



Kenton County Planning Commission

Thursday, April 01, 2021 | 6:15 PM

Virtual Public Hearing | GoToMeeting ID 579-638-365

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. Stage II Update Memo
9. Report of last month's actions by our legislative bodies (*no action required*)

Public hearing

10. **FILE NUMBER:** PC2012-0003 (*action required*)
APPLICANT: Grand Communities, LLC on behalf of The Cincinnati, New Orleans, and Texas Pacific Railroad Company
LOCATION: An area of approximately 65 acres located south and west of Highway Avenue (Rt 8), west of the River's Breeze development, and east of the railroad in Ludlow.
REQUEST: A proposed 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).
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:** PC2102-0001 (*action required*)
APPLICANT: CAC Developments, LLC and Select Holdings, LLC per Cindy Cahill.

LOCATION: An area of approximately 9.21 acres located at 5433 Taylor Mill Road approximately 150 feet north of Lone Oak Drive and approximately 300 feet south of Sunset Drive.

REQUEST: A proposed 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)

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.

12. **FILE NUMBER:** PC2103-0002 (*action required*)

APPLICANT: Holland Design and Construction on behalf of Sons of Independence, LLC

LOCATION: An area of approximately 29.41 acres located at the northeast corner of the intersection of Taylor Mill Road (KY 16) and Madison Pike (KY 17)

REQUEST: A proposed map amendment to the Independence Zoning Ordinance from R-1B* (a single-family residential Zone) to R-2 (PUD) (a multi-family residential zone with a planned unit development overlay)

SUMMARY: The applicant proposes to develop 85 residential units with a community clubhouse and four commercial buildings to include two restaurants, a gas station/grocery, and a brewery.

13. **FILE NUMBER:** PC2103-0001 (*action required*)

APPLICANT: City of Independence per Chris Moriconi, City Administrator

REQUEST: Text amendments to the Independence Zoning Ordinance (1) adding a definition for Brewery, Distillery, Winery and (2) adding Brewery, Distillery, Winery as permitted within a Planned Unit Development Overlay Zone with use specific standards.

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

- a. Bylaws
- b. *Direction 2030* Implementation
- c. Executive
- d. Social Media
- e. Subdivision Review
- f. Z21Review 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*)

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

Calendar Notes

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.

Thursday, June 3: **Monthly Public Hearing/ Business Meeting (6:15 PM)**
The deadline to submit applications for this agenda is 5 PM on May 6.