

LUDLOW ORDINANCE NO. 2021-7

AN ORDINANCE OF THE CITY OF LUDLOW, IN KENTON COUNTY, KENTUCKY, APPROVING GRAND COMMUNITIES, LLC'S REQUEST FOR A MAP AMENDMENT

WHEREAS, on or about December 1, 2020, Grand Communities, LLC (“Grand Communities”) submitted a Map Amendment/Stage I Development Plan Application with the Kenton County Planning Commission (the “Application”); and

WHEREAS, Planning and Development Services of Kenton County reviewed the Application and issued an unfavorable recommendation; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the recommendations of Planning and Development Services of Kenton County, and after holding a public hearing, issued an unfavorable recommendation, finding that the Application was not in agreement with the adopted comprehensive plan;

WHEREAS, the Ludlow City Council has reviewed the record of the proceedings before the Kenton County Planning Commission;

WHEREAS, the Ludlow City Council desires to reject the recommendation of the Kenton County Planning Commission and vote to approve the map amendment, with the conditions listed below.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LUDLOW, KENTUCKY, AS FOLLOWS:

SECTION I

That the Ludlow City Council hereby rejects the Kenton County Planning Commission’s recommendation and approves the proposed map amendment to the Ludlow Zoning Ordinance attached as **Exhibit A** and incorporated by reference herein. In support of its decision, and pursuant to KRS §100.213, the Ludlow City Council finds as follows:

The existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate. The current comprehensive plan is no longer suitable for the City of Ludlow.

That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area. The major changes include the following:

1. Major development is coming to Ludlow in 2021;
2. The current comprehensive plan is 10 years old and is outdated;
3. There is significant interest in Ludlow and the current housing market does not satisfy the present demand; and
4. The size of the property does not allow for sufficient density absent a zone change.

The Ludlow City Council further finds that the map amendment shall be approved only with the following conditions:

No more than 300 apartment units will be built.

SECTION II

Any and all ordinances in conflict with this ordinance shall be, and hereby are, repealed to the extent of said conflict.

SECTION III

If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this ordinance are severable.

SECTION IV

That this ordinance shall become effective upon its passage and shall be published under KRS §83A.060(9) and other applicable law. The ordinance may be published by summary.

Passed by City Council on _____, 2021.

CITY OF LUDLOW, KENTUCKY

By: _____
Josh Boone, Mayor

ATTEST:

Laurie Sparks, City Clerk

FIRST READING: _____ SECOND READING: _____ PUBLICATION: _____

CITY VIEW STATION SUBDIVISION

STAGE I DEVELOPMENT PLAN

| R-3 / PUD SUMMARY | |
|-----------------------------------|----------------|
| TOTAL AREA | 64.3 AC |
| R/W AREA | 3.8 AC |
| NET ACREAGE | 60.5 AC |
| TOTAL ATTACHED AND DETACHED UNITS | 731 UNITS |
| TOTAL APARTMENT UNITS | 121 UNITS |
| OPEN SPACE (AC) (AS REQUIRED) | 41.5% PROVIDED |
| TOTAL OPEN SPACE | 23.07 ACRES |

DEVELOPER:
GRAND COMMUNITIES LLC SUITE 400
ERLANGER, KENTUCKY 41018
859-341-4799

OWNERS:
MAYNARD, NEW ORLEANS AND
TEXAS PACIFIC RAILWAY COMPANY
600 W. PEACHTREE STREET NW, SUITE 1702
ATLANTA, GEORGIA 30308-3803

