

ORDINANCE NO. 2346

AN ORDINANCE OF THE CITY OF ERLANGER, IN KENTON COUNTY, KENTUCKY, AMENDING THE ERLANGER ZONING ORDINANCE TO CHANGE THE ZONING MAP THEREOF TO RE-CLASSIFY THEREON AN APPROXIMATE 0.25 ACRE AREA THAT IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF ERLANGER ROAD AND RIGGS AVENUE FROM R-1G (A SINGLE FAMILY RESIDENTIAL ZONE) TO SC (A SHOPPING CENTER ZONE)

WHEREAS, CRJR Inc. is the owner of a parcel of real estate located and known as 488 Erlanger Road in the City, which is more particularly described in a deed of it that is recorded at Deed Book 1065, page 81 of the Kenton County Clerk's records at Covington, Ky., with PIDN 999-99-09-550.00 in the deed but 003-30-14-121.00 in the records of the Property Valuation Administrator for Kenton County, Ky.; and

WHEREAS, pursuant to the map of the zoning ordinance of the City, the referenced parcel of real estate is now within the R-1G (a single family residential zone) classification; and

WHEREAS, the owner of the referenced parcel, CRJR Inc., through its Vice-President, W. Ron Adams, has proposed to amend the map of the zoning ordinance of the City to change the classification of the referenced parcel from the R-1G classification to the SC classification (a shopping center zone) on the map of the zoning ordinance of the City; and

WHEREAS, in proceedings numbered Z-10-02-01/1998R of the Kenton County Planning Commission (KCPC), CRJR Inc. has proposed an amendment to the zoning map of the City to change the R-1G zoning classification of their referenced parcel to the SC zoning classification; and

WHEREAS, the KCPC considered the proposal of CRJR Inc. for a zoning map amendment on March 4, 2010, according to the requirements of K.R.S. Chapter 100; and recommended approval thereof to the legislative body of the City ; and

WHEREAS, on April 7. 2010, the City Council of the City of Erlanger, as the legislative body thereof, voted to accept the recommendation of the KCPC to approve the proposed map amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER, IN KENTON COUNTY, KENTUCKY, AS FOLLOWS:

Section 1.0 — Zoning Map Amendment

The zoning map of the Erlanger zoning ordinance numbered 1850, as previously amended and re-enacted from time to time, is hereby again amended to change the zoning map thereof, by re-classifying thereon from R-1G (a single family residential zone) to SC (a shopping center zone) an approximate 0.25 acre area that is located on the southeast corner of Erlanger Road and Riggs Avenue; but with the development thereof and the construction of improvements thereon limited to those identified in the Stage I Development Plan that was submitted with and was a part of the proposed map amendment, a reduced copy of which is attached to this ordinance, and any supplementation thereof to which the executive authority of the City and the proponents of the zoning map amendment agree.

Section 2.0 — Provisions Severable

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 3.0 — Conflicting Ordinances Repealed


All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4.0 — Effective Date

This ordinance shall be effective as soon as possible according to law.

Section 5.0 — Publication

This ordinance shall be published in summary pursuant to K.R.S. 83A.060 (9).



THOMAS L. ROUSE, Mayor