

## February 20, 2024





## MEETING AGENDA

---

**Zoning Ordinance Update Process/Timeline**

---

**Community Engagement**

---

**Goal for Tonight's Meeting**

---

**Mixed Uses along Alexandria Pike**

---

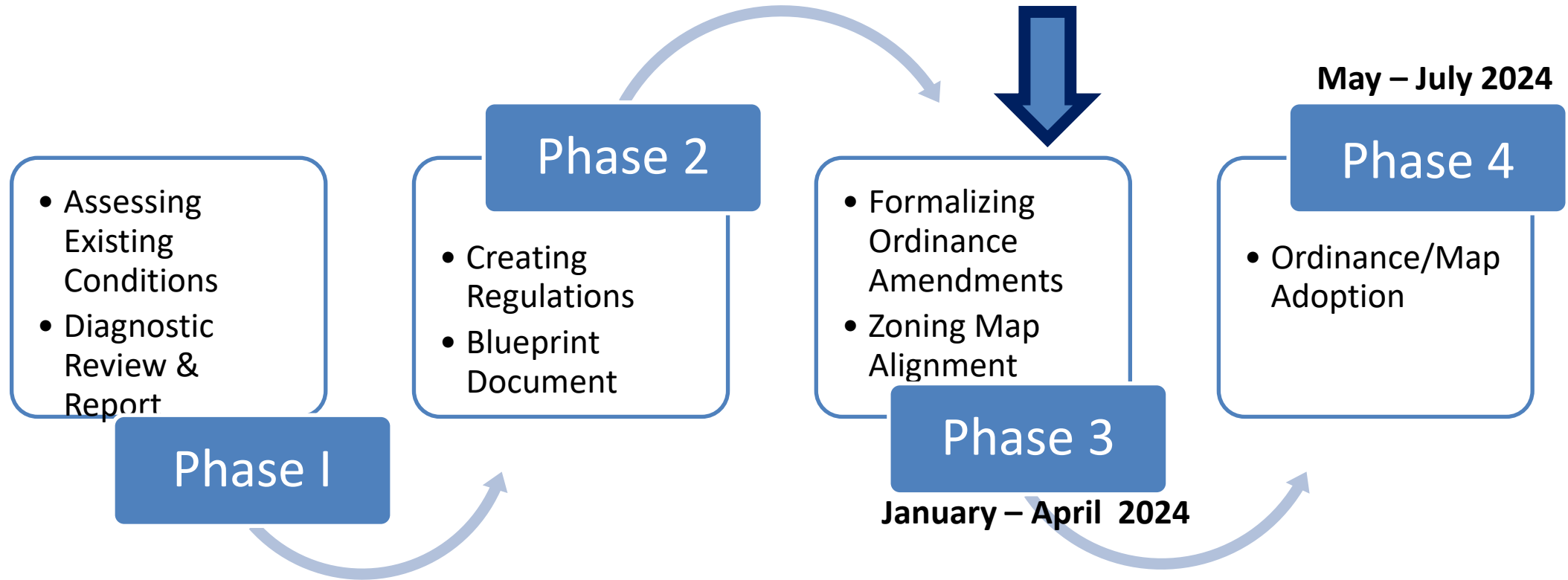
**The Future of Midway Court**

---

**Next Steps**



## Zoning & Subdivision Ordinance Update Process



## Phase 3 – Planning Commission Discussion



Feb. 21, 2024

- **Article V**
- Regulations Applicable to All Districts



March 19 & 20, 2024

- **Article III**
- Zoning Districts



April 17, 2024

- **Wrap Up**



Community  
Engagement

**COFFEE &  
CONVERSATION**  
**ZONING CODE UPDATE**  
**Q&A SESSION**



## Goal for Tonight's Meeting

Collaboration between City Council & the Planning Commission regarding:

- › Mixed Uses along Alexandria Pike
- › Future of Midway Court





## What can zoning DO?

- **Use**
- **Lot Characteristics**
  - Lot Width
  - Lot Coverage
  - Lot Area
  - Lot Depth
- **Building Siting Standards**
  - Building Setback (Min. & Max.)
  - Lot line Coverage
  - Building Width (Min. & Max.)
- **Height (Minimum & Maximum)**
- **Street Façade Standards**
  - Transparency
  - Vertical façade divisions
  - Etc.
- **Parking Requirements**







Alexandria  
Pike

Essential  
Question:

Permit  
Residential Uses  
over Non-  
Residential Uses?



