

ORDINANCE NO. 312 (5-23-2016)

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 6.8 ACRE PARCEL THAT IS LOCATED AND KNOWN AS 5136 OLD TAYLOR MILL ROAD IN THE CITY FROM DTM-1 (A MULTI-USE ZONE) AND R-1C (A SINGLE FAMILY RESIDENTIAL ZONE) TO R-2 (AN ATTACHED SINGLE-FAMILY AND MULT-IFAMILY ZONE) WITH AN AGREED DEVELOPMENT PLAN

WHEREAS, CMC Properties per Jim Cohen on behalf of Holland Development LLC has proposed a map amendment to an approximate 6.8 acre parcel in the City that is located and known as 5136 Old Taylor Mill Road, with PIDN 057-20-00-119.05; and

WHEREAS, the proposed map amendment is to change the zoning classification of the approximate 6.8 acre parcel from DTM-1 (small to medium sized retail, office and service uses zone) and R-1C (a single family residential zone) to R-2 (an attached single-family and multi-family zone zone); 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 March 3, 2016 in proceedings numbered PC1602-0001 but made no recommendation to the Taylor Mill City Commission in regard to the proposed map amendment; and

WHEREAS, the record of KCPC proceedings numbered PC1602-001 has been reviewed by the Taylor mill City Commission;

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

Section 1.0 – K.R.S. 100.213 Findings

From the evidence in the record of KCPC proceedings numbered PC1602-001, the Taylor Mill City Commission hereby finds and determines that as a consequence of the realignment of Kentucky State Route 16 through the City there have been major changes of an economic and physical nature in the area of the proposed zoning map amendment that were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of the area and that the existing zoning is now inappropriate and the proposed zoning is appropriate.

Section 1.0 — Zoning Map Amendment

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 approximate 6.8 acre parcel in the City that is located and known as 5136 Old Taylor Mill Road, with PIDN 057-20-00-119.05 from DTM-1 (small to medium sized retail, office and service use zone) and R-1C (a single family residential zone) to R-2 (an attached single-family and multi-family zone zone), with an agreed development plan.

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 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).

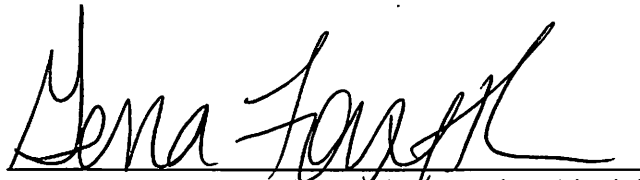


DANIEL L. BELL, Mayor

Certification

The undersigned, Gena M. Forsyth, Assistant City Clerk/Special Events Coordinator of City of Taylor Mill, in Kenton County, Kentucky, hereby certified as follows:

1. The foregoing Ordinance No. 312 (5/23/16) was introduced in writing and read to the City Commission of the City of Taylor Mill at regular or special meetings thereof on the 11 day of May, 2016 and the 23 day of May, 2016, at which quorums were present; and said Ordinance was enacted by the City Commission of the City of Taylor Mill upon the affirmative vote of at least a majority of a quorum thereof, at the meeting thereof on the 23 day of May, 2016 with the vote of each member of the City Commission entered upon the official record of such meeting; and
2. After the passage and adoption of the foregoing Ordinance by the City Commission of the City of Taylor Mill, it was submitted to the Mayor of the City of Taylor Mill who approved said Ordinance by affixing his signature thereto within ten (10) days after the submission thereof to him; and
3. The foregoing Ordinance was published on the 9 day of June, 2016 in the Kentucky Enquirer, a newspaper qualified therefore, pursuant to the provisions of K.R.S. Chapter 424.



Gena Forsyth, Assistant City Clerk/
Special Events Coordinator

ENQUIRER MEDIA

PART OF THE USA TODAY NETWORK

Advertiser:

TAYLOR MILL CITY OF

5225 TAYLOR MILL RD

TAYLOR MILL

KY 41015

AFFIDAVIT OF PUBLICATION

Newspaper: CIN-EN Kentucky Enquirer

LEGAL NOTICE
ATTACHED

STATE OF OHIO

RE: Order #:0001338331

Account #:CIN-619651
Total Cost of Ad: \$137.12

Last Run Date :06/09/2016

I, Marie Sauger

Of the The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in said County and State, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper times, once in each issue as follows:

06/09/16

Subscribed and sworn to me this 13th day of June 2016

Kimberly J. Zimmerman

NOTARY PUBLIC



Kimberly J. Zimmerman
Notary Public, State of Ohio
My Commission Expires
November 7, 2017

___ Cincinnati Enquirer

___ Kentucky Enquirer

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LEGAL NOTICE

**TAYLOR MILL
ORDINANCE NO. 312
(05/23/16)**

TITLE

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 RECLASSIFY THEREON AN APPROXIMATE 6.8 ACRE PARCEL THAT IS LOCATED AND KNOWN AS 5136 OLD TAYLOR MILL ROAD IN THE CITY FROM DTM-1 (A MULTI-USE ZONE) AND R-1C (A SINGLE FAMILY RESIDENTIAL ZONE) TO R-2 (AN ATTACHED SINGLE-FAMILY AND MULTI-FAMILY ZONE) WITH AN AGREED DEVELOPMENT PLAN

NARRATIVE

Taylor Mill Ordinance No. 312 was enacted on May 23, 2016; and it is an ordinance that amends the zoning map of the Taylor Mill zoning ordinance to re-classify thereon an approximate 6.8 acre parcel that is located and known as 5136 Old Taylor Mill road in the city from DTM-1 (a multi-use zone) and R-1c (a single family residential zone) to R-2 (an attached single-family and multi-family zone) with an agreed development plan

**FINES, PENALTIES,
FORFEITURES, TAXES
OR FEES**

No section of Taylor Mill Ordinance No. 312 imposes any fine, penalty, forfeiture, tax or fee.

CIN, June 9, '16 #1338331

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