

TO: KCPC Members; Matt Smith, KCPC Legal Counsel and interested parties

FROM: Andy Videkovich, AICP
Planning Manager – Planning & Zoning

RE: KCPC Public Hearing Notification for **December 05, 2024, Public Hearing**

DATE: November 14, 2024

Your next public hearing will be held in the 2nd floor Kenton Chambers of the Kenton County Government Center, 1840 Simon Kenton Way in Covington on **Thursday, December 05, 2024, at 6:15 p.m.** Notification details for each public hearing are separated below.

FILE NUMBER: PC-24-0005-PF (ERLANGER PUBLIC FACILITY REVIEW)

APPLICANT: The City of Erlanger per Mark Collier, Director of Economic Development and Assistant City Administrator

LOCATION: Area 1: 645 Erlanger Road; an area of approximately 4.2 acres located on the east side of Houston Road, at the intersection of Houston Road with Sycamore Tree Lane. Area 2: the closed right-of-way of Erlanger Road; an area of approximately 4.7 acres located between Turfway Road and Sycamore Tree Lane.

REQUEST: A public facility review per KRS 100.324 and KRS 147.680.

SUMMARY: A proposed public facility for a recreational park, including Area 1: a dog park with green space, parking, benches, and walking paths; and Area 2: a walking and bike path.

FILE NUMBER: PC-24-0006-PF (COVINGTON PUBLIC FACILITY REVIEW)

APPLICANT: City of Covington per Tom West, AICP, Director of Economic Development

LOCATION: 630 and 634 Scott Street; an area of approximately 1.2 acres located on the northeast corner of the intersection of Scott Street and East 7th Street

REQUEST: A public facility review per KRS 100.324 and KRS 147.680.

SUMMARY: A proposed public facility for a new City Hall.

FILE NUMBER: PC-24-0016-MA (COVINGTON MAP)

APPLICANT: Orleans Development per Tony Kreutzjans on behalf of Three Bees, LLC, property owner

LOCATION: 1564 Banklick Street, Covington; an approximately 0.91-acre area located on the north side of West 16th Street, bordered by the intersection of West 16th Street and Banklick Street to the west and by the intersection of West 16th Street and Russell Street to the east.

REQUEST: A proposed map amendment to the Covington Neighborhood Development Code to change the described area from LI (Limited Industrial) to SU (Semi-Urban Residential).

SUMMARY: The applicant proposes to rehabilitate an existing warehouse into an apartment building to include four floors, 39 units (43.3 dwelling units per net acre), and 52 off-street parking spaces.

FILE NUMBER: PC-24-0023-TX (LUDLOW TEXT)

APPLICANT: City of Ludlow per Jamie West, Code Enforcement Officer

REQUEST: Proposed text amendments to the Ludlow Zoning Ordinance for medical cannabis uses: (1) to allow medical cannabis dispensaries as a permitted use within the NC (Neighborhood Commercial), SFC (Special Function Commercial), and WD (Waterfront Development) Zones; (2) to allow medical cannabis cultivation, processing, producing, and safety compliance facilities as permitted uses within the IP (Industrial Park) and the I-1 (Industrial-One) Zones; and (3) establishing required off-street parking standards and defining medical cannabis uses and related terms.

FILE NUMBER: PC-24-0024-TX (CRESTVIEW HILLS TEXT)

APPLICANT: City of Crestview Hills per Paul Meier, Mayor, and Alex Mattingly, City Administrator

REQUEST: Proposed text amendments to the Crestview Hills Zoning Ordinance for medical cannabis uses (1) to allow medical cannabis dispensaries as a permitted use within the SC (Shopping Center), PO-1 (Low Rise Office Park), PO-2 (High Rise Office Park), and RP-1 (Research Park) Zones; (2) to allow medical cannabis safety compliance facilities as a permitted use within the PO-1, PO-2, and RP-1 Zones; and (3) establishing required off-street parking standards and defining medical cannabis uses and related terms.

FILE NUMBER: PC-24-0025-TX (ELSMERE TEXT)

APPLICANT: The City of Elsmere per Katie Hehman, City Clerk

REQUEST: Proposed text amendments to the Elsmere Zoning Ordinance for medical cannabis uses: (1) to allow medical cannabis cultivation, processing, producing, and safety compliance facilities as permitted uses within the FI (Flex Industrial) and GI (General Industrial) Zones; (2) to allow medical cannabis dispensaries as a permitted use within the NC (Neighborhood Commercial) Zone; and (3) establishing use specific standards, required off-street parking standards, and defining medical cannabis uses and related terms.