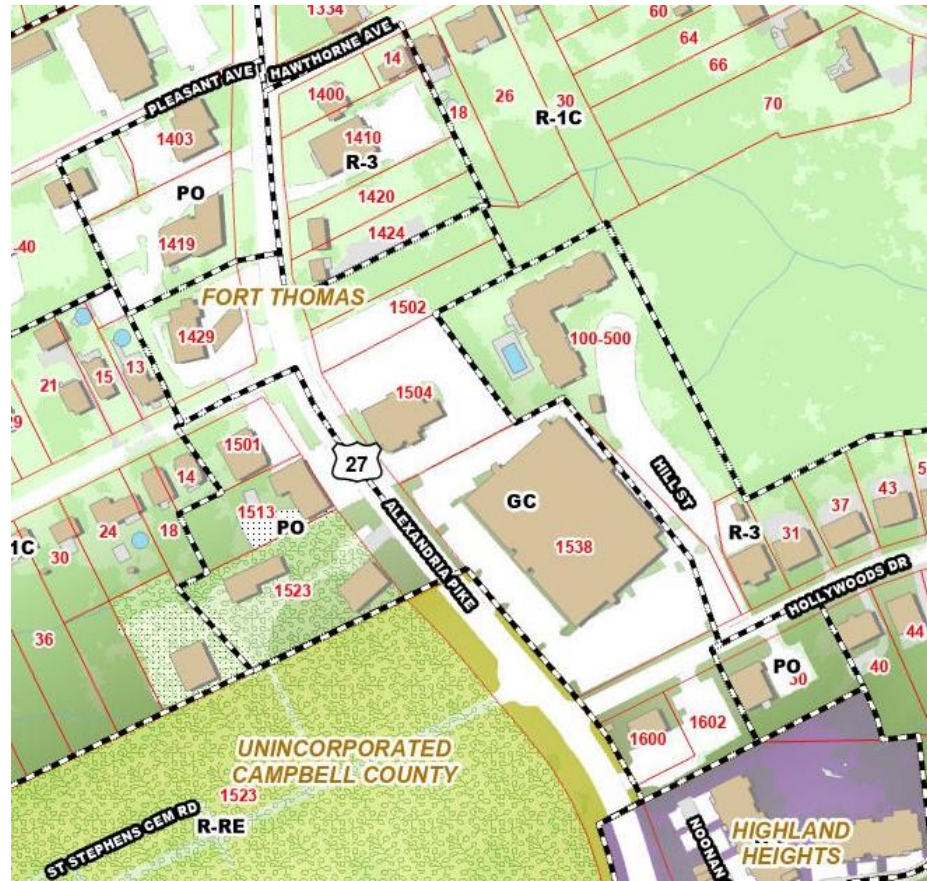


# Alexandria Pike Today



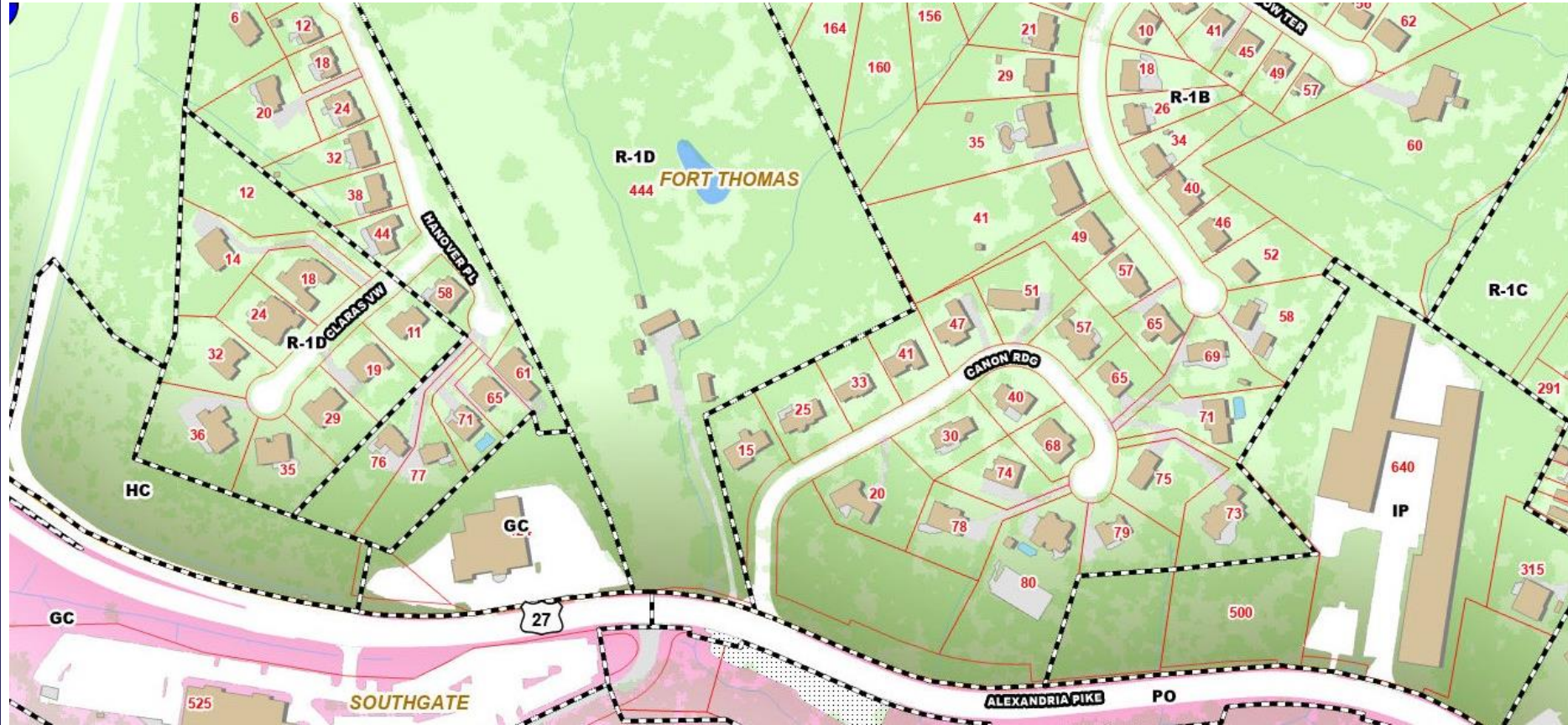


## Alexandria Pike Today





## Alexandria Pike Today





# Alexandria Pike Today

## General Commercial

Office Uses

Retail Uses

Residential Over Non-residential

Maximum Permitted Height:  
4 stories or 50 feet



# Alexandria Pike Today

## Professional Office

General Office  
Uses

Medical Office  
Uses

Residential Over  
Non-residential

Maximum  
Permitted  
Height:

6 stories not to  
exceed 50 feet



# Alexandria Pike Today

## Industrial Park

Manufacturing  
Uses

Warehousing Uses

Research &  
Development Uses

Maximum  
Permitted  
Height:

