



KCPC
Kenton County
Planning Commission

KCPC Meeting

January 6, 2026

PC-25-0010-PF

City of Ludlow

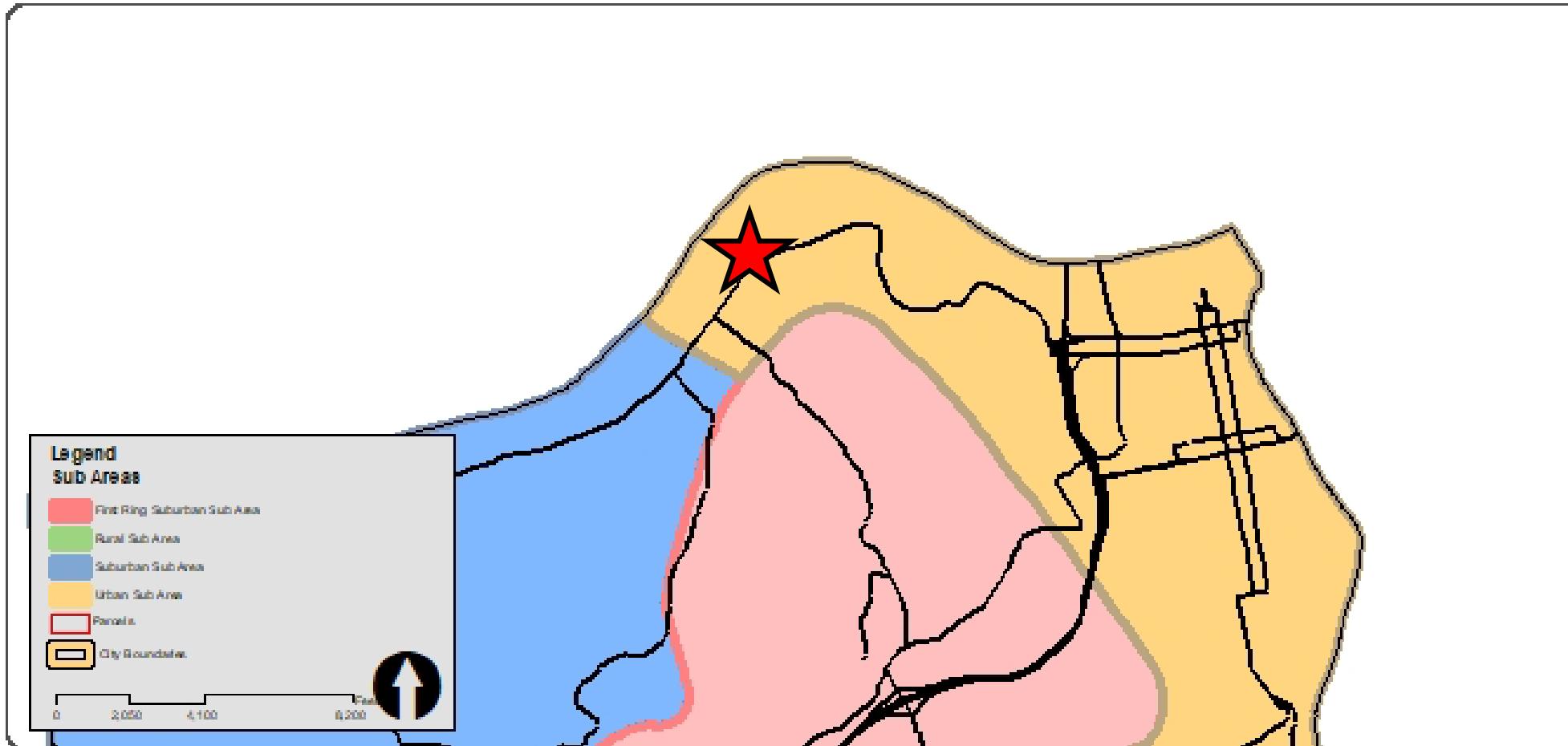
Request

Applicant: Robert Ehmet Hayes & Associates per Amy Sanders on behalf of Ludlow Independent Schools

Jurisdiction: City of Ludlow

Request: A public facility review per KRS 100.324 and KRS 147.680.

