

COMMISSIONERS' ORDINANCE NO. 0-36-19

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP CHANGING 209 GREENUP STREET, AN AREA OF APPROXIMATELY 0.65 ACRES LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF GREENUP STREET AND EAST 3RD STREET IN COVINGTON, FROM RU-0.5 (AN URBAN RESIDENTIAL ZONE) TO CG-3P (A GENERAL COMMERCIAL ZONE) INCLUDING REVIEW AND ACTIONS ON VARIANCES PERMITTED BY THE COVINGTON ZONING ORDINANCE; THE APPLICANT PROPOSES TO CONSTRUCT A FOUR-STORY OFFICE BUILDING WITH A SETBACK OF 30 FEET FROM COURT STREET/ROEBLING WAY AND 5.91 FEET FROM GREENUP STREET WHERE A MAXIMUM OF FIVE FEET IS PERMITTED.

* * * *

WHEREAS, the Catalytic Development Funding Corp. of Northern Kentucky submitted an application requesting that the Kenton County Planning Commission (KCPC) to review and make recommendations on a map amendment to the official Zoning Ordinance of the City of Covington, Kentucky changing an area of approximately 0.65 acres at 209 Greenup Street from RU-0.5 (an urban residential zone) to CG-3P (a general commercial zone) and variances of a 30 foot setback from Court Street/Roebling Way and 5.91 feet from Greenup Street where a maximum of five feet is permitted; and

WHEREAS, the Kenton County Planning Commission held a public hearing on this application on October 3, 2019, wherein a favorable recommendation of the proposed text amendments was entered; and

WHEREAS, the Board of Commissioners, reviewing KCPC Staff Comments, Findings, and Recommendations and the record provided to the Kenton County Planning Commission, finds that the proposed changes are in compliance with the City's Comprehensive Plan, and agrees with the recommendation to amend the zoning text as indicated in the caption of this ordinance and that the variance requests will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the zoning regulations. Improvements to the site in question will not be out of character with the general vicinity, which is characterized by a dense urban fabric and a mix of uses.

NOW, THEREFORE,
BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF
COVINGTON, KENTON COUNTY, KENTUCKY:

Section 1

City of Covington Board of Commissioners hereby adopts the findings set forth and the findings of fact referenced in the KCPC's Statement of Recommendations, which are attached hereto as Exhibit A and incorporated herein by reference.

Section 2

The Official Zoning Map of the City of Covington is amended as follows:

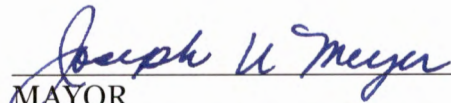
The zoning designation of the approximately 0.65 acres at 209 Greenup Street from RU-0.5 (an urban residential zone) to CG-3P (a general commercial zone)

Section 3

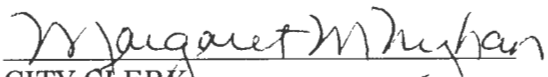
That any ordinances or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4

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


MAYOR

ATTEST:


CITY CLERK

Passed: 11-26-19 (Second Reading)

11-12-19 (First Reading)

Meeting Date:					
ORD.: 1ST		2ND			
OR:					
	Z Bowman	Downing	1 Smith	Williams	Meyer
Yeas	✓	✓	✓	✓	✓
Nays					
Present, not Voting					