3 stories or  
40 feet





# Alexandria Pike Today

## Highway Commercial

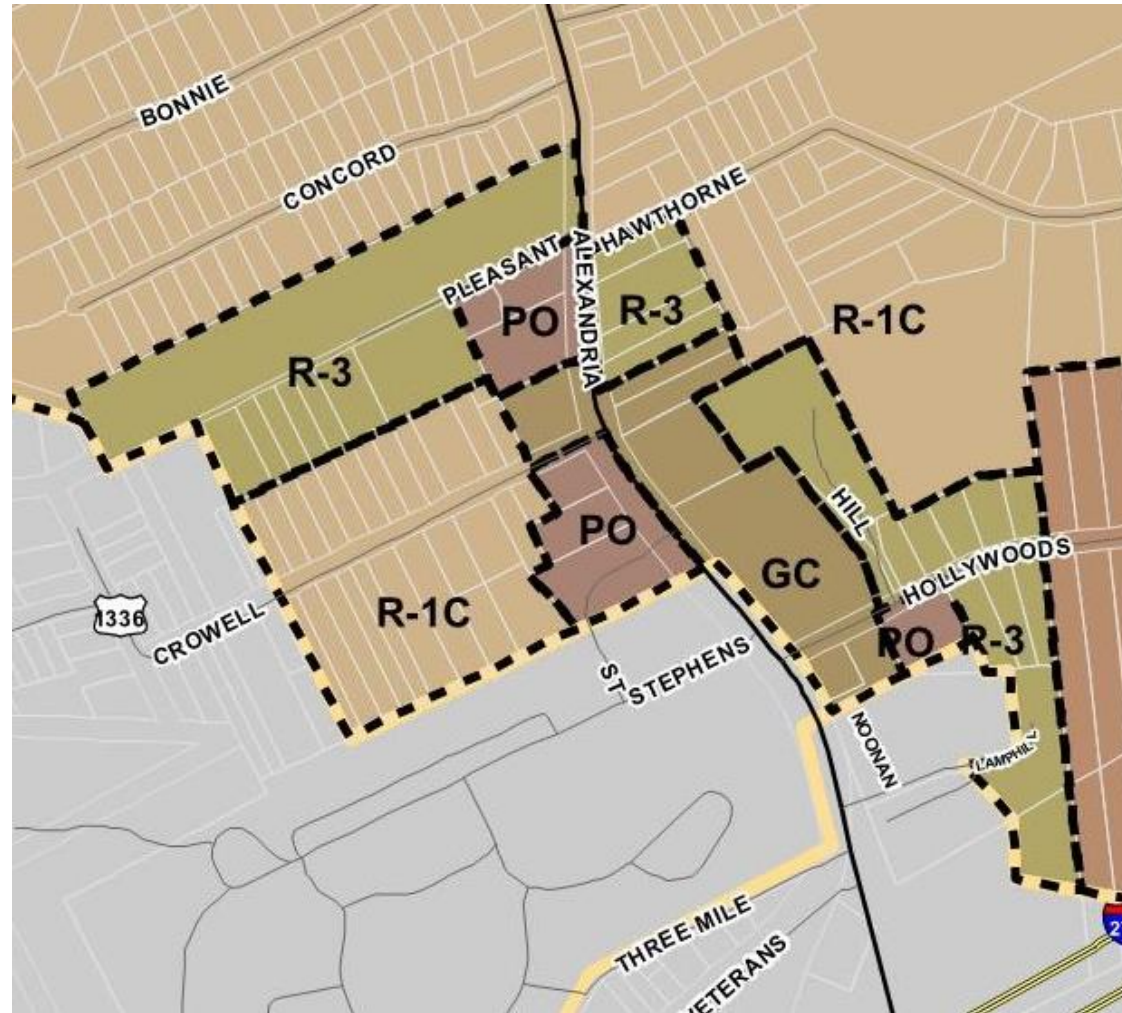
Automotive Uses

Indoor Recreation  
Uses

Motel & Hotels

Maximum  
Permitted  
Height:  
  
