

ORDINANCE NO. 16 - 2024

AN ORDINANCE OF THE CITY OF BEREА, KENTUCKY, CHANGING THE ZONING CLASSIFICATION OF PROPERTY OWNED BY KJC PROPERTIES, LLC DESCRIBED HEREIN AND REFERRED TO AS 2347, 2351 & 2357 MENELAUS ROAD FROM R-1 TO R-1A; A PORTION OF PARCEL ID #0060-0000-0046-E FROM I-2 TO R-1A; AND A PORTION OF PARCEL ID #0060-0000-0046-E FROM I-2 TO B-2

The City Council of the City of Bereа, Kentucky, does ordain 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 June 25, 2024, by the Bereа Planning Commission, wherein the Planning Commission found that the proposal for zoning map amendment R-1 (Single Family Residential) to R1-A (Single Family Residential, Inner City) for properties located at 2347, 2351 and 2357 Menelaus Road, and a proposal for zoning map amendment from I-2 (Industrial Park District) to R-1A (Single Family Residential, Inner City) for a portion of Parcel ID #0060-0000-0046-E; a proposal for zoning map amendment from I-2 (Industrial Park District) to B-2 (Major Business District) for a portion of Parcel ID #0060-0000-0046-E, was appropriate based on specific factual findings, and said Planning Commission having recommended to the City Council that the requested map amendment be granted; therefore, the City Council adopts the findings of fact and recommendation of the Planning Commission and further, pursuant to KRS 100.211, the area as hereinafter described on Exhibit "A" hereto be and the same is reclassified as follows:

(a) 2347, 2351 and 2357 Menelaus Road be changed from R-1 (Single Family Residential) to R1-A (Single Family Residential, Inner City);

(b) A portion of Parcel ID #0060-0000-0046-E be changed from I-2 (Industrial

Park District) to R-1A (Single Family Residential, Inner City); and

(c) A portion of Parcel ID #0060-0000-0046-E be changed from I-2 (Industrial Park District) to B-2 (Major Business District).

FIRST READING: July 16, 2024.

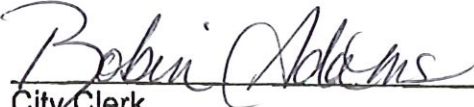
SECOND READING & ENACTMENT: August 6, 2024.

CITY OF BEREA, KENTUCKY



Bruce Fraley, Mayor

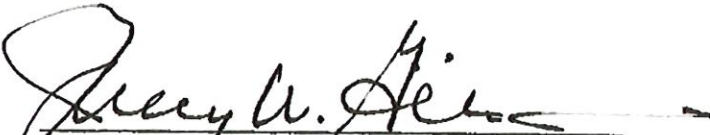
Attest:



City Clerk

Published according to law on the 8th day of August, 2024.

PREPARED BY:



Corporation Counsel
City of Berea, Kentucky