

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

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF
ERLANGER, COUNTY OF KENTON, CHANGING AN AREA OF
APPROXIMATELY 45.03 ACRES LOCATED ON THE NORTH SIDE OF
DOLWICK DRIVE BETWEEN CRESCENT SPRINGS ROAD TO THE EAST
AND TURFWAY ROAD TO THE WEST, APPROXIMATELY ONE MILE WEST
OF CRESCENT SPRINGS ROAD, IN ERLANGER, FROM BP (BUSINESS
PARK) ZONE TO R-MF (MULTI-FAMILY RESIDENTIAL) ZONE**

WHEREAS, a request for a map amendment was submitted to the Kenton County Planning Commission by Corporex and Key Property LLC, to change the above-described areas from BP (Business Park) Zone to R-MF (Multi-Family Residential) 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 October 2, 2025, voted to unanimously 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 45.03 acres located on the north side of Dolwick Drive between Crescent Springs Road to the east and Turfway Road to the west, approximately one mile west of Crescent Springs Road, in Erlanger, from BP (Business Park) Zone to R-MF (Multi-Family Residential) 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. Although the proposed development will remove available land for industrial development, the proposed development will provide higher density, income aligned, housing that will serve to support the broader employment area, potentially making the remaining business park more marketable to future employment centers.
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 with future permits:
 - a. Section 4.05 of the Erlanger Zoning Ordinance provides use specific standards for multi-family developments, including that walkways shall connect all buildings to each other, parking areas, amenity areas, and existing public sidewalks adjacent to the development. Although the development is providing a good amount of pedestrian walkways, additional connections will be needed to provide connection to the required sidewalks along Dolwick Drive. An additional pedestrian connection will also be needed to connect Building "C" with Building "F" & "E". Additional information will be needed with permit applications to determine compliance with this requirement.
 - b. Section 6.09 of the Erlanger Zoning Ordinance requires sidewalks to be included along the entire frontage of Dolwick Drive, per the Kenton County Subdivision Regulations, unless specifically waived by City Council through an ordinance. Additional information will be needed with permit applications to determine compliance with the requirement.
 - c. Section 7.04 of the Erlanger Zoning Ordinance requires one attached or detached garage for each new dwelling unit. The City of Erlanger has submitted a text amendment (PC-25 0011-TX) that would remove this requirement. Additional information may be required with permit applications depending on the outcome of this text amendment.
 - d. Section 7.07 of the Erlanger Zoning Ordinance requires parking lot peninsulas and island landscaping, specifically, a parking lot peninsula or island is required for every 10 continuous parking spaces. This requirement may result in a loss of anticipated parking spaces, however, the development is currently proposing 48 spaces above the required number of parking spaces. Additional information will be needed with permit applications to determine compliance with these requirements.
 - e. Section 10.02 of the Erlanger Zoning Ordinance provides that none of the parking provided within the R-MF Zone shall be located between a primary façade and a public street. This will need to be addressed for future permits.
 - f. Based on testimony provided at the October 2, 2025 public hearing.

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 _____ day of _____, 2025.

1st Reading - _____, 2025

2nd Reading - _____, 2025 Vote: _____, Yes, _____, No

City of Erlanger
County of Kenton
Commonwealth of Kentucky

By: _____
Jessica Fette
Mayor

Attest:

Sherry Hoffman
City Clerk