40 feet

## Alexandria Pike Today





## Alexandria Pike Today



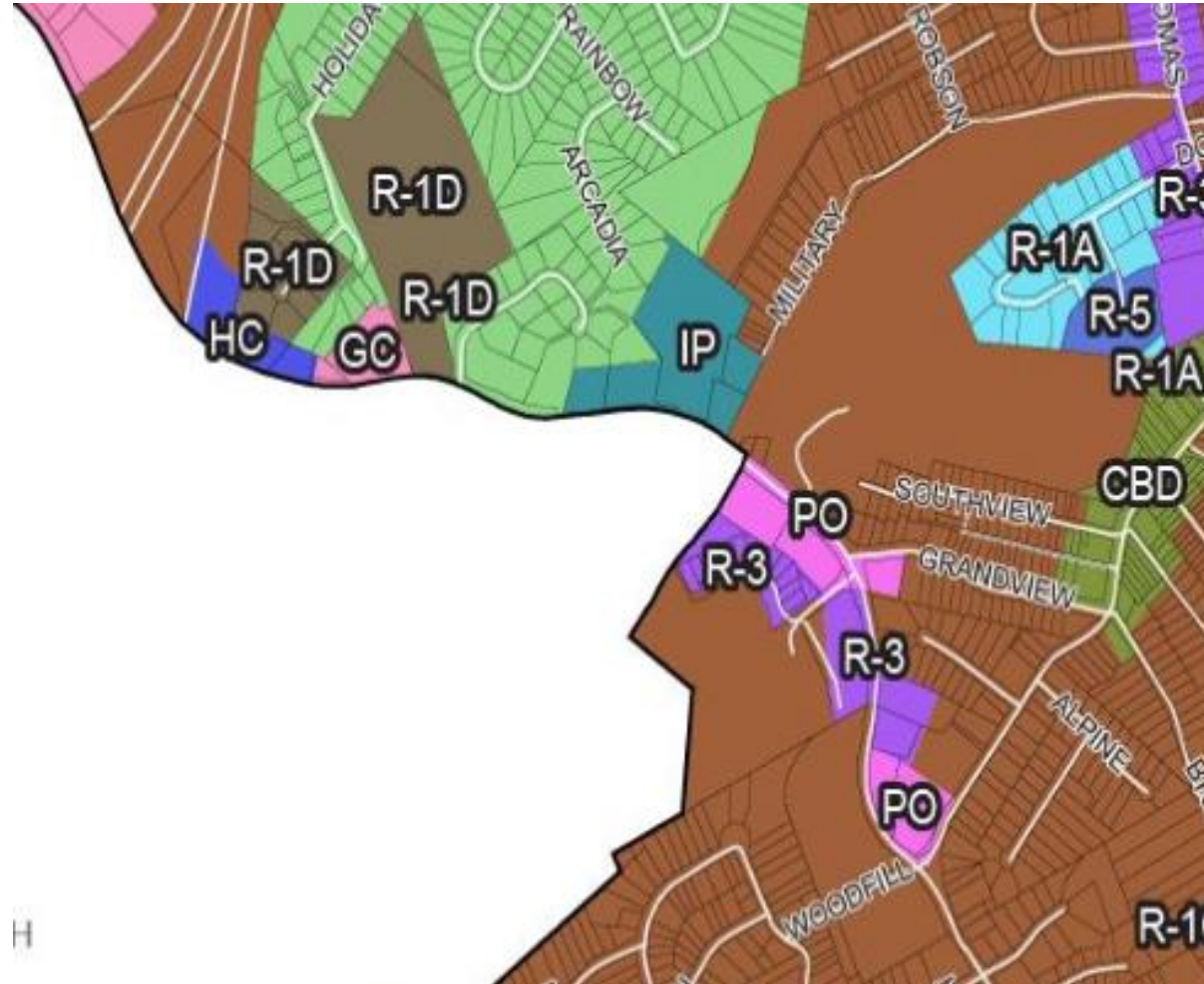


## Alexandria Pike Today





## Alexandria Pike Today





## Alexandria Pike Today





# Alexandria Pike

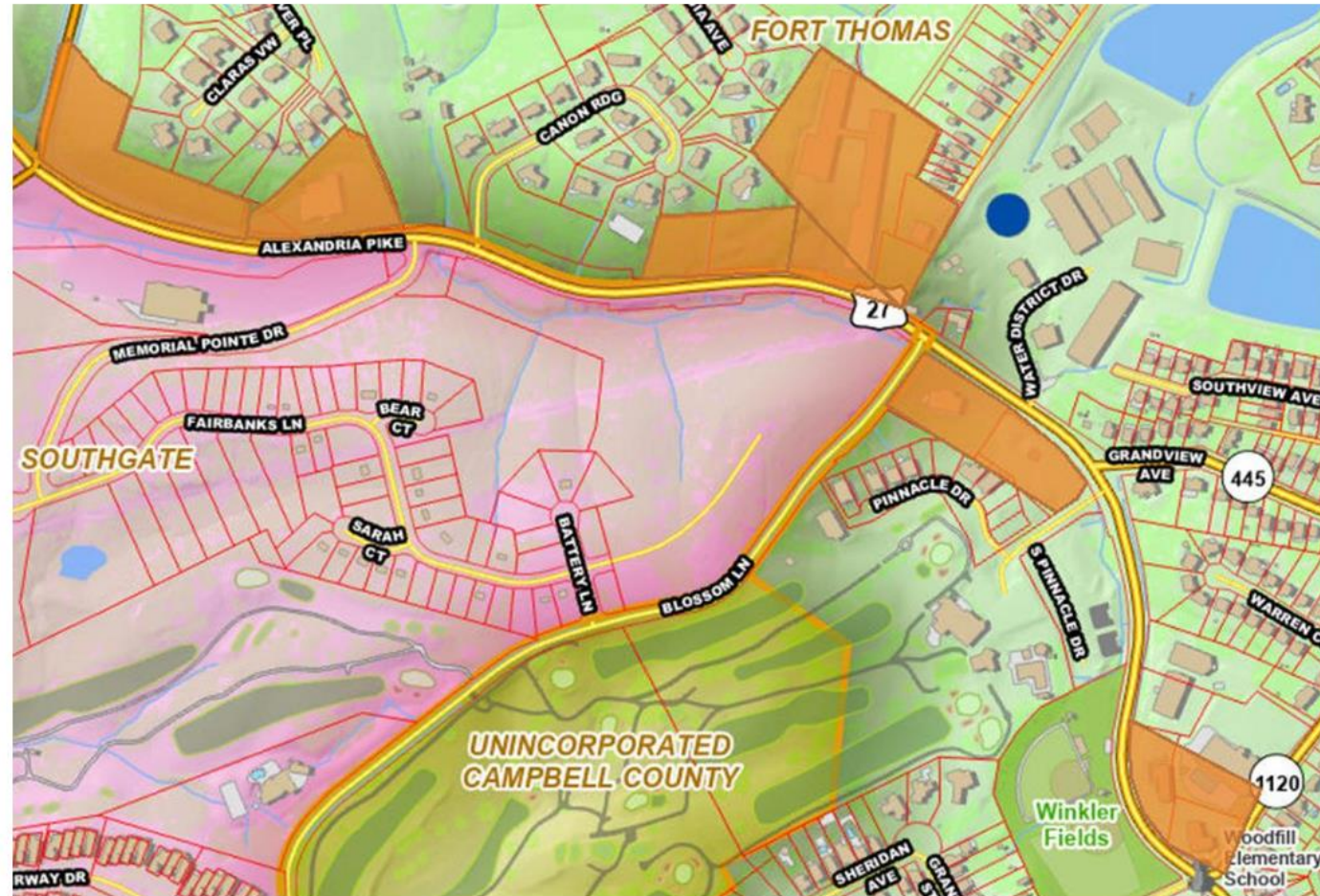
## Proposed Zoning





## Alexandria Pike

## Proposed Zoning AP-MX2







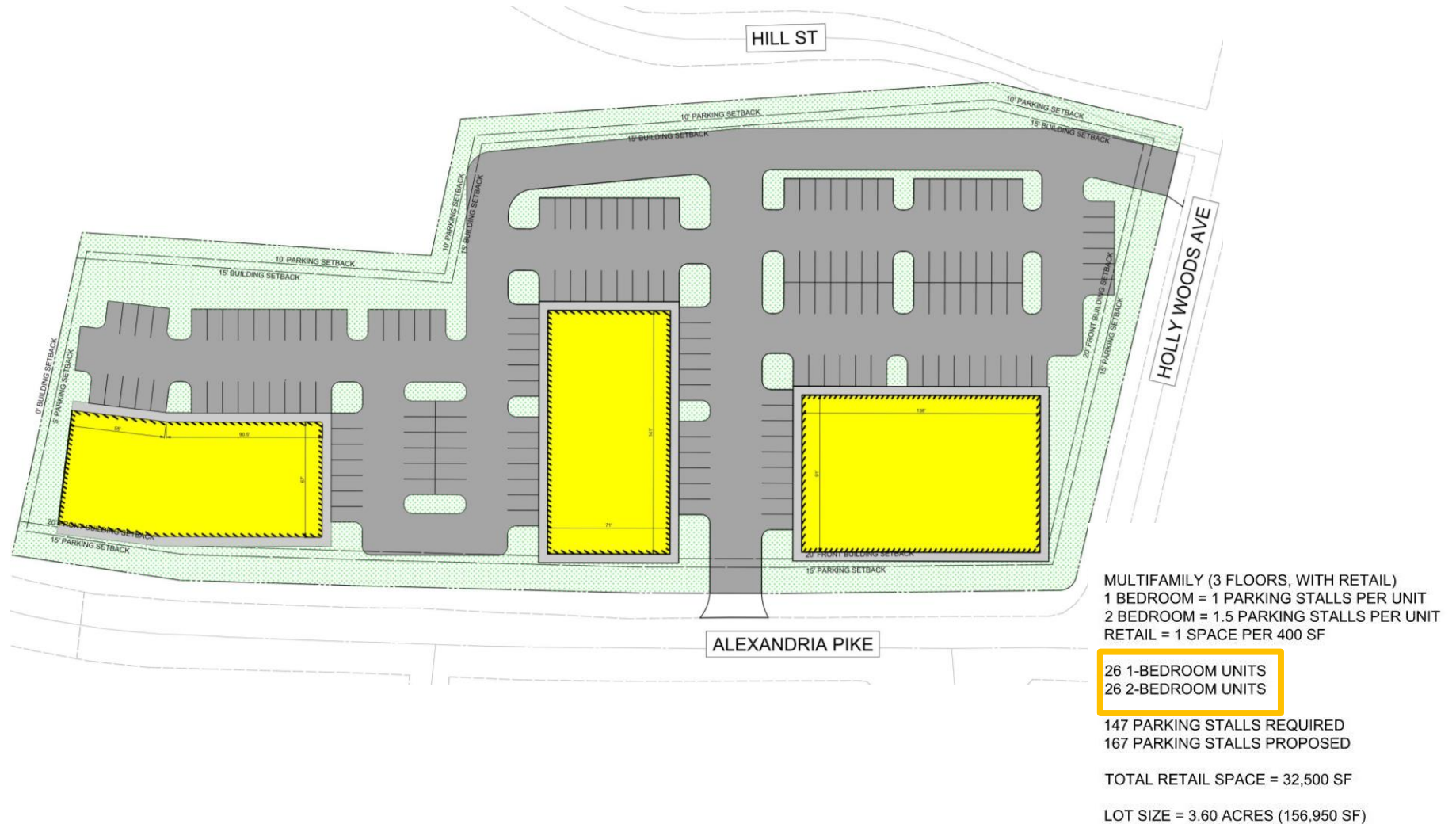
## Alexandria Pike

## Proposed Zoning AP-MX1



## Alexandria Pike

Permit  
Residential Uses  
over Non-  
Residential Uses?



