Holy Spirit Catholic Church. Services are generally held on Saturday night and all day Sunday with regular church meetings throughout the week. Daycare is provided through a "Mother's Day Out" program weekdays only between 8 a.m. and 5 p.m. - *not to exceed 100 children*
- G. Provision of the Zoning Ordinance requiring a Conditional Use Permit: ^{MS} 5.23G Section 5.1
- H. In addition to, or where other standards, criteria, and other items for consideration are not cited within the individual zoning district, the following shall be considered as standards for review and findings of fact in the record of each public hearing for the granting of a Conditional Use Permit:
- REVIEW CRITERIA:**
1. Granting the conditional use permit does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance;
 2. Will be consistent with the "Intent" statement for the district in which it is located;
 3. Will be compatible with existing uses adjacent to and near the property;

4. Will not be hazardous, detrimental or disturbing to present surrounding land uses due to noise, glare, smoke, dust, odor, fumes, or other general nuisance;
5. Will not otherwise adversely affect the development of the general neighborhood or of the district in which the use is proposed;
6. Will be consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property;
7. Will have adequate water and sewer supply, storm water facilities, transportation facilities, waste disposal and other public services;
8. Will be developed in a way that will preserve and incorporate any important natural features of the site; and
9. Will conform to any specific criteria or conditions specified for that use elsewhere in the Zoning Ordinance.

FINDINGS OF FACT: The Board of Adjustments shall make the following findings prior to approval:

1. use is not detrimental to the public health, safety or welfare in the zone which it is proposed;
2. use will not contribute toward an overburdening of municipal services;
3. use will not result in increased traffic congestion, additional parking problems, substantial increase in population density, environmental problems, or constitute a nuisance; and
4. use is otherwise in agreement with the Zoning Ordinance of Warren County.

I. Supporting information (attach the following items to the application):

- A. A site plan shall be required as part of the application for a Conditional Use Permit.
- B. A boundary survey of the property to which the Conditional Use Permit will apply, containing the following information:
 - a) Owner(s) and applicant(s) names; b) Scale; c) Bearings and distances;
 - d) Locating distance to nearest road or railroad center line or right-of-way;
 - e) House number or property or intersecting street on each side;
 - f) North arrow; g) Right-of-way of road and pavement width;
 - h) Adjacent property, showing property lines; i) Names of adjacent property owner(s);
 - j) Acreage of property; k) Vicinity Map; l) Surveyor's stamp;
 - m) Location of all structures (dotted line to show any proposed building(s) or addition(s);
 - n) All parking layouts and driveways and travel ways;
 - o) Percentage of all lot coverage (includes all buildings, structures, patios, walk ways, parking and travel ways [*including gravel parking areas*]); and
 - p) Flood plain area(s) and FEMA Certification.
- C. Names and mailing address of all property owners within two hundred (200) feet of outer

boundary of property. This information must be obtained from the Property Valuation Administrator's office.

D. Fees as established by the Planning Commission.

Signature of Owner(s):

Signature of Applicant(s):
(If different from owner)

HOLY SPIRIT PARISH OF BOWLING GREEN, KENTUCKY, INC.

BY: Rev. W. Jerry Riney, Director/Pastor
(please print name and title)

(please print name and title)

Holy Spirit Catholic Church

REV. W. JERRY RINEY, DIRECTOR

Rev. W. Jerry Riney
(please print name and title)

(please print name and title)

Note: Approved application filed in Warren County Clerk's office.

For Office Use Only:

Date Filed: 6-3-08

Date of Public Hearing: 7-24-08

Fee Paid: \$300.00

Recording Fee: \$35.00

Survey Attached: Yes No

Decision of Board: Approved.

(a) Statement of factual determination which justifies issuance of the permit: Is not detrimental to the public health, safety or welfare in the zone in which it is proposed; will not contribute toward an over-burdening of municipal services; will not result in significant increase in traffic congestion, additional parking problems, substantial increase in population density, environmental problems or constitute a nuisance; and otherwise meets the requirements of the Zoning Ordinance.

(b) Statement of specific conditions which must be satisfied for use to be permitted: See Attached Conditions.

