

ORDINANCE # 27 - 2021

**AN ORDINANCE OF THE CITY OF BEREA, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS 136 NEELY STREET AND 164 NEELY STREET AND OWNED BY RUTH BAKER HEREIN FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO MP/C (MOBILE/MANUFACTURED HOME/COMMUNITY DEVELOPMENT)**

**WHEREAS**, Ruth Baker made application for zone change for property located at 100 Neely Street, 136 Neely Street and 164 Neely Street to change the current zoning classification of R-1 (Single Family Residential) to MP/C (Mobile/Manufactured Home Park/Community District); and

**WHEREAS**, the application was before the Planning Commission on August 24, 2021, for consideration; and

**WHEREAS**, the Planning Commission reviewed evidence and heard testimony and arguments by the applicant and adjoining land owners and determined the current classification of R-1 (Single Family Residential) continues to be the appropriate classification for the property and the requested classification of MP/C (Mobile/Manufactured Home Park/Community District) is inappropriate; and

**WHEREAS**, the land owner thereafter filed an appeal of the Planning Commission's recommendation to the City Council, and prior to the Council hearing the appeal, amended her zone change application by removing 100 Neely Street from the zone change application; and

**WHEREAS**, on November 3, 2021, the City Council considered the appeal of the zone change denial as it pertains to 136 Neely Street and 164 Neely Street and by majority vote determined that the current zoning classification of R-1 (Single Family Residential) is an inappropriate classification for 136 Neely Street and 164 Neely Street and that the zoning classification of MP/C (Mobile/Manufactured Home Park/Community District) is the more appropriate classification for the subject property;

**NOW, THEREFORE**, be it ordained by the City Council of the City of Berea, Kentucky, as follows:

Pursuant to the authority granted in KRS 100, and in Section 401.2 of the Land Management and Development Ordinance, and further pursuant to a hearing held on

November 3, 2021 by the Berea City Council following an appeal by the landowner of the Berea Planning Commission's findings of August 24, 2021, and the landowner's amended zoning application, the City Council found after reviewing the application, hearing arguments, findings of the Planning Commission, and having the opportunity to review the testimony and exhibits of the Planning Commission hearing, that the current zoning classification of R-1 (Single-Family Residential) was inappropriate and that the proposal for zoning map amendment from R-1 (Single-Family Residential) to MP/C (Mobile/Manufactured Home Park/Community District) was appropriate, and thereafter on November 2, 2021, by the City Council following the appeal, and further, pursuant to KRS 100.211, the area as hereinafter described on Exhibit "A" hereto and being known and designated as 136 Neely Street and 164 Neely Street, be and the same are reclassified to MP/C (Mobile/Manufactured Home Park/Community District) from R-1 (Single-Family Residential).

FIRST READING: November 16, 2021.

SECOND READING & ENACTMENT: December 7, 2021.

CITY OF BEREA, KENTUCKY



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Bruce Fraley, Mayor

Attest:

  
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City Clerk

Published according to law on the 8th day of December, 2021.

Prepared by:

  
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Corporation Counsel