

EXHIBIT "A"

ANNEXATION REQUEST BY THE CITY OF FLORENCE FOR A  
4.6 ACRE TRACT LOCATED AT 983 BURLINGTON PIKE, BOONE COUNTY, KENTUCKY

MAY 23, 1990

The Property owner of this 4.6 acre tract, Mr. Donald Conrad, has requested that his property be annexed into the City of Florence. The tract is located at the southeast corner of KY 18 and Ridge Avenue, Boone County, and is currently zoned Commercial Two (C-2). In accordance with Kentucky Law (K.R.S. 81A.420 and K.R.S. 100.209), the City of Florence has requested that the Boone County Planning Commission hold a Public Hearing in order to make a recommendation regarding the effect of the annexation, if any, on the current zoning of the property.

CHARACTERISTICS OF THE SITE

The site contains the recently constructed Shell fuel station and car wash facilities. This use was approved with conditions through a Zoning Map Amendment from Suburban Residential Two (SR-2/PD) to Commercial Two (C-2) in 1988.

SURROUNDING LAND USES AND ZONING

North: Across Ky 18 is an existing Ameristop, zoned Commercial One (C-1), and the Moore property which is currently the subject of a zone change request from UR-1/PD and I-1/PD to C-2/PD and I-1/PD. That property is currently used for agricultural purposes.

East and South: Residential property is zoned Suburban Residential Two (SR-2).

West: Across Ridge Road is a landscaping business, also zoned SR-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

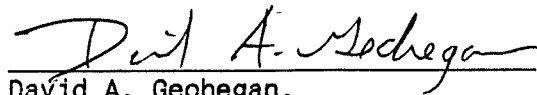
The 1986 Future Land Use Map indicates the site as borderline Commercial/Medium Density Residential. The Land Use Element recommends that commercial growth and commercial access to KY 18 need to be substantially controlled in this area. It anticipates that the existing homes fronting on KY 18 will become small commercial areas, but that drive connections and parallel roads are important to the success of this area. The Goals and Objectives likewise recommend integrated commercial center design at strategic locations, and with adequate buffering.

STAFF REVIEW

Staff believes that this annexation request will not have an effect on the zoning of any of the 4.6 acre site. The current zoning and land use of the site are consistent with the adjacent commercial uses to the north and west. The land use

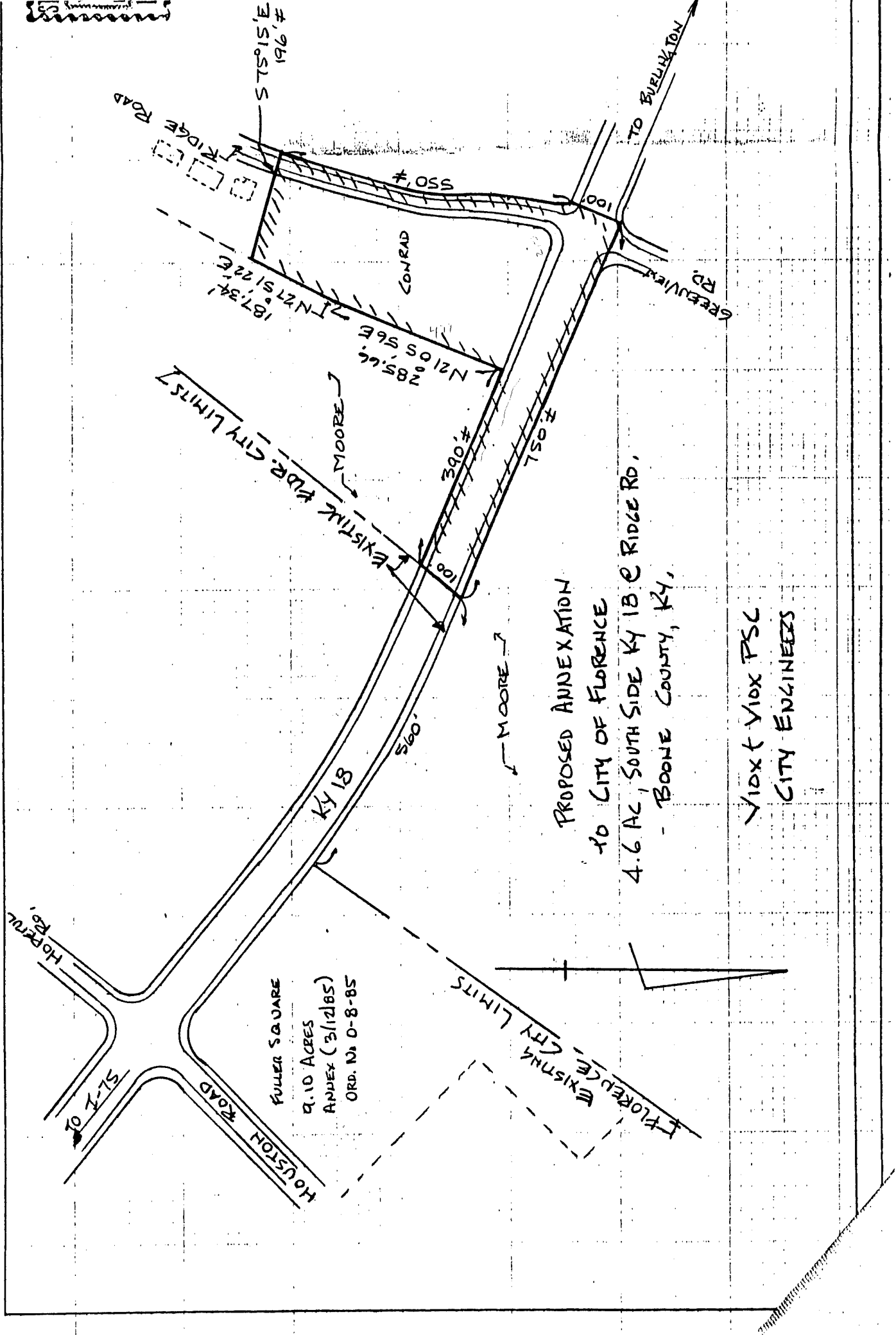
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and zoning are also consistent with the future land use and function of the KY 18 corridor as reviewed and modified in the 1988 Zoning Map Amendment. The annexation is the result of the owner's request to be in the City for business reasons. Staff believes that since the existing zoning is consistent with the Comprehensive Plan and adjacent land uses, the annexation of the property does not warrant a change in zoning to be in accordance with the 1986 Boone County Zoning Regulations as they pertain to the City of Florence.



