

To: City of Fort Thomas, KY Planning Commission

From: Alisa Duffey Rogers, AICP
Frank Twehues, P.E.

Subject: Zoning and Subdivision Ordinance Update – Phase 3
Considerations for April 17, 2024 Meeting

Date: April 9, 2024

- ▶ At the community engagement sessions on March 21, 2024, approximately ten community members attended, and the following topics were discussed:
- Short Term Rentals - Existing regulations and proposed regulations
 - The Maximum Building Width in the Central Business District. In the phase 3 draft of the Unified Development Ordinance (UDO), the proposed Maximum Building Width is 185 feet in the CBD-Town Center Core, CBD-Midway Core 1, and CBD-Midway Core 2. Some community members felt this Maximum Building Width is too wide.
 - In the Alexandria Pike Mixed Use District, the proposed Maximum Building Height as well as permitting residential uses over non-residential uses. Community members have concerns that taller buildings with residents will greatly change the character of the area making the area less of a neighborhood.
 - The proposed Minimum Front Setback in the CBD-Town Center Supporting sub-zoning district. Community members felt the proposed 20-foot Minimum Front Setback is too close to the sidewalk on North Fort Thomas Avenue.
 - The proposed Tower Park Historic Overlay District specifically the desirability of having all homes in the Park included in the Overlay District. Questions were also raised regarding how decisions are made about improvements and activities in Tower Park. One community member felt Greene Street should not be included in the Tower Park Historic Overlay District.
 - Parking in the Midway including off-street parking for businesses and the loading/unloading that occurs in the right-of-way. Concerns were expressed about the lack of the parking and the safety of pedestrians/vehicular traffic when large trucks are unloading in the right-of-way impeding sight lines. Community members also expressed frustration with the lack of wayfinding signage for the existing parking lots in the Midway.
 - The attractiveness of the Thomas Heights development, which is located on US-27 in both the cities of Fort Thomas and Highland Heights.



- Below are handouts that a community member asked to be included in the feedback to the Planning Commission.

Fort Thomas Community Input Provided at Coffee & Conversation Sessions, City Meetings and in Community Survey Results used in 2018 Comprehensive Plan

- Less density
- Minimal impact to residential areas
- Significant green space and barriers between residential and nonresidential zones; reducing light, noise and sight noise
- Not overloading our schools
- Ensuring the well being of the community as a whole, not a handful of individuals or businesses
- Historic preservation, small town feel and “city in the park”, not “park in a city”
- Review and update the 2018 Comprehensive Plan to reflect true community input
- Ensure proposed Unified Development Ordinance versions reflect true community input, especially zone specifications to support less density
- Streamlined version of the proposed Unified Development Ordinance for better council/citizen understanding & engagement. Specifically, understanding the differences between the 2012 Zoning Code Ordinance versus the proposed Unified Development Ordinance (UDO) Draft 3 and 4 versions as well as better understanding the change in powers from the 2012 Zoning Code Ordinance to UDO Draft 3 and 4 versions (including expanded powers and waivers).

Reviewed with Board of Council, March 18, 2024, Submitted to Alisa Duffey Rogers, CT Consultants, March 19, 2024 Planning Commission

The Voice of the Fort Thomas Community Survey Results Conducted by the City for the 2018 Comprehensive Plan

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- 82% , **the majority**, of respondents want to Restore and Preserve the Districts’ Historic Character
- Only 28% want to create more housing in/and or adjacent to the [local historic] district
- Only 27% were in favor of Rezoning residential land to expand the size of the business district
- Only 35% were in favor of tearing down and redeveloping portions of the business district to increase density
- 83% , **the majority**, of respondents are of the opinion that there are sufficient housing types in Fort Thomas
- 60% , **the majority**, want an Architectural review of modifications to historic homes

Even in 2023, one of the key things the Brand Fuel survey indicated that Fort Thomas Citizens said the city is Amazing “AS IS” and people truly love that the traditions are maintained and that it is an old sort of town.

3/19/2024

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- ▶ At the Planning Commission meeting on April 17, we will discuss the Sign Regulations in Section 5.7. Our discussions will focus on the revisions from the Phase 2 draft of the UDO. In the Phase 3 draft that you received in January, significant changes from the Phase 2 draft are noted with **Additions** in **bold and underlined** and ~~Deletions~~ lined out. Listed below are specific items that you may wish to review ahead of the Planning Commission meeting.

