

ORDINANCE NO. O-22-2018

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE FORT THOMAS PLANNING COMMISSION SUBMITTED IN ITS RESOLUTION NO. Z-05-2018 AND AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY, BEING ORDINANCE NO. O-13-2012, BY CHANGING THE ZONE OR DISTRICT OF REAL ESTATE HEREINAFTER DESCRIBED FROM RESIDENTIAL ONE (R1-C) TO PROFESSIONAL OFFICE (PO) FOR 1960 MEMORIAL PARKWAY.

WHEREAS, Dave and Julie Keller, applicants, on behalf of Derrick Plunkett, owner, have submitted an application for a zone change to the Fort Thomas Zoning Map; and

WHEREAS, a public hearing on this request was properly advertised and held on Wednesday, August 15, 2018; and

WHEREAS, the Fort Thomas Planning Commission has reviewed all exhibits presented; and

WHEREAS, the Fort Thomas Planning Commission hereby states the following findings:

1. The existing zoning classification is not appropriate because a single family development would not have direct access off of Memorial Parkway;
2. Topographic considerations make development of this residential area very difficult;
3. There is no continuity in the surrounding zones which make Residential appropriate

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY:

SECTION I

That the zoning classification for the parcel of property as described herein, being a part of the Official Zoning Ordinance of the City of Fort Thomas, Campbell County, Kentucky, being Ordinance No. O-13-2012, which was adopted on November 19, 2012, be and the same is hereby amended for the following area:

Group No.: 41163/Z
PIDN: 999-99-33-525.00

Property Address: 1960 Memorial Parkway, Fort Thomas, KY 41075

Situated in the City of Fort Thomas, Campbell County, Kentucky, and more particularly described as follows:

Beginning at a point in the southerly line of Lot 39 Rosemount Subdivision, if extended, and in the northerly line of a 1 acre, 2 roods and 30 poles tract conveyed to Eva Dews from Anna B. Hill by deed dated March 22, 1919, and recorded in Deed Book 119, Page 281 of the Campbell County records at Newport, Kentucky. Said beginning point being 200 feet west of the southeast corner of said Lot 39; thence from this point westwardly along the southerly line of said Lot 39, if extended, which is also the northerly line of said tract conveyed to Dews S. 75° 44' W. 167.93 feet, more or less, to a stone at the northwest corner of said 1 acre, 2 roods, and 30 poles tract; thence southwardly along the westerly line of said tract S. 26° E. 206.25 feet, more or less, to a point in the northerly line of the Newport Waterworks property; thence along the northerly line of the Newport Waterworks property N. 74° 30' E. 159.79 feet, more or less, to a point, which is the southwest corner of the land now owned by Davies; thence from this point northwardly along the rear line of the property now owned by Davies and the property now owned by Robinson, 209.75 feet, more or less, to a point in the northerly line of the Dews tract, the place of beginning.

SECTION II

The parcel described in SECTION I is hereby amended and changed on the Official Zoning Map from Residential One (R1-C) to Professional Office (PO).

SECTION III

That the City Clerk be and is hereby authorized and directed to deliver a certified copy of this ordinance to the Zoning Administrator.

SECTION IV

That the Zoning Administrator be and is hereby authorized and directed to change the zone boundaries on the Official Zoning Map in accordance with this Ordinance and Section 8 of the Official Zoning Ordinance.

SECTION V

That a Certificate of Land Use Restriction, pursuant to the provisions of KRS 100.3681-100.3684, shall be filed in the Office of the Campbell County Clerk.

SECTION VI

That this Ordinance shall amend but not repeal the existing Official Zoning Ordinance and the Official Zoning Map.

SECTION VII

That this Ordinance shall be effective when read, passed and advertised at the earliest date according to law.

APPROVED:

Eric Haas, Mayor

ATTEST:

Melissa K. Beckett, City Clerk

1st Reading: August 20, 2018
Adoption: September 4, 2018
Publication: September 13, 2018