



REQUEST OF ROBERT L. KREKE (OWNER) FOR A ZONING MAP AMENDMENT ON A 99 ACRE  
SITE LOCATED ON KY 14 NEAR VERONA, BOONE COUNTY, KENTUCKY

APRIL 27, 1988  
8:00 P.M.

The applicant and owner, Robert L. Kreke, is requesting a Zoning Map Amendment on a 99 acre site located on the east side of KY 14 near Verona, approximately 0.6 mile south of I-71, Boone County, Kentucky. The request is to rezone the site from Agricultural Estate (A-2) to Rural Suburban (RS). A single-family residential subdivision is being planned. The existing land uses of the site are Woodland (W) and Agriculture (A).

Surrounding Land Use and Zoning and Natural Conditions

The surrounding land uses of the 99 acre site are single-family residential (LDR) and agriculture (A). St. Patrick's Cemetery is located across KY 14 or south of the site. The surrounding zoning in all four directions is Agricultural Estate (A-2). The 99 acre site is heavily wooded on the north, south, and east sides. The site topography is relatively flat with the exception of the wooded areas, which drop significantly. A small creek is located on the north side of the site. The wooded areas are ripe for larger lot sizes in comparison to the site's flat areas. Soil types include Eden Silty Clay Loam (12-20% slope), Faywood Silty Clay (12-20% slope), and two types of Nicholson Silt Loam (0-12% slope).

Relationship to the Comprehensive Plan

According to the Boone County Comprehensive Plan, the Future Land Use Map, a 25 year projection, indicates that the site will be developed under the Low Density Residential (LDR - 1-3 dwelling units per acre) and Rural Lands (RL) land use classifications. The Low Density Residential classification is approximately 500 feet east of Ky 14. A majority of the site is projected to be Rural Lands on the Future Land Use Map. Specifically, the text of the Boone County Comprehensive Plan makes several references to the general area and the 99 acre parcel.

On Page L-16, the future growth and development of the Verona area is described as follows:

"This section of Boone County is extremely difficult to forecast in terms of its growth and development. In terms of growth factors, the Verona section, is prime for an influx of commercial, industrial, and residential development. The section contains an interchange onto I-71, a railway system, KY 14, 16, and 491, and has relatively flat, developable land areas. With an increase in other infrastructures, this section could quickly develop. However, this section does not currently have an impetus for development. Low density residential development has been the only real growth in this section during the past five years. It is entirely feasible and highly likely that any real changes in this area will not occur from the latent growth factors of this section but as a result of development in Walton. This growth will occur westward on KY 14 and north of Verona proper."

In the Housing Element of the Comprehensive Plan, there is a brief reference to future housing patterns in the Walton-Verona area:

"This area is not projected to gain much population in the next 15 years. This area lies fairly far from urbanized sections of the county, and has a strong agricultural character."

The Public Facilities Element of the Comprehensive Plan discusses the availability of water in the Verona area and how it affects the future development of the area:

"The Bullock Pen Water District currently serves an area around Verona and southward to the Grant/Boone County line. The Bullock Pen Lake provides the raw water supply to this system serving Grant and Boone Counties. Expansion of the Boone County portion is to occur. This will extend the existing water lines northwest along Kentucky 14 to Interstate 71 and then southwest along Brown Road to the Gallatin County border.

Any further extension of these water lines in a northwest direction would encounter rougher topography - some of which has limited suitability for development. This area of the county is not expected to experience large growth, but will see some residential construction in the Verona interchange area. The only other area of this system's expansion in Boone County would be to a limited extent in the direction of Walton."

The 99 acre site is located off KY 14, which is classified as a rural major collector. The site is also served by the Verona Volunteer Fire Department/District and the Walton-Verona School District.