Sub Area



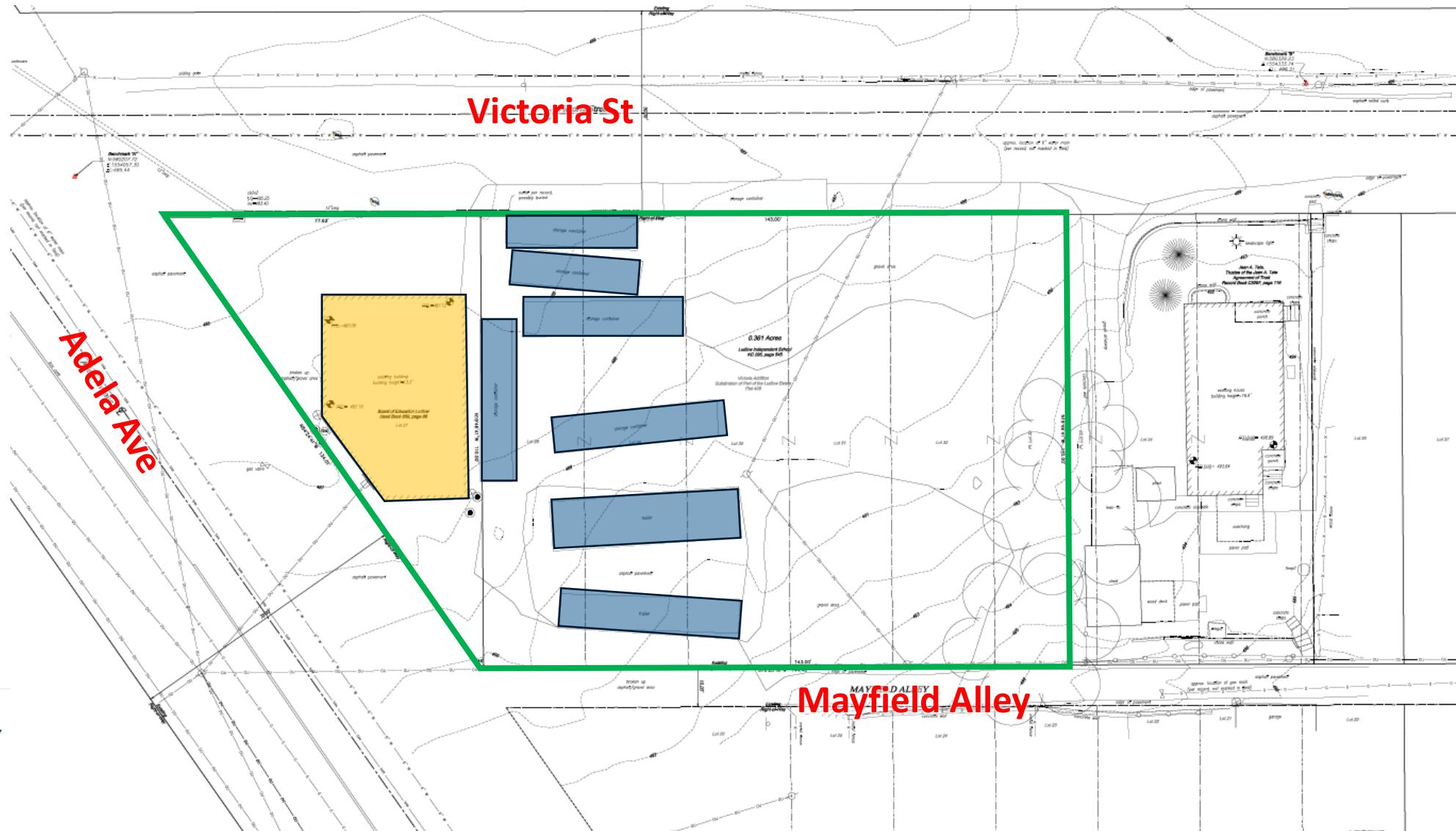
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