FILE NUMBER: PC-24-0026-TX (ERLANGER TEXT)

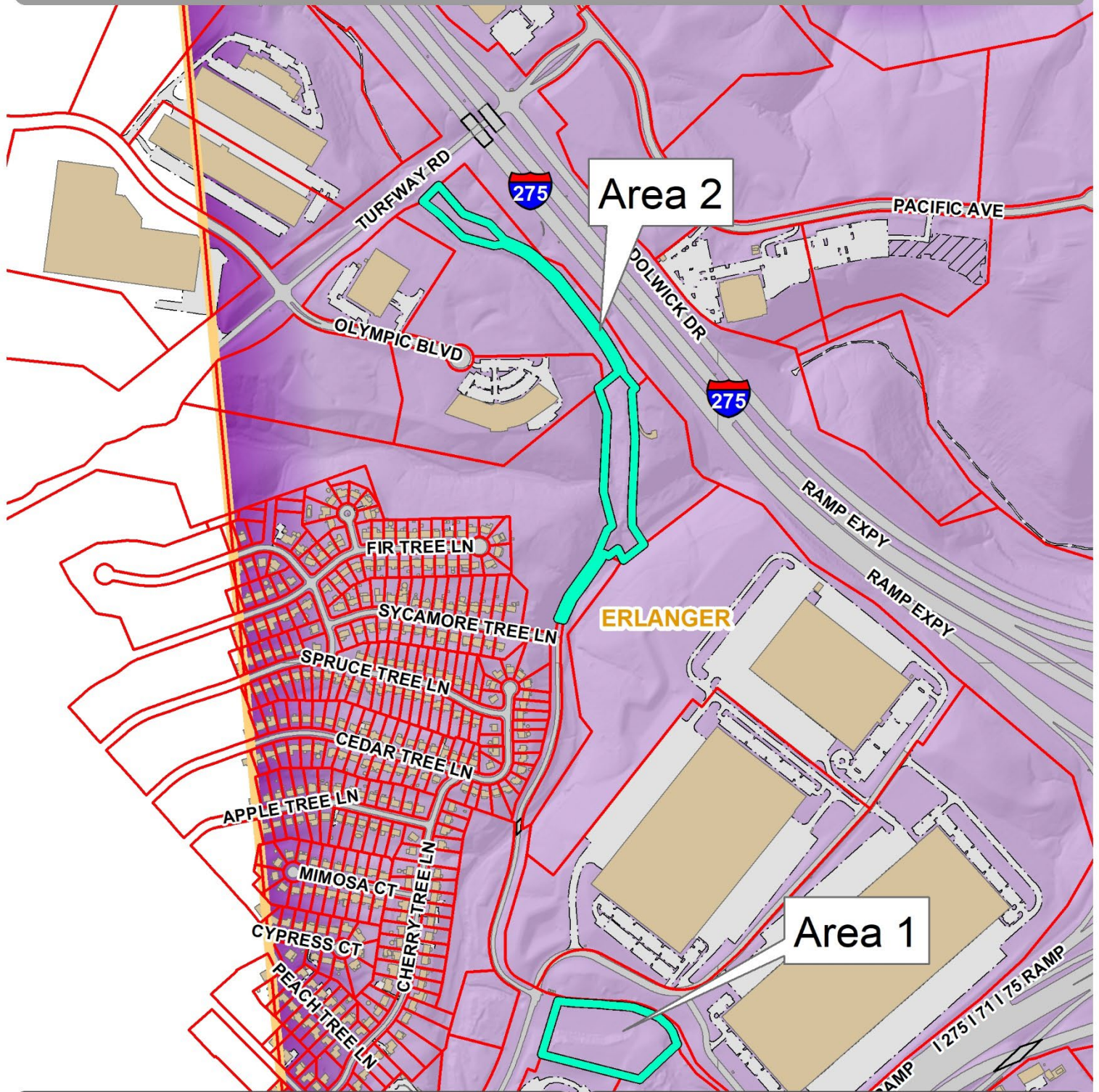
APPLICANT: The City of Erlanger per Mark Collier, Director of Economic Development and Assistant City Administrator

REQUEST: A proposed text amendment to the Erlanger Zoning Ordinance adding Building Material Sales as a permitted use within the NC (Neighborhood Commercial) Zone.

Information submitted with this request is available for review by contacting staff at PDS between 8 a.m. and 5 p.m., Monday through Friday.



