

**CITY OF FORT MITCHELL
KENTON COUNTY, KENTUCKY
ORDINANCE 2022-04**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF FORT MITCHELL FOR APPROXIMATELY 12.37 ACRES FROM SINGLE-FAMILY RESIDENTIAL (R-1C) AND PROFESSIONAL OFFICE (PO) ZONE TO SINGLE-FAMILY RESIDENTIAL WITH A RESIDENTIAL CLUSTER DEVELOPMENT OVERLAY (RCD) ZONE FOR THE PROPERTY IDENTIFIED AS 260 AND PART OF 301 GRANDVIEW DRIVE, FORT MITCHELL, KENTON COUNTY KENTUCKY AND DIRECTING THAT THIS ORDINANCE BE PUBLISHED BY SUMMARY

WHEREAS, the Fort Mitchell City Council has heretofore adopted an Official Zoning Map for the City of Fort Mitchell, Kentucky in Ordinance 1982-20 and its subsequent amendments; and

WHEREAS, the proposed development of 5 single-family detached and 43 single-family attached dwellings, for a maximum density of 4.4 dwelling units per acre for the parcel commonly known as 260 and part of 301 Grandview Drive is inconsistent with the Official Zoning Map for the City adopted in Ordinance 1982-20 and its subsequent amendments; and

WHEREAS, this Official Zoning Map adopted in Ordinance 1982-20 and its subsequent amendments identified the parcel commonly known as 260 and part of 301 Grandview Drive as Single-family RESIDENTIAL (R-1c) and Professional office (PO); and

WHEREAS, the property owner has provided a written request to modify the Official Zoning Map for the City to modify the zone to Single-family residential with a Residential cluster development overlay (RCD) for the property encompassing 260 and part of 301 Grandview Drive, Fort Mitchell in order to become a conforming use; and

WHEREAS, the Kenton County & Municipal Planning & Zoning Commission held a public hearing on February 3, 2022, during which they reviewed and acted in favor of the requested zoning map amendment to modify the Single-family RESIDENTIAL (R-1c) and Professional office (PO) zone to Single-family residential with a Residential cluster development overlay (RCD) ZONE encompassing 260 and part of 301 Grandview Drive and the adjacent public right of way; and

WHEREAS, the Fort Mitchell City Council passed Ordinance 2022-01 the Z21 Ordinance Text Amendment on February 7, 2022, which changed the affected zone to Planned Unit Development (PUD);

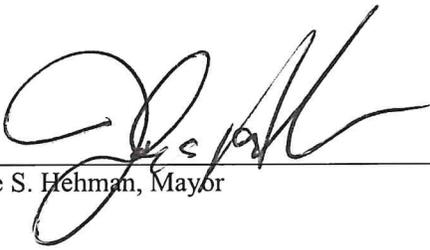
WHEREAS, the intent of the Planned Unit Development District is to provide flexibility to incorporate a range of uses, including single-family detached and/or attached dwellings;

WHEREAS, the Fort Mitchell City Council, having reviewed the proposed zoning map amendment, hereby concurs with the recommendation of the Planning Commission to approve this zone change request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT MITCHELL, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

That the official zoning map for City of Fort Mitchell is hereby modified from the Single-family RESIDENTIAL (R-1c) and Professional office (PO) ZONE TO Single-family residential with a Residential cluster development overlay (RCD) ZONE for the area encompassing 260 and part of 301 Grandview

Drive, Fort Mitchell and the adjacent public right of way, referencing the attached exhibit. This Ordinance is hereby ordered published by summary.



Jude S. Hehman, Mayor

ATTEST:



Amy Guenther, City Clerk/Treasurer

FIRST READING: 3/7/2022

SECOND READING: 4/11/2022

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