

## LEGAL NOTICE

The Kenton County Planning Commission will hold a public hearing on Thursday evening, March 1, 2018 at 6:15 PM in the Commission Chambers of the PDS Building, 2332 Royal Drive in Fort Mitchell. The agenda for this hearing includes the following items. Please plan to attend if you want to learn more about them or to provide input.

**APPLICANT:** Anchor Associates per Brad Copp on behalf of M and T Real Estate Holdings, LLC, and Stratford Development, LLC

**LOCATION:** 615 and 621 Ireland Avenue and 616, 618, 620, and 626 Buttermilk Pike; an area of approximately 2.9 acres located between Buttermilk Pike and Ireland Ave between Anderson Road to the southeast and Harris Street to the northwest, approximately 450 feet northwest of Anderson Road in Crescent Springs.

**REQUEST:** Stage I Development Plan for the described area which is zoned MLU-2 (Mixed Land Use Two) Zone by the Crescent Springs Zoning Ordinance; the applicant proposes to construct an 11,800 square foot building that includes restaurant and retail uses.

**APPLICANT:** CHI Living Communities d/b/a Madonna Manor Inc. on behalf of St. Walburg Monastery of Benedictine Sisters of Covington, Kentucky, Inc.

**LOCATION:** An area of approximately 24.2 acres located on the north side of Amsterdam Road between Doriel Street to the east and Villa Drive to the west, approximately 400 feet west of Doriel Street and 600 feet north of Amsterdam Road in Villa Hills.

**REQUEST:** A proposed map amendment to the Villa Hills Zoning Ordinance changing the described area from the INST (Institutional) Zone and R-RE (Residential One E) Zone to R-2 (Residential Two) Zone.

**APPLICANT:** Condoview, LLC per Paul Zeltwanger

**LOCATION:** **Area A:** An area of approximately 1.6 acres located north of West Pike Street between Arlington Road to the west and Grays Peak to the east, approximately 400 feet north of West Pike Street, located directly east of the former Covington Gateway site in Covington.

**Area B:** An area of approximately 18.6 acres located west of and adjacent to Area A on the southwest side of the intersection of Amsterdam Road with Montague Road, and on the north side of Dixie Highway/Pike Street between Arlington Road to the west and Grays Peak to the east, approximately 150 feet west of Grays Peak in Covington.

**Area C:** An area of approximately 7.5 acres located west of and adjacent to Area B on the south side of Amsterdam Road and at the terminus of Hamilton Road and Old State Road, approximately 200 feet east of Arlington Road in Park Hills.

**REQUESTS:** **Area A:** a proposed map amendment to the Covington Zoning Ordinance changing the described area from RU-2B (an urban residential zone) to RU-2B (PUD) (an urban residential zone with a planned unit development overlay).

**Area B:** A Stage I Development Plan for the described area which is zoned RU-2B (PUD) (an urban residential zone with a planned unit development overlay).

**Area C:** A Stage I Development Plan for the described area which is zoned R-1EE (PUD) (a single-family and two-family residential zone with a planned unit development overlay).

**APPLICANT:** City of Covington per David Johnston, City Manager

**REQUEST:** Proposed text amendments to the Covington Zoning Ordinance adding restaurants with or without beer, wine, or alcohol and retail sales and service uses as Conditional Uses in the IL (Industrial-Limited) Zone.

**APPLICANT:** City of Taylor Mill per Jill Bailey, City Administrative Officer  
**REQUEST:** Proposed text amendments to the Taylor Mill Zoning Ordinance: (1) adding a definition for short-term rental; and, (2) prohibiting short term rentals within all residential zones, the (RCD) Residential Cluster Overlay Zone, and the (PUD) Planned Unit Development Zone; and, (3) amending the penalty provisions for violations of the zoning ordinance.

**APPLICANT:** Viox & Viox, Inc.  
**LOCATION:** An area of approximately 257 acres located along the north side of Jones Road between Northcutt Road and Mary Grubbs Highway, approximately 1,500 feet east of Mary Grubbs Highway, in the City of Walton; the site is being developed as a five-lot industrial subdivision.

**REQUEST:** Waivers from requirements of Sections 4.1-29 and 4.1-11 of the Kenton County Subdivision Regulations; granting the request would waive Kenton County's industrial street requirements and allow the proposed streets to be constructed to the Boone County industrial street requirements, and waive the requirement for sidewalks along both sides of the internal street and provide them along only one side.

Information submitted with these requests is available for review at PDS between 8 AM and 5 PM, Monday through Friday. A synopsis of these requests is available online at [www.pdskc.org](http://www.pdskc.org).

Information regarding planned future land use for locations across Kenton County is available through an interactive map in the Kenton County comprehensive plan located at [www.direction2030.org/elements/landuse](http://www.direction2030.org/elements/landuse).

The Commission's bylaws and a summary of its procedures can be found online at [www.pdskc.org](http://www.pdskc.org) or picked up at the sign-in table the evening of the hearing. Feel free to contact staff by calling the number below or emailing [legalnotices@pdskc.org](mailto:legalnotices@pdskc.org) if you have questions.

If you or anyone planning to attend this hearing has a disability for which we need to provide accommodations, please notify staff of your requirements at least seven days prior to the public hearing. You may submit this notification as noted in the previous paragraph or call 859.331.8980.