

ORDINANCE NO. O-21-2019

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE FORT THOMAS PLANNING COMMISSION SUBMITTED IN ITS RESOLUTION NO. Z-04-2019 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 PROFESSIONAL OFFICE (PO) TO GENERAL COMMERCIAL (GC) FOR 14 N GRAND AVE.

WHEREAS, Hunter Thomas, applicant, on behalf of MRS. FSG, LLC, owner, has 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, December 11, 2019; and

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

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

It was found by the Fort Thomas Planning Commission that the proposed Map Amendment changing 14 N. Grand from Professional Office to General Commercial is in agreement with the newly adopted Fort Thomas Comprehensive Plan.

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: 41095-E1
PIDN: 9999914393.00

Present Street Address: 14 North Grand Avenue, Ft. Thomas, Kentucky 41075
Grantee Mailing Address: 14 North Grand Avenue, Ft. Thomas, Kentucky 41075

Situated in the City of Fort Thomas, Campbell County, Kentucky, Being parts of Lot 12 and 13 in Block B of High View Subdivision, and is more particularly described as follows:

Beginning in the Northeasterly line of Grand Avenue at a point in the front line of Lot 12, Block B, High View Subdivision, said beginning point being N. 41° 21' W. a distance of 15 feet from the common front corner of Lots 11 and 12, Block B, High View Subdivision; thence through said Lot 12, parallel with dividing line between said Lots 11 and 12, N. 48° 39' E. a distance of 125 feet to a point in said Lot 12; thence through Lots 12 and 13, Block B, High View Subdivision, parallel with Grand Avenue, N. 41° 21' W. a distance of 75 feet to a point in said Lot 12; thence through said Lot 13, parallel with the dividing line between said Lots 12 and 13, S. 48° 39' W. a distance of 125 feet to a point in the front line of said Lot 13 in the Northeasterly line of Grand Avenue; thence with said Northcasterly line of Grand Avenue, S. 41° 21' E. a distance of 75 feet to the beginning.

Subject to easements for sanitary sewers.

Subject to all easements, conditions and restrictions of record.

SECTION II

The parcel described in SECTION I is hereby amended and changed on the Official Zoning Map from Professional Office (PO) to General Commercial (GC).

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: December 16, 2019

Adopted: January 7, 2019