



Kenton County Planning Commission
MANY COMMUNITIES / ONE FUTURE

November 18, 2016

Mayor and City Council
City of Erlanger
505 Commonwealth Ave
Erlanger, KY 41018

Dear Mayor and Council:

NUMBER: PC1609-0002

Attached please find a copy of this Commission's action from its meeting on November 3, 2016 regarding a proposed map amendment to the Erlanger Zoning Ordinance. The proposal was submitted by Mark Stewart, Codes Administrator on behalf of the City of Erlanger. Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Emi Randall, Director of Planning & Zoning, of the meeting time and date when this item is placed on your agenda. Once the city council acts on this map 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 Emi Randall, AICP, RLA, Director of the Planning and Zoning Administration Department at PDS 859.331.8980 or erandall@pdskc.org.

Please note that per KRS 100, map amendments require action by the legislative body within 90 days of the Planning Commission's action. If no action is taken, the Planning Commission's recommendation shall become final and effective.

Thank you.

Paul J. Darpel,
Chair

pm

attachment

c: Marc Fields, City Administrator
P. David Hahn, Economic Development Director
Mark Stewart, Codes Administrator
Jack Gatlin, City Attorney
Frank Wichmann, Council Attorney
Matt Smith, KCPC Legal Counsel

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

NUMBER: PC1609-0002

WHEREAS

The City of Erlanger per Mark Stewart, Codes Administrator, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A proposed map amendment to the Erlanger Zoning Ordinance changing an area of approximately 4.5 acres located on the southwest side of the intersection of Houston Road with Erlanger Road in Erlanger from R-3 (a multi-family residential zone) and HC (a highway commercial zone providing goods and services oriented towards the traveling public) to HC-2 (a highway commercial zone providing locally-oriented services adjacent to highways and arterial roads); AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, NOVEMBER 3, 2016, AT 6:15 P.M., IN THE PLANNING AND DEVELOPMENT SERVICES OF KENTON COUNTY'S FIRST FLOOR MEETING ROOM, 2332 ROYAL DRIVE, FORT MITCHELL, KY.; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 2332 ROYAL DRIVE, FORT MITCHELL, KENTUCKY.

NOW, THEREFORE,

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

KCPC RECOMMENDATION – ERLANGER ZONING ORDINANCE:

Favorable recommendation on the proposed map amendment to the Erlanger Zoning Ordinance changing the described area from R-3 (a multi-family residential zone) and HC (a highway commercial zone providing goods and services oriented towards the traveling public) to HC-2 (a highway commercial zone providing locally-oriented services adjacent to highways and arterial roads).

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 4, 2014.

SUPPORTING INFORMATION/BASES FOR KCPC ACTION AND RECOMMENDATION:

1. The proposed map amendment rezoning the site in questions from R-3 and HC to HC-2 is consistent with the Recommended Land Use map of *Direction 2030: Your Voice. Your Choice.* which identifies the area for Commercial Uses.
2. The proposed map amendment is generally consistent with the Goals, Objectives and Recommendations of *Direction 2030: Your Voice. Your Choice.*

Goals & Objectives

Goal 4: Celebrate the unique identity of communities within Kenton County.

Objective C. Strengthen the first ring suburbs by preserving or improving the existing community fabric and maintaining or improving infrastructure.

Sub Areas (First-Ring) Element

Recommendation 1: Policies, regulations and incentives should be developed and implemented to preserve and improve the existing community fabric

Task A. Examine existing residential, commercial and industrial areas for vacancies and under-utilization and develop incentives and seek grant opportunities for re-development

Task D. Work with local jurisdictions to ensure that the scale and size of new development is consistent with the appropriate character.

Economy Element

Recommendation 5: Maintain the quality of older commercial areas by promoting redevelopment and revitalization as needed to maintain their vitality.

Task A. Evaluate economic trends, socioeconomic factors, opportunities, and needs of businesses to proactively avoid decline in older commercial areas

Task B. In declining commercial areas, collaborate with businesses and other stakeholders to plan alternative development forms, develop incentives to promote re-investment, or target investments in public infrastructure to help catalyze new private sector investment.

3. Based on testimony provided during the public hearing held on November 3, 2016.

PAUL J. DARPEL, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT PC-1609-0002

SUMMARY OF THE EVIDENCE AND TESTIMONY PRESENTED BY THE
PROPONENTS/OPPONENTS OF THE PROPOSED MAP AMENDMENTS

(NOTE: This summary was compiled by the Commission's secretary in compliance with 100.211 (1). It is believed to be accurate, but has not been reviewed or approved by the Commission. A summary will be found in the officially approved minutes, which will be available following the next meeting of the Commission.)

ISSUE

The request of the City of Erlanger per Mark Stewart, Codes Administrator, for a proposed map amendment to the Erlanger Zoning Ordinance changing the described area from R-3 (a multi-family residential zone) and HC (a highway commercial zone providing goods and services adjacent to highways and arterial roads).

PROPONENTS

The proponent to the issue addressed the Commission and stated he concurs with Staff's report. The proponent then gave a brief background on the property in question. The proponent stated the city purchased the property where the old concrete plant is to attempt to clean up the entrance way leading to the old Showcase Cinema property for potential investors. The proponent further noted there is a currently a potential buyer for that property.

OPPONENTS/NEUTRAL PARTIES

No one registered to speak against or neutral on the issue.

Bases for Staff Recommendation: The PDS Staff Recommendation is on file at the PDS office.