PC-24-0005-PF



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Upaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
Recreation	Unpaved Parking		
Ball Fields	Railroad		
Playground/General Rec			
Tee/Green	Boundaries		
	Parcel		
	Zoning		

1:8,400

0 180 360 720 Feet



1840 Simon Kenton Way, Suite 3400
 Covington, KY 41011-2999
 859.331.8980
 Office hours M-F 8-5
www.linkgis.org

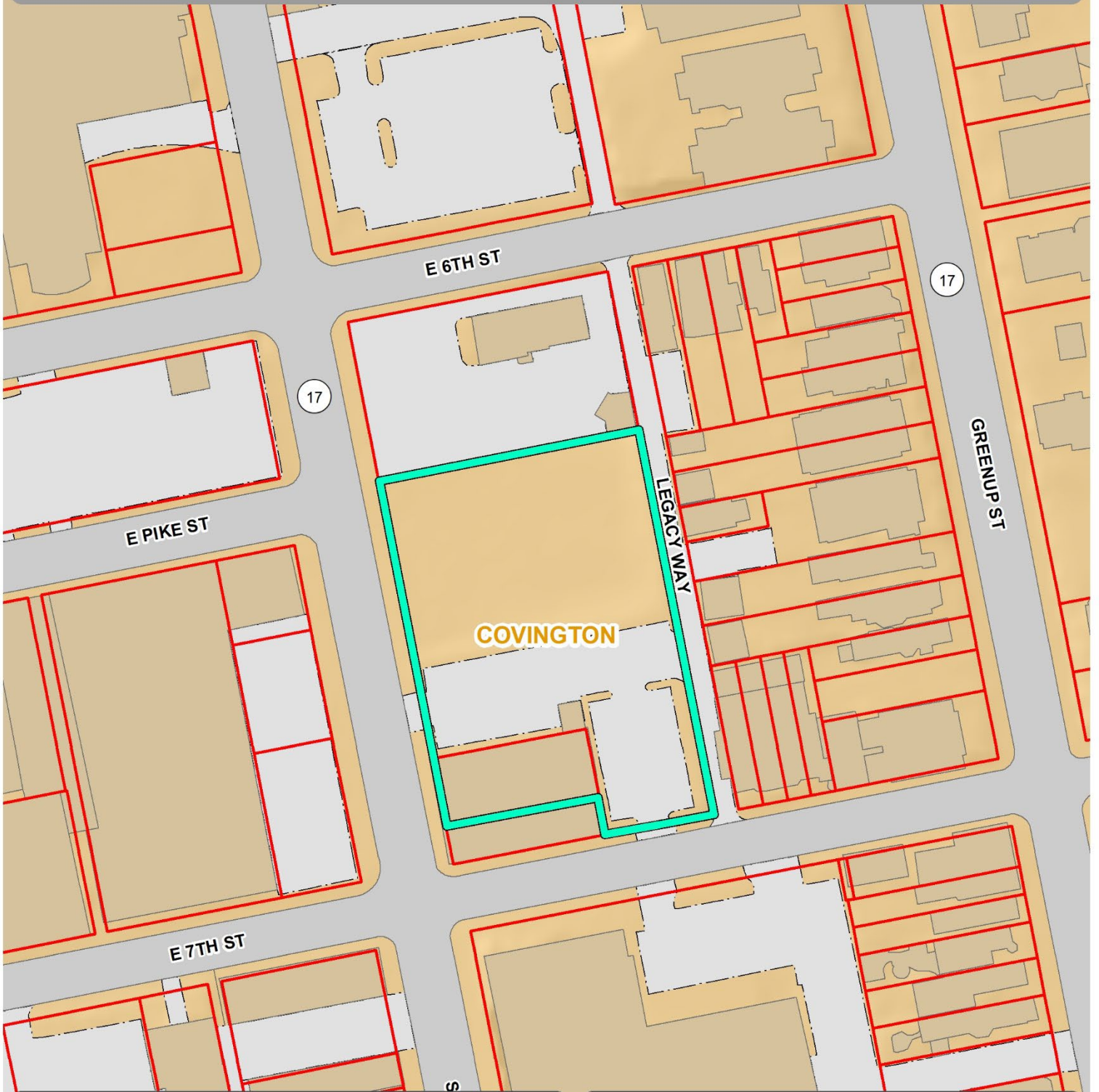
Parcel data provided by CCPVA,
 KCPVA and LINK-GIS.

Date: 11/12/2024

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.