#### Concept Development Plan

The applicant has submitted a Concept Development Plan showing the development of 88 single-family lot subdivision. In general, the lot sizes will vary with a minimum lot size of 20,000 square feet located on the flat portion of the site, and larger lots on the wooded portion of the site. The applicant is also planning a shared access in two locations to the adjoining property on the south side. The proposed roads in the development will be publicly dedicated. Water service will involve the connection into an existing line near the site. Sanitary sewer service will be provided by constructing a sewage treatment plant. The applicant has already received preliminary approval for this plant from the Natural Resources and Environmental Protection Cabinet.

#### Staff Concerns

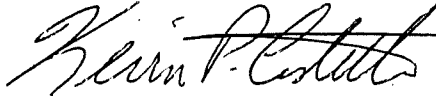
1. Access to the site - Because the site is located on a roadway bend, it will be necessary to have proper sight distance in order to assure traffic safety. This can be accomplished in subsequent reviews and by properly locating the public road and limiting access driveway to KY 14.

Staff Report - Robert L. Kreke  
April 27, 1988  
Page Three

Conclusion

The Boone County Planning Commission should evaluate this request in relation to the criteria for granting a Zoning Map Amendment as stated in Article 3 of the Boone County Zoning Regulations. Should the Planning Commission and Boone County Fiscal Court approve this request, the Future Land Use Map would need to be amended.

Respectfully submitted,

A handwritten signature in cursive script, reading "Kevin P. Costello". A long horizontal line extends from the end of the signature across the page.

