**ORDINANCE 2013-24**

**TWO PROPOSED MAP AMENDMENTS TO THE FORT MITCHELL ZONING ORDINANCE, THE FIRST CHANGING AN APPROXIMATELY 28 ACRE SITE FROM AN R-3a ZONE, AN LHS ZONE, AND AN LHS (CPUD) ZONE, TO AN MBLU ZONE, AND THE SECOND, CHANGING AN APPROXIMATELY 0.30 ACRE SITE FROM AN NC ZONE TO AN R-1F ZONE, AND DIRECTING THAT THIS ORDINANCE BE PUBLISHED BY SUMMARY**

WHEREAS, a public hearing was held by the Kenton County and Municipal Planning and Zoning Commission (the “Planning Commission”) on an application to re-zone an approximate 28 acre area located generally on the south side of Interstate 75 and on the east side of Buttermilk Pike in Fort Mitchell, (Site), from an R-3a zone, (a two-family and multi-family zone with a maximum density of 15 dwelling units per net acre), an LHS zone, (Limited Highway Service zone) and an LHS (CPUD) zone, (Limited Highway Service zone with a Commercial Planned Unit Development Overlay) to an MBLU zone, (Mixed Business Land Use zone). A summary of the evidence presented at said public hearing has been referred to the City of Fort Mitchell by the Planning Commission with a recommendation to approve the proposed map amendment; and

WHEREAS, the Planning Commission has determined that the requested MBLU Zone is consistent with the 2006-2026 Area-Wide Comprehensive Plan Update and made certain other findings, which the City desires to adopt in total.

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

**SECTION I**

The recitations and statements set forth above in the preamble and the recommendations and findings of the Planning Commission are adopted as findings of fact by the City.

**SECTION II**

Based on, and consistent with, said findings adopted in Section I hereof, the zoning map of the City of Fort Mitchell, Kentucky, is hereby amended to change the zoning on the property described on Exhibit A, attached hereto and incorporated herein by reference, from an R-3a zone, (a two-family and multi-family zone), an LHS zone, (Limited Highway Service zone) and an LHS (CPUD) zone, (Limited Highway Service zone with a Commercial Planned Unit Development Overlay) to an MBLU zone, (Mixed Business Land Use zone).

**SECTION III**

All ordinances or parts thereof in conflict herewith are to the extent of such conflict, hereby repealed.

**SECTION IV**

This Ordinance shall become effective from and after its adoption and publication according to law.

**SECTION V**

This Ordinance is hereby ordered to be published by summary.

**CITY OF FORT MITCHELL, KENTUCKY**

BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CHRISTOPHER WIEST, Mayor

**ATTEST**:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

MARTHA ALLEN, City Clerk

Date of First Reading:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Second Reading and Enactment:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Publication:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_