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**TO:** Kenton County Planning Commission Members

**FROM:** Emi Randall, AICP, RLA   
Director of Planning and Zoning

**RE:** Staff Recommendations for the Public Hearing

**DATE:** March 28, 2019

PDS submits the attached report and recommendation for your review prior to the scheduled April 4, 2019 public hearing. This information relates to the following agenda item:

**FILE:** PC1903-0003  
**APPLICANT:** City of Taylor Mill per Brian Haney, City Administrator  
**REQUESTS:** Proposed text amendments to the Taylor Mill Zoning Ordinance adding 23 additional permitted uses within the I-4 (Industrial Four River) Zone; these uses include manufacturing, assembly, bottling, brewing, freight terminals, and other heavy industrial uses.

Staff will be prepared to address your comments and/or questions regarding the project during the public hearing. If you need additional information or clarification prior to that time, don't hesitate to contact me.





**Text Amendment**

Case No: 1903-0003  
Jurisdiction: Taylor Mill  
Applicant: City of Taylor Mill per Brian Haney, City Administrator  
Project Manager: Emi Randall, Director of Planning & Zoning Administration

**GENERAL CASE INFORMATION**

1. **Request:** Proposed text amendments to the Taylor Mill Zoning Ordinance adding 23 additional permitted uses within the I-4 (Industrial Four River) Zone; these uses include manufacturing, assembly, bottling, brewing, freight terminals, and other heavy industrial uses.

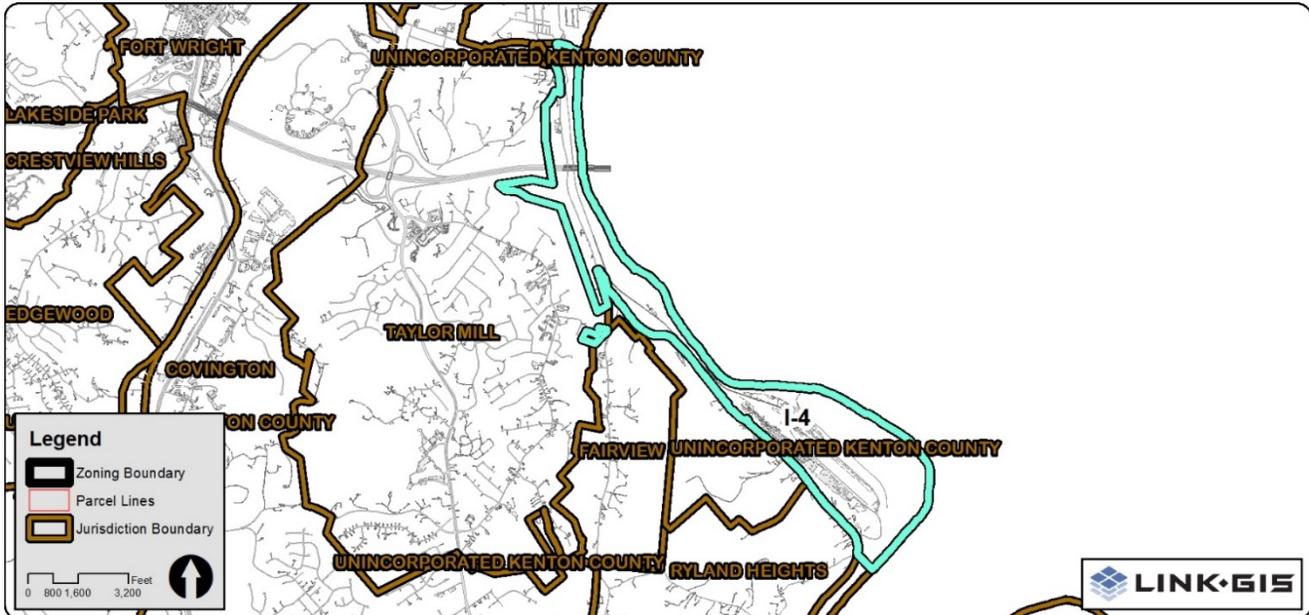
**HISTORY & BACKGROUND**

1. In March, KCPC approved amendments to Recommended Land Use Map of *Direction 2030*, for areas along the Licking River and Decoursey Pike. This area was changed from Residential Under 2.0, Residential 2.1 to 4.0, Residential 4.1 to 7.0, and Residential 7.1 to 4.0 to Industrial. This area was changed to better align with the existing I-4 Zone as well as to align with the City's goal of promoting economic development along its riverfront.
2. The City of Villa Hills and the City of Bromley both utilize the I-4 (Industrial Four River) Zone. Within the I-4 Zone in both jurisdictions, the following uses are permitted:
  - a. Bulk storage and/or transfer stations for materials, excluding types of a flammable or explosive nature
  - b. Carting, express, hauling, or storage yards
  - c. Freight terminals
  - d. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
  - e. Warehousing

