

ORDINANCE 02-2023

AN ORDINANCE OF THE CITY OF FORT WRIGHT, IN KENTON COUNTY, KENTUCKY, AMENDING THE FORT WRIGHT ZONING ORDINANCE TITLE XV ENTITLED LAND USAGE CODE, CHAPTER 153 ENTITLED ZONING, SECTION §153.01, AND SPECIFICALLY SECTION 11.2 OF THE FORT WRIGHT ZONING ORDINANCE, ENTITLED “SPECIFIC OFF-STREET PARKING REQUIREMENT” IN MULTI-FAMILY DEVELOPMENTS.

WHEREAS, the Fort Wright City Council desires to amend its Zoning Ordinance relating to its required number of parking spaces in multi-family developments from: “1.5 parking spaces for a one-bedroom dwelling unit and 2 parking spaces in a two or more bedroom dwelling unit” to 1.0 space for one bedroom and 1.5 for two or more bedroom units; and

WHEREAS, the City applied to the Kenton County Planning Commission for its recommendation relating to the proposed text amendment, and the Kenton County Planning Commission conducted a public hearing on March 2, 2023; and

WHEREAS, the Kenton County Planning Commission recommended approval of the proposed text amendment on the basis that (1) the proposed text amendment is authorized by KRS 100.203, (2) the proposed text amendment is reasonable and appropriate as other nearby jurisdictions have recently adopted similar parking standards, (3) the proposed text amendment is consistent with the comprehensive plan, and (4) reducing the required number of parking spaces in multi-family developments is consistent with current off-street parking demand trends; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT WRIGHT, KENTON COUNTY, KENTUCKY, AS FOLLOWS.

SECTION 1

The Zoning Ordinance of the City of Fort Wright, TITLE XV, CHAPTER 153, Section 153.01, and more specifically Section 11.2 of the Zoning Ordinance entitled “Specific Off-street Parking Requirements is hereby amended as follows (any text being added is shown by a single solid line drawn underneath it; text that is removed is marked at the beginning with an opening bracket and at the end with a closing bracket; the text between the brackets is stricken through with a single solid line).

SECTION 2

Section 11.2 is amended as follows:

SECTION 11.2 SPECIFIC OFF-STREET PARKING REQUIREMENTS

L. Dwellings: Multi-Family	One and one half (1 1/2) parking space[s] for every one (1) bedroom dwelling unit and two (2) <u>one and one half (1 1/2)</u> parking spaces for every dwelling unit with two (2) or more bedrooms.
-------------------------------	---

SECTION 3

Any and all Ordinances in conflict with this Ordinance shall be, and hereby are, repealed to the extent of said conflict.

SECTION 4

If any part of this ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this ordinance are severable.

SECTION 5

That this ordinance shall become effective upon its passage and shall be published under KRS 83A.060(9) and other applicable law. This ordinance may be published by summary.


Passed by City Council on May 3, 2023.

CITY OF FORT WRIGHT, KENTUCKY

By: 

Dave Hatter, Mayor

ATTEST:


Maura Russell, City Clerk

FIRST READING: 4 - 5 -2023
SECOND READING: 8 - 3 -2023
PUBLICATION: 5 - 8 -2023

ENQUIRER MEDIA

PART OF THE USA TODAY NETWORK

RECEIVED

MAY 12 2023

City of Ft. Wright

Advertiser:

CITY OF FORT WRIGHT
409 KYLES LN

COVINGTON KY 41011

LEGAL NOTICE
ATTACHED

This is not an invoice

Account #: CIN-383530

Total Cost of the Ad \$54.84

Last Run Date: 05/08/2023

of Affidavits 1

AFFIDAVIT OF PUBLICATION

Newspaper: CIN-EN Kentucky Enquirer

State of Wisconsin

RE: Order # 0005692847

I, V Felty
of the The Enquirer, a newspaper printed in Cincinnati, Ohio and published in Cincinnati, in said County and State, and of general circulation in said county, and as to the Kentucky Enquirer published in Ft. Mitchell, Kenton County, Kentucky, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper times, once in each issue dated as follows:

The City of Fort Wright has adopted the following Ordinances: Ordinance 02-2023 amending Fort Wright Zoning Ordinance Chapter 153, section 153.01, Section 11.2 entitled "Specific Off-Street Parking Requirement" in multi-family developments and Ordinance 03-2023 amending the Nuisance Code in Title IX, Chapter 92, Section 92.03 to repeal the provisions relating to distributing written materials. The Ordinances may be viewed in full on our website at www.fortwright.com/about/city-ordinances.
KY, May 8, '23 #5692847

05/08/2023

.....
Attesty
Subscribed and sworn to before me this
8th day of May, 2023

Denise Roberts

Notary Public

4-6-27

Commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin



Kenton County Planning Commission

MANY COMMUNITIES / ONE FUTURE

March 14, 2023

Jill Cain Bailey – City Administrator
City of Fort Wright
409 Kyles Lane
Fort Wright, KY 41011

Dear Ms. Bailey,

NUMBER: PC2302-0002

Attached please find a copy of this Commission's action from its meeting on March 2, 2023, regarding a request for a text amendment. Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Andy Videkovich, Planning Manager, of the meeting time and date when this item is placed on your agenda. Once your legislative body acts on this text amendment, please provide our staff at PDS with a copy of your executed ordinance. For questions regarding our action or to request PDS staff representation at your meeting, please contact Andy Videkovich, AICP, Current Planning Manager at PDS 859.331.8980 or avidekovich@pdkc.org.

Thank you.

A handwritten signature in blue ink, appearing to read "B. Dunham".

Brian Dunham,
Chair

pb

attachment

1840 Simon Kenton Way, Ste. 3400 Covington, KY 41011-2999

P: 859.331.8980 info@kcpcky.org

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

NUMBER: PC2302-0002

WHEREAS

The City of Fort Wright per Jill Cain Bailey, City Administrative Officer, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A text amendment to the City of Fort Wright Zoning Ordinance reducing the required number of off-street parking spaces for multi-family dwellings.; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, MARCH 2, 2023, AT 6:15 P.M. IN THE KENTON CHAMBERS LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION – CITY OF FORT WRIGHT ZONING ORDINANCE:

Favorable recommendation on the proposed text amendment to reduce the required number of off-street parking spaces for multi-family dwellings.

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 5, 2019.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed text amendment is authorized to be included within the text of the zoning ordinance per KRS 100.203 (see Attachment A).
2. The proposed text amendment is appropriate and reasonable. Other nearby jurisdictions have recently adopted similar parking requirements.
3. The proposed text amendment is consistent with the comprehensive plan which calls for policies, regulations, and incentives that are developed and implemented to preserve and improve the existing community fabric.
4. Reducing the required number of off-street parking spaces required for multi-family dwellings is consistent with current off-street parking demand trends.

5. Based on testimony presented at the March 2, 2023, public hearing.

ADDITIONAL INFORMATION

1. The request will make the current zoning ordinance more consistent with the recommendations of the Z21 project which generally provides more flexibility for off-street parking requirements.



BRIAN DUNHAM, CHAIR
KENTON COUNTY PLANNING COMMISSION

General Attachment Notice:

For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: www.pdskc.org

ATTACHMENT A

Proposed Text Amendments to Fort Wright Zoning Ordinance

Words to be **deleted** are ~~[lined through]~~ – Words to be **added** are underlined

ARTICLE XI – OFF-STREET PARKING REQUIREMENTS**SECTION 11.2 SPECIFIC OFF-STREET PARKING REQUIREMENTS**

L. Dwellings: Multi-Family	One [and one half (1 1/2)] parking space[s] for every one (1) bedroom dwelling unit and [two (2)] <u>one and one half (1 ½)</u> parking spaces for every dwelling unit with two (2) or more bedrooms.
-------------------------------	---