

## LEGAL NOTICE

The Kenton County Planning Commission will hold a public hearing on Thursday, December 7, 2017 at 6:15 p.m. in the Commission Chambers at the PDS Building, 2332 Royal Drive in Fort Mitchell. The Commission is scheduling this hearing to allow interested persons to speak or present information on the following request(s).

The agenda for this hearing includes the following items. Please plan to attend if you want to learn more about these items or provide input regarding them. Note: the order in which these items are heard may be different from the following listing.

**APPLICANT:** Steve Berling on behalf of Reveres Crossing LLC, Fischer Single Family Homes III LTD, and Stephen and Jamie Gunning

**LOCATION:** An area of approximately 4.8 acres located at the terminus of Boston Lane in Independence.

**REQUEST:** A proposed map amendment to the Independence Zoning Ordinance changing the described area from R-1A\* (a low density single-family residential zone regulated by the Kenton County Zoning Ordinance) to R-1C (a moderate density suburban single-family residential zone regulated by the Independence Zoning Ordinance).

**APPLICANT:** City of Crescent Springs per George Ripberger, City Administrator

**REQUESTS:** Proposed text amendments to the Crescent Springs Zoning Ordinance: (1) adding several light industrial uses to the list of permitted uses within the IP-1 (Industrial Park One) Zone; (2) adding outdoor self-storage units as an accessory use to a warehousing and wholesaling establishment along with development controls and updates to the outdoor storage industrial performance standards of the IP-1 Zone; and, (3) adding a new zoning classification—the MC (Mixed Commercial) Zone—to Article X, Zones, along with necessary cross references to other sections of the Zoning Ordinance. The proposed MC Zone permits a variety commercial retail, service, and office uses within an organized development. The purpose of the new MC Zone is to implement the land use recommendations of the adopted Crescent Springs Gateway Study.

**APPLICANT:** City of Fort Mitchell per Sharmili Reddy, City Administrator

**REQUESTS:** Proposed text amendments to the Fort Mitchell Zoning Ordinance: (1) permitting structures with nonconforming side yard setbacks to expand horizontally and vertically in all residential zones, subject to limitations; (2) adding ornamental iron fences to the list of permitted fences around swimming pools; and, (3) allowing ornamental iron fences up to six feet in height in residential zones.

**APPLICANT:** ACG Floral, LLC

**LOCATION:** 21 Floral Avenue, an approximate six-acre parcel at the terminus of Floral Avenue in Fort Mitchell.

**REQUEST:** To grant a waiver to the requirements of Section 4.3-12 of the Kenton County Subdivision Regulations; granting the request would waive the requirement that 11 new, single-family residences to be built at the end of Floral Avenue be provided a minimum fire flow of 500 gallons per minute.

Information submitted with these requests is available for review at PDS between 8 AM and 5 PM, Monday through Friday. Information regarding planned future land use in Independence 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.