David A. Geohegan,  
Planner/Plans Examiner III

DAG:mcb



PROPOSED ANNEXATION

TO CITY OF FLORENCE  
4.6 AC, SOUTH SIDE KY 18 @ RIDGE RD,  
- BOONE COUNTY, KY.

Viox + Viox PSC  
CITY ENGINEERS

FULLER SQUARE  
9.10 ACRES  
ANNEX (3/12/85)  
ORD. NO. 0-8-85

EXISTING HDR. CITY LIMITS  
MOORE  
MOORE  
CONRAD  
RIDGE ROAD  
GREENVIEW RD.  
TO BURLINGTON

STS 151'E  
196' #  
550' #  
100'  
187.34'  
N 21° 05' 56"  
285.66'  
300' #  
750' #  
560'

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #4  
May 23, 1990

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The Chairman introduced the last item on the Agenda:

4. Applicant: The City of Florence  
Request: Annexation

The request of the City of Florence to determine the impact of annexation upon the current zoning on a 4.6-acre parcel at 983 Burlington Pike, Boone County, Kentucky. The site is owned by Donald Conrad and is zoned Commercial Two (C-2).

Staff Member, Dave Geohegan, presented the Staff Report (see Staff Report).

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

There being no response and there being no questions from the Commission, the Chairman stated that this item will be on the Agenda for the Business Meeting on June 6, 1990 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
William R. Viox, Chairman

Attest:

  
Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

June 6, 1990

8:00 P.M.

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Mr. Fred Burch, Vice Chairman, called the meeting to order at 8:15 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Fred Burch, Vice Chairman  
Mr. Phil Damstrom  
Mr. Melvin DeLong  
Mr. R. N. Greene  
Mr. Robert Kirby, Jr.  
Mr. Don McMillian  
Mr. Barry Neltner  
Mr. Thurman Owens  
Mr. Ralph Rush  
Mr. Floyd Sharp  
Mrs. Carol Smith

COMMISSION MEMBERS NOT PRESENT:

Mr. Larry Barnett  
Mr. Lawrence Collins  
Mr. Rector Jones  
Mr. William Viox, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Burch noted that the Commissioners had received copies of the Minutes of the Business Meeting of May 16, 1990 and the Public Hearings of May 23 and May 30, 1990. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Kirby moved that they be approved as mailed. Mr. Owens seconded the motion and it carried unanimously.

3. Boone County Subdivision Regulations

The request of the Boone County Planning Commission on minor revisions to the 1988 Boone County Subdivision Regulations and the Street and Storm Drainage Construction Specifications.

