

REQUEST OF THE CITY OF FLORENCE TO ANNEX  
A 10.78 ACRE SITE OWNED BY DONALD E. HARMS

JULY 22, 1987

The City of Florence has requested annexation of a 10.78 acre site located at the ends of North Dilcrest Drive and West Dilcrest Drive, Boone County, Kentucky. The site represents Phase X of Dilcrest Subdivision and is zoned Suburban Residential One (SR-1).

In accordance with Kentucky Law (K.R.S. 81A.420 and K.R.S. 100.209), the City of Florence has requested that the Planning Commission hold a Public Hearing in order to make a recommendation regarding the effect of the annexation, if any, on zoning. In the 1986 Regular Session of the Kentucky General Assembly, there was an amendment to K.R.S. 100, whereby the Planning Commission was given authority to review annexation requests and the effect on zoning as outlined in K.R.S. 100.209.

History of the Site

The Boone County Planning Commission approved a Revised Preliminary and Improvement Plan for the 10.78 acre site on July 1, 1987. This approved plan met the requirements of the Boone County Zoning Regulations, and more specifically, the Suburban Residential One (SR-1) zone.

Findings of Fact

The subject site proposed for annexation is bounded on two sides by Suburban Residential One (SR-1) zoning. The Preliminary and Improvement Plan were approved for the site and meet the requirements of the SR-1 zone. The remainder of Dilcrest Subdivision, which is now in the City of Florence, is zoned Residential One-Family (R1F). Although the site undergoing the annexation request is part of this subdivision, several of the lots outlined on the approved Improvement Plan do not meet the lot frontage requirement of 70 feet for the R1F zone. Therefore, staff's opinion is that the proposed annexation request would not affect the current zoning for the 10.78 acre site. The existing Suburban Residential One (SR-1) zoning district is the most appropriate classification for the site.



David A. Geohegan,  
Planner/Plans Examiner

DAG:mcb

1987  
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EXHIBIT "A"



# VIOX & VIOX, P.S.C.

CONSULTING ENGINEERS & SURVEYORS

466 ERLANGER ROAD

ERLANGER, KENTUCKY 41018

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JAMES H. VIOX, III, P.E.  
KY. REG. NO. 6880  
KY. LAND SURVEYOR NO. 797

WILLIAM R. VIOX, P.E.  
KY. REG. NO. 9209  
KY. LAND SURVEYOR NO. 1781

## DESCRIPTION

### Parcel to be Annexed

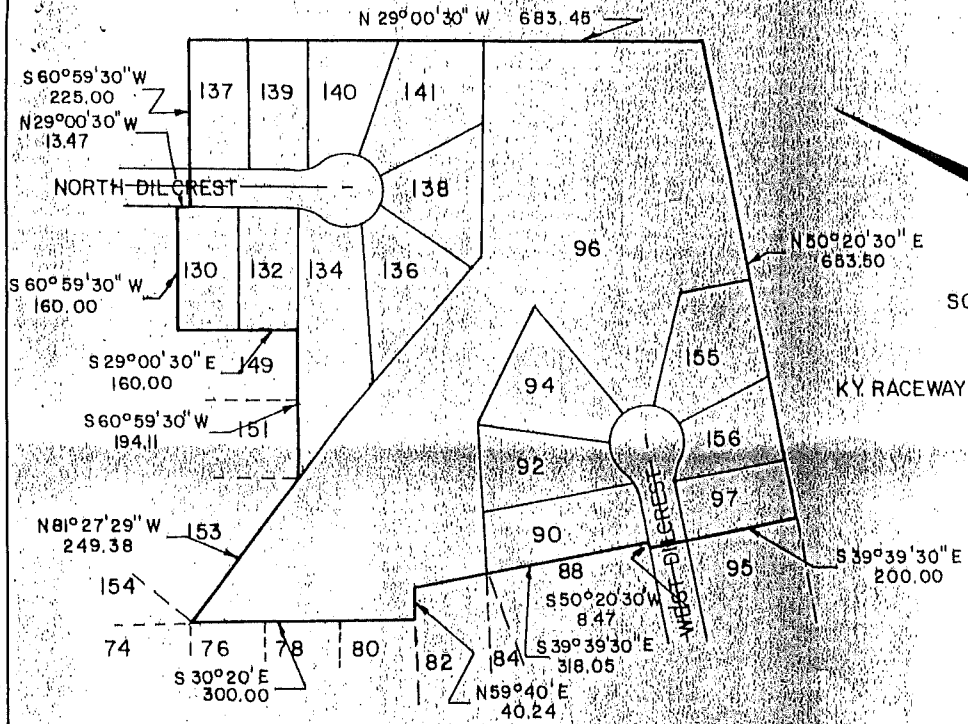
A parcel of land lying at the southeasterly end of North Dilcrest and the northeasterly end of West Dilcrest, said parcel lying adjacent to the current corporate boundaries of the City of Florence, Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the southwesterly right-of-way line of North Dilcrest, said point also being the most northwesterly corner of Lot 130 of Dilcrest Subdivision, Section 1X, and running thence:

S 60-59-30 W, a distance of 160 feet, to a point, thence  
S 29-00-30 E, a distance of 160 feet, to a point; thence  
S 60-59-30 W, a distance of 194.11 feet, to a point, thence  
N 81-27-29 W, a distance of 249.38 feet, to a point, thence  
S 30-20 E, a distance of 300 feet, to a point, thence  
N 59-40 E, a distance of 40.24 feet, to a point, thence  
S 39-39-30 E, a distance of 318.05 feet, to a point, thence  
S 50-20-30 W, a distance of 8.47 feet, to a point, thence  
S 39-39-30 E, a distance of 200 feet, to a point, thence  
N 50-20-30 E, a distance of 653.50 feet, to a point, thence  
N 29-00-30 W, a distance of 683.45 feet, to a point, thence  
S 60-59-30 W, a distance of 225 feet, to a point, thence  
N 29-00-30 W, a distance of 13.47 feet, to the place of  
beginning, and containing 11.07 acres more or less.

6/30/87

SHAMROCK HILL SUB



FORTION OF DILCREST SUBDIVISION TO BE ANNEXED TO THE CITY OF FLORENCE, KY.

PREPARED BY:  
 VIOX AND VIOX, P.S.C.  
 Civil Engineers & Land Surveyors  
 Erlanger, Ky.



OTHER SUPPORTING INFORMATION

BOONE COUNTY PLANNING COMMISSION

PUBLIC HEARING ITEM #4  
July 22, 1987

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Mr. David Martin, Vice Chairman, opened the Public Hearing for the fourth item on the agenda:

4. Applicant: The City of Florence  
Request: Annexations

This was a Public Hearing on a request of the City of Florence to annex properties located outside the incorporated city limits. The purpose of the request is to hold a Public Hearing for each request to determine the effect of annexation on zoning and to make a recommendation on the most appropriate zoning classification for each site. The following property owners and properties are involved:

- (a) Toyota Motors Distributors, Inc. (approx. 1.78 acres)
- (b) Donald E. Harms (Dilcrest Subdivision) (11.07 acres)

Staff Member, Jim Sturdevant, presented the Staff Report for (a) Toyota Motors Distributors, Inc. (see Staff Report).

Vice Chairman Martin asked if there was anyone present from the City of Florence who wished to speak regarding this application. There was no one present. He then asked if there were any comments or questions from the floor or the Commission regarding this request. There was no discussion.

Vice Chairman Martin stated that this request will be on the agenda for the Business Meeting on August 5, 1987 at 8 P.M..

Hearing no comments or questions, Mr. Martin closed the Public Hearing on Part (a) of this request.

Staff Member, Dave Geohegan, presented the Staff Report for (b) Donald E. Harms (Dilcrest Subdivision) (see Staff Report).

Vice Chairman Martin asked if there were any comments or questions regarding this application. There was no discussion.

Vice Chairman Martin stated that this request will be on the agenda for the Business Meeting on August 5, 1987 at 8 P.M..

Hearing no comments or questions, Mr. Martin closed the Public Hearing on Part (b) of this request.

