

COMMISSIONERS' ORDINANCE NO. O-07-2026

AN ORDINANCE AMENDING THE COVINGTON NEIGHBORHOOD DEVELOPMENT CODE, CHAPTER 158 OF THE COVINGTON CODE OF ORDINANCES, TO CHANGE THE DESIGNATION OF THE AREA AT 2325 MADISON AVENUE FROM SEMI-URBAN RESIDENTIAL (SU) TO AUTO-URBAN COMMERCIAL (AUC).

* * * *

WHEREAS, the City implemented a new Zoning Code, commonly known as the Covington Neighborhood Development Code (the "NDC"), in October 2020;; and

WHEREAS, pursuant to the Kenton County Planning Commission's recommendation to change the designation of the area at 2325 Madison Avenue from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC); and

WHEREAS, City staff recommends adopting the proposed amendment to the NDC to change the designation of the area at 2325 Madison Avenue from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC);

NOW, THEREFORE,
BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY
OF COVINGTON, KENTON COUNTY, KENTUCKY:

Section 1

That the Board of Commissioners hereby adopts the amendment to the Covington Neighborhood Development Code to change the designation of the area at 2325 Madison Avenue from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC);

Section 2

That the amended Covington Neighborhood Development Code will be publicly available in electronic form at <https://online.encodeplus.com/regs/covington-ky/doc-viewer.aspx#secid-541>

Section 3

That any ordinances or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 4

That this ordinance shall take effect and be in full force when passed, published and recorded according to law.

Ronald L. Washington

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MAYOR

ATTEST:

Susan Ellis

7FBF1E73BAB636378B173F91CA6C7C29 contractworks.

CITY CLERK

Passed: July 21, 2026 (Second Reading)

June 23, 2026 (First Reading)

2325 Madison Avenue Map Amendment

An application requesting a map amendment to Covington's Neighborhood Development Code to change the zoning district of 2325 Madison Avenue was brought before the Kenton County Planning Commission (KCPC) at its meeting on May 7, 2026. The property is currently zoned Semi-Urban Residential and contains a one-story commercial structure and operates with a legal nonconforming vehicle sales use and a legal minor vehicle service business. The proposed map amendment is to Auto Urban Commercial which would bring the property into compliance with its existing uses. KCPC made a favorable recommendation on the proposed map amendment.

Pursuant to the map amendment process adopted by the City in the Neighborhood Development Code, the KCPC recommendation becomes final unless, within 21 days, the City or an aggrieved party files a written request with KCPC to have the City Commission make the final decision on the map amendment. On May 19th, 2026, KCPC received a written request from an aggrieved party to have the final decision made by the City Commission.

The Commission may review the KCPC record and findings on the map amendment and accept or deny the KCPC recommendation based on the findings from the planning commission's hearing.

Alternatively, the City Commission may choose to hold its own trial-type public hearing on the map amendment, make findings of facts, and take final action on the map amendment based upon its own findings.

Staff recommends an ordinance accepting the KCPC findings and recommendation and amending the Official District Map of the City of Covington, Kentucky for the area located at 2325 Madison Avenue from SU (Semi-Urban Residential) to AUC (Auto Urban Commercial) based upon the following:

- **The proposed map amendment is generally consistent with the Kenton County Comprehensive Plan. Although the request is not consistent with the recommended land use map, the map amendment will help an existing business to come into compliance, as well as provide flexible regulations for existing businesses.**
- **The proposed map amendment is consistent with the requirements of Section 07.22.4.C., of the Covington Neighborhood Development Code which provides specific review criteria for a district map amendment including compatibility, property dimensions, need, and mitigating arbitrary designations.**
- **Testimony provided during the planning commission's public hearing supported the map amendment and there were no opponents or neutral parties.**



May 19, 2026

SHARMILI REDDY – CITY MANAGER
CITY OF COVINGTON
20 W PIKE ST
COVINGTON KY 41011

Dear Ms. Reddy,

FILE NUMBER: PC-26-0004-MA

Attached please find a copy of this Commission's action from its meeting on May 07, 2026 regarding a proposed map amendment. (The proposal was submitted by Peak One Holdings LLC). Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Andy Videkovich, Director of Planning, of the meeting time and date when this item is placed on your agenda. Once your legislative body acts on this map amendment, please provide our staff at PDS with a copy of your executed ordinance. For questions regarding our action or to request PDS staff representation at your meeting, please contact Andy Videkovich at 859.331.8980 or avidekovich@pdskc.org

Please note that per KRS 100, map amendments require action by the legislative body within 90 days of the Planning Commission's action. If no action is taken, the Planning Commission's recommendation shall become final and effective.