## Conceptual Development under AP-MX 1



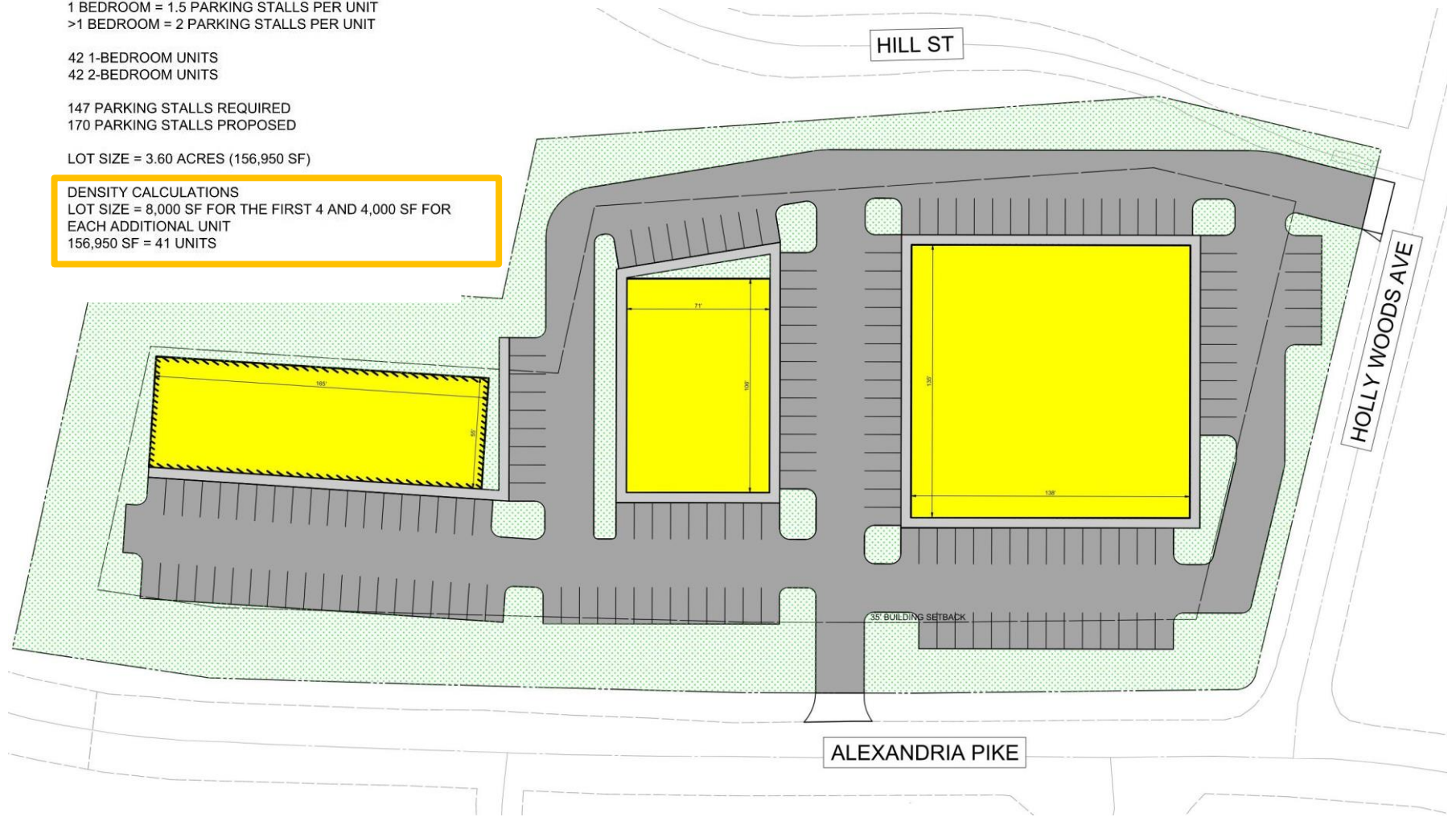
MULTIFAMILY (3 FLOORS)  
1 BEDROOM = 1.5 PARKING STALLS PER UNIT  
>1 BEDROOM = 2 PARKING STALLS PER UNIT

42 1-BEDROOM UNITS  
42 2-BEDROOM UNITS

147 PARKING STALLS REQUIRED  
170 PARKING STALLS PROPOSED

LOT SIZE = 3.60 ACRES (156,950 SF)

DENSITY CALCULATIONS  
LOT SIZE = 8,000 SF FOR THE FIRST 4 AND 4,000 SF FOR EACH ADDITIONAL UNIT  
156,950 SF = 41 UNITS



## Alexandria Pike

Permit Residential Uses over Non-Residential Uses?

