

ORDINANCE 2023-18

AN ORDINANCE OF THE CITY OF FORT MITCHELL, KENTUCKY AMENDING THE FORT MITCHELL ZONING ORDINANCE, ADOPTED AS ORDINANCE 2022-01, AND ALL AMENDMENTS THERETO.

WHEREAS, the City of Fort Mitchell, Kentucky (the “City”) established the Buttermilk Pike/Royal Drive Development Area (the “Development Area”), pursuant to the provisions of KRS 65.7041 to KRS 65.7083 (the “Act”), by Ordinance 2014-16 (the “Development Area Ordinance”), adopted November 10, 2014, as it has been thereafter amended to provide incentive for the redevelopment of the Development Area; and

WHEREAS, on May 1, 2023, by Municipal Order 2023-03, the City approved terms of a Master Development Agreement (the “Master Development Agreement”) to provide for the construction of the mixed-use commercial, office, and residential project (the “Project”) within the Development Area on the site of the former Drawbridge Inn and property adjacent thereto (the “Project Site”) with an estimated capital investment of \$160 Million, to be undertaken by Buttermilk Pike Development Company, LLC, a Kentucky limited liability company, B/FMP Land Company, LLC, a Kentucky limited liability company, and MB Buttermilk, LLC, an Ohio limited liability company, and their respective affiliates (collectively the “Developer”), and

WHEREAS, the Master Development Agreement requires map and text amendments to the zoning ordinance (“Amendments”), and such Amendments are in the best interest of the City and serve the public purpose of promoting economic development with the City.

WHEREAS, on October 16, 2023, by Resolution 2023-15, the City authorized the Mayor to submit applications to the Fort Mitchell Zoning Ordinance to comply with the Master Development Agreement and to perpetuate development in the Development Area.

WHEREAS, on December 7, 2023, the Kenton County Planning Commission unanimously voted to approve the text and map amendments as submitted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT MITCHELL, KENTUCKY:

SECTION I

That the Fort Mitchell Zoning Ordinance, adopted as Ordinance 2022-01, and all subsequent amendments thereto are hereby amended as attached hereto and incorporated by reference.

SECTION II

All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, if any, hereby repealed.

SECTION III

The Provisions of this Ordinance are severable and the invalidity of any provision of this Ordinance shall not affect the validity of any other provisions hereof, and such other provisions shall remain in full force and effect as long as they remain valid in the absence of that provision determined to be invalid.

SECTION IV

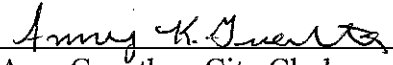
This Ordinance and shall be in full force and effect when passed, recorded, and published according to law. Said publication may be in summary form or by internet publication as allowed by law.

CITY OF FORT MITCHELL, KENTUCKY

BY: 

Jude S. Hehman, Mayor

ATTEST:


Amy Guenther, City Clerk

Date of First Reading: 12/11/2023

Date of Second Reading and Enactment: 1/8/2024

Date Published: 1/18/2024