

May 20, 2025

PETER GLENN – CITY ADMINISTRATOR
CITY OF ERLANGER
505 COMMONWEALTH AVE
ERLANGER, KY 41018

Dear Mr. Glenn:

CASE NUMBER: PC-25-0005-MA

Attached please find a copy of this Commission's action from its meeting on May 01, 2025, regarding a proposed map amendment to the Erlanger's Zoning Ordinance. (The proposal was submitted by Erica Shadoin on behalf of A&K Enterprise, Inc.). Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Andy Videkovich, Manager of the Planning Department, of the meeting time and date when this item is placed on your agenda. Once your legislative body 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 Andy Videkovich, AICP, Manager of the Planning Department at PDS 859.331.8980 or avidekovich@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.



Brian Dunham
Chair
attachment

cc: Erica Shadoin – Applicant
A&K Enterprise, Inc - Owner

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

NUMBER: PC-25-0005-MA

WHEREAS

Erica Shadoin on behalf of A&K Enterprise, Inc., 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 1.94 acres on the southwest side of Cave Run Drive between Dixie Highway to the southeast and Barkley Drive to the northwest, approximately 415 feet northwest of Dixie Highway in Erlanger, from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, MAY 1, 2025, AT 6:15 P.M., IN THE KENTON CHAMBERS LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, 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 a proposed map amendment to the Erlanger Zoning Ordinance changing the property from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone.

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 5, 2024.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed map amendment is generally in agreement with the adopted comprehensive plan. The proposed plan will create new commercial development within an area recommended for commercial development. The proposed office development will be a natural extension of the existing adjacent business development.
2. The submitted Concept Development Plan meets the minimum requirements of the Erlanger Zoning Ordinance, except for the following. If approved, these will need to be noted on future permit applications:
 - a. Section 6.09 states that all development shall be required to provide improvements in accordance with the applicable sections of the Kenton County Subdivision Regulations, including that sidewalks shall be designed and constructed along all existing and proposed public streets in accordance with the regulations. A sidewalk will be required along Cave Run Drive adjacent to the subject lot.
 - b. Table 10.5 requires a minimum of 22 feet wide for drive aisles with two-way traffic. The

access drive connecting the parking area to the existing access drive to the south must be a minimum of 22 feet if intended for two-way traffic.

3. Based on testimony provided during the public hearing held on May 1, 2025.

ADDITIONAL INFORMATION

1. While not required on the Concept Development Plan, if approved, the following information is required with future permit applications:
 - a. Section 3.4 sets forth standards for building height. Sufficient information will need to be submitted for permits to show compliance with the maximum height of 40 feet.
 - b. Section 7.05 sets forth standards for site lighting. A photometric plan will need to be submitted to determine compliance with these regulations.
 - c. Section 7.06 sets forth standards for landscaping, screening, and buffers. This site will be required to install interior site landscaping, foundation landscaping, perimeter landscaping, parking lot landscaping, site element landscaping, and buffer yards. A type two buffer yard will be required between this development and the adjacent residential development, which must be a minimum of 15 feet wide. The plan is showing sufficient space to meet this buffer requirement. A landscape plan will need to be submitted to determine compliance with these regulations.
 - d. Section 8.09 sets for standards for excavation, grading, movement of soil, tree removal, and erosion and sedimentation control. A land disturbance permit will be required from SD1.
 - e. Section 10.17 sets forth standards for paving off-street parking facilities and access drives. Sufficient information will need to be submitted to determine compliance with these regulations.
 - f. Article 11 sets forth standards for signage. Permits will be required for any proposed sign.



BRIAN DUNHAM, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT PC-25-0005-MA**SUMMARY OF THE EVIDENCE AND TESTIMONY PRESENTED BY THE PROPONENTS/OPPONENTS OF THE PROPOSED MAP AMENDMENT**

(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

A request by Erica Shadoin on behalf of A&K Enterprise, Inc. for a proposed map amendment to the Erlanger Zoning Ordinance changing the property from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone; the applicant proposes to construct a 10,241 square foot corporate office building. There will be 62 off-street parking spaces and access off of Cave Run Drive.

PROPONENTS

A proponent for the issue addressed the Commission and stated he is here on behalf of the applicant. He stated he would be the one constructing the building and noted he does have the actual plans with him if anyone would like to see them. He stated they are going to make the building cosmetically appealing to the neighborhood and it will be a good addition to the neighborhood. He stated they plan on making it really nice and noted they have agreed to comply with any sidewalks or landscaping that they need to. He also stated he has the project plans if anyone would like to see them. The plans were then marked as an exhibit and made a part of the record to the meeting. Mr. France asked why there was so much parking. One of the Commissioners asked why there was so much parking. The proponent then addressed the Commission and stated they have nineteen restaurants and they do a lot of training there, they have classes there, they bring in all kinds of assistant managers there to do classes, etc., so that is why there is so much parking. He additionally noted it's not every day and once a month they have meetings and once every two or three months they do big training meetings. He further noted at their current building on Dixie Highway they run out of parking all the time there so they wanted to make sure they had plenty of spots. He additionally added they want to grow and have plenty of room to grow too. The proponent stated the applicant is very community driven and she will be a good addition and be very involved in the community as well.

