



Kenton County Planning Commission

Thursday, June 01, 2023 | 6:15 PM
Kenton Chambers, County Government Center | Covington

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. Review of FY23-24 budget (*action required*)
9. Review of FY23-24 application fees (*no action required*)
10. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Updates (*none this month*)
11. Report of last month's actions by our legislative bodies (*none this month*)

Public hearing

12. **FILE NUMBER: PC2305-0002** (*action required*)
APPLICANT: JRCJ Real Estate LLC per James Kautz
LOCATION: 3385 Madison Pike, Fort Wright; an area of approximately 1.2 acres located on the east side of Madison Pike approximately 400 feet north of Highland Pike
REQUEST: An amended Stage I Development Plan within the HOC (Highway Oriented Commercial) Zone of the Fort Wright Zoning Ordinance.
SUMMARY: The applicant proposes to construct a 1,227 square foot combination restaurant (Sonic) with associated off-street parking, drive aisles, drive-thru, cross-connection, and two access points onto Madison Pike.
13. **FILE NUMBER: PC2305-0003** (*action required*)
APPLICANT: Corporex Development & Construction Management, LLC per Greg Scheper on behalf of 401 Crescent Avenue LLC
LOCATION: 201 & 401 Crescent Avenue; an area of approximately 2.4 acres located on the east side of Western Avenue and the west side of Crescent Avenue, located between Highway Avenue to the north and West 5th Street to the south, approximately 600 feet south of Highway Avenue.
REQUESTS: A proposed map amendment to Covington Neighborhood Development Code changing the described area from AUC (an Auto-Urban Commercial district) to SU (a Semi-Urban Residential district). This request includes the review of the following variance requests: (1) increasing the maximum height permitted for Building D; and (2) increasing the maximum front yard setbacks of Buildings A, B, C, and D.
SUMMARY: The applicant proposes to construct four four-story townhome buildings (25 units total) with additional off-street parking spaces. The height of Building D is proposed to be 35 feet, four inches where

35 feet is the maximum height permitted. The front street setbacks along Western Avenue are proposed to be 26 feet, two inches (Building A); 24 feet (Building B); 22 feet (Building C); and 12 feet, three inches (Building D) where 10 feet is the maximum front street setback permitted.

14. **FILE NUMBER: PC2305-0001**

APPLICANT: City of Fort Wright per Jill Cain Bailey, CAO

REQUEST: A proposed text amendment to the Fort Wright Zoning Ordinance adding a specific off-street parking requirement for drive-thru only restaurants.

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

- a. Bylaws
- b. *Direction 2030* Implementation
- c. Executive
- d. Social Media
 - i. Review & discussion regarding proposed FY24 Comprehensive Plan Update pages on the KCPC Website *(action required)*
- e. Subdivision Review
- f. Z21 Review Committee

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

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

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

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

New Business

Public Comments

Adjourn

Calendar Notes
<p>Thursday, July 06, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on June 8.</p> <p>Thursday, August 03, 2023: Monthly Public Hearing/ Business Meeting (6:15 PM) The deadline to submit applications for this agenda is 5 PM on July 6.</p>