Thank you.

A handwritten signature in blue ink, appearing to read "Brian Dunham", is shown within a light gray rectangular box.

Brian Dunham
Chair
attachment

cc: Mohammad Mohammad – Applicant
Peak One Holdings LLC - Owner

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

FILE NUMBER: PC-26-0004-MA

WHEREAS

Peak One Holdings LLC, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A proposed map amendment to the Covington Neighborhood Development Code changing an area of approximately 0.29 acres located on the east side of Donaldson Avenue and the intersection of Madison Avenue and West 24th Street from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC); AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, MAY 7, 2026, AT 6:15 P.M., IN THE KENTON CHAMBERS LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION – COVINGTON NEIGHBORHOOD DEVELOPMENT CODE:

Favorable recommendation on the map amendment to the Covington Neighborhood Development Code to change the described area from to SU (Semi-Urban Residential) to AUC (Auto Urban Commercial)

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 5, 2024.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed map amendment is generally consistent with the Kenton County Comprehensive Plan. Although the request is not consistent with the recommended land use map, the map amendment will help an existing business to come into compliance, as well as provide flexible regulations for existing businesses.
2. The proposed map amendment is consistent with the requirements of Section 07.22.4.C., of the Covington Neighborhood Development Code which provides specific review

criteria for a district map amendment including compatibility, property dimensions, need, and mitigating arbitrary designations.

3. Based on testimony presented at the May 7, 2026 public hearing.

ADDITIONAL INFORMATION

1. The submitted development plan meets the minimum requirements of the Neighborhood Development Code. If approved
 - a. The proposed parking spaces will need to meet the dimensional requirements of the zoning ordinance.
 - b. Any future expansion of within the AUC Zone will be required to be brought into compliance with the Neighborhood Development Code, including buffer yards, signs, and paving.



BRIAN DUNHAM, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT PC-26-0004-MA**SUMMARY OF THE EVIDENCE AND TESTIMONY PRESENTED BY THE
PROPONENTS/OPPONENTS OF THE PROPOSED MAP AMENDMENTS**

(NOTE: This summary was compiled by the Commission's secretary in compliance with 100.211 (1). It is believed to be accurate but has not been reviewed or approved by the Commission. A summary will be found in the officially approved minutes, which will be available following the next meeting of the Commission.)

ISSUE

A request by Peak One Holdings LLC for a map amendment (File No. PC-26-0004-MA) for a 0.29-acre property located at 2325 Madison Ave on the northwest corner of Madison Avenue and West 24th Street in Covington. The proposal would amend the Covington Neighborhood Development Code to rezone the property from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC). The site currently operates with a legal nonconforming vehicle sales use and a legal minor vehicle service business, and the applicant seeks the rezoning to bring the property into compliance with its existing uses.

PROPONENTS

The PROPONENT'S REPRESENTATIVE appeared on behalf of Peak One Holdings, supporting the rezoning to bring the long-standing commercial property into conformity and provide greater flexibility for tenants. A new tenant plans to operate an auto service business with light mechanical work and tire sales and is in the process of obtaining a dealer license to cover vehicle sales under the existing conditional use permit. They noted that the current SU zoning creates practical hardships, including a four-square-foot wall signage limit requiring a variance for anything larger, and cautioned that an extended vacancy could result in loss of the property's non-conforming status. Given the property's 40-plus-year history as an auto-related commercial use, they emphasized that rezoning is essential to its long-term viability.