**ANALYSIS**

1. **Petition Review:**
  - a. The purpose of the I-4 (Industrial Four River) Zone is to provide for traditional industrial activities that orient towards the river, the railroad, and the highway, as a transportation point of exchange and distribution and do not require extensive urban services, along with other uses (i.e., retail, service, public, and semi-public) which serve to supplement the needs of the area labor force
  - b. Currently, the I-4 Zone permits the following uses:
    - i. Bulk storage and/or transfer stations for materials, excluding types of a flammable or explosive nature
    - ii. Carting, express, hauling, or storage yards
    - iii. Freight terminals

- iv. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
- v. Warehousing
- c. Currently, there are two areas with the City of Taylor Mill within the I-4 Zone;
  - i. An area of approximately 717 acres along the Licking River extending from the Banklick Creek, north of I-275, to the intersection Feiser Road and Locust Pike, and;
  - ii. An area of approximately 4.5 acres near the intersection of Decoursey Pike and Wards Lane on the border of the City of Fairview.



- d. The proposed text amendment would add additional general and heavy industrial uses to the list of permitted uses within the I-4 Zone. The additional uses proposed to be added include:
  - i. The assembling, compounding, manufacturing, packaging, or processing of the following uses:
    - 1) Animated and/or illuminated billboards and other commercial advertising structures
    - 2) Candy and confectionery products, food and beverage products, except the rendering or refining of fats and oils, and excluding poultry and animal slaughtering and dressing
    - 3) Cigars and cigarettes
    - 4) Cosmetics, pharmaceuticals, and toiletries
    - 5) Electric appliances, television sets, phonographs, household appliances
    - 6) Electrical machinery, equipment, and supplies
    - 7) Fountain and beverage dispensing equipment
    - 8) Furniture
    - 9) Instruments for professional, scientific, photographic, and optical use
    - 10) Metal products, and metal finishing, excluding the use of blast furnaces or drop forges
    - 11) Musical instruments, toys, novelties, jewelry, rubber or metal stamps
    - 12) Office equipment
    - 13) Pottery and figurines
    - 14) Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, yarn
    - 15) Textile products, including asbestos products, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine
    - 16) Pharmaceutical grade hemp products such as, but not limited to cannabinoid distillates, and CBD extracts without THC.

- ii. Bottling and canning works
  - iii. Brewing or distilling of liquors
  - iv. Building materials, sales yards
  - v. Bus line shops and storage
  - vi. Coal, coke, or wood yards
  - vii. Contractors' offices and accessory storage yards, including storage of general construction equipment and vehicles
  - viii. Crating services
  - ix. Fire stations
  - x. Governmentally owned and/or operated city, county, and state garages
  - xi. Industrial engineering and consultant offices
  - xii. Laboratories, offices, and other facilities for research, both basic and applied, conducted by, or for, an industrial organization or concern, whether public or private
  - xiii. Laundry and dry cleaning plants, involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
  - xiv. Machine shops
  - xv. Printing, engraving, and related reproduction processes
  - xvi. Public utilities' rights-of-way and pertinent structures
  - xvii. Publishing and distribution of books, newspapers, and other printed materials
  - xviii. Railroad facilities, exclusive of marshaling yards, maintenance, and fueling facilities
  - xix. Schools for industrial or business training
  - xx. Truck terminals
  - xxi. Wholesaling
- e. The City of Erlanger Zoning Ordinance includes an IP-4 Zoning District (Industrial Park 4). This district permits many of uses proposed within the text amendment.

## **STATE STATUTE**

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

**STAFF RECOMMENDATION:** Favorable recommendation on the proposed text amendments to the Taylor Mill Zoning Ordinance adding 23 additional permitted uses within the I-4 (Industrial Four River) Zone.