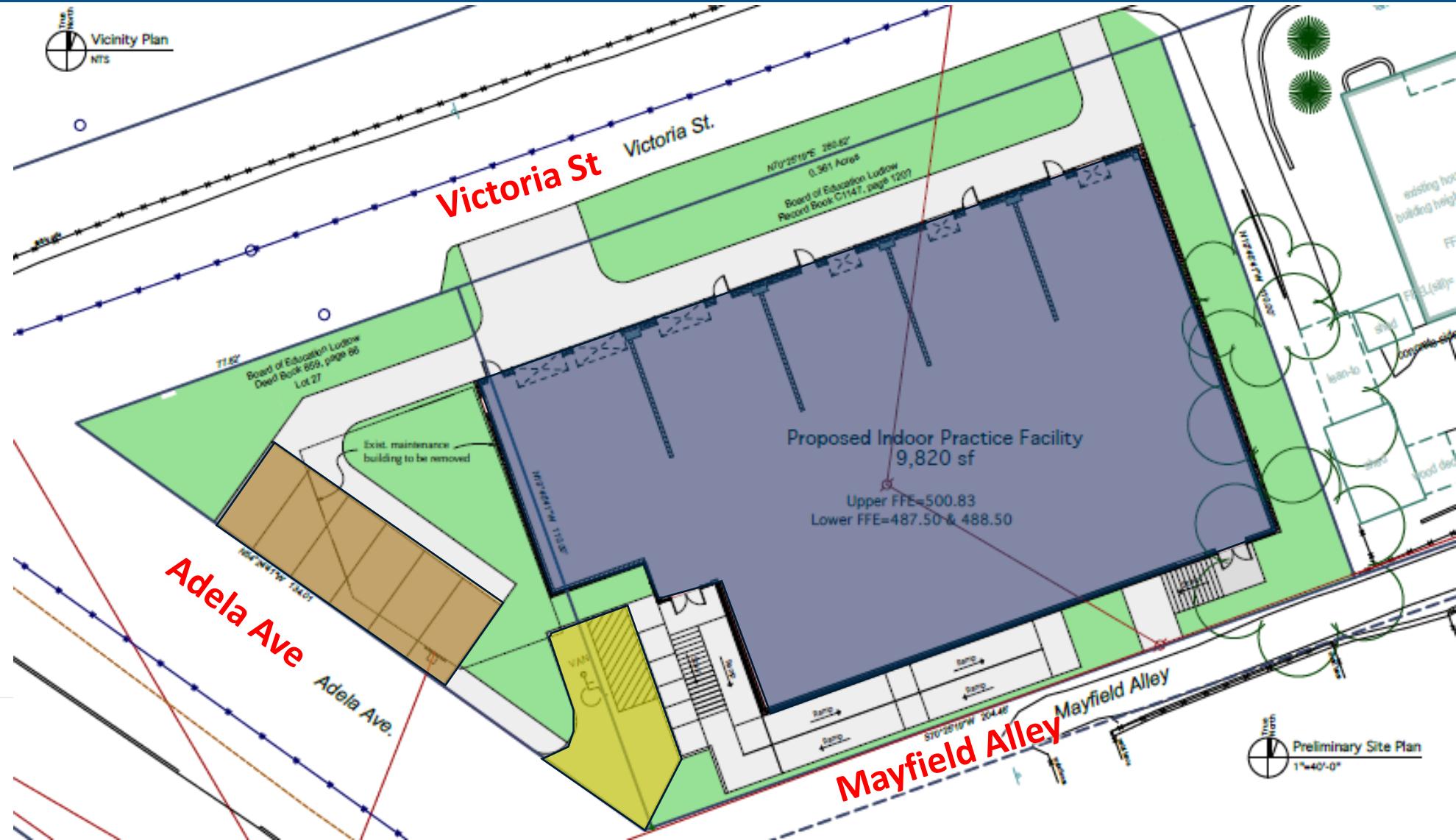
Location