Mr. Costello read the Committee Report which recommended approval of the amendments to the 1988 Boone County Subdivision Regulations and the Street and Storm Drainage Construction Specifications for incorporated and unincorporated Boone County based on the findings of fact, but subject to minor revisions (see Committee Report). He noted the attachments of the Airport Part 150 Study and the Homebuilders proposal regarding detailed drawing on headwalls, which will be inserted in the document.

Mr. McMillian moved by resolution that the request be approved based on the Committee Report. Mr. Greene seconded the motion and it carried unanimously.

4. Annexation Request by the City of Florence

The request of the City of Florence to determine the impact of annexation upon the current zoning of an 89-acre tract located north of Farmview Subdivision, Boone County, Kentucky. The site is owned by Paul Kahmann and residents in Pleasant Valley Acres Subdivision. The site is zoned Rural Suburban (RS) and Agricultural Estate (A-2).

Mr. Costello read the Committee Report which recommended that the annexation of the tract not affect the zoning (see Committee Report).

Mr. Kirby moved by resolution to the City of Florence that the Committee's recommendation be adopted. Mr. Owens seconded the motion and it carried unanimously.

5. Annexation Request by the City of Florence

The request of the City of Florence to determine the impact of annexation upon the current zoning of a 4.6-acre parcel located at 983 Burlington Pike, Boone County, Kentucky. The site is owned by Donald Conrad and is zoned Commercial Two (C-2).

Mr. Costello read the Committee Report which recommended that the current zoning not be changed as a result of the annexation (see Committee Report).

Mr. Sharp moved by resolution to the City of Florence that the Committee Report be approved. Mr. Burch seconded the motion and it carried unanimously.

EXHIBIT "B"

# COMMITTEE REPORT

#5

TO: Boone County Planning Commission  
FROM: Larry Barnett, Chairman  
DATE: June 6, 1990  
RE: Request of the City of Florence to determine the impact of annexation upon the current zoning of a 4.6 acre parcel located at 983 Burlington Pike, Boone County, Kentucky. The site is owned by Donald Conrad and is zoned Commercial Two (C-2).

## REMARKS:

We, the Committee, recommend that the current zoning of Commercial Two (C-2) not be changed as a result of the annexation of the 4.6 acre tract into the City of Florence. Based upon the following findings of fact, the Committee can find no reason to change the zoning:

## FINDINGS OF FACT

1. The 1986 Boone County Comprehensive Plan indicates the site as a borderline commercial and residential area, and that commercial development with interconnecting drives should occur along this portion of KY 18. Specific references to the Comprehensive Plan are made in the May 23, 1990, Staff Report.
2. Adjacent land uses include commercial activity of similar nature and scale.

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Larry Barnett, Chairman

\_\_\_\_\_  
Rector Jones

Carol Smith  
Carol Smith

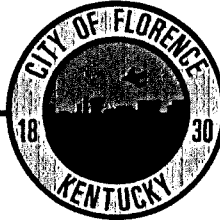
Fred Burgh  
Fred Burgh

Barry Nelther  
Barry Nelther

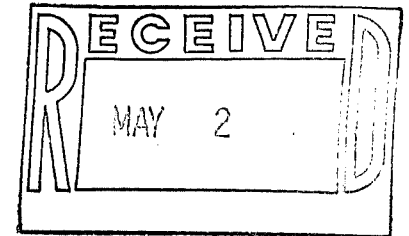
Phil Damstrom  
Phil Damstrom

LB:mcb

# City of Florence



BRUCE W. JANKEN  
City Coordinator



May 2, 1990

Mr. Kevin Costello, Interim Director  
Boone County Planning Commission  
P.O. Box 697  
Burlington, Kentucky 41005

RE: 4.6 acres - 983 Burlington Pike


Dear Kevin:

Mr. Donald Conrad has requested annexation into the City for his property located at 983 Burlington Pike. The description and plot of the property are enclosed.

The City requests that the Planning Commission hold a public hearing as required by Kentucky Statutes and make a recommendation whether the annexation of this property should affect its current zoning. Once a public hearing has been scheduled, please contact the City and Mr. Donald Conrad. Please forward the Resolution containing the Commission's recommendation to the City when finalized.

If you have any questions, please let me know.

Sincerely,

  
Bruce W. Janken  
City Coordinator

WHR/lm

Enclosures

cc: Hon. Hugh O. Skees  
Betsy Conrad, City Clerk  
Mr. Donald Conrad  
Public Services Department