

ORDINANCE NO. 13, 2016

AN ORDINANCE OF THE CITY OF PARK HILLS, KENTUCKY. AMENDING THE ZONING MAP OF THE CITY OF PARK HILLS FOR AN APPROXIMATE 9.1 ACRE AREA LOCATED ON THE SOUTH SIDE OF AMSTERDAM ROAD AND AT THE TERMINUS OF HAMILTON ROAD AND OLD STATE ROAD, APPROXIMATELY 200 FEET EAST OF ARLINGTON ROAD, FROM R-1EE (A SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE) AND HC (HIGHWAY-COMMERCIAL ZONE) TO R-1EE (PUD) (A SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONE WITH A PLANNED UNIT DEVELOPMENT OVERLAY).

WHEREAS, a request for a zoning map amendment was submitted to the Kenton County Planning and Zoning Commission by the City of Park Hills, to change the above-described area to R-1EE Zone with a Planned Unit Development overlay; and

WHEREAS, the PDS staff reviewed the application and recommended that the proposed map amendment be approved; and

WHEREAS, the Kenton County Planning and Zoning Commission, upon reviewing the staff recommendations and after holding a public hearing, voted to approve the zoning map amendment on the basis that it is consistent with the goals and objectives and recommendations of *Direction 2030: Your Voice. Your Choice*.

BE IT ORDAINED BY THE CITY OF PARK HILLS, KENTUCKY:

Section 1

That the Park Hills City Council approves the Zoning Map Amendment, changing the zoning for an approximate 9.1 acres area located on the South side of Amsterdam Road and at the terminus of Hamilton Road and Old State Road, approximately 200 feet East of Arlington Road in Park Hills, from R-1EE (a single-family and two-family residential zone) and HC (a highway-commercial zone) to R-1EE (Planned Unit Development) (a single-family and two-family residential zone with a planned unit development overlay).

The zoning map amendment, as recommended by the Kenton County Planning and Zoning Commission, is adopted and amended on the following bases:

The zoning map amendment is consistent with the goals and objectives, recommendations, tasks, and recommended land use map of *Direction 2030 and the Park Hills Dixie Study*. The PUD overlay will allow for large scale site planning for community development through the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities.

Section 2


That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section 3

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

PASSED by the City Council this 10 day of October, 2016.

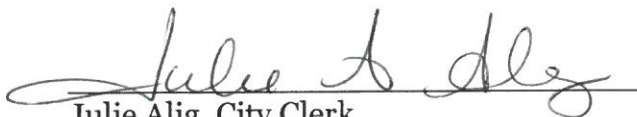
CITY OF PARK HILLS, KENTUCKY

BY: 
Matthew Mattone, Mayor

First Reading: 9/12/16

Second Reading: 10/10/16

Attest:


Julie Alig, City Clerk