Petition Review



Petition Review



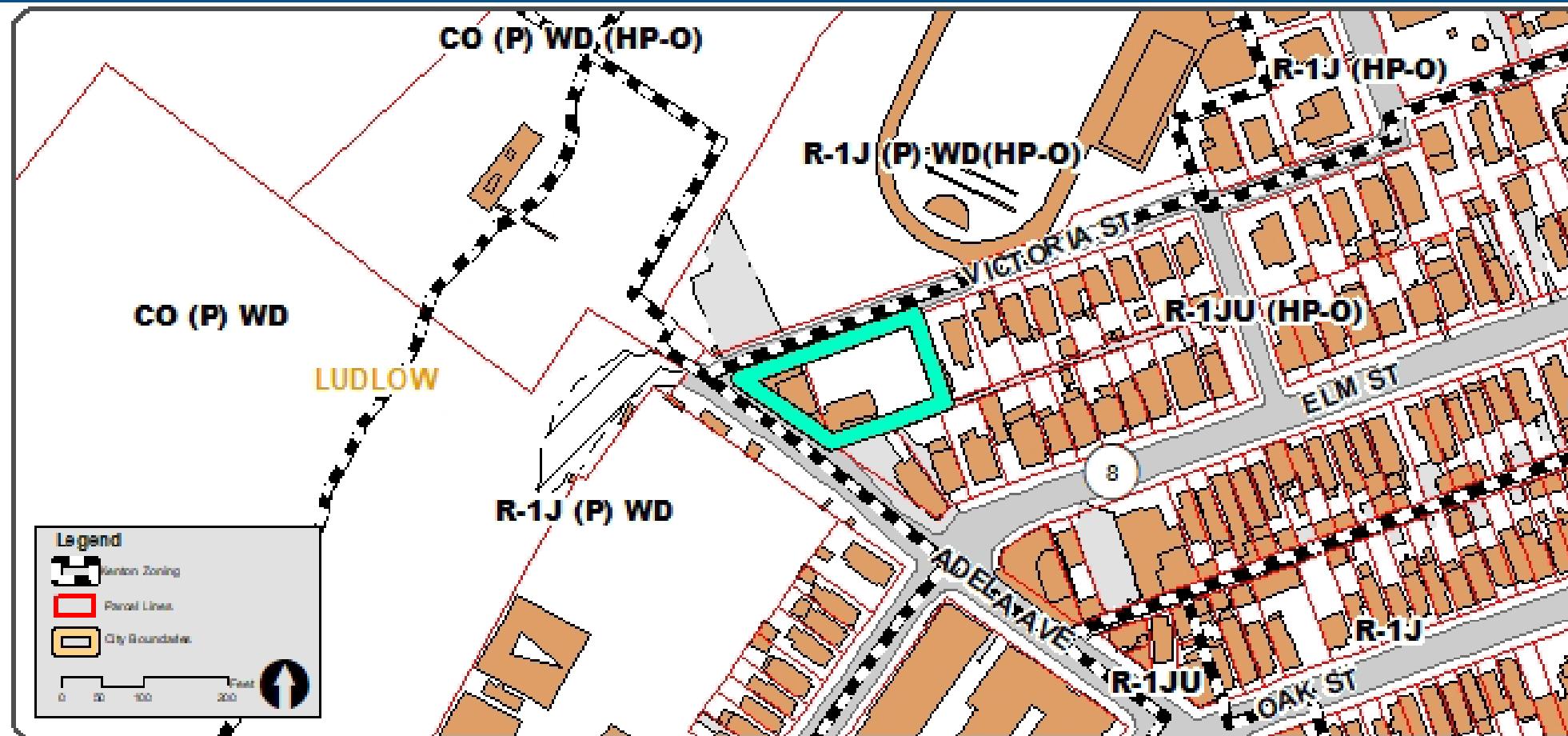