Kevin P. Costello,  
Assistant Director/Senior Planner

KPC:mcb

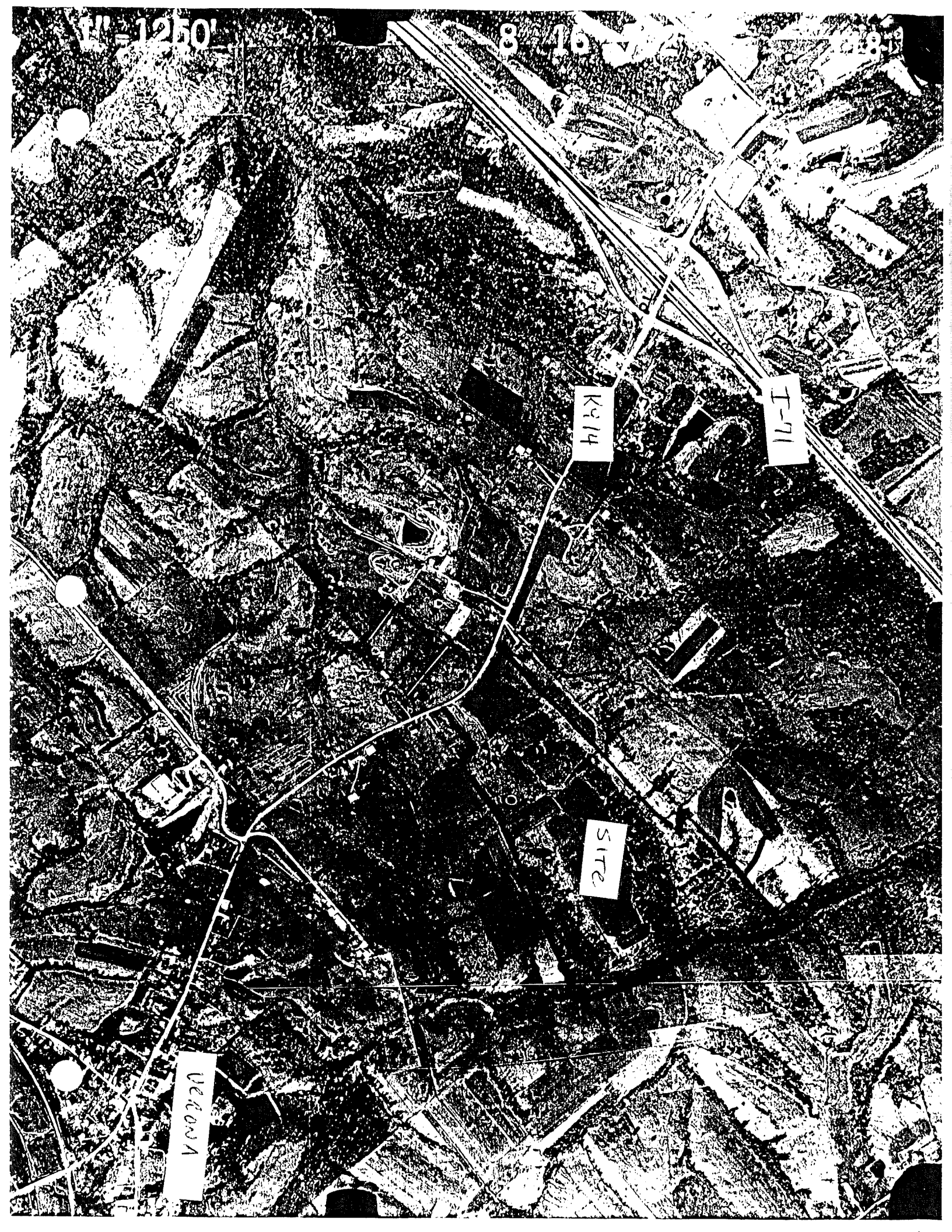
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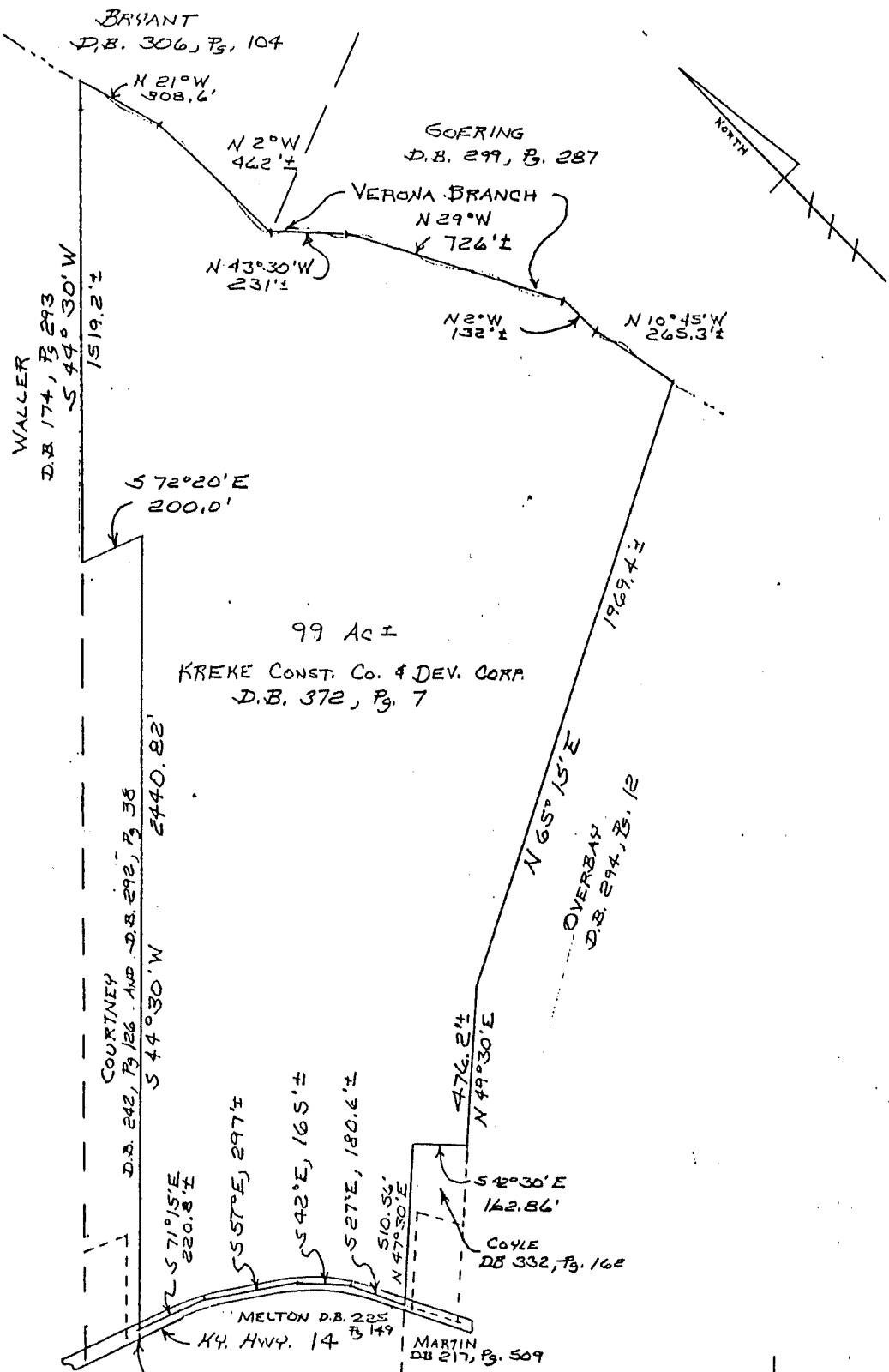
K914

