

TO: KCPC Members; Matt Smith, KCPC Legal Counsel and interested parties

FROM: Andy Videkovich, AICP
Planning Manager – Planning & Zoning

RE: KCPC Public Hearing Notification for **February 01, 2024, Public Hearing**

DATE: January 11, 2024

Your next public hearing will be held in the 2nd floor Kenton Chambers of the Kenton County Government Center, 1840 Simon Kenton Way in Covington on **Thursday, February 01, 2024, at 6:15 p.m.** Notification details for each public hearing are separated below.

FILE NUMBER: PC-24-0001-PF (COVINGTON)

APPLICANT: Gresham Smith per Amy Hardin on behalf of the Kenton County Fiscal Court

LOCATION: 1840 Simon Kenton Way; an area of approximately 4.31 acres located on the north side of W. Martin Luther King Jr. Boulevard, between Simon Kenton Way and Main Street.

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

SUMMARY: The applicant proposes to reconfigure the existing parking lots and construct a 248-space parking structure for the Kenton County Government Center, in preparation for the Brent Spence Bridge project.

FILE NUMBER: PC-24-0007-MA (INDEPENDENCE)

APPLICANT: Madison Pike Partners, LLC on behalf of ANR Logistics, LLC, Josh Deters, and Arlinghaus Builders, Inc, Property Owners

LOCATION: 5306 Madison Pike, 5298 Madison Pike, 5308 Chateau Court, and 5306 Chateau Court; an area of approximately 9.5 acres located on the east side of Madison Pike between Independence Road to the north and Locust Lane to the south, approximately 250 feet south of Independence Road in Independence.

REQUEST: A proposed map amendment to change the described area from PUD (Planned Unit Development), R-CVS (Conventional Subdivision), and R-M (Residential Mixed) to PUD (Planned Unit Development).

SUMMARY: The applicant is proposing to construct condominiums consisting of 16 buildings with a total of 124 units (13.05 units per acre). This includes 38.5% open space, 80 driveway parking spaces, 80 garage parking spaces and 136 off-street parking spaces.

FILE NUMBER: PC-23-0007-TX (COVINGTON)

APPLICANT: The City of Covington per Dan Wood, AIPC, Zoning Administrator

REQUEST: A proposed text amendment to the Covington Neighborhood Development Code removing the language allowing concurrent processing of variances and conditional use permits. The city proposes to remove the option that allows the Kenton County Planning Commission to grant variances and conditional uses that have been identified on a map amendment application.

FILE NUMBER: PC-23-0008-TX (LAKESIDE PARK)

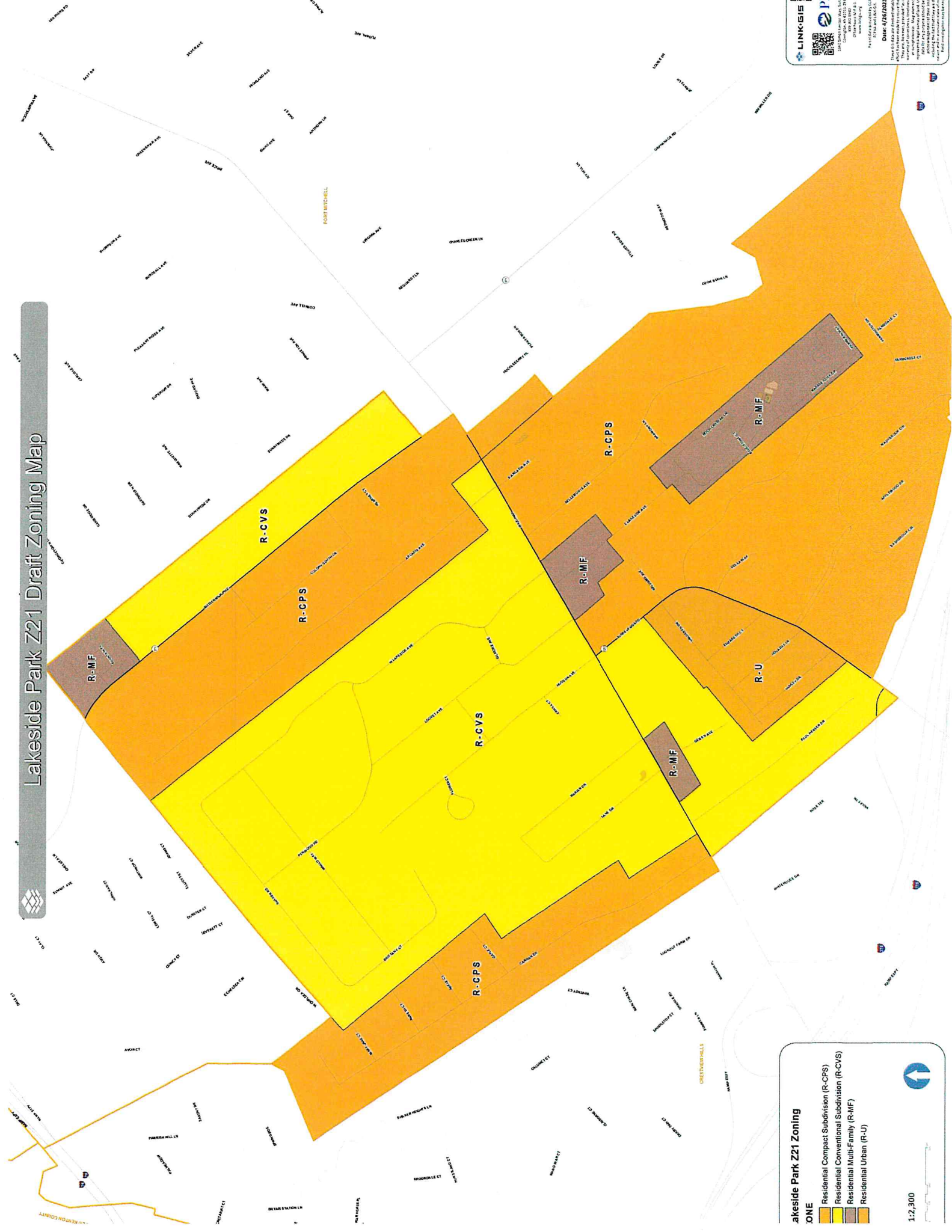
APPLICANT: The City of Lakeside Park per Paul R. Markgraf, Mayor

REQUEST: The City of Lakeside Park seeks to replace the current zoning ordinance with a new ordinance that recognizes Lakeside Park's development patterns, streamlines processes, and addresses new development trends. ***A link to the full draft text and proposed zoning map can be found at <https://kcpcky.org/meetings/now-pending>.***

Information submitted with this request is available for review by contacting staff at PDS between 8 a.m. and 5 p.m., Monday through Friday.

Lakeside Park Z21 Draft Zoning Map

LINK-BIS PD
 2025 Lakeside Park, Lot 14
 2025 Lakeside Park, Lot 15
 2025 Lakeside Park, Lot 16
 2025 Lakeside Park, Lot 17
 2025 Lakeside Park, Lot 18
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 2025 Lakeside Park, Lot 99
 2025 Lakeside Park, Lot 100



Lakeside Park Z21 Zoning

ZONE

- Residential Compact Subdivision (R-CPS)
- Residential Conventional Subdivision (R-CVS)
- Residential Multi-Family (R-MF)
- Residential Urban (R-U)

1:2,300