

STAFF REPORT

#2

ANNEXATION REQUEST BY THE CITY OF FLORENCE FOR A .28 ACRE SITE OWNED BY KENNETH R. ESTES

AUGUST 16, 1989

This is an Annexation request by the City of Florence for a .28 acre site owned by Kenneth R. Estes located north of Boone Place Drive and Valley Circle Drive, Boone County, Kentucky. The property is currently zoned Suburban Residential One (SR-1) and is identified as Lot 37 in Boone Valley Estates Subdivision. The property owner is requesting the site to be annexed into the City of Florence. 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. The .28 acre site is currently undeveloped and the existing land uses consist of open grass land.

SURROUNDING LAND USES AND ZONING

The surrounding land uses of the .28 acre site are Agriculture (A) to the north, east, and west and Low Density Residential (LDR) to the south of the site. The surrounding zoning for the site includes the following:

- North - Suburban Residential One (SR-1)
- South - Suburban Residential Two (SR-2)
- East - Suburban Residential One (SR-1)
- West - Suburban Residential One (SR-1)

FEATURES OF THE SITE

The .28 acre site is characterized by generally flat topography. A mature tree stand exists along a fence row at the southern side of the site while the remainder of the site is covered by short grasses.

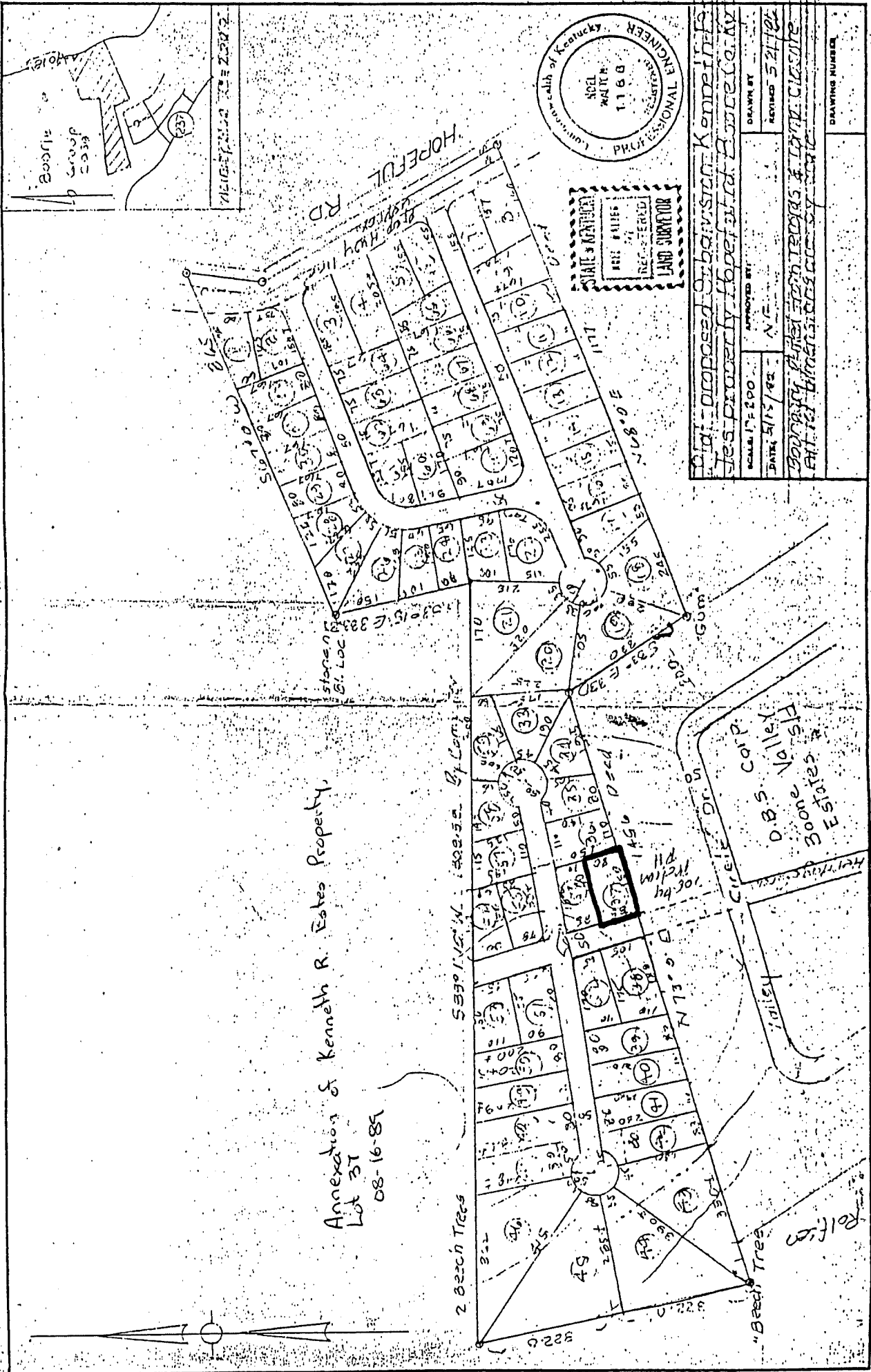
RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Future Land Use map of the Boone County Comprehensive Plan indicates that the site and general area are to be developed as Medium Density Residential (MDR). Medium Density Residential (MDR) suggests residential development occur at a density of three to eight dwelling units per acre.

