

**CITY OF SOUTHGATE
CAMPBELL COUNTY, KENTUCKY**

ORDINANCE 24-03

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF SOUTHGATE FOR APPROXIMATELY 85.8 ACRES FROM R-1E/PUD AND R-3 ZONES TO RESIDENTIAL THREE (R-3) WITH A PLANNED UNIT DEVELOPMENT (R-3/PUD) FOR PROPERTY LOCATED BETWEEN MOOCK ROAD AND I-471 IN SOUTHGATE KY SOUTHGATE, CAMPBELL COUNTY KENTUCKY.

WHEREAS, the Southgate City Council has heretofore adopted an Official Zoning Map for the City of Southgate, Kentucky; and

WHEREAS, a written request has been received by a developer and acknowledged by the property owner through sale agreements to modify the Official Zoning Map from Residential One E/PUD (R-1E/PUD) and Residential Three (R-3) to Residential Three with a Planned Unit Development overlay (R-3/PUD) zone for the following parcels (see attachment); and

<u>PIDN</u>	<u>Approximate Acreage</u>
999-99-11-354.00	7.0
999-99-20-040.00 <i>Partial</i>	1.5
999-99-20-374.00 <i>Partial</i>	3.5
999-99-11-525.00	29.5
999-99-18-558.00 <i>Partial</i>	1.8
999-99-10-834.00	39.4
999-99-19-891.00 <i>Partial</i>	<u>3.1</u>
<i>Approximate Total</i>	85.8

WHEREAS, Article VIII, Section 8.4 of the Southgate Zoning Ordinance identifies that zones bordering rights-of-way shall be extended out to the centerline of the rights-of-way, bringing the total acreage to be rezoned to approximately 98 acres.

WHEREAS, the Campbell County & Municipal Planning & Zoning Commission held a public hearing on November 14, 2023 during which they reviewed materials submitted and heard testimony by staff, the applicant and interested persons;

WHEREAS, having acted to approve the proposed zone change with the adjacent rights of way at this hearing, the Campbell County & Municipal Planning & Zoning Commission has submitted its findings and supporting documentation to the City of Southgate City Council for further action;

WHEREAS, the City of Southgate City Council having reviewed the proposed zoning map amendment, 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 or having failed to override said recommendations in accordance with *KRS 100.211*, concurs with and adopts as its own action the findings and recommendation of the Planning Commission to re-zone the proposed development site to Residential Three with a Planned Unit Development Overlay (R-3/PUD) zone, including a maximum density of 580 residential dwellings on this acreage and;

WHEREAS, the proposed zoning map amendment promotes the public health and welfare of the City of Southgate in that it is consistent with the the 2008 Campbell County & Municipal Comprehensive Plan Update, the Goals and Objectives as adopted in 2016, the Campbell County Subdivision Regulations, and the Southgate Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOUTHGATE, COUNTY OF CAMPBELL, COMMONWEALTH OF KENTUCKY, AS FOLLOWS:

SECTION I

That the official zoning map for City of Southgate is hereby modified and amended from Residential One E/PUD (R-1E/PUD) and Residential Three (R-3) to Residential Three with a Planned Unit Development overlay (R-3/PUD) zone for the following parcels or portions of parcels located within the City of Southgate KY 999-99-11-354.00, 999-99-20-040.00 Partial, 999-99-20-374.00 Partial, 999-99-11-525.00, 999-99-18-558.00 , 999-99-10-834.00, 999-99-19-891.00 Partial, plus adjacent rights of way for the area along Moock Road and Interstate 471 (I-471), referencing the attached exhibit A.

SECTION II

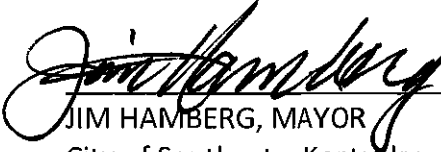
All other portions of the Southgate Zoning Ordinance not inconsistent with this Ordinance shall remain in full force and effect.

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.