[Signature]
CHAIRMAN

[Signature]
ZONING ADMINISTRATOR

Holy Spirit Parish of Bowling Green, Kentucky, Inc.
4754 Smallhouse Road
2008-C-08
July 24, 2008

WARREN COUNTY
SE4 PG 210

(b) Statement of specific conditions which must be satisfied for use to be permitted:

1. The applicant shall install a right turn lane on Eastbound Smallhouse Road at KY 884;
2. The applicant shall install an Eastbound left turn lane to be constructed on Smallhouse Road at the proposed entrance;
3. The applicant shall install street lights at the proposed entrance on both sides of the road;
4. The applicant shall relocate the fence currently located at the County park to improve sight distance;
5. The applicant shall improve elevation of the existing grade the entire length of the proposed relocated curve;
6. The applicant shall make general improvements along Smallhouse Road to provide adequate sight distance for vehicles entering and exiting the site;
7. The applicant shall connect all newly constructed structures on site to public sanitary sewer;
8. The applicant shall have adequate water pressure including the installation of any necessary fire hydrants for the entire site;
9. The hours of operation for the Mother's Day Out Program shall be limited to 8:00 a.m. to 5:00 p.m., Monday thru Friday;
10. The maximum square footage of all buildings on site shall not exceed 75,000 square feet;
11. The maximum number of children for the facility shall not exceed 100.
12. A DDP (Detailed Development Plan) shall be required before the issuance of a building permit; and
13. No access to Crest Lake Way to or from this property.

A CERTAIN TRACT OF LAND LOCATED NEAR BOWLING GREEN IN WARREN COUNTY, KENTUCKY BEING THE PROPERTY RECORDED IN DEED BOOK 906 PAGE 891 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HOLE IN CONCRETE IN THE NORTH RIGHT-OF-WAY (50' R/W) OF SMALLHOUSE ROAD, SAID HOLE IN CONCRETE BEING APPROXIMATELY 1370 FEET NORTHWEST OF THREE SPRINGS ROAD AND BEING ALSO A CORNER TO ROUNTREE (DEED BOOK 844 PAGE 349 BEING LOT 67 RECORDED IN PLAT BOOK 16 PAGE 94); THENCE N52°45'00"W 184.30' WITH THE RIGHT-OF-WAY OF SMALLHOUSE ROAD; THENCE N53°16'48"W 89.92' CONTINUING WITH THE RIGHT-OF-WAY OF SAID ROAD; THENCE N53°41'10"W 37.75'; THENCE N56°13'17"W 52.35'; THENCE N 58°15'47"W 68.46' TO A POINT, BEING A COMMON CORNER WITH TRINITY FREE WILL BAPTIST CHURCH, INC. (DEED BOOK 883 PAGE 214-PARCEL III LOT 1 OF MINOR SUBDIVISION PLAT BOOK 10 PAGE 148); THENCE N52°25'32"W 70.00', LEAVING SMALLHOUSE ROAD AND FOLLOWING THE CHURCH'S LINE TO A POINT, THENCE CONTINUING WITH THE CHURCH'S LINE N52°25'32"W 642.56' PASSING A IRON PIN AT 220' AND THEREAFTER WITH THE LINE OF TRINITY FREE WILL BAPTIST CHURCH, INC. (DEED BOOK 883 PAGE 214 PARCEL I BEING LOT 2 RECORDED IN MINOR PLAT BOOK 13 PAGE 107) TO A 1" IRON PIPE, BEING A COMMON CORNER WITH THE CHURCH AND A POINT IN THE LINE OF LAWSON (DEED BOOK 606 PAGE 426 BEING LOT 3 RECORDED IN MINOR PLAT BOOK 13 PAGE 107); THENCE WITH LAWSON LINE N42°39'28"E 1220.00 FEET TO A IRON PIPE AT COMMON CORNER TO LAWSON AND IN THE LINE OF ROE (DEED BOOK 659 PAGE 849); THENCE WITH THE LINE OF ROE S53°49'42"E 983.72' TO A DISTURBED IRON STAKE, BEING A COMMON CORNER TO MEHERG (DEED BOOK 700 PAGE 149 BEING LOT 27 OF PLAT BOOK 16 PAGE 94); THENCE LEAVING THE LINE OF ROE WITH MEHERGS LINE AND THERE AFTER THE LINES OF CRESTLAKE WAY (PLAT BOOK 16 PAGE 94), MEHERG (DEED BOOK 767 PAGE 538, LOT 28 IN PLAT BOOK 16 PAGE 94), DICKENS (DEED BOOK 962 PAGE 385, LOT 43 OF PLAT BOOK 16 PAGE 94), GENTRY (DEED BOOK 782 PAGE 641, LOT 44 OF PLAT BOOK 16 PAGE 94), DENNY (DEED BOOK 578 PAGE 154, LOT 45 OF PLAT BOOK 16 PAGE 94), WHEAT REVOCABLE TRUST (DEED BOOK 896 PAGE 978, LOT 46 OF PLAT BOOK 16 PAGE 94), JAKEL (DEED BOOK 740 PAGE 874, LOT 47 OF PLAT BOOK 16 PAGE 94), AND ABOVE MENTIONED ROUNTREE S35°04'58"W 1226.80' TO THE POINT OF BEGNNING. SAID PROPERTY CONTAINS 29.88 ACRES, MORE OR LESS, AS PER A SURVEY BY JAMES R. ADAMS AND ASSOCIATES, INC. DATED MAY 28, 2008 (JOB NUMBER 25040).