4. Annexations for the City of Florence

A request of the City of Florence to annex properties located outside the incorporated city limits. The purpose of the request is to hold a Public Hearing for each request to determine the effect of annexation on zoning and to make a recommendation on the most appropriate zoning classification for each site. The following property owners and properties are involved:

- (a) Toyota Motors Distributors, Inc. (approx. 1.78 acres)
- (b) Donald E. Harms (Dilcrest Subdivision) (11.07 acres)

Mr. Gerald Newton, Director, read the Committee Report for (a) Toyota Motors Distributors, Inc. which indicated that the annexation request will not affect the current Commercial Services (C-3) zoning of Parcel One, but will affect the current Suburban Residential One (SR-1) zoning of Parcel Two and Parcel Three. The Committee recommended that Parcel Two and Parcel Three be rezoned to Commercial Services (C-3) at the time of annexation based on the findings of fact and the committee's recommendations. (See Committee Report)

The Chairman asked if there were any questions or comments regarding the Committee Report, or if there was a representative of the City of Florence present who wished to speak.

There being no discussion, Mr. Davis moved by resolution that the current C-3 zoning of Parcel One be maintained, and that the zoning of Parcel Two and Parcel Three be changed to Commercial Services (C-3) at the time of annexation as recommended in the Committee Report. Mr. DeLong seconded the motion and it carried unanimously.

Mr. Gerald Newton, Director, read the Committee Report for (b) Donald E. Harms (Dilcrest Subdivision) which recommended that the annexation request will not affect the current zoning of Suburban Residential One (SR-1) for the site, based on the Staff Report for the July 22, 1987 Public Hearing (see Committee Report).

In response to a question from the Chairman, Mr. Newton confirmed that the correct size of the site is 10.78 acres.

The Chairman asked if there were any questions or comments concerning the Committee Report.

There being no discussion, Mr. DeLong moved by resolution that the City of Florence be notified that the annexation request will not affect the current zoning of the site. Mrs. Smith seconded the motion and it carried unanimously.

EXHIBIT "B"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Larry Barnett, Chairman

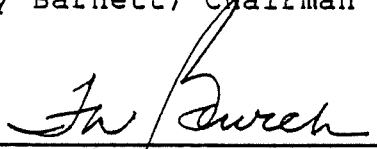
DATE: August 5, 1987

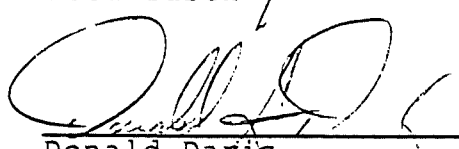
RE: Request of the City of Florence to annex properties located outside the incorporated city limits. The purpose of the request is to hold a public hearing for each request to determine the effect of annexation on zoning and to make a recommendation on the most appropriate zoning classification for the site. This request involves the Final Phase of Dilcrest Subdivision owned by Donald E. Harms. The 10.78 acre site is located at the end of North Dilcrest Drive and West Dilcrest Drive.

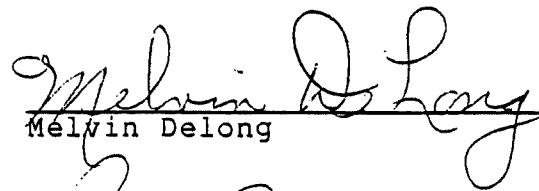
REMARKS:

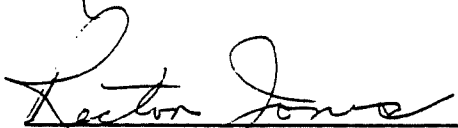
We, the Committee, recommend that the annexation request will not effect the current zoning of Suburban Residential One (SR-1) for the 10.78 acre site. The finding is based on the contents of the Staff Report for the July 22, 1987, Public Hearing.

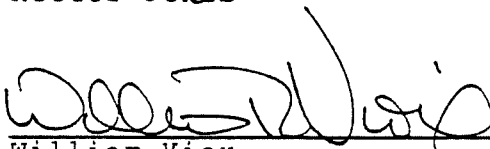
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Larry Barnett, Chairman

  
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Fred Burch

  
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Donald Davis

  
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Melvin Delong

  
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Rector Jones

  
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William Viox