The CITY REPRESENTATIVE spoke in support of the rezoning, explaining that the 2021 zoning map update had erroneously designated the property for residential use despite its decades-long commercial history. This has required the owner to appear before the Board of Adjustments twice in three years, paying approximately \$500 each time for approval of routine matters that would otherwise be permitted by right in a commercial zone. They stated that the map amendment would simply make day-to-day operations more practical and noted that concerns about new or incompatible uses under the AUC zone were unfounded, as retail uses such as a vape shop are already permitted under the current Semi-Urban zoning. A fast-food drive-through was also deemed unlikely given the building's existing automotive service bay configuration, which would require complete demolition and reconstruction to accommodate such a use. They confirmed that the conditional use permit, held by the property owner rather than the tenant, carries over to any new tenant so long as the use remains the same. Regarding future

redevelopment, they acknowledged that denial of a permitted use would be difficult but noted that any demolition and reconstruction would trigger a 30-foot buffer yard requirement adjacent to single-family residential properties, with any reduction requiring a variance, public hearing, and neighbor notification. They concluded by noting that the property is pre-existing non-conforming and that the neighboring property owner to the north has been in contact with the applicant and raised no concerns.

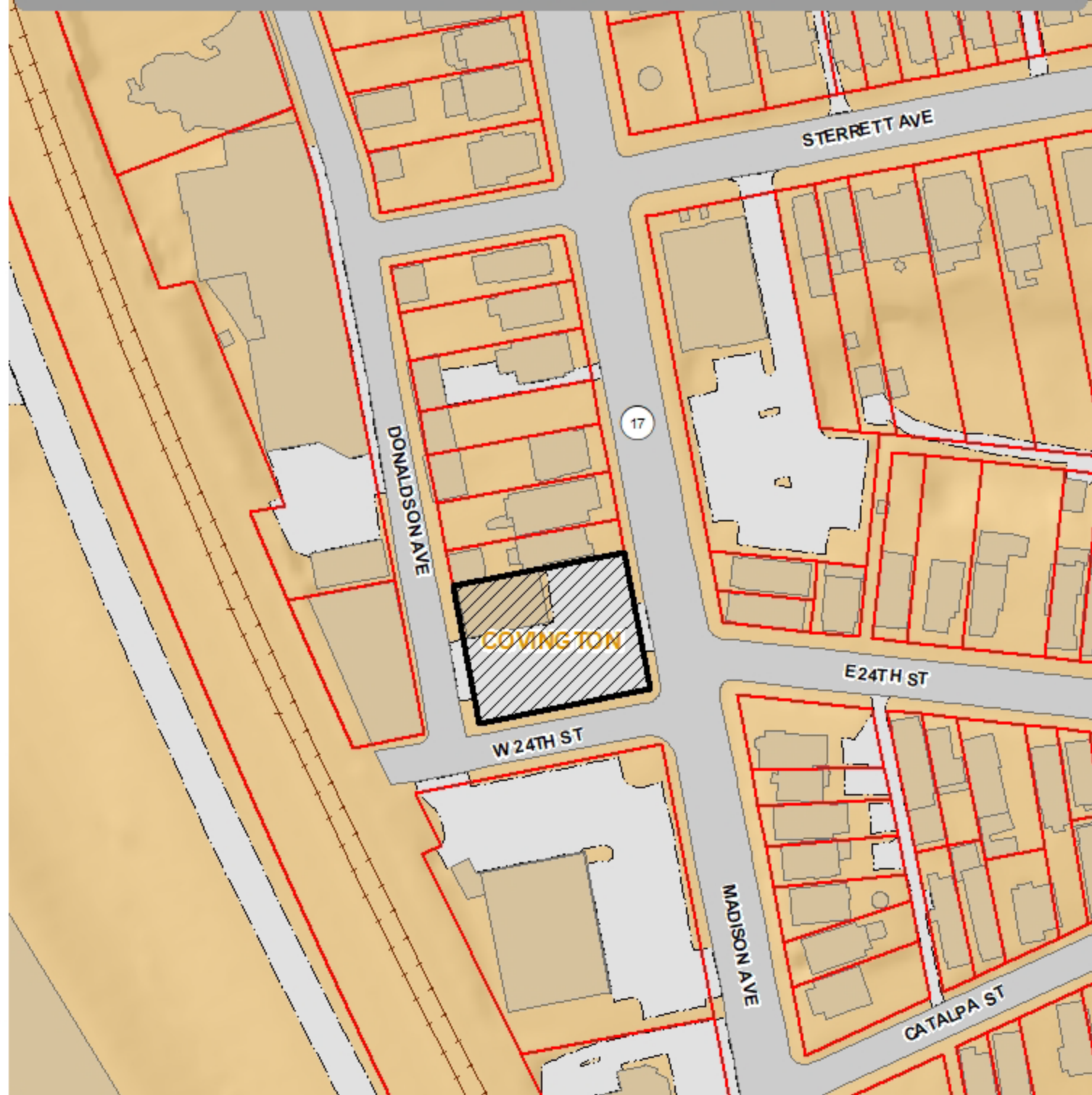
OPPONENTS

There were none.