We will also discuss those community comments from various Coffee and Conversation Sessions that we did not finish discussing at your meeting on March 20, 2024.

Listed below are the community comments regarding the Central Business District:

- Incorporating a maximum number of stories, not just a Maximum Building Height especially in the Core sub-zoning districts
- Reducing the Maximum Building Width in the CBD-Town Center Core sub-zoning district (CBD-TCC). As drafted, the Maximum Building Width is 185 feet.
- Permitting Single-Family Detached Dwellings by-right in the CBD-Town Center Supporting sub-zoning district (CBD-TCS)
- Removing the phrase “critical mass” from the Intent Statement for the Central Business District – Midway Business District (CBD-M)

Intent: To be a fun entertainment/recreation destination for both residents and visitors while preserving the historic character and integrity of the area, enhancing the existing traditional main street character, and enriching the **critical mass** of retail/mixed uses and housing.

- Removing the following regulation:
In the CBD-Town Center Core and CBD-Town Center Supporting sub-districts, upper stories that are stepped back may exceed the Maximum Building Height by 10 feet if the step back is 100 feet from the back of the sidewalk and when approved by the Planning Commission and a COA is granted from the Design Review Board.
- Increasing the proposed Minimum Front Setback in the CBD-Town Center Supporting sub-zoning district. Community members felt the proposed 20-foot Minimum Front Setback is too close to the sidewalk on North Fort Thomas Avenue.
- Proposed zoning of the parcel at 17 River Road. The proposed zoning for this parcel is CBD-Midway Residential 2. The property owner has requested that the parcel be zoned CBD-Midway Core 2 like his adjacent parcels along River Road. See the Central Business District – Midway map on page 6, which is Figure 2.

Listed below are general comments from community members:

- The appropriateness of including - Intent Statements for the Zoning Districts in the UDO.
- Removing all references to the *Community Plan* from the UDO.



▶ Article V - Regulations Applicable to All Districts

- Section 5.7 – Sign Regulations
 - > Sub-section 5.7.06 C. 2. - Pylon/Ground Signs Located along Highland and Grand Avenues. Per the Planning Commission discussions in Phase 2, this sub-section was included to accommodate the signage needs for those unique lots that have frontage on either Highland or Grand Avenues. Please review.
 - > Schedule 5.7.07 A – Permanent Signs in the Residential and Conservation Districts. As discussed in Phase 2, ground signs are prohibited in the R-3, Multi-family District.
 - > Sub-section 5.7.07 D. - Electronic Message Center (EMC). Based on the Phase 2 discussions, Electronic Message Centers will be Conditional Uses in the R-1AA, R-1A, R-1B, R-1C, R-1D, R-2, R-3, and R-5 Districts. Please review the conditional use standards in sub-section 5.7.07 D, which are located on page 22 in Section 5.7. Figure 1 on page 5 shows the potential locations of Electronic Message Centers along Fort Thomas Avenue. During previous discussions of Electronic Message Centers, concerns were expressed about permitting such signs along Fort Thomas Avenue. If the Commission wishes, a prohibition against EMCs along Fort Thomas Avenue could be included in the conditional use standards.
 - > Sub-section 5.7.07 E 1 and 2 – E. Supplemental Regulations for Temporary Signs. As the result of Phase 2 discussions, in the Residential Districts, the duration for temporary signs is limited to 60 days.
 - Should this limitation be applied per calendar year or for each temporary sign? Should the duration limitation be applied similarly to single-family, two-family, multi-family, and non-residential uses in the Residential Districts?
 - > Sub-section 5.7.08 – Murals
 - Should murals be regulated in the UDO?
 - If so, how?
 - In the Sign Regulations or in the Section 5.1 - Temporary and Accessory Use/Structure Regulations?
 - In what zoning districts?
 - As a Conditional or Restricted Use?
 - Are other regulations needed?
 - > Sub-section 5.7.13 B. 2. c. – Waivers. This sub-section gives the Design Review Board (DRB) the authority to grant waivers to the standards and requirements in Section 5.7 – Sign Regulations. Should the DRB be given this authority?