The proponent addressed the Commission in rebuttal and stated they will have offices there but he can't tell you how long he will be there. The proponent stated once a month they have a meeting there from 8:00 in the morning to about 11:00. He also noted they do food safety training there and there might be ten people in the class in terms of building traffic. He stated another class would have a one to two class once a month and that would be during the day. The Chairman then asked how many people would be there. The proponent then noted there are 4 full time employees there but the total would be about 40 people total.

OPPONENTS/NEUTRAL PARTIES

A neutral party to the issue addressed the Commission and stated they are happy to have another commercial business with them but noted his concern would be the additional traffic patterns at that light at Cave Run. The opponent stated that light gets congested early in the day and so his concern is traffic patterns. He additionally asked if that could be looked at. The opponent further stated they are happy to see another business there but was just concerned about that.

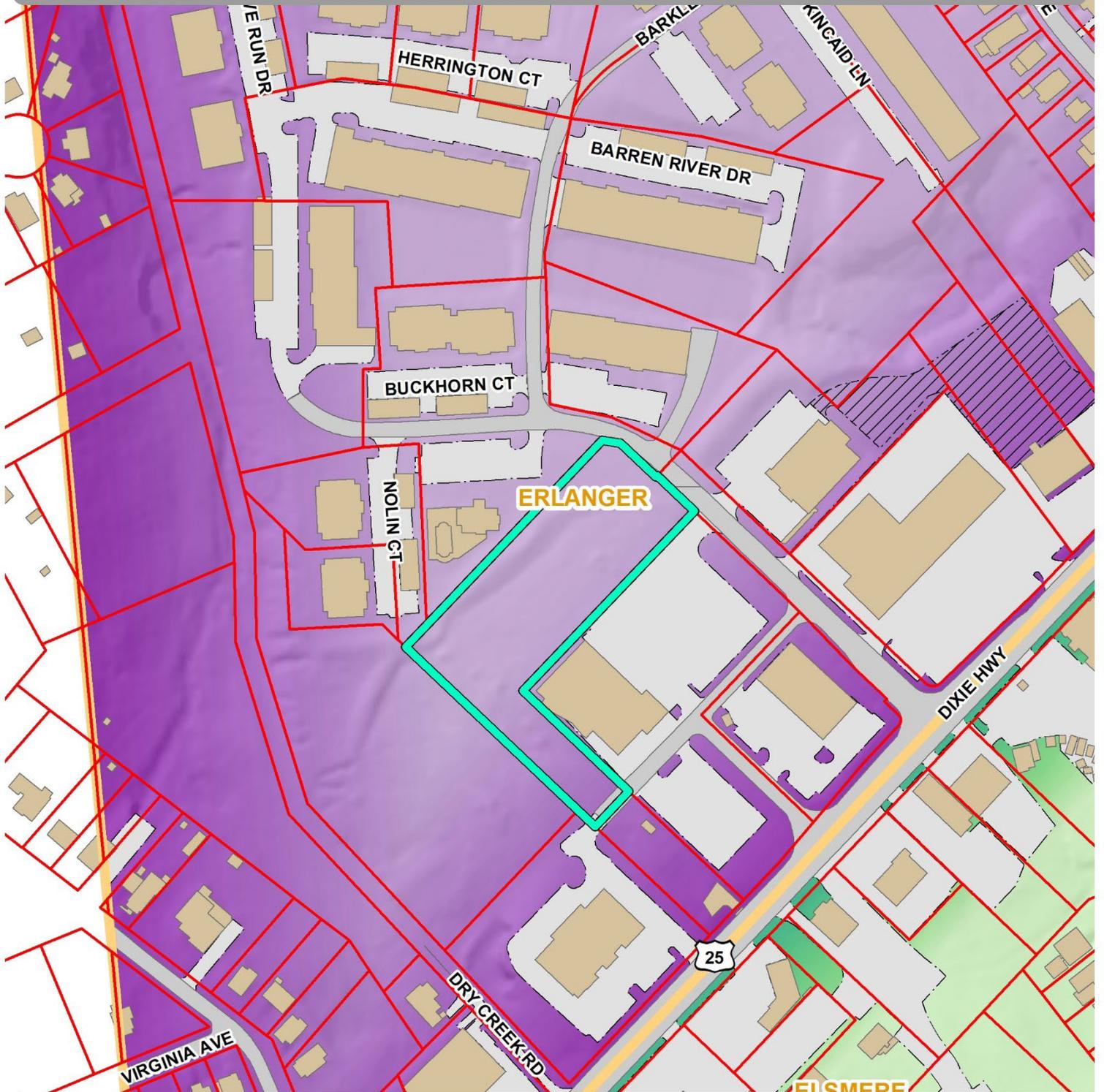
An additional neutral party addressed the Commission and stated she is representing Erlanger Lakes. She noted one of the concerns would be traffic and if a traffic study was done. She additionally asked if that would be a problem there and if a lot more traffic was going to be added to the area. She additionally asked if this would change their taxes if the zoning was changed. She further noted issues with sewage and water flow, and asked how this development would affect that. She then asked how many people the building would facilitate. She noted a concern of traffic coming on and off of Dixie. She further asked what A&K Enterprises does and what their business is.

The neutral party then addressed the Commission in rebuttal and commented about the water flow and stated it is from the parking lot into that area. The Chairman then noted SD1 requires that any new projects cannot create more storm water coming off of their site so it has to be contained.

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



PC-25-0005-MA



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

1:2,400

0 50 100 200 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: 4/10/2025

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.