Bases for Staff Recommendation: The PDS Staff Recommendation is on file at the PDS office.



PC-26-0004-MA



Building

- Building
- Pool
- Tank
- Concrete Pad

Recreation

- Ball Fields
- Playground/General Rec
- Tee/Green

Roads

- Paved Road
- Unpaved Road
- Bridges
- Paved Parking
- Unpaved Parking
- Railroad

Boundaries

- Parcel
- Zoning

Utilities

- Sewer
- Sewer Structure
- Water Pipe
- Water Hydrant

Topography

- Index Contour
- Intermediate Contour
- Creek / Stream
- River / Lake

1:1,200



0 25 50 100 Feet



1840 Simon Kerton Way, Suite 3400
Covington, KY 41011-2999
859.331.8980
Office hours M-F 8-5
www.linkgis.org

Parcel data provided by CCPVA,
KCPVA and LINK GIS.

Date: 4/16/2026

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purposes should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.

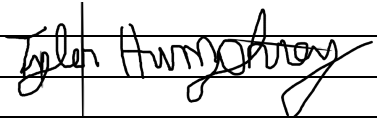


Request for Legislative Body to Decide Zoning Map Amendment

CASE #: PC-26-0004-MA	APPLICANT: Peak One Holdings LLC
Date of Kenton County Planning Commission Public Hearing:	05/07/2026
Kenton County Planning Commission Recommendation:	FAVORABLE ☒ UNFAVORABLE ☐

NOTICE FOR LEGISLATIVE BODY TO DECIDE ZONING MAP AMENDMENT
Must be filed within twenty-one (21) days of the Kenton County Planning Commission Recommendation

NOTICE FILED BY:

Please indicate by checking the appropriate box for notice or request to have the legislative body decide the zoning application.	Aggrieved Person ☒
	Legislative Body ☐
NAME (Please Print):	Tyler Humphrey
SIGNATURE:	
DATE NOTICE FILED:	19MAY26
The submittal of this notice serves as written request in accordance with KRS 100.2111 to the Kenton County Planning Commission that the final decision on the above referenced map amendment is to be made by the appropriate Legislative Body. If no written request or notice is made by the Legislative Body or any aggrieved person to the Kenton County Planning Commission within twenty-one (21) days after the final action of the Planning Commission then the recommendation made by the Planning Commission relating to the proposed amendment shall become final and if recommended for approval by the Planning Commission, the map amendment shall be automatically implemented subject to KRS 100.347.	
RECEIVED BY THE KENTON COUNTY PLANNING COMMISSION ON:	5/19/2026

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP
Director of Planning

RE: Staff Recommendations for the **May 07, 2026, Public Hearing**

DATE: April 29, 2026

PDS submits the attached report and recommendation for your review prior to the scheduled May 7, 2026, public hearing. This information relates to the following agenda item:

FILE NUMBER: PC-26-0004-MA

APPLICANT: Peak One Holdings LLC

LOCATION: An area of approximately 0.29 acres located on the east side of Donaldson Avenue and the intersection of Madison Avenue and W 24th St.

REQUEST: A proposed map amendment to the Covington Neighborhood Development Code changing the described area from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC).

