

ORDINANCE NO. 326 (11-8-2017)

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 APPROXIMATELY 53 ACRE AREA IN THE CITY THAT IS LOCATED APPROXIMATELY 1,500 FEET SOUTH OF HOLDSBRANCH ROAD AND 4,500 EAST OF MADISON PIKE FROM THE RS-7.5 AND R-1C ZONES TO THE R-1D ZONE WITH AN APPROVED DEVELOPMENT PLAN

WHEREAS, Holds Branch Investments Associates, LLC per Kirk Ridder on behalf of Holds Branch Associates LLC, Holds Branch Development Company, LLC and BF Development Associates Inc. has proposed a map amendment to an approximate 53 acre parcel in the City that is located approximately 1,500 feet south of Holdsbranch Road and 4,500 east of Madison Pike; and

WHEREAS, the proposed map amendment is to change the zoning classification of the approximately 53 acre area in the City from the RS-7.5 zone (a suburban single family residential zone with a maximum density of 5.8 dwelling units per net acre) and the R-1C zone (a suburban single family residential zone with a maximum density of 4.84 dwelling units per net acre) to the R-1D(PUD) (a residential planned unit development zone with a maximum density of 4.8 dwelling units per net acre) with approved amended development plan; 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 July 6, 2017 in proceedings numbered PC1706-0003 and recommended approval thereof with conditions; and

WHEREAS, on October 11, 2017 the City Commission of the City of Taylor Mill, as the legislative body thereof, voted to accept the recommendation of the KCPC to approve the proposed map amendment and amended development plan with conditions;

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

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 classifications of those areas identified as being in the City of Taylor Mill on the Tuscany-2017 Amended Stage I Development Plan submitted with the proposal of the Applicant from the RS-7.5 zone (a suburban single family residential zone with a maximum density of 5.8 dwelling units per net acre) and the R-1C zone (a suburban single family residential zone with a maximum density of 4.84 dwelling units per net acre) to the R-1D(PUD) zoning classification, with all of the conditions recommended by

the Kenton County Planning Commission, including, without limitation, a maximum density of 4.8 dwelling units per net acre.

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).

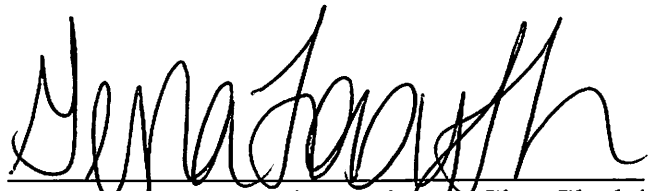


DANIEL L. BELL, Mayor

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. 326 (11-8-17) was introduced in writing and read to the City Commission of the City of Taylor Mill at regular or special meetings thereof on the 11th day of OCTOBER, 2017 and the 8th day of NOVEMBER, 2017, 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 8th day of NOVEMBER, 2017, 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 13th day of NOVEMBER, 2017, 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 Wisconsin

RE: Order # 0002532199

Account #: CIN-619651
Total Cost of the Ad: \$177.36

Last Run Date: 11/13/2017

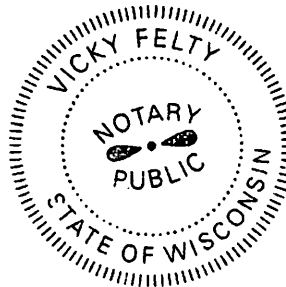
I, *Burns*

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:

11/13/17

Subscribed and sworn to before me this 13th day of November, 2017

Vicky Felty 9-19-21
Notary Public



___ Cincinnati Enquirer

Kentucky Enquirer

___ Cincinnati.Com

LEGAL NOTICE

TAYLOR MILL ORDINANCE NO.326 (11-08-17)

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 RE-CLASSIFY THEREON AN APPROXIMATELY 53 ACRE AREA IN THE CITY THAT IS LOCATED APPROXIMATELY 1,500 FEET SOUTH OF HOLDSBRANCH ROAD AND 4,500 EAST OF MADISON PIKE FROM THE RS-7.5 AND R-1C ZONES TO THE R-1D ZONE WITH AN APPROVED DEVELOPMENT PLAN

NARRATIVE

Taylor Mill Ordinance No. 326 (11-08-17) was enacted on November 8, 2017; and it is an ordinance that amends the text of the City of Taylor Mill zoning ordinance to change the zoning map thereof to re-classify thereon an approximately 53 acre area in the city that is located approximately 1,500 feet south of Holdsbranch road and 4,500 east of Madison Pike from the RS-7.5 and R-1C zones to the R-1D zone with an approved development plan.

TAXES OR FEES

No section of Taylor Mill Ordinance No. 326 (11-08-17) imposes any tax or fee.
KY,Nov13'17#2532199