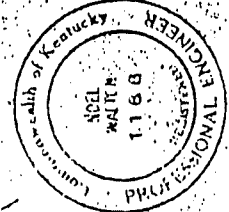
The text of the Land Use Element describes the Pleasant Valley Road and Hopeful Road area to primarily develop as residential subdivisions which utilize the roads as collectors, not the principle road for development.

PROPOSED USES

The property owner has proposed the construction of a detached single family dwelling unit.



Annexation of Kenneth R. Estes Property,
 Lot 37
 08-16-89



City of proposed Subdivision Kenneth R. Estes Property Hopeful Rd. Boone Co. KY

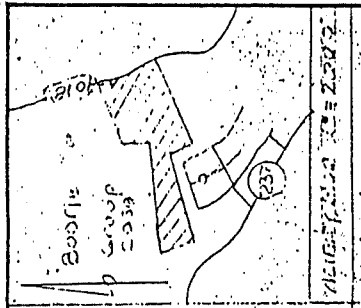
SCALE: 1" = 200' APPROVED BY: DATE: 5/15/92

DRAWN BY: RECEIVED: 5/21/92

BOONVILLE PLANNING DEPT. & TOWN CLERK

EM-101 DIMENSIONED BY: [Signature]

DRAWING NUMBER: [Blank]



OTHER SUPPORTING INFORMATION

The Chairman introduced the second item on the agenda:

2. Applicant: The City of Florence
Request: Annexation

This was a Public Hearing on the request of the City of Florence to determine the impact of annexation upon the current zoning of a 12,000 sq. ft. (approx.) parcel located off Boone Place in Boone Valley Estates Subdivision, Section VI, Lot #37, Boone County, Kentucky. The site is currently zoned Suburban Residential One (SR-1). The request is to hold a Public Hearing to determine the impact of annexation upon the current zoning.

Staff Member, Brian Fogle, 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 was no response.

Mr. DeLong questioned if the rest of the subdivision is in the City of Florence.

Mr. Fogle advised that the developed portion of Boone Valley Estates is currently part of the City of Florence. The other lots that are platted are not being annexed at this time.

Mr. DeLong questioned if they could annex the entire subdivision at one time.

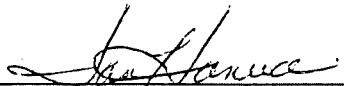
Chairman Viox stated that the City of Florence would have to determine if they want to ask the developer to do this.