## **SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION**

1. The proposed text amendment is reasonable. Adding the proposed general and heavy industrial uses the list of permitted uses within the I-4 Zoning is consistent with the purpose of the zoning district, which is to provide for traditional industrial activities that orient towards the river, the railroad, and the highway, as a transportation point of exchange and distribution.
2. The proposed text amendments are consistent with *Direction 2030*, which designates the area within the I-4 Zone for Industrial Uses. In addition, *Direction 2030* recognizes that land suitable for industrial use is at a premium and efforts to encourage more should continue. Areas with river access for barge terminals are specifically recognized as desirable for industrial uses. Expanding the list of permitted uses within this designated industrial area expands opportunities for industrial development.

3. The proposed text amendments will not be determinantal to the public health, safety, or welfare. Industrial Uses in the I-4 Zone are subject to the Industrial Performance Standards in Article 14 of the Taylor Mill Zoning Ordinance as well as Landscaping and Buffer Standards in Article 9. These standards will minimize any impacts new developments might have on nearby residential uses.

**General Attachment Notice:**

*For ease of viewing, only those portions of the Zoning Ordinance pertaining to the requests within the submitted application have been included within these attachments. The complete zoning code can be viewed online at: [www.pdskc.org](http://www.pdskc.org)*

**ATTACHMENT A**

Proposed Text Amendments to the Taylor Mill Zoning Ordinance  
Words to be **deleted** are [~~lined through~~] – Words to be **added** are underlined

**ARTICLE V**

**ZONES**

**SECTION 10.16 I-4 (Industrial Four River) ZONE**

- B. PERMITTED USES: The following uses are permitted providing all uses are in compliance with the performance standards as set forth in Article XV of this ordinance:
1. The assembling, compounding, manufacturing, packaging, or processing of the following uses:
    - a. Animated and/or illuminated billboards and other commercial advertising structures
    - b. Candy and confectionery products, food and beverage products, except the rendering or refining of fats and oils, and excluding poultry and animal slaughtering and dressing
    - c. Cigars and cigarettes
    - d. Cosmetics, pharmaceuticals, and toiletries
    - e. Electric appliances, television sets, phonographs, household appliances
    - f. Electrical machinery, equipment, and supplies
    - g. Fountain and beverage dispensing equipment
    - h. Furniture
    - i. Instruments for professional, scientific, photographic, and optical use
    - j. Metal products, and metal finishing, excluding the use of blast furnaces or drop forges
    - k. Musical instruments, toys, novelties, jewelry, rubber or metal stamps
    - l. Office equipment
    - m. Pottery and figurines
    - n. Products from the following previously prepared materials: bone, cellophane, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, precious or semi-precious metals, plastics, rubber, shell, steel, tin, tobacco, wood, wool, yarn
    - o. Textile products, including asbestos products, canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope and twine
    - p. Pharmaceutical grade hemp products such as, but not limited to cannabinoid distillates, and CBD extracts without THC.
  2. Bottling and canning works
  3. Brewing or distilling of liquors
  4. Building materials, sales yards

5. Bulk storage and/or transfer stations for materials, excluding types of flammable or explosive nature
6. Bus line shops and storage
7. Carting, express, hauling, or storage yard
8. Coal, coke, or wood yards
9. Contractors' offices and accessory storage yards, including storage of general construction equipment and vehicles
10. Crating services
11. Fire stations
12. Freight terminals
13. Governmentally owned and/or operated city, county, and state garages
14. Industrial engineering and consultant offices
15. Laboratories, offices, and other facilities for research, both basic and applied, conducted by, or for, an industrial organization or concern, whether public or private
16. Laundry and dry cleaning plants, involving laundering and dry cleaning of articles delivered to the premises by commercial vehicles
17. Machine shops
18. Printing, engraving, and related reproduction processes
19. Public utilities' rights-of-way and pertinent structures
20. Publishing and distribution of books, newspapers, and other printed materials
21. Railroad facilities, exclusive of marshaling yards, maintenance, and fueling facilities
22. Schools for industrial or business training
23. Transportation facilities, including railroad rights-of-way, marshaling yards, maintenance, and fueling facilities
24. Truck terminals
25. Warehousing or wholesaling