

AN ORDINANCE OF THE CITY OF VILLA HILLS, KENTUCKY IN KENTON COUNTY, KENTUCKY AMENDING THE OFFICIAL CITY ZONING ORDINANCE TO RE-ZONE AN APPROXIMATE 86-ACRES LOCATED ON THE NORTH SIDE OF AMSTERDAM ROAD FROM INST (INSTITUTIONAL ZONE) TO R-1EE(PUD)(SINGLE FAMILY RESIDENTIAL ZONE WITH A PLANNED UNIT DEVELOPMENT OVERLAY)

BE IT ORDAINED BY THE CITY OF VILLA HILLS, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

WHEREAS, an application was made to the Kenton County Planning Commission to review and make recommendations on a zoning map amendment application changing an approximate 86 acres located on the north side of Amsterdam Road between Stonewood Court to the east and Lauren Drive to the west, approximately 140 feet west of Stonewood Court in Villa Hills from the current zone of INST (institutional) to R-1EE (PUD)(a single family residential zone with a planned unit development overlay); and,

WHEREAS, a public hearing was held on the application by the Kenton County Planning Commission on January 16, 2018, with the Kenton County Planning Commission having given its recommendation for approval with Findings of Fact; and,

WHEREAS, the City Council for the City of Villa Hills, having reviewed the record compiled by the planning commission, and having conducted an argument-style hearing in conformance with *City of Louisville v. McDonald*, 470 S.W.2d. 173 (Ky., 1971), and City Council, being in agreement with the recommendations of the planning commission, hereby adopts that body's factual findings in support of the zone change; and,

WHEREAS, the proposed zoning map amendment promotes the public health and welfare of the City of Villa Hills in that it is consistent with the goals and objectives of *Direction 2030* and the *Villa Hills Study (VHS)*. and;

WHEREAS, the current zoning of INST is not consistent with the goals, objectives, and recommendations of *Direction 2030: Your Voice, Your Choice*, or the *Villa Hills Study (VHS)*, and the proposed zoning of R-1EE(PUD) is consistent with both of these.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VILLA HILLS, KENTON COUNTY, KENTUCKY:

Section I

That the City of Villa Hills, Kentucky Zoning Ordinance is hereby amended as follows:

The approximate 86 acre area located on the north side of Amsterdam Road between Stonewood Court to the east and Lauren Drive to the west, approximately 140 feet west of Stonewood Court in Villa Hills be re-zoned from INST (Institutional) to R-1EE(PUD) (single family residential zone with a planned unit development overlay) consistent with the findings and recommendations, and additional information, of the Kenton County Planning Commission, Number PC1712-005, which are attached hereto and incorporated by reference.

Section II

All other portions of the zoning ordinance not inconsistent with this ordinance shall remain in full force and effect.

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 provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

Section IV

This ordinance shall take effect, and be in full force when passed, published, and recorded according to law.

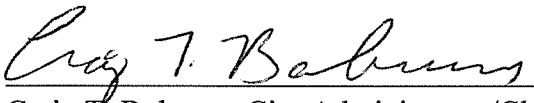
Passed by the City Council this 6th day of March, 2018.

City of Villa Hills, Kentucky

A Municipal Corporation of the Home Rule Class


Irvin T. "Butch" Callery, Mayor

ATTEST:


Craig T. Bohman, City Administrator/Clerk

Co-Sponsors: Kilburn, Waugaman

First Reading: February 21, 2018

Second Reading: March 6, 2018

Ayes: 4: Kilburn, Koenig, Vaden, Waugaman

Nays: 2: Bruns, Ringo

Abstentions: none

Absent: n/a

Published: 03-12-2018

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