ADAM FOSTER AS/ME
LUDLOW, KENTUCKY 41016

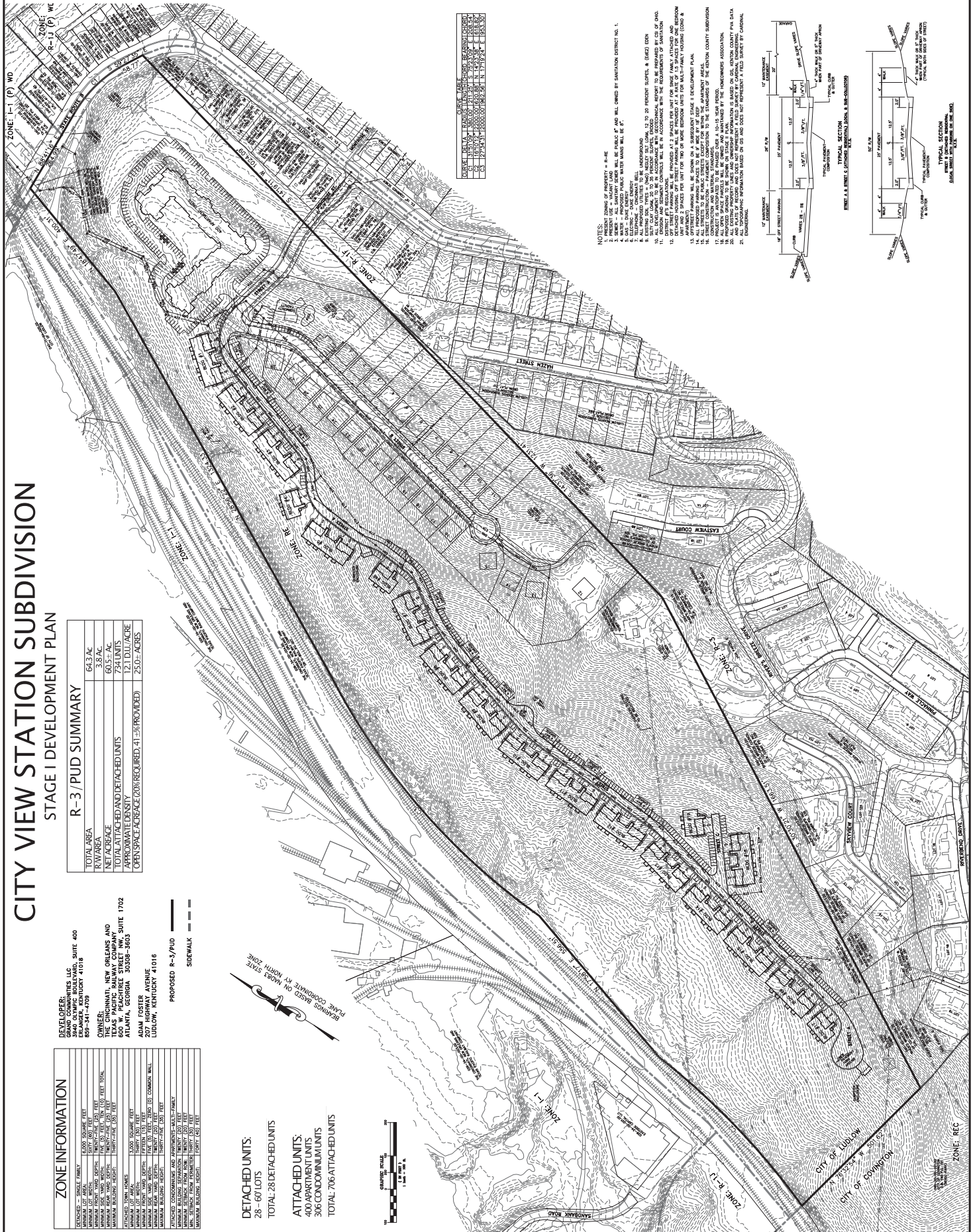
PROPOSED R-3/PUD
SIDEWALK

BEARINGS BASED ON MOIST SITE
PLANE COORDINATE AT NORTH ZONE

| ZONE INFORMATION | |
|----------------------------|-------------------|
| DETACHED - SINGLE FAMILY | 1,000 SQUARE FEET |
| MINIMUM LOT WIDTH | 30 FT |
| MINIMUM LOT DEPTH | 50 FT |
| MINIMUM FRONT YARD SETBACK | 10 FT |
| MINIMUM SIDE YARD SETBACK | 5 FT |
| MINIMUM REAR YARD SETBACK | 5 FT |
| MINIMUM FRONT SETBACK | 10 FT |
| MINIMUM SIDE SETBACK | 5 FT |
| MINIMUM REAR SETBACK | 5 FT |
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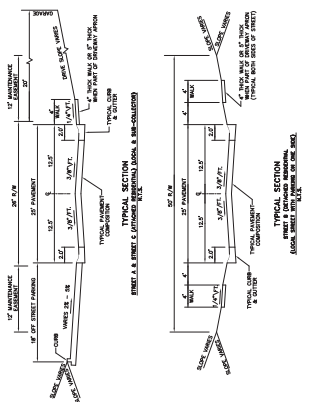
DETACHED UNITS:
28 - 60 LOTS
TOTAL 28 DETACHED UNITS

ATTACHED UNITS:
400 APARTMENT UNITS
306 CONDOMINIUM UNITS
TOTAL 706 ATTACHED UNITS



| ITEM | DATE | DESCRIPTION |
|------|----------|------------------|
| 1 | 10/08/20 | PRELIMINARY PLAN |
| 2 | 10/08/20 | FINAL PLAN |

- NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORDS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.
 4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL.
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CARDINAL
ENGINEERING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
1000 EAST MAIN STREET
LUDLOW, KY 41016
TEL: 502-525-1234
WWW.CARDINALKY.COM

PROJECT: ZONE CHANGE PLAN
LUDLOW RAILROAD PROPERTY
CLIENT: GRAND COMMUNITIES LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

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DATE: 10-08-20
SCALE: 1" = 100'
PROJECT NO: 2018181
SHEET: C-1
ZONE CHANGER/AN