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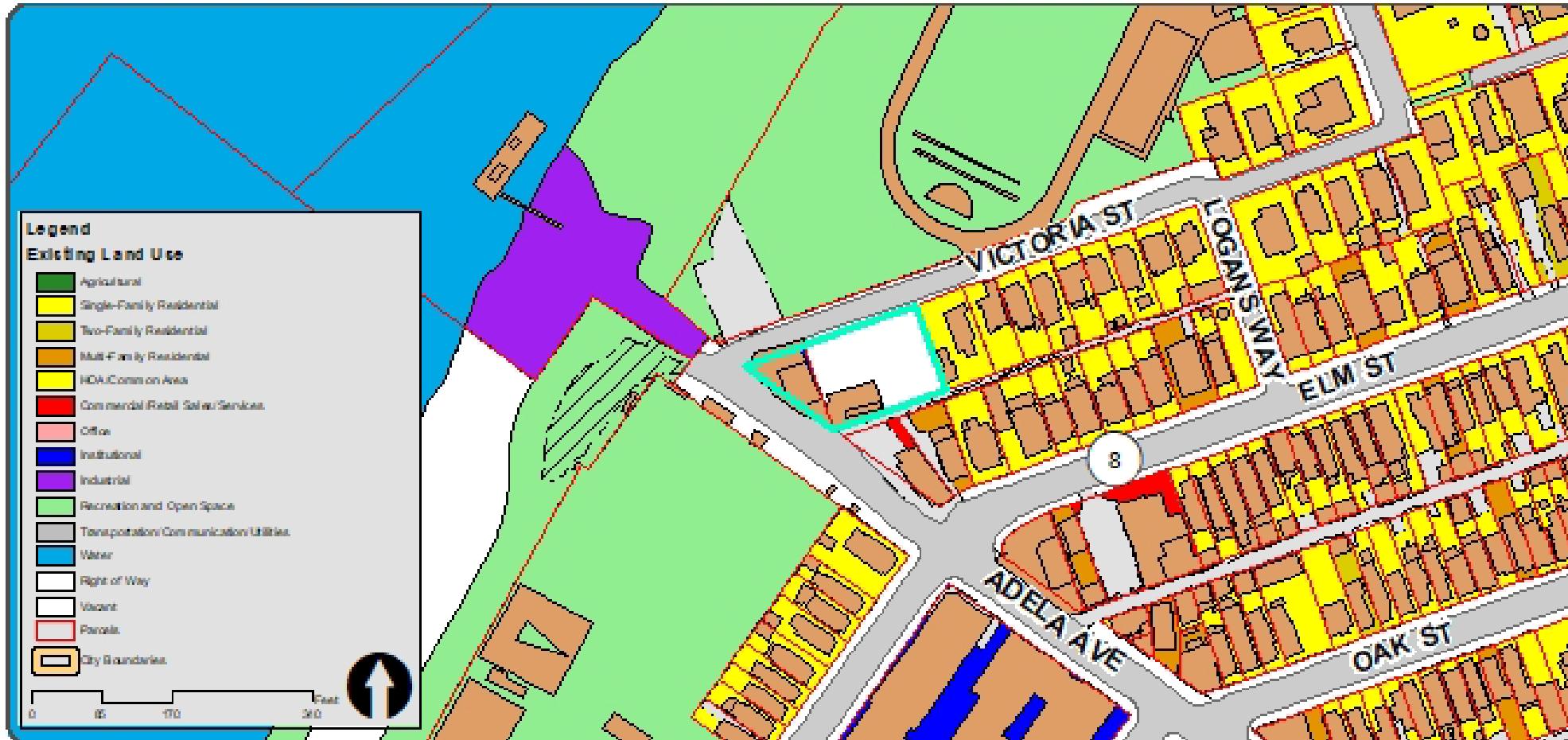