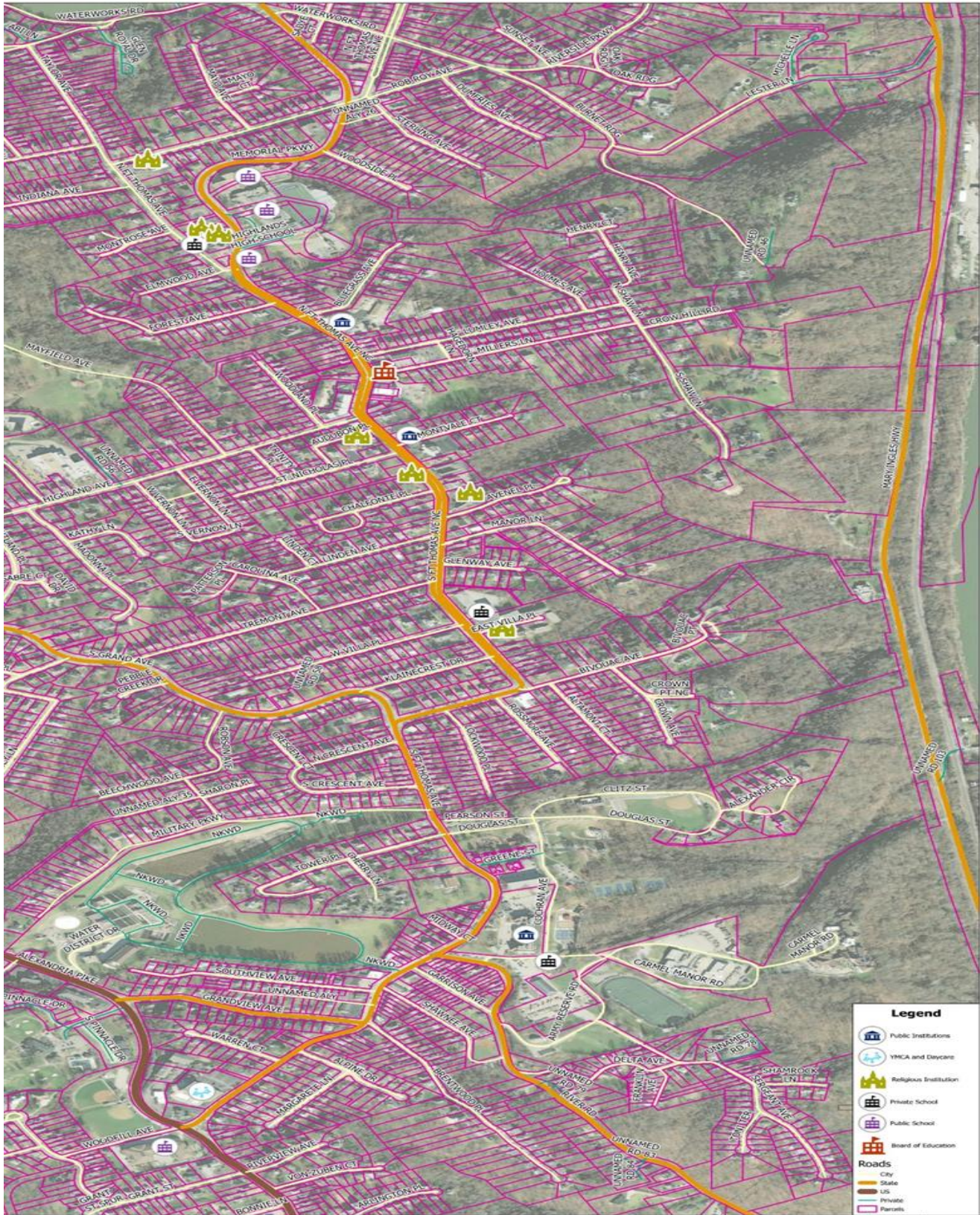


Figure 1 - Potential Locations for Electronic Message Centers along Fort Thomas Avenue



Central Business District – Midway

CBD-MC1=Core 1
CBD-MC2=Core 2
CBD-MC3=Core 3
CBD-MR1=Residential 1
CBD-MR2=Residential 2

Figure 2 - Map of CBD-Midway