

**ORDINANCE NO. 367 (05-12-2021)**

**AN ORDINANCE OF THE CITY OF TAYLOR MILL, IN KENTON COUNTY, KENTUCKY, AMENDING THE TAYLOR MILL ZONING ORDINANCE TO CHANGE THE ZONING MAP THEREOF TO RE-CLASSIFY THEREON AN APPROXIMATE 9.21 ACRE PARCEL THAT IS LOCATED ON THE EAST SIDE OF TAYLOR MILL ROAD APPROXIMATELY 150 FEET NORTH OF LONE OAK DRIVE AND APPROXIMATELY 300 FEET SOUTH OF SUNSET DRIVE IN THE CITY FROM R-1C (A SINGLE-FAMILY RESIDENTIAL ZONE) TO R-1C PUD (A SINGLE-FAMILY RESIDENTIAL ZONE WITH A PLANNED UNIT DEVELOPMENT OVERLAY)**

**WHEREAS,** CAC Developments LLC and Select Holdings LLC per Cindy Cahill have proposed a map amendment to approximately 9.21 acres in the City that is composed of 2 adjoining parcels with PIDNs 058-30-00-126.00 and 058-30-00-126.02 that are located on the east side of Taylor Mill Road approximately 150 feet north of Lone Oak Drive and approximately 300 feet south of Sunset Ave. and known together as 5433 Old Taylor Mill Road; and

**WHEREAS,** pursuant to K.R.S. 100.211, the Kenton County Planning Commission (KCPC) conducted a public hearing in regard to the proposed map amendment on April 1, 2021 in proceedings numbered PC2102-0001 and recommended approval thereof, with a condition for a zoning text amendment that has already been satisfied; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TAYLOR MILL, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:**

**Section 1.0 – Zoning Text Amendments**

The Taylor Mill zoning ordinance numbered 1977-24, as previously re-enacted and amended from time to time is hereby again amended to change the zoning classification of the approximately 9.21 acres that are identified in KCPC proceedings numbered PC2102-0001 and composed of 2 adjoining parcels with PIDNs 058-30-00-126.00 and 058-30-00-126.02 that are located on the east side of Taylor Mill Road approximately 150 feet north of Lone Oak Drive and approximately 300 feet south of Sunset Ave. and known together as 5433 Old Taylor Mill Road, from R-1C (a single family residential zone) to R-1C PUD (a single-family residential zone with a planned unit development overlay)

**Section 2.0 – Provisions Severable**

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

**Section 3.0 – Conflicting Ordinances Repealed**


All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**Section 4.0 – Effective Date**

This ordinance shall be effective as soon as possible according to law.

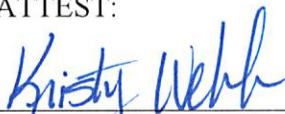
**Section 5.0 – Publication**

This ordinance shall be published in summary pursuant to K.R.S. 83A.060(9).

  
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**DANIEL L. BELL, Mayor**

Date: 5/12/2021

ATTEST:

  
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Kristy Webb, City Clerk  
First Reading: 4-14-2021  
Second Reading: 5-12-2021  
Publication Date: 5/31/2021

**ATTACHMENT A  
TAYLOR MILL ORDINANCE 366**

**SECTION 10.12      PLANNED UNIT DEVELOPMENT ZONE**

- I      **AREA REQUIREMENTS:** No PUD Overlay Zone shall be permitted on less than [~~twenty-five (25)~~] 5 acres of land. However, development of a smaller tract adjacent to an existing PUD Overlay Zone may be permitted, when approved by the planning commission, if the proposed development conforms to and extends the original development as if the new area had been a part of the original development.