

**ORDINANCE NO. \_\_\_\_:2019**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF MOREHEAD TO RE-CLASSIFY THE PROPERTY KNOWN AS THE CENTER PARK AND "THE BIG DIG" OFF OF HIGHWAY 32 FROM R-3 TO B-2**

**WHEREAS**, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission (hereinafter "Commission") received a request to re-classify the Northern portion of the Center Park Property ("The Big Dig") off of Highway 32 from R-3 to B-2;

**WHEREAS**, the Commission conducted a public hearing on June 5, 2019 to consider said proposed map amendment;

**WHEREAS**, the Commission submitted written findings and its recommendation to the Board of City Council of the City of Morehead, Kentucky, which found that the request was consistent with the Morehead-Rowan County Comprehensive Plan, the City of Morehead Zoning Ordinance, and Chapter 100 of the Kentucky Revised Statutes; and

**WHEREAS**, the Commission recommended to the Board of City Council of the City of Morehead, Kentucky that said request be granted;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of City Council of the City of Morehead, Kentucky that the zone for the Northern portion of the property known as Center Park ("The Big Dig") off of Highway 32 be re-classified from R-3 to B-2.

**INTRODUCED, SECONDED, AND GIVEN FIRST READING** at a duly convened meeting of the Board of City Council of the City of Morehead, Kentucky held on this \_\_\_\_ day of \_\_\_\_\_ 2019.

**INTRODUCED, SECONDED AND GIVEN SECOND READING** at a duly convened meeting of the Board of City Council of the City of Morehead, Kentucky held on this \_\_\_\_ day of \_\_\_\_\_ 2019.

APPROVED:

\_\_\_\_\_  
LAURA WHITE-BROWN, MAYOR

ATTESTED:

\_\_\_\_\_  
CRISSY CUNNINGHAM, CITY CLERK

## **FINDING OF FACTS & RECOMMENDATION**

1. Upon a request from Mark Lewis the representative and Real Estate agent for the owner of the subject property, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission received and reviewed a request to rezone the Northerly portion of the property known as Center Park and "The Big Dig" off of HWY 32 (Flemingsburg Rd.) from R-3 to B-2.

2. In accordance with KRS Chapter 100, a public hearing was properly advertised and held on said rezone request on June 5, 2019, at 12:00 p.m. at the City of Morehead Administrative Office's Conference Room, located at 314 Bridge Street. Five citizens were in attendance and voiced no opposition.

3. At said hearing, Mr. Fouch advised the Commission that the road frontage of the property referred to as Center Park is zoned B-2 while the back Northerly portion is R-3. Mr. Fouch advised that the proposal would allow future growth in the area and would remain consistent with the current Zoning Map and Comprehensive Plan.


4. A development plan was requested and presented by Mr. Lewis.

5. The Planning Commission finds that the zone change is consistent with the goals, objectives and recommendations of the adopted comprehensive plan and unanimously approved the request as submitted.

### **Recommendation**

Based upon the above findings, the Morehead-Rowan County-Lakeview Heights Joint Planning Commission recommends to the City of Morehead Board of City Council that the proposed zone map amendment be granted.

Submitted this 5<sup>th</sup> day of June, 2019.



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Bill Shely, Chair  
Morehead-Rowan County-Lakeview  
Heights Joint Planning Commission