BEING A RE-SURVEY OF THE PROPERTY CONVEYED TO HOLY SPIRIT PARISH FROM THOMAS D. SHANK AND WIFE, LOIS J. SHANK BY DEED BOOK 906 PAGE 891 DATE JUNE 8, 2008 RECORDED IN THE OFFICE OF THE WARREN COUNTY CLERK.

Exhibit " A "

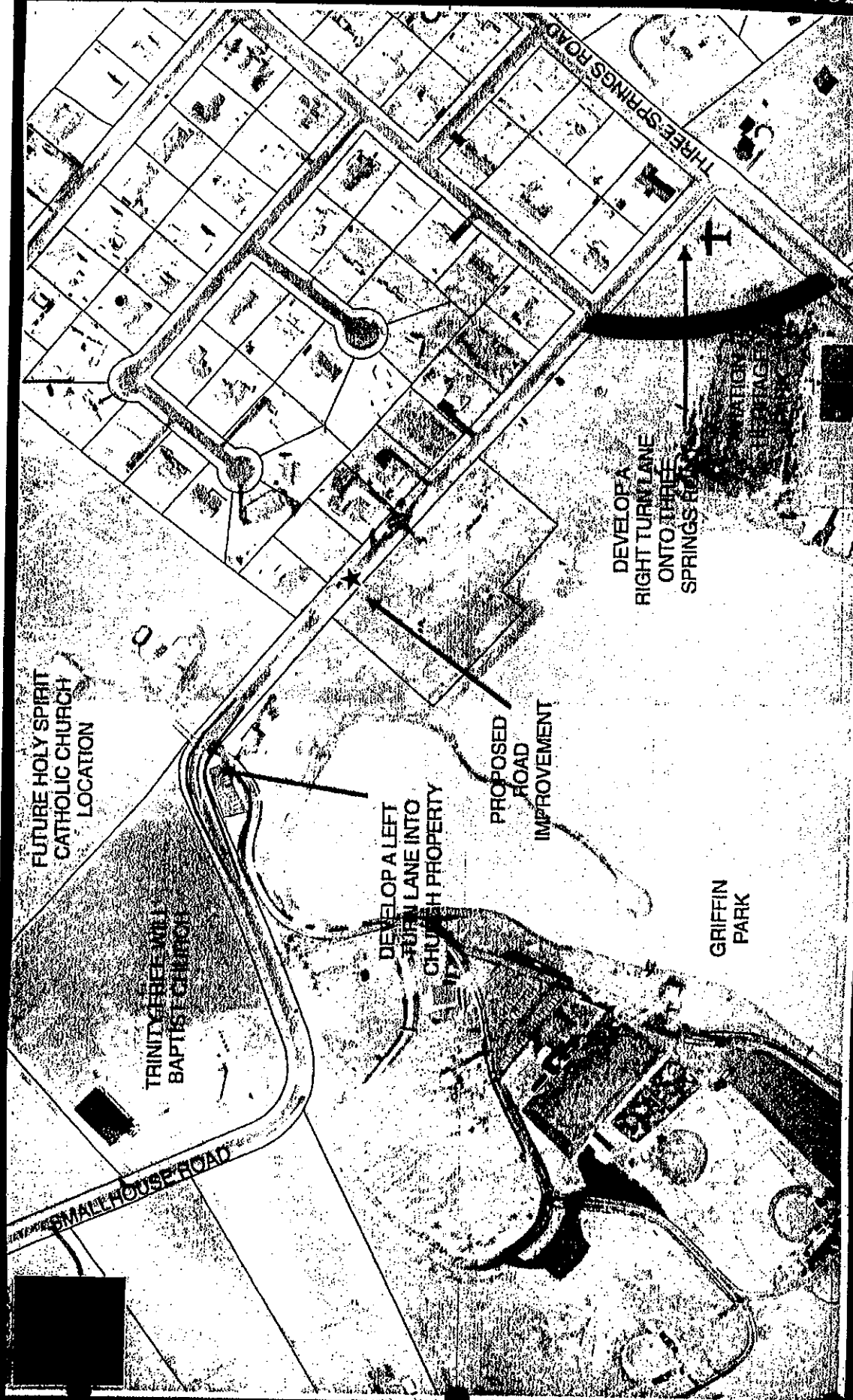


EXHIBIT B:
SMALL HOUSE ROAD AND THREE SPRINGS ROAD
PROPOSED IMPROVEMENTS

SCALE: 1" = 200'

