

**COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON
CITY OF ERLANGER
ORDINANCE NO. 2585**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ERLANGER, COUNTY OF KENTON, 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

WHEREAS, a request for a map amendment was submitted to the Kenton County Planning Commission by A&K Enterprises, to change the above-described areas from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone; and

WHEREAS, PDS staff reviewed the application and recommended that the proposed map amendment be approved; and

WHEREAS, the Kenton County Planning Commission, upon reviewing the staff recommendations and after holding a public hearing on May 1, 2025, voted to recommend the zone change; and

WHEREAS, the Erlanger City Council has reviewed the record, including the recommendation from the Kenton County Planning Commission and PDS Staff, as well as the public hearing.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ERLANGER, COUNTY OF KENTON, COMMONWEALTH OF KENTUCKY:

Section I

That the Erlanger City Council hereby approves said Zoning Map Amendment, changing the zoning for 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;

The aforementioned map amendment was recommended by the staff report for the Kenton County Planning Commission and the Kenton County Planning Commission. The Erlanger City Council has reviewed the staff recommendation and the public hearing and adopts the zoning map amendment on the following bases:

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.

Section II

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

Adopted this 10th day of June, 2025.

1st Reading - June 3, 2025

2nd Reading - June 10, 2025

Vote: 8 Yes, 0 No

City of Erlanger
County of Kenton
Commonwealth of Kentucky

By:
Jessica Fette
Mayor

Attest:

Sherry Hoffman
City Clerk