

ORDINANCE 2022-32

AN ORDINANCE OF THE BOONE COUNTY FISCAL COURT, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF CORPOREX PARKS OF KENTUCKY, INC., PER NICOLE CHIMENTO AND THOMAS BANTA (OWNER/DEVELOPER) FOR A ZONING MAP AMENDMENT FROM RURAL SUBURBAN (RS) DISTRICT TO URBAN RESIDENTIAL THREE/PLANNED DEVELOPMENT (UR-3/PD) DISTRICT FOR AN APPROXIMATE 8.3 ACRE AREA LOCATED AT 3337, 3339, 3341, 3343, 3347 AND 3351 MINEOLA PIKE, 3340 BOONELAND TRAIL AND PART OF 3336 BOONELAND TRAIL, BOONE COUNTY, KENTUCKY.

WHEREAS, the Boone County Planning Commission received a request for a Zoning Map Amendment to the Boone County Zoning Map and such Zoning Map Amendment being a zone change from Rural Suburban (RS) district to Urban Residential Three/Planned Development (UR-3/PD) district for an approximate 8.3 acre area located at 3337, 3339, 3341, 3343, 3347 and 3351 Mineola Pike, 3340 Booneland Trail and part of 3336 Booneland Trail, Boone County, Kentucky, which is more particularly described below; and

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County, Kentucky, was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made Findings of Fact recommending approval, with Conditions, for the Zoning Map Amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF COUNTY OF BOONE, COMMONWEALTH OF KENTUCKY:

Section One

That the request for a Zoning Map Amendment for the real estate which is more particularly described below shall be and is hereby recommended for approval, with conditions, this Zoning Map Amendment being a zone change from Rural Suburban (RS) district to Urban Residential Three/Planned Development (UR-3/PD) district for an approximate 8.3 acre area located at 3337, 3339, 3341, 3343, 3347 and 3351 Mineola Pike, 3340 Booneland Trail and part of 3336 Booneland Trail, Boone County, Kentucky. The real estate which is the subject of this request for a Zoning Map Amendment in a Rural Suburban (RS) zone are more particularly described in DEED BOOKS/ PAGE NOS: 860/158, 774/295, 756/317, 1140/177, 860/155, 801/260 and 260/149, respectively (as supplied by the applicant) as recorded in the Boone County Clerk's office.

Section Two

That as a basis for the recommendation of approval, with Conditions, for a Zoning Map Amendment request are the Findings of Fact, and Conditions, of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Ordinance and marked as "Exhibit A."

The Boone County Planning Commission Committee recommended approval for this request based on the Findings of Fact and Conditions as set forth in the Committee Report and marked as "Exhibit B."


Section Three

This Ordinance shall be in effect and in full force from and after its passage, publication and adoption, according to law.

First Reading the 29th day of November, 2022

Second Reading the 6th day of December, 2022

Adopted this 6th day of December, 2022 Yes 3 No 0



Gary W. Moore, Judge/Executive
Boone County Fiscal Court

ATTEST:



Shona Schulkers,
Fiscal Court Clerk