### Conceptual Development under R-3 – Multi-family District



## Alexandria Pike

Essential Question:

Permit Residential Uses over Non-Residential Uses?







## Alexandria Pike

Essential  
Question:

Permit  
Residential Uses  
over Non-  
Residential Uses?

---

### Questions to Consider:

---

Appropriate?

---

If so, where?

---

In Both sub-districts? One sub-district?

---

By-right? Conditional? Restricted?

## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?





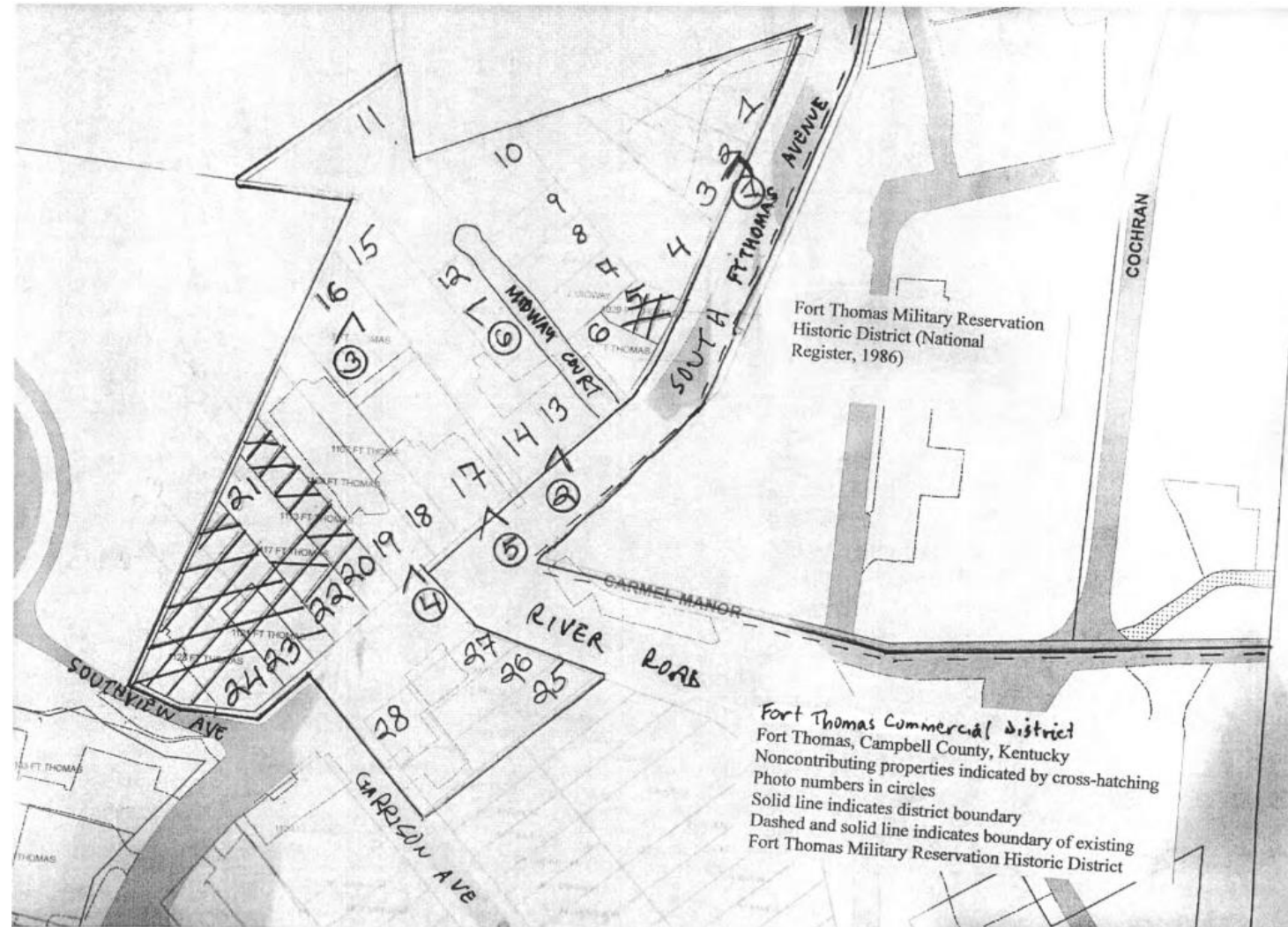
## Midway Court Today





## Midway Court

Today –  
National  
Register of  
Historic  
Places





## Midway Court

Today –  
National  
Register  
Historic  
Places

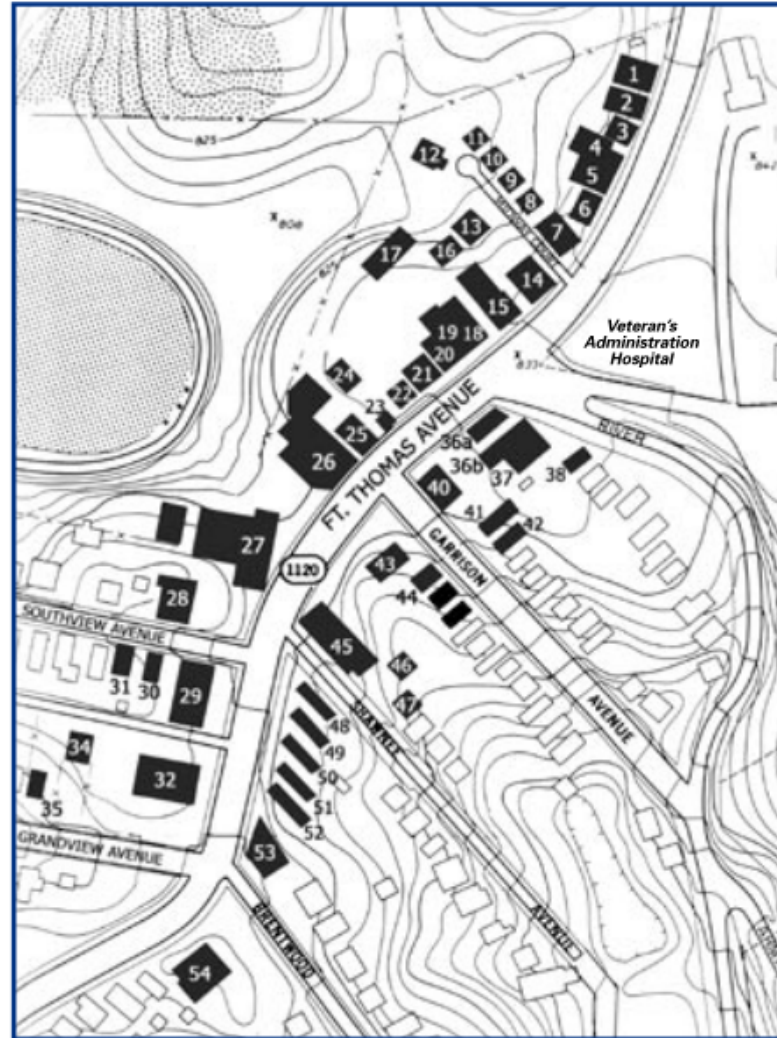
|    |          |   |          |       |      |   |
|----|----------|---|----------|-------|------|---|
| 7  | CP-FT-90 | Max Wulfinghoff House, 12 Midway Court    | Building | Brick | 1924 | C |
| 8  | CP-FT-91 | Neal A. Morgan House, 16 Midway Court     | Building | Brick | 1924 | C |
| 9  | CP-FT-92 | George J. Moore House, 20 Midway Court    | Building | Brick | 1924 | C |
| 10 | CP-FT-93 | Joseph J. Mulligan House, 24 Midway Court | Building | Brick | 1924 | C |
| 11 | CP-FT-94 | Frank B. Winburn House, 28 Midway Court   | Building | Brick | 1924 | C |
| 12 | CP-FT-95 | Paul R. Beck House, 15 Midway Court       | Building | Frame | 1924 | C |



Fort Thomas Commercial District, Campbell Co., KY Photo 2

## Midway Court

Today –  
Local  
Historic  
Designations



### MIDWAY BUSINESS DISTRICT AND CORRESPONDING ADDRESSES

|    |                         |     |                         |
|----|-------------------------|-----|-------------------------|
| 1  | 1011 S Ft Thomas Avenue | 25  | 1121 S Ft Thomas Avenue |
| 2  | 1013 S Ft Thomas Avenue | 26  | 1123 S Ft Thomas Avenue |
| 3  | 1017 S Ft Thomas Avenue | 27  | 1131 S Ft Thomas Avenue |
| 4  | 1025 S Ft Thomas Avenue | 28  | 1133 S Ft Thomas Avenue |
| 5  | 1025 S Ft Thomas Avenue | 29  | 1175 S Ft Thomas Avenue |
| 6  | 1029 S Ft Thomas Avenue | 29  | 1177 S Ft Thomas Avenue |
| 7  | 1031 S Ft Thomas Avenue | 30  | 1201 S Ft Thomas Avenue |
| 8  | 12 Midway Court         | 31  | 10 Southview Avenue     |
