



# NEWPORT

KENTUCKY

## NEWPORT PLANNING AND ZONING COMMISSION

July 23, 2019

5:00 P.M.

### AGENDA

1. Call to order and roll call
2. May 28, 2019 minutes

#### Public Hearings

3. **File Number:** PZ-19-05  
**Applicant:** Orchard Street Self Storage, L.P, LLC  
**Location:** An approximately four-acre site located at the southwest corner of 11<sup>th</sup> Street and Monmouth Street, Newport, Kentucky.  
**Requests:** Review of a proposed Change in Development Plan for the construction of new-self storage building on an existing site within the I-1 (Industrial – One) Zone.
4. **File Number:** PZ-19-06  
**Applicant:** Gunning Family Properties, LLC  
**Location:** An approximate 1.5 acre site along the northwestern terminus of Watch Point Lane, at 1129 East 11<sup>th</sup> Street, Newport, Kentucky.  
**Requests:** Review of a proposed Preliminary Plan for the construction of thirteen (13) single family dwellings at a density of 9 units per acre, located within the R-2/SC/PUD Zone.
5. **File Number:** PZ-19-07  
**Applicant:** City of Newport, Kentucky  
**Request:** Proposed text amendments to the City of Newport Zoning Ordinance: 1) adding definitions for farmers' market and indoor/outdoor music venue; 2) removing the C-1 Zoning designation and all references thereto; 3) removing night clubs as a conditional use in the CBDF (Central Business District, Fringe) and RFD CCO (Riverfront Development City Center Overlay) Zones; 4) adding various retail and entertainment uses in the RFD (Riverfront Development) Zone and; 5) making clarifications and corrections to the list of uses within commercial zones.
6. **File Number:** PZ-19-08  
**Applicant:** City of Newport, Kentucky  
**Request:** Proposed text amendments to the City of Newport Zoning Ordinance giving the Planning and Zoning Commission's Duly authorized representative authority to act on submitted

development plans in Residential Zones and on Preliminary and Final Plats within PUD (Planned Unit Development) Zones, and adding to the list of required information to be submitted as part of a Concept Plan Submittal within a PUD Zone.

7. **File Number:** PZ-19-09

**Applicant:** City of Newport, Kentucky

**Request:** Proposed text amendments to the City of Newport Zoning Ordinance clarifying the minimum gross floor area permitted in each residential zone and adding the R-2H Zone to the list.

8. **File Number:** PZ-19-10

**Applicant:** City of Newport, Kentucky

**Request:** Proposed text amendments to the City of Newport Zoning Ordinance adding a fee structure for text amendments, development plan, preliminary plan and final plan review.

9. **File Number:** PZ-19-11

**Applicant:** City of Newport, Kentucky

**Request:** Proposed text amendments to the City of Newport Zoning Ordinance adding a definition for Light Recycling and adding Light Recycling to the list of Conditional uses in the I-1 (Industrial) Zone, subject to development controls.

**Other Business**

10. HB 55 Training Approvals

**Adjournment**