

ORDINANCE NO. 19-36

AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE CITY'S ZONING ORDINANCE, AND ALTERING THE ZONING MAP TO REFLECT SAID AMENDMENT, BASED ON THE FINDINGS OF FACT MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD'S RECOMMENDATION OF A ZONE CHANGE;

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

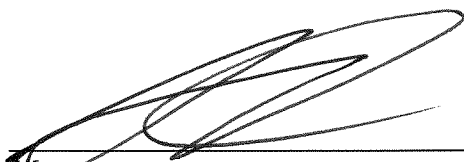
That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned R-1 to R-3, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at 119 Young Street, Somerset, Kentucky, and having PVA Parcel # 075-3-1-55.
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING DECEMBER 9, 2020


SECOND READING JANUARY 27, 2020

Approved:

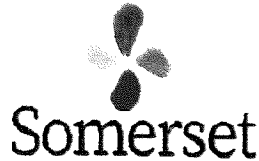


Mayor

Attest:



City Clerk



**FINDINGS OF FACT AND RECOMMENDATIONS OF THE CITY OF SOMERSET
PLANNING & ZONING COMMISSION**

OWNER: TRISON GROUP HOLDINGS, LLC (*Joel Patton*)
ADDRESS: 119 Young Street
PARCEL #s: 075-3-1-55

On November 26th, 2019, the Planning & Zoning Commission of the City of Somerset convened for a regularly-scheduled meeting and public hearing and, at such meeting, made findings of fact as to the property described in the plat and zone change application attached hereto and incorporated herein in full by reference.

The Planning & Zoning Commission believes that the recommendation as set forth below IS proper according to law and **MEETS** the requirements for a zone change from R-1 to R-3 due to the following findings of fact:

**DUE TO THE SOCIAL AND ECONOMIC CHANGES IN THE IMMEDIATE AREA,
THE PRESENT ZONING IS INAPPROPRIATE AND THE PROPOSED ZONING IS
APPROPRIATE FOR THE PROPERTY**

WHEREFORE, the Planning & Zoning Commission via a majority vote agree to **RECOMMEND** to the Common Council of the City of Somerset that the subject property be re-zoned from R-1 to R-3 based on the above findings of fact.




Administrative Official



Chairman, Planning & Zoning Commission

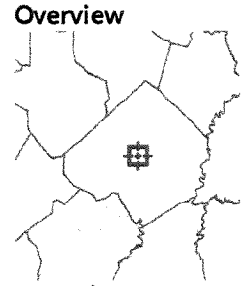
Counsel for Planning & Zoning Commission
(Sign only if legal assistance was sought by the Commission)




DISCLAIMER:
This form was prepared by the City Attorney for administrative purposes only. All findings and/or recommendations stated on this form shall be written in the space provided by the Chairman of the Commission, or other authorized Person(s), and are strictly the decision of the Planning & Zoning Commission as permitted under the authority of all applicable law.



John Adams, City Attorney

EXHIBIT "A"



- Legend**
-  Parcels
 -  Roads
 -  Land hook

Parcel ID	075-3-1-55	Mailing Address	TRISON GROUP HOLDINGS LLC	Total Value	\$0	Last 2 Sales			
Class	RESIDENTIAL		286 BOGLE ST #8			Date	Price	Reason	Qual
Taxing District	22		SOMERSET, KY 42503			6/7/2019	\$147500	Z	Q
Acres	1.66	Physical Address	119 YOUNG ST			5/26/2011	\$89676	Z	Q
			Somerset City						

Brief Tax Description 1.66 AC YOUNG ST
 (Note: Not to be used on legal documents)

Date created: 1/21/2020
 Last Data Uploaded: 1/20/2020 8:15:23 PM

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BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:


That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned R-1 to R-2, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at 119 Young Street, Somerset, Kentucky, and having PVA Parcel # 075-3-1-55.
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING DECEMBER 9, 2019


SECOND READING JANUARY 13, 2020

Approved:



Mayor

Attest:



City Clerk



**FINDINGS OF FACT AND RECOMMENDATIONS OF THE CITY OF SOMERSET
PLANNING & ZONING COMMISSION**

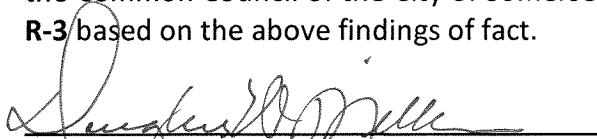
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The Planning & Zoning Commission believes that the recommendation as set forth below **IS** proper according to law and **MEETS** the requirements for a zone change from **R-1** to **R-3** due to the following findings of fact:

**DUE TO THE SOCIAL AND ECONOMIC CHANGES IN THE IMMEDIATE AREA,
THE PRESENT ZONING IS INAPPROPRIATE AND THE PROPOSED ZONING IS
APPROPRIATE FOR THE PROPERTY**

WHEREFORE, the Planning & Zoning Commission via a majority vote agree to **RECOMMEND** to the Common Council of the City of Somerset that the subject property be re-zoned from **R-1** to **R-3** based on the above findings of fact.




Administrative Official



Chairman, Planning & Zoning Commission

Counsel for Planning & Zoning Commission
(Sign only if legal assistance was sought by the Commission)

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John Adams, City Attorney

EXHIBIT "A"

BARNETT DAVID & AMY
075-3-1-55
870-274

CUNDIFF DORIS & MICHAEL TODD & BARBARA BROWN
075-3-1-59
751-355

TODD DORIS & BARBARA BROWN MICHAEL TODD
075-3-1-59
751-355

SHADOAN LARRY
075-3-1-57
597-889

MOJICE LLOYD & VERNA M
075-3-1-59
812-48

HANSEL PROPERTIES LLC
075-3-1-55
868-665

MAIK EDNA & DEB L
075-3-1-54
159-277

WARREN ROBERT A & ANNA
075-3-1-53
250-044

WRIGHT BERNICE & BARBARA CARLTON & DAVID WRIGHT
075-3-2-273
782-895

ROADS

YOUNG