I-71

SITE

VENONA





FARCEL TO BE REZONED  
 99 Ac±, FROM A-2 TO RS  
 FOR  
 KREKE CONST. CO. & DEV. CORP.  
 EASTERLY SIDE OF KY. HWY. 14  
 VERONA, BOONE COUNTY, KENTUCKY  
 SCALE ~ 1" = 400'      MARCH 15, 1988

Viox & Viox, P.S.C.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 ERLANGEX, KENTUCKY



EXHIBIT "A"

## DESCRIPTION

Parcel to be Rezoned  
From A-2 to RS

A parcel of land lying on the northeasterly side of Ky. 14 near Verona, Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the centerline of Ky. 14, said point also being N 25-50 W - 20 feet from Marvin L. Darlington, Jr. (D.B. 242, pg. 134, Boone County Records, Burlington) and running thence:

N 47-30 E, a distance of 510.56 feet, to a point, thence  
S 42-30 E, a distance of 162.86 feet, to a point, thence  
N 49-30 E, a distance of 476.2 feet more or less, to a point, thence  
N 65-15 E, a distance of 1969.4 feet more or less, to a point, thence  
N 10-45 W, a distance of 265.3 feet more or less, to a point, thence  
N 2-00 W, a distance of 132 feet more or less, to a point, thence  
N 29-00 W, a distance of 726 feet more or less, to a point, thence  
N 43-30 W, a distance of 231 feet more or less, to a point, thence  
N 2-00 W, a distance of 462 feet more or less, to a point, thence  
N 21-00 W, a distance of 308.6 feet more or less, to a point, thence  
S 44-30 W, a distance of 1519.2 feet more or less, to a point, thence  
S 72-20 E, a distance of 200 feet more or less, to a point, thence  
S 44-30 W, a distance of 2440.82 feet, to a point, thence  
S 71-15 E, along the centerline of Ky. 14, a distance of 220.8 feet more or less, to a point, thence  
S 57-00 E, continuing along the aforementioned centerline, a distance of 297 feet more or less, to a point, thence  
S 42-00 E, continuing along the aforementioned centerline, a distance of 165 feet more or less, to a point, thence

S 27-00 E, continuing along the aforementioned centerline, a distance of 180.6 feet more or less, to the place of beginning, and containing 99 acres more or less.

3/15/88

EXHIBIT "B"

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #3  
April 27, 1988

Page 1

Mr. Burch introduced the third item on the Agenda:

3. Applicant: Robert L. Kreke  
Request: Zoning Map Amendment

This was a Public Hearing on the request of Robert L. Kreke for a Zoning Map Amendment for 99 acres located on the northeast side of KY Hwy. 14 near Verona, Boone County, Kentucky. The site is presently zoned Agricultural Estate (A-2) and the request is to rezone the property to Rural Suburban (RS) to develop a subdivision of single-family homes.

