

**COMMONWEALTH OF KENTUCKY  
COUNTY OF KENTON  
CITY OF ERLANGER  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ERLANGER, COUNTY OF KENTON, KENTUCKY FOR AN AREA OF APPROXIMATELY 1.24 ACRES LOCATED APPROXIMATELY 200 FEET NORTHWEST OF DIXIE HIGHWAY BETWEEN PRICE AVENUE TO THE NORTHEAST AND MCALPIN AVENUE TO THE SOUTHWEST, APPROXIMATELY 250 FEET SOUTHWEST OF PRICE AVENUE, CHANGING THE AREA FROM R-1F (A SINGLE-FAMILY RESIDENTIAL ZONE) TO NC (A NEIGHBORHOOD COMMERCIAL ZONE).**

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**WHEREAS**, a request for a map amendment was submitted to the Kenton County Planning Commission by the City of Erlanger, to change the above described areas from R-1F (a single-family residential zone) to NC (a neighborhood commercial zone); and

**WHEREAS**, the PDS Staff reviewed the application and provided an unfavorable recommendation for the proposed map amendment; and

**WHEREAS**, the Kenton County Planning Commission, upon reviewing the staff recommendations and after holding a public hearing, voted to approve the map amendment on the basis of the evidence submitted and that the proposed zoning is appropriate and the current zoning is inappropriate.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:**

**Section I**

That the Erlanger City Council hereby approves said Zoning Map Amendment, changing the zoning for an area of approximately 1.24 acres located approximately 200 feet northwest of Dixie Highway between Price Avenue to the northeast and McAlpin Avenue to the southwest, approximately 250 feet southwest of Price Avenue; the site in question comprises the rear portion of 3814 Dixie Highway in Erlanger "Exhibit A", incorporated herein.

The map amendment, as recommended by KCPC, is adopted, and amended on the following bases:

1. The proposed zoning is appropriate and the current zoning is inappropriate, and;

2. The evidence submitted at the Hearing held on January 4, 2018.
3. The proposed zone meets the Kenton County Vision 2030 Comprehensive Plan.

**Section II**

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 III**

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

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

1<sup>st</sup> Reading - \_\_\_\_\_, 2018

2<sup>nd</sup> Reading - \_\_\_\_\_, 2018

Vote: \_\_\_\_\_, Yes, \_\_\_\_\_, No

City of Erlanger  
County of Kenton  
Commonwealth of Kentucky

By: \_\_\_\_\_  
Tyson Hermes  
Mayor

Attest:

\_\_\_\_\_  
Clerk