| 9  | 16 Midway Court         | 32  | 14 Southview Avenue     |
| 10 | 20 Midway Court         | 33  | 1227 S Ft Thomas Avenue |
| 11 | 24 Midway Court         | 34  | 13 Grandview Avenue     |
| 12 | 28 Midway Court         | 35  | 19 Grandview Avenue     |
| 13 | 15 Midway Court         | 36a | 1100 S Ft Thomas Avenue |
| 14 | 1035 S Ft Thomas Avenue | 36b | 9 River Road            |
| 14 | 1039 S Ft Thomas Avenue | 37  | 11 River Road           |
| 15 | 1041 S Ft Thomas Avenue | 38  | 115/ 17 River Road      |
| 16 | 1041 S Ft Thomas Avenue | 39  | 1118 S Ft Thomas Avenue |
| 17 | 1043 S Ft Thomas Avenue | 40  | 12 Garrison Avenue      |
| 18 | 1045 S Ft Thomas Avenue | 41  | 14 Garrison Avenue      |
| 19 | 1051 S Ft Thomas Avenue | 42  | 1120 S Ft Thomas Avenue |
| 20 | 1107 S Ft Thomas Avenue | 43  | 13 Garrison Avenue      |
| 21 | 1109 S Ft Thomas Avenue | 44  | 15 Garrison Avenue      |
| 22 | 1113 S Ft Thomas Avenue | 45  | 17 Garrison Avenue      |
| 23 | 1117 S Ft Thomas Avenue | 46  | 136 S Ft Thomas Avenue  |
| 24 | 1119 S Ft Thomas Avenue | 47  | 1136 S Ft Thomas Avenue |
|    |                         | 48  | 1202 S Ft Thomas Avenue |
|    |                         | 49  | 1204 S Ft Thomas Avenue |
|    |                         | 50  | 1206 S Ft Thomas Avenue |
|    |                         | 51  | 1210 S Ft Thomas Avenue |
|    |                         | 52  | 1214 S Ft Thomas Avenue |
|    |                         | 53  | 1220 S Ft Thomas Avenue |
|    |                         | 54  | 1312 S Ft Thomas Avenue |



NOT TO SCALE





## Midway Court

Today –  
Zoning





## CBD Zoning Standards

Minimum lot area –5,500 square feet

Minimum lot width at building setback line - 50 feet

Minimum front yard depth—as approved by the Planning Commission per submitted site plan

Minimum side yard width on each side of lot - as approved by the Planning Commission per submitted site plan.

Minimum rear yard depth – as approved by the Planning Commission per submitted site plan

Maximum percentage of lot coverage - no restrictions except as required by the yard requirements of this zone

Maximum building height - 4 stories or 50 ft.