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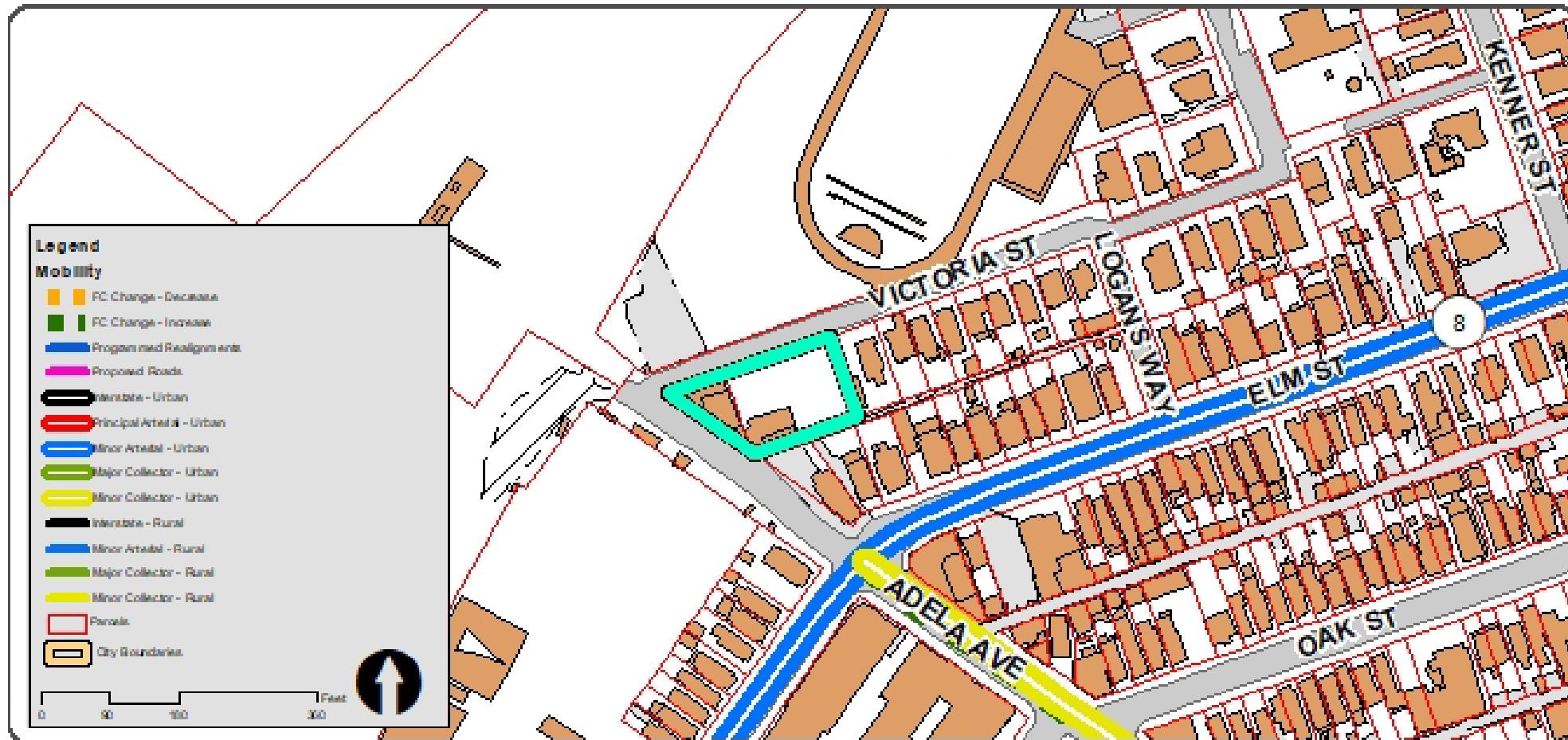
Current Zoning



