

ORDINANCE NO. 2021-O-02

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF INDEPENDENCE, COUNTY OF KENTON, KENTUCKY CHANGING AN AREA OF APPROXIMATELY 4.12 OF THE GLENHURST SUBDIVISION FROM A-1 (AN AGRICULTURAL ZONE) TO R-1D (A RESIDENTIAL ZONE)

WHEREAS, a request for a map amendment was submitted to the Kenton County Planning and Zoning Commission by Greg Berling on behalf of Glenhurst Development, LLC, to change the described areas (Attached and incorporated herein) from A-1 (an agricultural zone) to R-1D (a single-family residential zone); and

WHEREAS, the Kenton County Planning and Zoning Staff reviewed the application and recommended that the proposed map amendment be approved; and

WHEREAS, the Kenton County Planning & Zoning Commission, upon reviewing the staff recommendations and after holding a public hearing, voted to approve the map amendment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF INDEPENDENCE, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:

SECTION I

That the Independence City Council hereby approves said Zoning Map Amendment, changing the zoning of the described areas (Attached and incorporated herein) from A-1 (an agricultural zone) to R-1D (a single-family residential zone)

The aforementioned map amendment, as recommended by the Kenton County Planning and Zoning Commission, is adopted and amended upon the following bases:

- 1) While the proposed map amendment is not in agreement with the Recommended Land Use map designation, KCPC finds that it is generally in agreement with the adopted comprehensive plan. It will allow additional housing development in an area that is appropriate for new housing development based on the existing conditions of the area. The proposed map amendment is also under ½ a mile from the KY 536 and 1303 Community Service Area, which recommends moderate density residential in the area to support future mixed-use development.
- 2) Based on testimony provided during the public hearing held on December 3, 2020.

SECTION II

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

SECTION III

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



Christopher J. Reinersman, Mayor

ATTEST:



Gina Gabbard, City Clerk

First Reading: January 4, 2021

Second Reading: February 1, 2021

Ayes: 6

Nays: 0

Publication Date: 2/7/2021