

# Memo

<b>To:</b>	Peter Glenn, CAO, Mayor Jessica Fette, Erlanger City Council
<b>From:</b>	Mark Collier, Director of Economic Development/ACAO
<b>Date:</b>	5/30/2025
<b>Re:</b>	Support for Map Amendment – 1.94 Acres from R-M to NC Zoning (Cave Run Drive)

## Summary:

This memo recommends approval of a map amendment submitted by A&K Enterprise, Inc. to rezone approximately 1.94 acres on Cave Run Drive from Residential Mixed (R-M) to Neighborhood Commercial (NC). The proposed rezoning will enable construction of a 10,241 square foot corporate office and training facility to serve the administrative and operational needs of a multi-location restaurant company.

I have been working directly with the applicant and builder on this proposal. In my view, this is a thoughtful and economically viable reuse of underutilized property that brings new investment, improves site conditions, and contributes positively to our community's commercial footprint. The development also eliminates ongoing issues with the vacant land on the site.

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## Project Overview:

A&K Enterprise, Inc., the applicant, operates 19 restaurant locations across the region. The proposed building will house:

- Four full-time administrative staff
- Offices for company principals
- A training and meeting area for restaurant managers and staff
- A small warehouse area to support maintenance crews

The site plan includes 62 off-street parking spaces and direct access from Cave Run Drive. While daily activity will be light, the building will host monthly meetings and quarterly training sessions involving 20 to 40 participants per session.

The project was reviewed by the Kenton County Planning Commission and received a **favorable recommendation** on May 1, 2025. The proposal aligns with the Kenton County Comprehensive Plan, which supports appropriate commercial infill in this corridor. The concept development

plan meets the requirements of the Erlanger Zoning Ordinance and includes commitments to sidewalk installation, buffering, and high-quality design.

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### **Project Benefits:**

- **Strategic Land Use:** Converts a long-vacant parcel into a professionally developed commercial site in a location planned for such use.
  - **Supports Local Business Growth:** Centralizes management and operations for a regionally successful restaurant group.
  - **Minimal Daily Impact, Strong Long-Term Value:** Daily traffic is limited, but the facility offers long-term economic and workforce development benefits.
  - **High Design and Compliance Standards:** The applicant has committed to meeting all required zoning, landscaping, and access improvements.
  - **Active Community Partner:** The company is known for its involvement in local schools and is open to future community partnerships.
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### **Projected Economic Development Impact (as provided by applicant):**

1. **Job Creation:** 4 full-time employees plus offices for ownership; 6 maintenance technicians will use the warehouse portion on occasion.
  2. **Payroll:** Estimated average of \$75,000 per employee.
  3. **Capital Investment:** Estimated between \$2,000,000 and \$2,500,000 for land acquisition, construction, and buildout.
  4. **Growth Potential:** The building has been designed with future growth in mind, though no immediate expansion is planned.
  5. **Community Integration:** The company maintains strong ties with local schools and is open to partnerships on future community projects.
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### **Next Steps:**

Per KRS 100, Council must take action within 90 days of the Planning Commission's recommendation.

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*Attachments follow*