PC-24-0006-PF



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Upaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
Recreation	Unpaved Parking		
Ball Fields	Railroad		
Playground/ General Rec	Boundaries		
Tee/Green	Parcel		
	Zoning		

1:1,200

0 25 50 100 Feet



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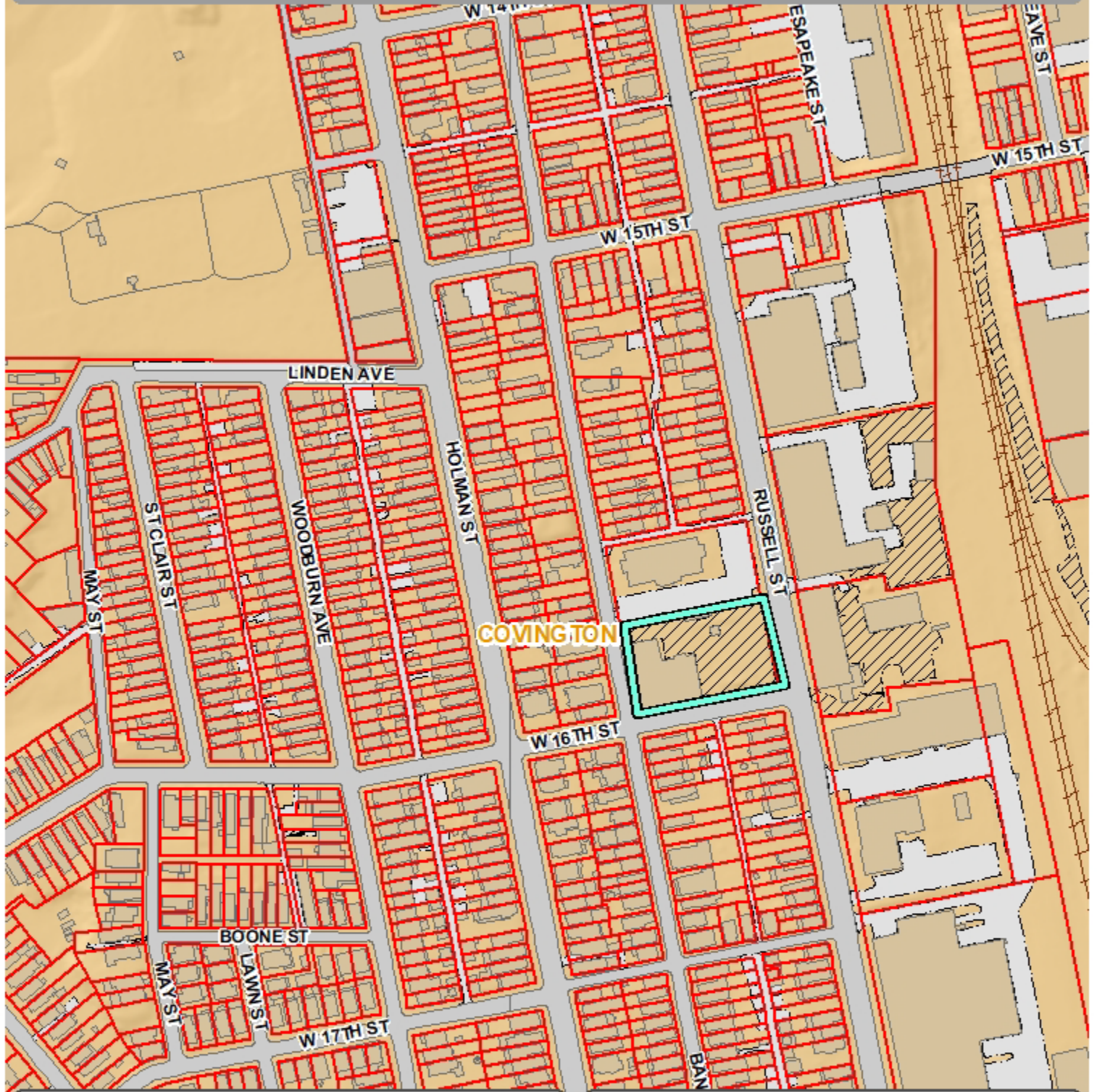
Parcel data provided by CCPVA,
 KCPVA and LINK-GIS.

Date: 11/13/2024

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PC-24-0016-MA



COVINGTON

Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Upaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
Recreation	Unpaved Parking		
Ball Fields	Railroad		
Playground/General Rec	Boundaries		
Tree/Green	Parcel		
	Zoning		

1:3,000

0 50 100 200 Feet






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Date: 11/12/2024

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