JULY 2008

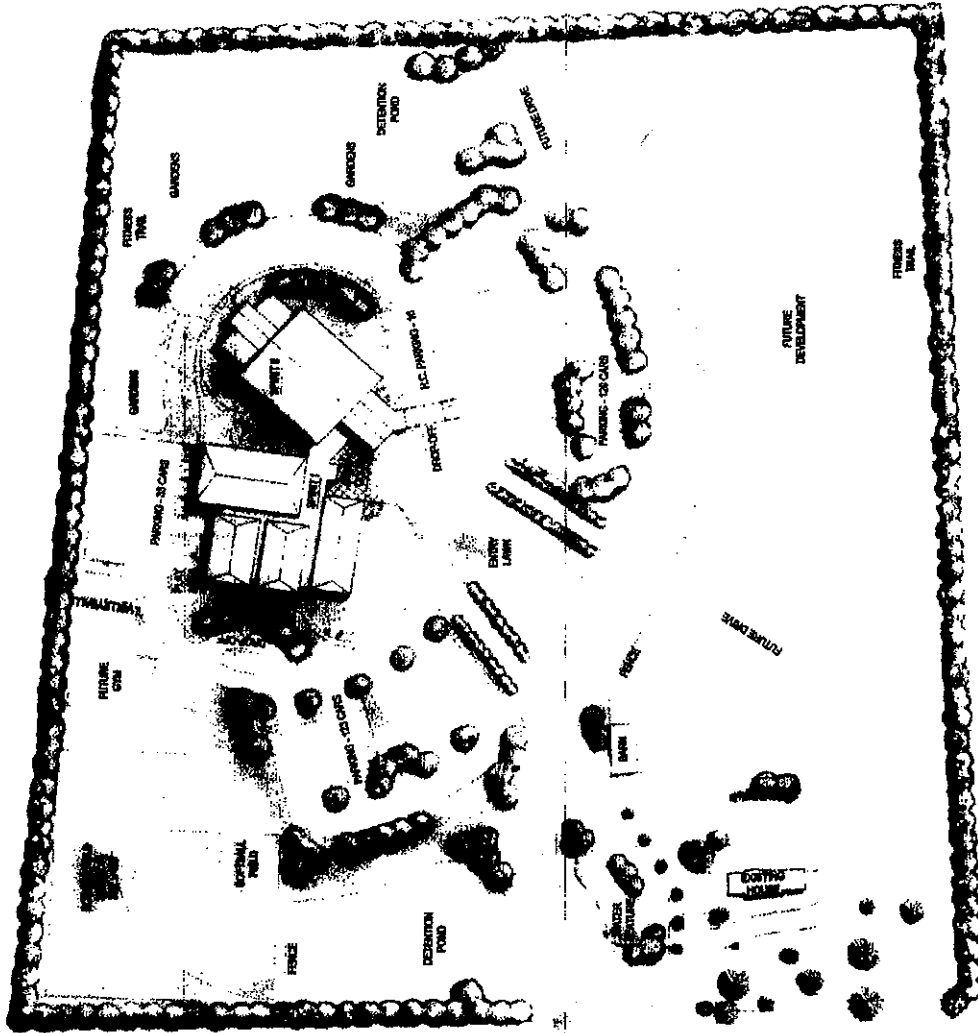


Exhibit "C"

MASTER PLAN

Bevinger Clacio Donnell Mabrey
 interior design construction management

architecture landscape architecture

Holy Spirit Catholic Church

Bowling Green, Kentucky



DOCUMENT NO: 643386
 RECORDED ON: AUGUST 15, 2008 03:23:01PM
 TOTAL FEES: \$20.00
 COUNTY CLERK: DOROTHY OWENS
 COUNTY: WARREN COUNTY
 DEPUTY CLERK: PENNY CLARK
 BOOK SE4 PAGES 207 - 213

2008/08/15