## Midway Court

## Proposed Zoning

### Sub-zoning District = CBD-MR1

#### Permitted Uses:

- › Single-family Detached Dwellings
- › Shop Houses
- › Artisanal Workshop
- › Artist Studio

#### Restricted Uses:

- › Two-family Dwelling

#### Development Standards:

- › Tailored to Single-family Detached & Two-Family Dwellings



### Central Business District – Midway

CBD-MC1=Core 1

CBD-MC2=Core 2

CBD-MC3=Core 3

CBD-MR1=Residential 1

CBD-MR2=Residential 2



## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?





## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?

---

**Retain proposed zoning with some modifications, if desired**

---

**Augment proposed zoning to permit other uses –  
Attached Single-family and/or Two-family**

---

**Create Planned Development District**

---

**Create new residential district designed for Midway Court**

---

## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?

**Retain proposed zoning with some modifications, if desired**

Augment proposed zoning to permit other uses –  
**Attached Single-family and/or Two-family**

**Create Planned Development District**

**Create new residential district designed for Midway Court**



## Midway Court

Essential  
Question:

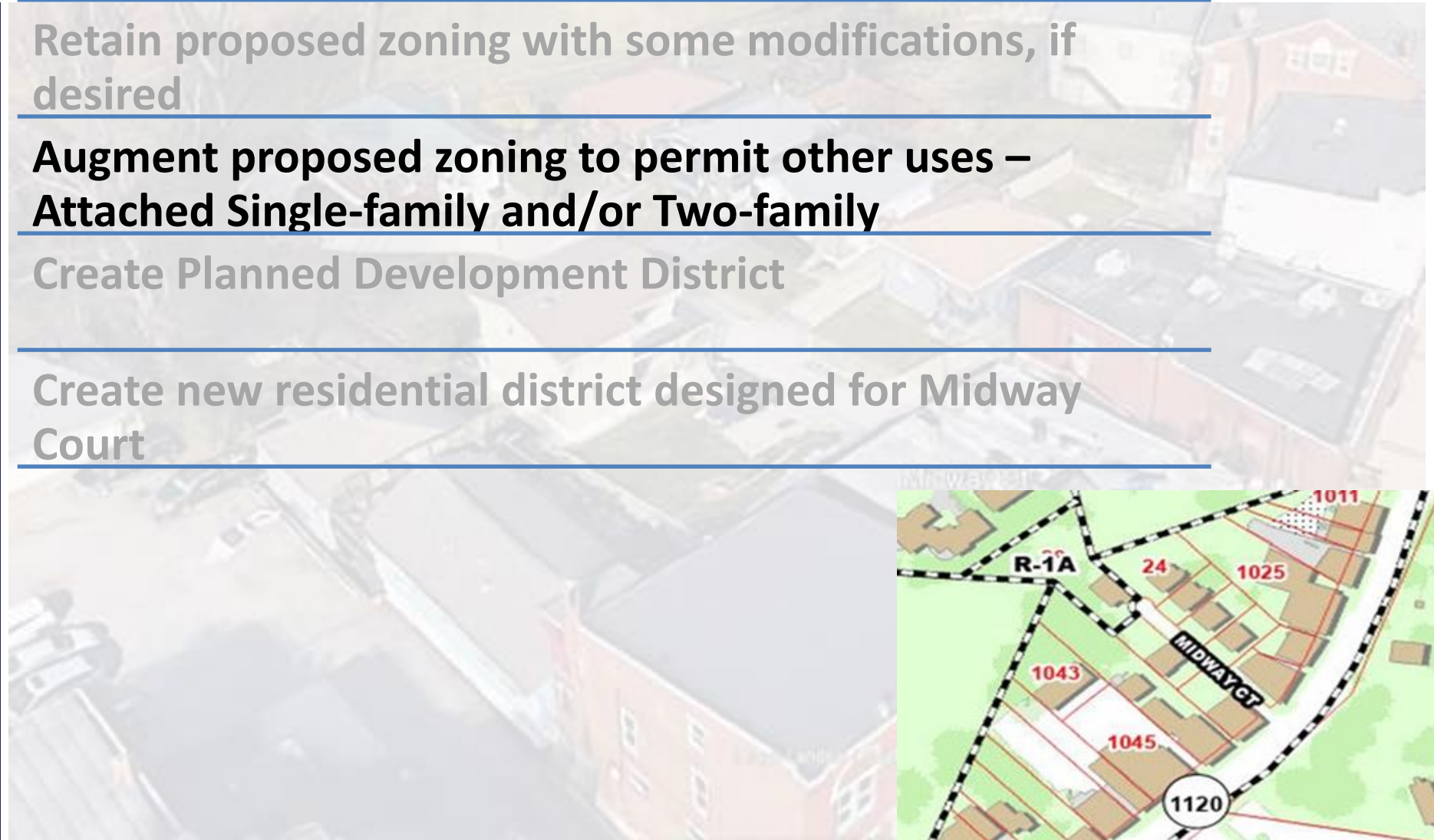
What should be the future of Midway Court in the context of this Zoning Ordinance update?

Retain proposed zoning with some modifications, if desired

**Augment proposed zoning to permit other uses – Attached Single-family and/or Two-family**

Create Planned Development District

Create new residential district designed for Midway Court



## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?

Retain proposed zoning with some modifications, if desired

Augment proposed zoning to permit other uses – Attached Single-family and/or Two-family

**Create Planned Development District**

Create new residential district designed for Midway Court



## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?

Retain proposed zoning with some modifications, if desired

Augment proposed zoning to permit other uses –  
Attached Single-family and/or Two-family

Create Planned Development District

**Create new residential district designed for Midway Court**

## Midway Court

### Essential Question:

What should be the future of Midway Court in the context of this Zoning Ordinance update?

---

**Retain proposed zoning with some modifications, if desired**

---

**Augment proposed zoning to permit other uses –  
Attached Single-family and/or Two-family**

---

**Create Planned Development District**

---

**Create new residential district designed for Midway Court**

---



## Next Steps

- Formalizing Ordinance Amendments
- Zoning Map Alignment

### Phase 3

January – April 2024

May – July 2024

### Phase 4

- Council Retreat – May 14, 2024
- Ordinance/Map Adoption

# Zoning Ordinance Update

CITY OF FORT THOMAS

CT CONSULTANTS



Alisa Duffey Rogers  
[aduffeyrogers@ctconsultants.com](mailto:aduffeyrogers@ctconsultants.com)  
919-930-2860

CITY OF FORT THOMAS

CT CONSULTANTS