Existing Land Use

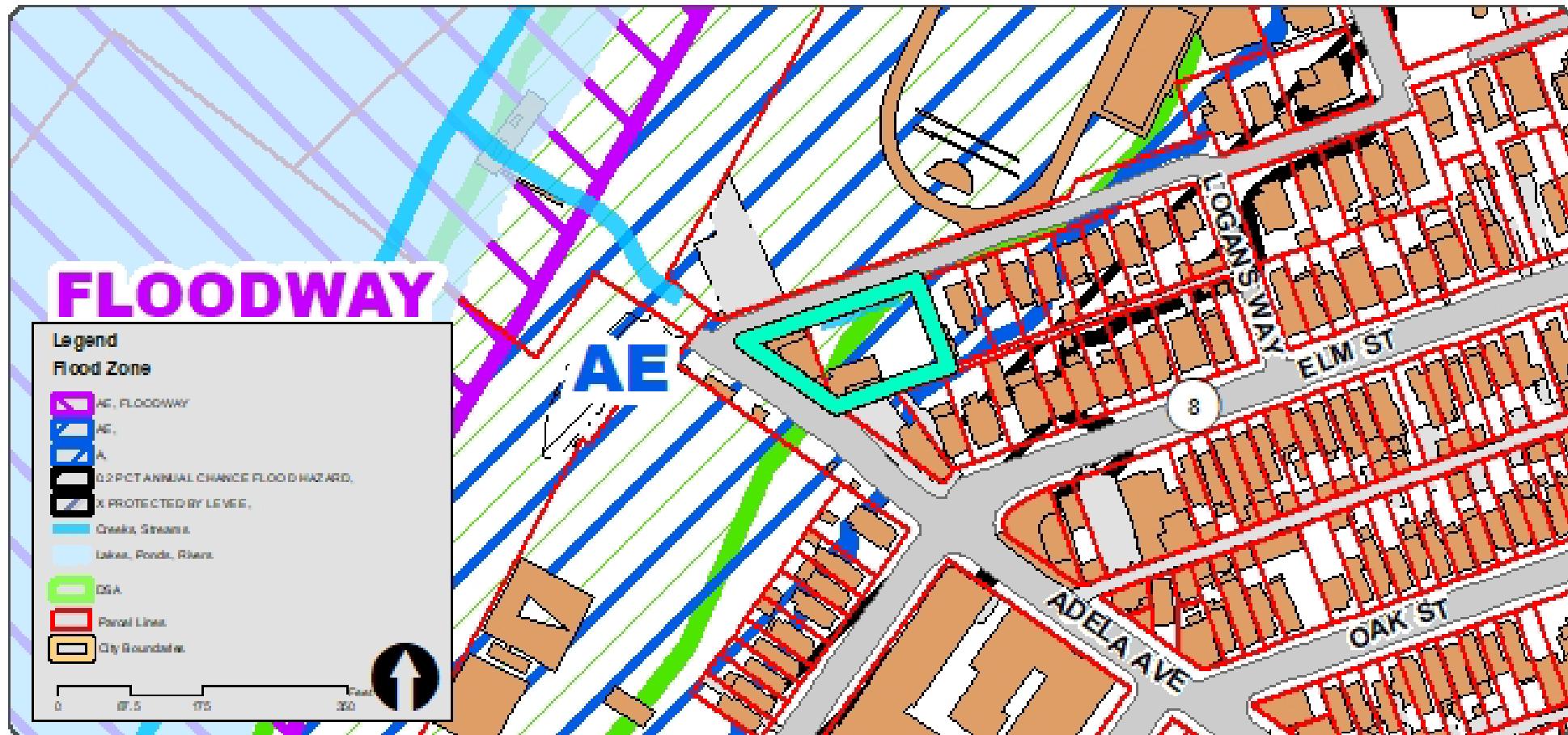


Mobility



Recommended Land Use





Comprehensive Plan

Consistent

- Goals and Objectives
- Sub Areas (Urban) Element
- Community Facilities Element

State Statutes

KRS 100.324 (4) states:

Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location, or extent of structures or land for public facilities... shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan.

State Statutes

KRS 100.361 states:

Nothing in this chapter shall impair the sovereignty of the Commonwealth of Kentucky over its political subdivisions. Any proposal affecting land use by any department, commission, board, authority, agency, or instrumentality of state government shall not require approval of the local planning unity. However, adequate information concerning the proposals shall be furnished to the planning commission by the department, commission, board, authority, agency, or instrumentality of state government.

Supporting Information / Bases

Favorable

Generally consistent with the *2024 Kenton County Comprehensive Plan*

- Goals
- Objectives
- Recommendations

Additional Information

Per KRS 100.361 Ludlow Independent Schools is an instrumentality of the state government and therefore exempt from local zoning regulations. However, in order to ensure the proper integration of the proposed development into the surrounding area, staff recommends the following:

- Lighting
- Outdoor Storage
- Screening
- HP-O Zone
- Signage
- Off-Street Parking
- Permits required
- Flood Hazard Reduction Standards

PC-25-0010-PF

City of Ludlow

PC-25-0013-TX
City of Covington

Request

Applicant: The City of Covington per Kaitlin Bryan,
Regulatory Services and Historic Preservation
Officer

Jurisdiction: City of Covington

Request: (1) Allowing “Changeable Copy” as a principal detached sign within the AUC (Auto-Urban Commercial) District; and (2) Adding a formula for the measurement of sign illumination.