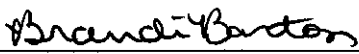
SECTION IV

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



JIM HAMBERG, MAYOR
City of Southgate, Kentucky

ATTEST:



Brandi Barton
City Clerk

First Reading 1/17/24
Second Reading 2/7/24
Published:

Attachment: Exhibit A

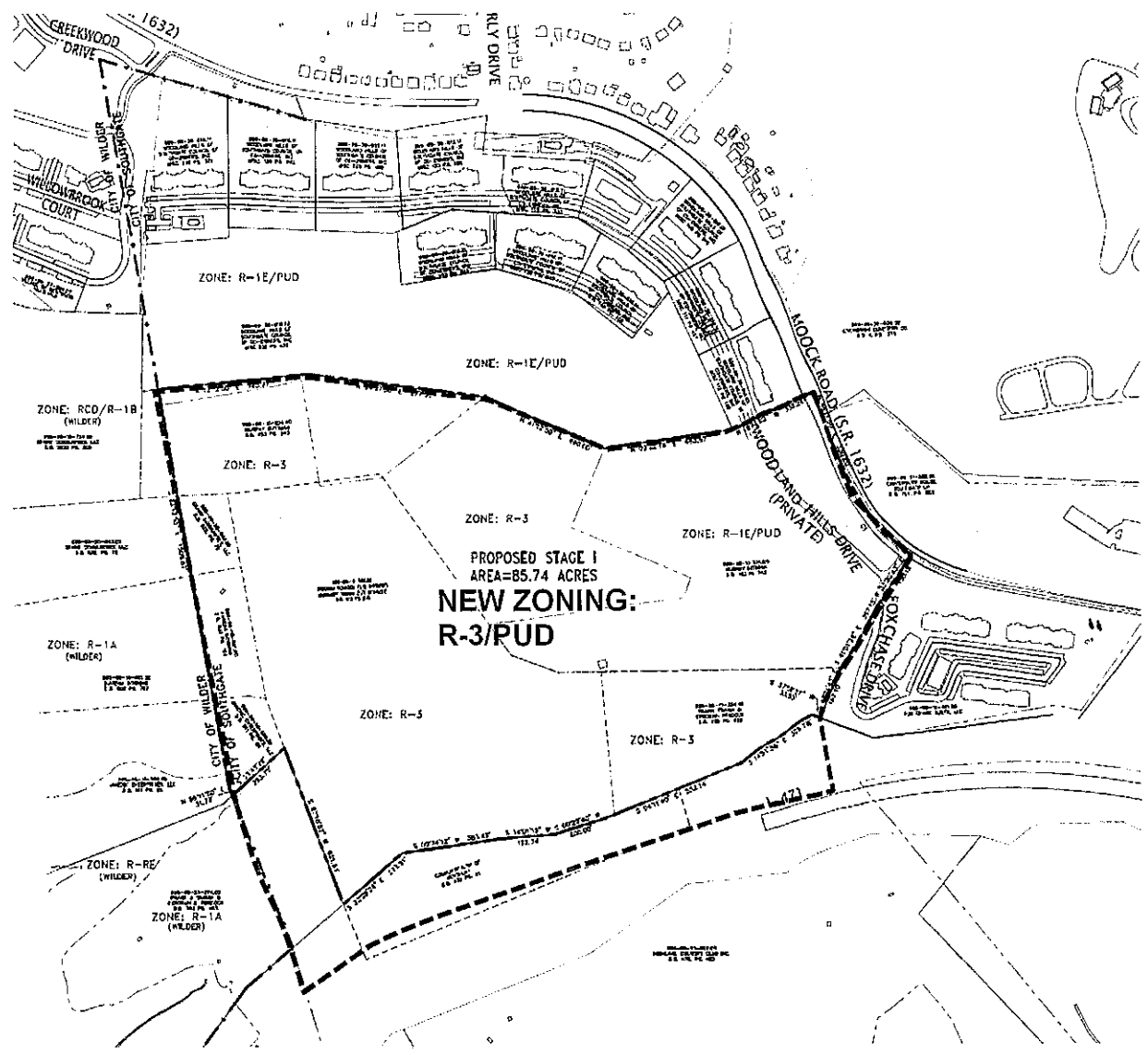


Exhibit A