

LEGAL NOTICE

The Kenton County Planning Commission will hold a public hearing on Thursday, August 3, 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.

- FILE:** PC1706-0007
APPLICANT: City of Crescent Springs per George Ripberger, City Administrator
REQUEST: Proposed text amendments to the MLU-2 (Mixed Land Use-Two) Zone in the Crescent Springs Zoning Ordinance: (1) removing drive-thru restaurants from the list of conditional uses; (2) adding them to the list of permitted uses; and, (3) adding outdoor dining to the list of permitted uses.
- FILE:** PC1707-0001
APPLICANT: City of Taylor Mill per Jill Bailey, City Administrator
REQUEST: A proposed text amendment to the Taylor Mill Zoning Ordinance adding existing restaurants as a permitted use, along with outdoor dining in conjunction with the restaurant subject to area, time, and noise restrictions.
- FILE:** PC1707-0002
APPLICANT: City of Taylor Mill per Jill Bailey, City Administrator
REQUEST: Proposed text amendments to the DTM (Downtown Taylor Mill) Zones of the Taylor Mill Zoning Ordinance.
Request 1: amending the Design and Development Standards pertaining to allowable roof types, and parking and sidewalk requirements within the DTM (Downtown Taylor Mill-One) Zone.
Request 2: amending the DTM-1 Zone to include changes to the list of permitted uses, as well as changes to the requirements for setbacks, the minimum development area and drive-through facilities.
Request 3: amending the DTM-2 Zone to include changes to the list of permitted uses as well as changes to the requirements for setbacks, drive-through facilities, and gas pumps.
Request 4: amending the DTM-3 Zone to include changes to the list of permitted uses, the determination of yard areas as well as changes to the requirements for building height, the minimum development area, and drive-through facilities.
Request 5: amending the DTM-4 Zone to include changes to the determination of yard areas and the minimum development area requirement.
Request 6: amending the off-street parking regulations to permit off-street parking within the minimum front, side, or rear yard provided a five-foot setback from the right of way is provided.
- FILE:** PC1707-0003
APPLICANT: City of Taylor Mill per Jill Bailey, City Administrator
REQUEST: Proposed text amendments to the NC (Neighborhood Commercial) Zone within the Taylor Mill Zoning Ordinance: (1) adding existing private clubs or lodges to the list of permitted uses; and, (2) adding outdoor dining areas in connection with a restaurant or private club or lodge subject to area, time, and noise restrictions
- FILE:** PFAC1706-0001
APPLICANT: Brandstetter Carroll, Inc. per Ben Brandstetter on behalf of the Kenton County Fiscal Court
LOCATION: 1840 Simon Kenton Way; an area of approximately 4 acres located at the northeast corner of Simon Kenton Way and W Martin Luther King Jr. Boulevard in Covington.
REQUEST: A public facilities review per KRS 100.324; the applicant proposes to build a new building addition and renovate an existing building to serve as the Kenton County Administration Building.

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.

The Commission's bylaws and a summary of its procedures can be found online at 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 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.