History

In 2020, the City of Covington submitted an application (PC2006-0003) to adopt a new zoning ordinance (Neighborhood Development Code), including new text and a new official zoning map. KCPC provided a favorable recommendation, and the City adopted the subsequent ordinance. The goals of the Neighborhood Development Code were stated as follows:

- a. Transition from a use-based to a character-based code
- b. Implement the City's various planning documents;
- c. Consolidate zoning districts and utilize character districts; and
- d. Streamline Review Procedures

Petition Review

Section 04.13.4 of the Neighborhood Development Code states:

B. Permanent Signs. Tables 04.13.4-1 through 04.13.4-5 *Allowed Permanent Signs* set out:

- The attached and detached sign types allowed in each character district;
- The standards that apply to each sign type; and
- Whether a sign permit is required or not.

D.3. Sign Illumination. Signs shall not exceed 0.3 foot-candle of light over ambient light conditions.

Table 04.13.4-3 Allowed Permanent Detached signs:

Character District:	Suburban Office (SO)	Auto-Urban Commercial (AUC)
Number Allowed (Max.)	Principal: 25 sq. ft.; Directory: 6 sq. ft. Additional: 6 sq. ft	Principal: 25 sq. ft.; Other: 6 sq. ft.
Illumination	Principal: Exposed or concealed Directory: Concealed only Additional: Concealed only	Concealed only
Minimum Setback from the nearest property line	Principal: Five ft. (front); 10 ft. (other) Directory: 15 ft. Additional: 25 ft.	Principal: 5 ft. from any other property line; 30 ft. from the nearest single-family residential district Other: 15 ft. from nearest single-family residential district
Changeable Copy	Principal: Automatic allowed; may cover up to 25% of sign face. Directory: Not allowed. Additional: Only manual changeable copy is allowed, may cover entire sign face.	Not Allowed

Petition Review

Proposed Amendment (1):

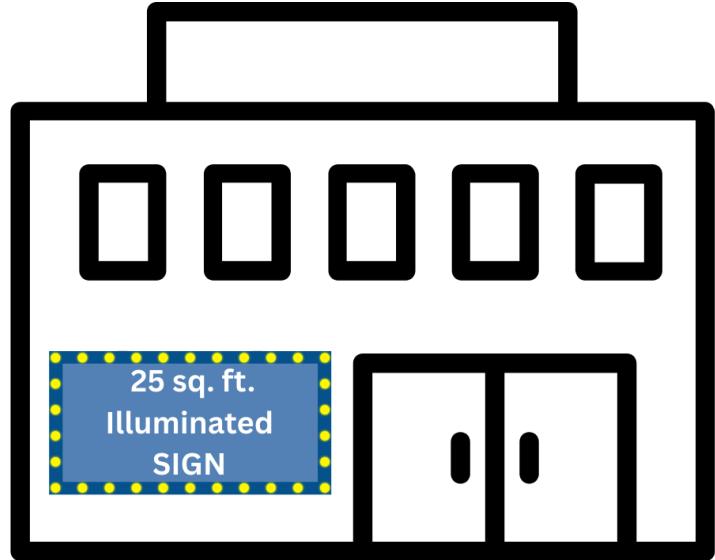
- Allowing automatic changeable copy as part of a detached principal sign within the AUC District, up to 25 percent of the sign face
 - Matching what is allowed within the SO District.
 - Under the current regulations, the AUC District allows for Detached Signs, Permanent Entrance Signs, Wall Signs, and Window Signs.

Petition Review

Proposed Amendment (2):

- Adding a formula to calculate the appropriate distance to measure sign illumination:
 - $\sqrt{\text{Total Sign Square Footage} \times 100}$
- Under the current regulations, there is not an established distance by which illumination measurements shall be taken.
- The proposed equation comes from recommendations published by the International Sign Association.

Petition Review



Covington
Neighborhood Development Code
11.03. F., Sign Illumination.
*Signs shall not exceed 0.3 foot-candle of light
over ambient light conditions.*

**Proposed Formula to determine
distance for measuring illumination:**

$$\sqrt{(25 \times 100)} = 50 \text{ ft.}$$

State Statutes

Kentucky Revised Statute (KRS) 100.203 (1) states the allowable content of zoning regulations which cities and counties may enact.

Favorable

- Appropriate and reasonable
- Consistent with what is permitted in other character districts
- Provides clarification for the current foot-candle limits
- City of Covington has equipment for measuring foot-candles

PC-25-0013-TX
City of Covington

Thank you!