There being no further comments, Chairman Viox stated that this item will be on the agenda for the Business Meeting on September 6, 1989 at 8 P.M. and closed this Public Hearing.

APPROVED:

William R. Viox, Chairman

Attest:



Jan Hancock, Recording Clerk

EXHIBIT "A"

COMMITTEE REPORT

2

TO: Boone County Planning Commission

FROM: Rector Jones, Chairman

DATE: September 6, 1989

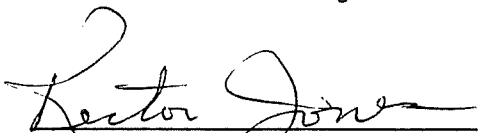
RE: Request of the City of Florence to determine the impact of annexation upon the current zoning of a ±12,000 square foot parcel located off Boone Place in Boone Valley Estates Subdivision, Section VI, Lot 37 Boone County, Kentucky. The site is currently zoned Suburban Residential One (SR-1). The proposed use is a detached single-family dwelling unit.

REMARKS:


We, the Committee, based on the statements made and facts gathered at the August 16, 1989 Public Hearing recommend approval of this annexation request based on the following findings of fact.

FINDINGS OF FACT

1. The proposed use of this property is in conformance with the 1986 Boone County Comprehensive Plan which indicates that the site and general area are to be developed as Medium Density Residential (MDR). Medium Density Residential (MDR) suggests residential development occur at a density of three to eight dwelling units per acre.
2. The annexation by the City of Florence will not adversely impact the current zoning of Suburban Residential One (SR-1).



Rector Jones, Chairman



Larry Barnett

Fred Burch



Phil Damstrom



Barry Nettner



Carol Smith

RJ:kat

P+2

ORDINANCE NO. 0-28-89

AN ORDINANCE STATING THE INTENTION OF THE CITY OF FLORENCE, KENTUCKY TO ANNEX CERTAIN TERRITORY LOCATED IN BOONE VALLEY ESTATES SUBDIVISION, SECTION VI, LOT 37; AND SPECIFYING THE ZONING CLASSIFICATION FOR SUCH PROPERTY AFTER ANNEXATION. (DR. KENNETH R. ESTES PROPERTY) R-36-89

WHEREAS, Dr. Kenneth R. Estes, being the owner of record of certain territory adjacent to the City of Florence, Kentucky, has made a written request that the City annex such territory pursuant to K.R.S. 81A.412, and

WHEREAS, said owner has waived the provisions of K.R.S. 81A.460 and has consented to and requested immediate annexation of the territory, and

WHEREAS, the City of Florence, Kentucky has requested a recommendation from the Boone County Planning Commission, a county-wide planning unit established pursuant to Chapter 100 of the Kentucky Revised Statutes, concerning the zoning classification of the territory upon annexation in accordance with K.R.S. 81A.420(1), and

WHEREAS, by Resolution No. R-36-89 the Boone County Planning Commission has recommended that such territory remain with its current zoning of Suburban Residential One (SR-1) after annexation.

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

SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

- (a.) Is contiguous to the boundaries of the City of Florence, Kentucky, and
- (b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and
- (c.) Is not included within the boundary of another incorporated city.

SECTION II

The City hereby declares that it is desirable to annex such unincorporated territory and hereby states its intention to annex such territory.

SECTION III

The boundary of the territory to be annexed, consisting of a +12,000 square foot parcel, is more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

SECTION IV

That the recommendation of the Boone County Planning Commission as to the zoning classification for the subject territory upon annexation is hereby adopted and approved, and the zoning classification after annexation for such territory shall be Suburban Residential One (SR-1) as shown on the Plat which is attached hereto and incorporated herein as Exhibit "B".

PASSED AND APPROVED ON FIRST READING THIS 26th DAY OF September, 1989.