Mr. Kevin Costello presented the Staff Report (see Staff Report).

Mr. Burch asked for comments from the applicant at this time.

Mr. Jim Woltermann, attorney for Mr. Kreke, stated that Mr. Kreke was present and that Mr. Jim Viox is the engineer for the project. Mr. Kreke has been in the homebuilding business for about thirty years, primarily in Kenton County, and developed the Twelve Trees Subdivision. That subdivision was developed slowly, as they intend to develop this site. The site has access off KY Hwy. 14 near the Verona I-71 interchange. He stated that they will not exceed 90 houses in the development and there will probably be less. The houses will cost between \$125,000 and \$150,000 and they expect the development to run between ten and twelve years. There will be seven to nine houses built per year. In regard to the sewage treatment plant, they have made an initial submittal to the Kentucky EPA and have gotten preliminary approval. There is access to water off KY Hwy. 14 in the Bullock Pen Water District. The density will be in conformance with the Comprehensive Plan recommendation of one to three units per acre. They believe that the slow development of the site will provide support for the industrial growth in the region.

Mr. Burch asked if there was anyone else present who wished to speak in behalf of this request. There being no response, he asked if there was anyone present in opposition to the request or if there were any questions.

Mr. DeLong asked if the sewer and streets would meet the county specifications. Mr. Woltermann stated that they would.

Mr. Waller, an adjacent property owner, stated that not all of the site is suitable for building and noted that there are at least two drainage swales on the site.

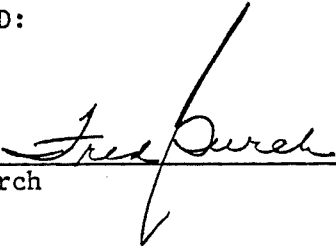
Mr. Jim Viox stated that they intend to develop only the areas on the ridges and the swales will be at the rear of the lots.

Mr. Larry Cornell, an adjacent property owner, asked what effect this zone change would have on his property.

Counselor Wilson advised that this zone change would not change the zoning of his property.

There being no further discussion, Mr. Burch advised that this item will be on the Agenda for the Business Meeting on May 4, 1988 at 8 P.M. and closed this Public Hearing.

APPROVED:

  
Fred Burch

ATTEST:

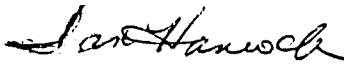
  
Jan Hancock, Recording Secretary

EXHIBIT "C"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Donald McMillian, Committee Chairman

DATE: May 4, 1988

RE: Request of Robert L. Kreke for a Zoning Map Amendment for 99 acres located on the northeast side of KY Hwy. 14 near Verona, Boone County, Kentucky. The site is presently zoned Agricultural Estate (A-2) and the request is to rezone the property to Rural Suburban (RS) to develop a subdivision of single-family homes.

## REMARKS:

We, the Committee, recommend approval based upon the following findings of fact and subject to the conditions below.

Findings of Fact

1. The proposed zoning classification, Rural Suburban (RS), is in agreement with the 1986 Boone County Comprehensive Plan. A portion of the site is projected for Low Density Residential (1-3 dwelling units per acre) use according to the Future Land Use Map. In addition, the text of the Land Use Element describes the Verona area and the proposed site as a prime area for residential development because of its access to an I-71 interchange. Also, water service is available through the Bullock Pen Water District. The developer has received preliminary approval of plans for a sewage treatment plant. Other references to the Boone County Comprehensive Plan are made in the Staff Report.
2. The submitted Concept Development Plan and preliminary layout of the subdivision is sensitive to the wooded areas and topography of the site.

Conditions


The applicant is being asked to agree to include these items as part of the Concept Development Plan in order to clarify the plan presented at the April 27, 1988, Public Hearing. Further, these conditions are intended to clarify the suitable uses and development for the presented plan.

