



Kenton County Planning Commission
Thursday, March 04, 2021 | 6:15 PM
Virtual Public Hearing | GoToMeeting ID 516-998-973

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Roll call; determination of a quorum
4. Review of public hearing procedures.

Administrative reviews and reports

5. Review of this month's agenda (*action required*)
6. Review of last month's meeting minutes (*action required*)
7. Report of last month's receipts and expenditures (*action required*)
8. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Legislative Updates
 - c. Cell Tower Updates
9. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

10. **FILE NUMBER:** PC2012-0003 – **REQUEST TO TABLE RECEIVED 02/25/2021**
APPLICANT: Grand Communities, LLC on behalf of The Cincinnati, New Orleans, and Texas Pacific Railroad Company.
AREA INCLUDED: An area of approximately 65 acres located south and west of Highway Avenue (Route 8), west of the River's Breeze development, and east of the railroad in Ludlow.
REQUEST: A map amendment to the Ludlow Zoning Ordinance from R-RE (a rural single-family residential zone) to R-3 (PUD) (a multi-family residential zone with a planned unit development overlay)
PLAN SUMMARY: The applicant proposes a new residential development consisting of 28 detached single-family units, 306 attached condominium units, and 400 apartment units.
11. **FILE NUMBER:** PC2101-0006
APPLICANT: City of Independence per Chris Moriconi, City Administrator
AREA INCLUDED: An area of approximately 108 acres located on the south side of Mt. Zion Road between Bristow Road to the east and Dixie Highway to the west, approximately 500 feet west of the intersection of Bristow Road with Mt. Zion Road. The property is currently in Unincorporated Kenton County and is proposed to be annexed into Independence.
REQUEST: (1) Adoption of appropriate comprehensive plan designation for the area described

herein, as part of the annexation process; and (2) Designation of appropriate zoning for the area described herein, as part of the annexation process.

PLAN SUMMARY: The applicant is proposing to construct an industrial park with four buildings totaling 1,181,020 square feet of floor area, including off-street parking and a new public street.

12. **FILE NUMBER:** PC2102-0001

APPLICANT: CAC Developments, LLC and Select Holdings, LLC per Cindy Cahill.

AREA INCLUDED: An area of approximately 9.21 acres located at 5512 Taylor Mill Road approximately 150 feet north of Lone Oak Drive and approximately 300 feet south of Sunset Drive.

REQUEST: A map amendment to the Taylor Mill Zoning Ordinance from R-1C (a single-family residential zone) to R-1C (PUD) (a single-family residential zone with a planned unit development overlay).

PLAN SUMMARY: The applicant proposes to establish a new street with 20 single-family residential lots and to convert an existing church into commercial, office, and medical office uses.

13. **FILE NUMBER:** PC2101-0008

APPLICANT: City of Taylor Mill per Brian Haney, City Administrative Officer

REQUEST: Proposed text amendment to the Taylor Mill Zoning Ordinance decreasing the area requirement for a Planned Unit Development from 25 acres to five acres.

14. Reports from Committees *(no action required unless requested)*

- a. Bylaws
- b. *Direction 2030* Implementation
- c. Executive
- d. Social Media
- e. Subdivision Review
- f. Z21 Review Committee

15. Reports from Commission members *(no action required unless requested)*

16. Report from legal counsel *(no action required unless requested)*

17. Reports / announcements from staff *(no action required unless requested)*

- a. Reminder to new members to complete and return their paperwork to Nicole

18. General correspondence *(no action required unless requested)*

New business

Public comments

Adjourn

Calendar Notes	
Thursday, April 1:	Monthly Public Hearing / Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on March 4.
Thursday, May 6:	Monthly Public Hearing / Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on April 8.