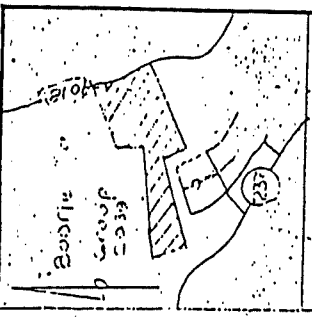
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 10th DAY OF October, 1989.

APPROVED:


MAYOR

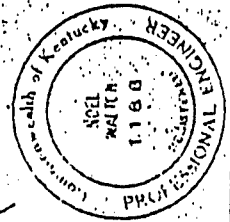
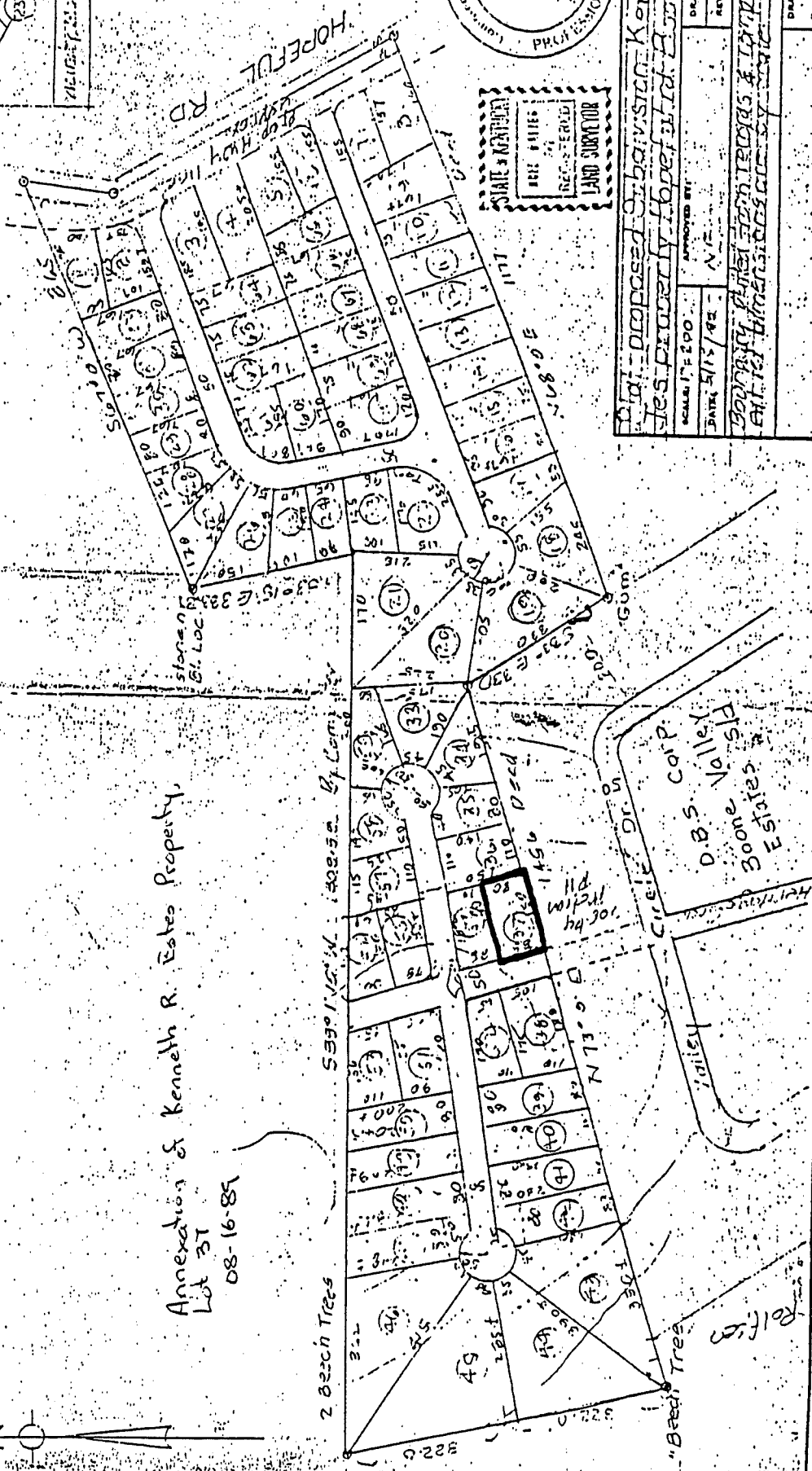
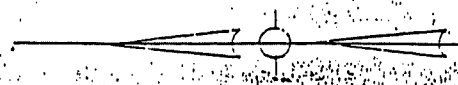
ATTEST:


CITY CLERK



WIDEWAY 200'

Annexation of Kenneth R. Estes Property,
 Lot 37
 08-16-87



STATE NUMBER
 ALL FILES
 REGISTERED
 LAND SURVEYOR

Proposed Subdivision Kenneth R. Estes Property Hopeful Rd. Boone Co. KY

SCALE: 1" = 200'

DATE: 7/13/87

DRAWN BY: [Signature]

REVISED: 5/21/87

BY: [Signature]

DATE: 5/21/87

DRAWING NUMBER: [Blank]

ORDINANCE NO. 0-30-89

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY LOCATED IN BOONE VALLEY ESTATES SUBDIVISION, SECTION VI, LOT 37; ; AND SPECIFYING THE ZONING CLASSIFICATION FOR SUCH PROPERTY AFTER ANNEXATION. (DR. KENNETH R. ESTES PROPERTY)

WHEREAS, the City has previously enacted Ordinance No. 0-28-89 stating its intention to annex the hereinafter described unincorporated territory, and

WHEREAS, all of the owners of record of such territory have requested same be annexed pursuant to K.R.S. 81A.412 and such owners have duly waived the provisions of K.R.S. 81A.460, and

WHEREAS, pursuant to the recommendation of the Boone County Planning Commission under K.R.S. 81A.420(1) such territory shall be zoned Suburban Residential One (SR-1) after annexation.

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

SECTION I

That the territory described in Exhibit "A" which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION II

That the recommendation of the Boone County Planning Commission (Resolution No. R-36-89) as to the zoning classifications for the subject territory upon annexation is hereby adopted and approved, and the zoning classification for such territory shall be Suburban Residential One (SR-1) as shown on the Plat which is attached hereto and incorporated herein as Exhibit "B".

That the zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning classification for such territory set out above.

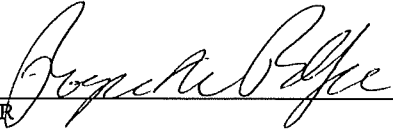
SECTION III

That following the enactment and publication of this Ordinance, such territory shall become a part of the City of Florence, Kentucky, for all purposes.

PASSED AND APPROVED ON FIRST READING THIS 10th DAY OF October, 1989.

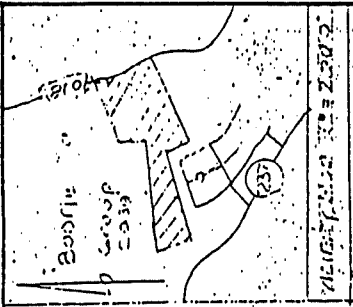
PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 24th DAY OF October, 1989.

APPROVED:


MAYOR

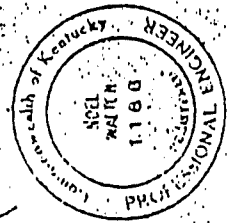
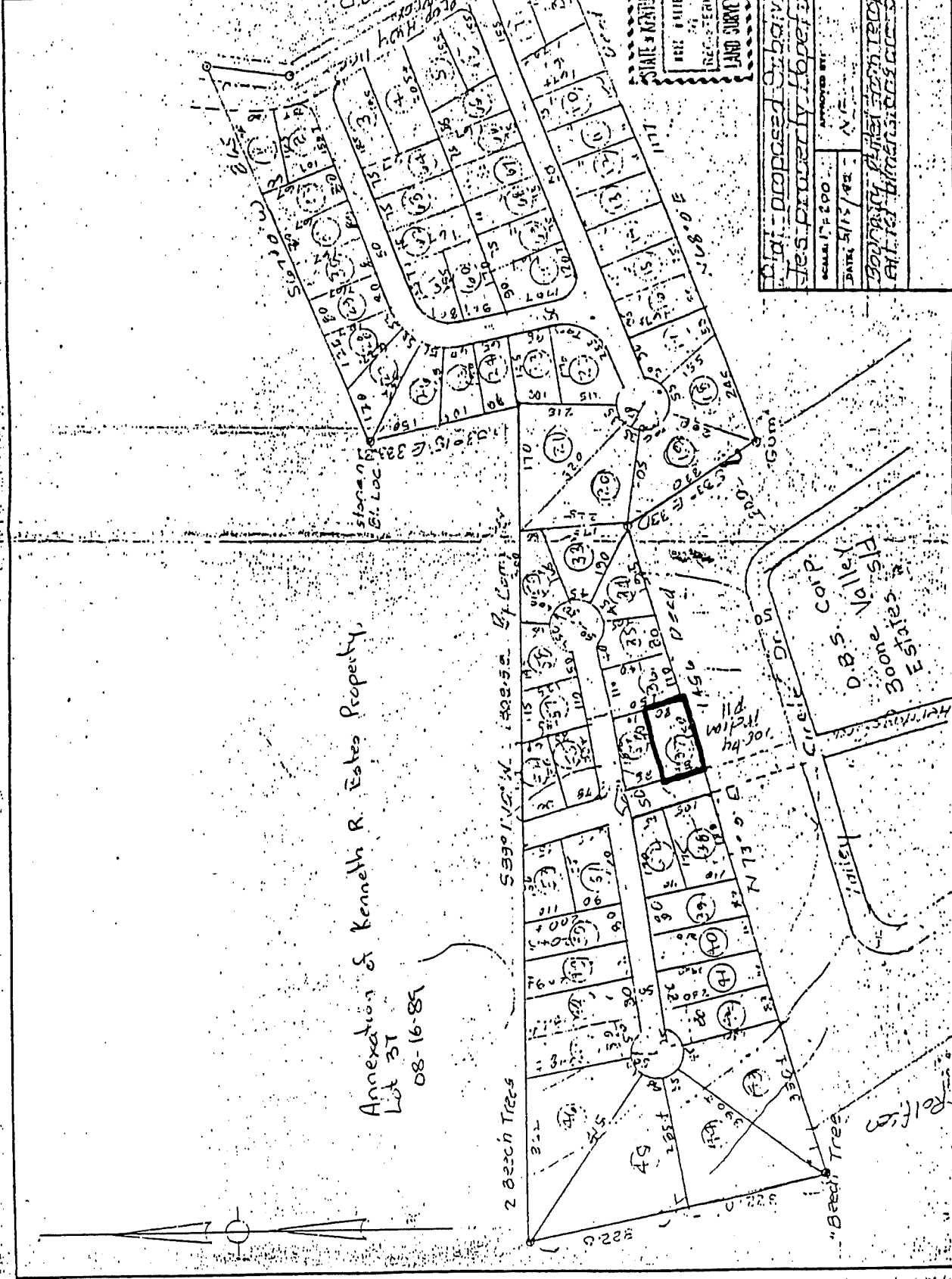
ATTEST:


CITY CLERK



2339

Annexation of Kenneth R. Estes Property,
 Lot 31
 08-16-85



Proposed Subdivision, Kenneth R. Estes Property, Hopewell Rd., Boone Co., Ky.

SCALE: 1" = 200'	APPROVED BY: [Signature]
DATE: 5/15/85	REVISED: 5/21/85
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
DRAWING NUMBER: [Blank]	