

ORDINANCE 2019-9

AN ORDINANCE OF THE CITY OF CRESCENT SPRINGS, KENTUCKY, AMENDING THE TEXT OF THE CRESCENT SPRINGS ZONING ORDINANCE REGARDING THE MLU-2 ZONE TO ALLOW AREAS OF LESS THAN TWO ACRES TO BE DEVELOPED WITHIN THE MLU-2 ZONE

WHEREAS, certain properties located between Buttermilk Pike and Ireland are in the process of being developed, said properties being fully contained within the MLU-2 Zone; and

WHEREAS, adjoining parcels of less than two acres that adjoins said parcels to be developed need to be zoned to allow further development for the benefit of the residents of the City of Crescent Springs, Kentucky; and

WHEREAS, the current restrictions of the MLU-2 Zone do not provide for development of a site that is less than two acres; and

WHEREAS, the City Submitted to the Kenton County Planning Commission to allow adjoining parcels to be zoned through a text amendment to allow for their development provided they adjoin a parcel that meets all other requirements of the MLU-2 Zone; and

WHEREAS, the Kenton County Planning Commission adopted the text amendment (PC1806-0003);

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crescent Springs, Kentucky, as follows:

SECTION I

The Zoning Ordinance of the City of Crescent Springs is hereby amended to allow in the MLU-2 Zone the following:

1. A Stage I Development Plan may be submitted for an area of less than two acres, provided that said Plan meets the criteria set herein;
2. The Property that is the site of the Plan must be adjacent to an existing approved Stage I Development Plan within the MLU-2 Zone;
3. The Plan must include at least two existing structures;
4. The Plan proposes new construction only, and not reuse of existing structures;
5. The proposed development conforms to and extends the existing Approved Stage I Development Plan as if the new area had been part of the original adjacent development.

SECTION 11

The Amendment herein does not alter any other requirements of the MLU-2 Zone.

CITY OF CRESCENT SPRINGS,
KENTUCKY

By: 
LOU HARTFIEL, Mayor

ATTEST:


April Robinson, City Clerk/Treasurer

Date of First Reading: August 12, 2019

Date of Second Reading and Enactment: August 21, 2019