

**ORDINANCE NO. 2021-O-09**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF INDEPENDENCE, COUNTY OF KENTON, KENTUCKY FROM R-1B (A SINGLE-FAMILY RESIDENTIAL ZONE) TO R-2 (PUD) (A MULTI-FAMILY RESIDENTIAL ZONE WITH A PLANNED UNIT DEVELOPMENT OVERLAY); THE APPLICANT PROPOSES TO DEVELOP 85 RESIDENTIAL UNITS WITH A COMMUNITY CLUBHOUSE AND FOUR COMMERCIAL BUILDINGS TO INCLUDE TWO RESTAURANTS, A GAS STATION/GROCERY, AND A BREWERY ON AN AREA OF APPROXIMATELY 29.41 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TAYLOR MILL ROAD (KY 16) AND MADISON PIKE (KY 17).**

**WHEREAS**, a request for a map amendment was submitted by Holland Design and Construction on behalf of Sons of Independence, LLC, for; a proposed map amendment to the Independence Zoning Ordinance from R-1B (a single-family residential zone) to R-2 (PUD) (a multi-family residential zone with a planned unit development overlay); the applicant proposes to develop 85 residential units with a community clubhouse and four commercial buildings to include two restaurants, a gas station/grocery, and a brewery on an area of approximately 29.41 acres located at the northeast corner of the intersection of Taylor Mill Road (KY 16) and Madison Pike (KY 17); and

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

**WHEREAS**, the Kenton County Planning Commission, upon reviewing the staff recommendations and after holding a public hearing on April 1, 2021, voted to approve the map amendment, and;

**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 pursuant to the attached and included minutes and recommendation from the Kentucky County Planning Commission, changing the zoning of the described areas on the following bases:

1. The proposed map amendment is in agreement with the adopted comprehensive plan. The proposed plan will provide new housing options in a development which will provide unique amenities and in close proximity to existing community services. The proposed map amendment is also consistent with the recommended land use of mixed-use and the rural community service area.
2. The submitted Development Plan meets the minimum requirements of the Independence Zoning Ordinance except for the following:

The submitted plan indicates a brewery as a part of this development. While not *PC2103-0002 City of Independence – Map Amendment 3* currently a permitted use, the City has submitted a text amendment to add this as a permitted use. If this text amendment is not approved, then the development plan will have to be revised.

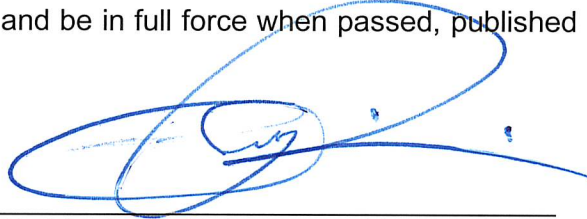
3. Based on testimony provided during the public hearing held on April 1, 2021.

**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.



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Christopher J. Reinersman, Mayor

ATTEST:

  
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Gina Gabbard, City Clerk

First Reading: May 3, 2021  
Second Reading: June 14, 2021  
Ayes: 6  
Nays: 0

PUBLICATION DATE: 6/25/2021