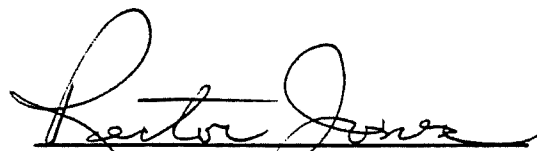
1. The applicant will be allowed to develop a maximum of 90 lots on the entire site.
2. Because of the existing condition of KY 14, the applicant shall be required to properly locate the proposed access (public road) to the site and minimize the number of driveways on KY 14 in order to have adequate sight distance and assure traffic safety.


Committee Report - Robert L. Kreke


May 4, 1988

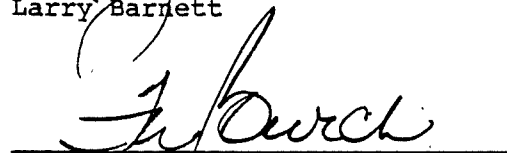
Page Two

  
Donald McMillian, Chairman

  
Rector Jones

  
Larry Barnett

  
Carol Smith

  
Fred Burch

DM:mcb

R-27-88

ORDINANCE 920.152

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT ADOPTING A MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ESTATE (A-2) TO RURAL SUBURBAN (RS) FOR A 99 ACRE SITE GENERALLY LOCATED ON THE NORTHEAST SIDE OF KY HIGHWAY 14 NEAR VERONA, BOONE COUNTY, KENTUCKY, AS REQUESTED BY ROBERT L. KREKE AND BEING RECOMMENDED FOR APPROVAL BY THE BOONE COUNTY PLANNING COMMISSION WITH CONDITIONS VIA RESOLUTION R-27-88.

WHEREAS, the Boone County Planning Commission received a request for approval with conditions for a Zoning Map Amendment to the Boone County zoning map and such Zoning Map Amendment being a zone change from Agricultural Estate (A-2) to Rural Suburban (RS) for a 99 acre site generally located on the northeast side of KY Highway 14 near Verona, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending approval with conditions for the zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

That the zoning map amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval with conditions, this Zoning Map Amendment being a zone change from Agricultural Estate (A-2) to Rural Suburban (RS) for a 99 acre site generally located on the northeast side of KY Highway 14 near Verona, Boone County, Kentucky. The real estate which is the subject of this zoning map amendment recommendation for approval with conditions is more particularly described in attached "Exhibit A."

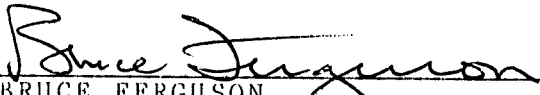
SECTION II

That as a basis for the recommendation of approval and adoption of the zone change request the findings of fact of the Boone County Planning and Zoning Commission as set forth in its Minutes and official records for this zone change request, and the finding of facts of the Boone County Fiscal Court, if any, and any conditions and/or stipulations mandated by the Boone County Fiscal Court, if any, as set forth in its Minutes and official records for this zone change request, shall be and are hereby incorporated by reference as if fully set out in the Ordinance (ATTACHED - EXHIBITS "B" AND "C").

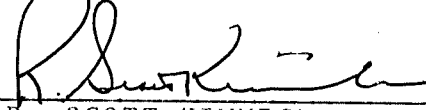
That this Ordinance shall take effect and be in full force when passed, published and recorded according to law.

Introduced, seconded and given First Reading on the 7<sup>th</sup> day of June, 1988.

Adopted by the Fiscal Court of Boone County after Second Reading at a regular meeting on the 21<sup>st</sup> day of June, 1988, and on the same occasion signed in open session by the County Judge/Executive as evidence of his approval, attested under seal by the Boone County Fiscal Court Clerk and declared to be in full force and effect.

  
\_\_\_\_\_  
BRUCE FERGUSON  
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:

  
\_\_\_\_\_  
R. SCOTT KIMMICH  
FISCAL COURT CLERK

SUBMITTED BY:

  
\_\_\_\_\_  
LARRY CRIGLER  
BOONE COUNTY ATTORNEY

7/21/88  
DATE PUBLISHED