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.

cc: Mohammed Mohammed, Peak One Holdings LLC

Joshua R. Wice, Ed.D., Executive Director

1840 Simon Kenton Way, Suite 3400 • Covington, Kentucky 41011-3693 • (859) 331-8980 • pdskc.org

Map Amendment

File Number: PC-26-0004-MA

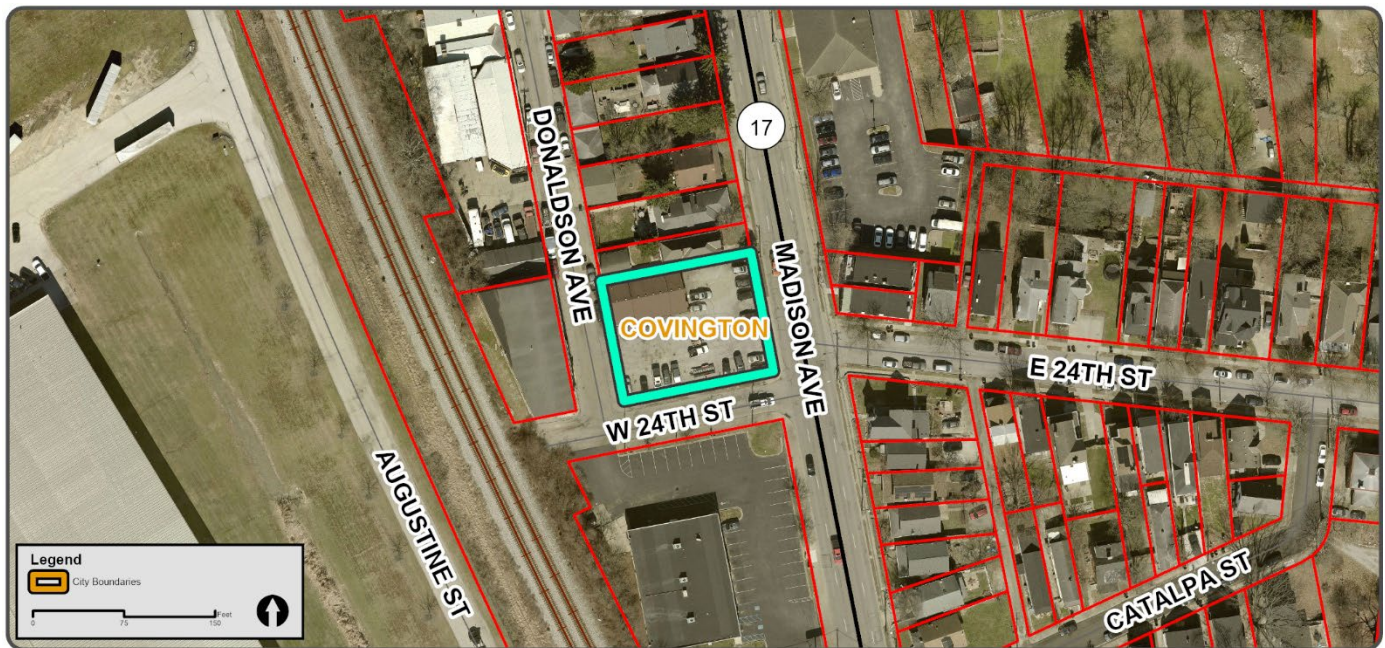
Jurisdiction: Covington

Applicant: Peak One Holdings LLC

Project Manager: Andy Videkovich, AICP,
Director of Planning

1. **Request:** A proposed map amendment to the Covington Neighborhood Development Code changing the described area from Semi-Urban Residential (SU) to Auto-Urban Commercial (AUC). The property currently contains a legal nonconforming use (vehicle sales) and a legal minor vehicle service business. The applicant is wishing to bring the property into compliance.

Location: 2325 Madison Avenue; an area of approximately 0.29 acres located on the east side of Donaldson Avenue and the intersection of Madison Avenue and W 24th St.



HISTORY & BACKGROUND

1. In 2020, the City of Covington submitted an application (PC2006-0003) to adopt a new zoning ordinance (Neighborhood Development Code), including new text and a new official zoning map. KCPC provided a favorable recommendation and the City adopted the subsequent ordinance. The goals of the Neighborhood Development Code were stated as follows:
 - a. Transition from a use-based to a character-based code
 - b. Implement the City's various planning documents;
 - c. Consolidate zoning districts and utilize character districts; and
 - d. Streamline Review Procedures
2. The current use on the property is allowed as a conditional use which was obtained on April 16, 2025 for a change of use request from a used car lot to a used car lot with an accessory use of vehicle service – minor within the Semi-Urban Zone (permit #20250110).

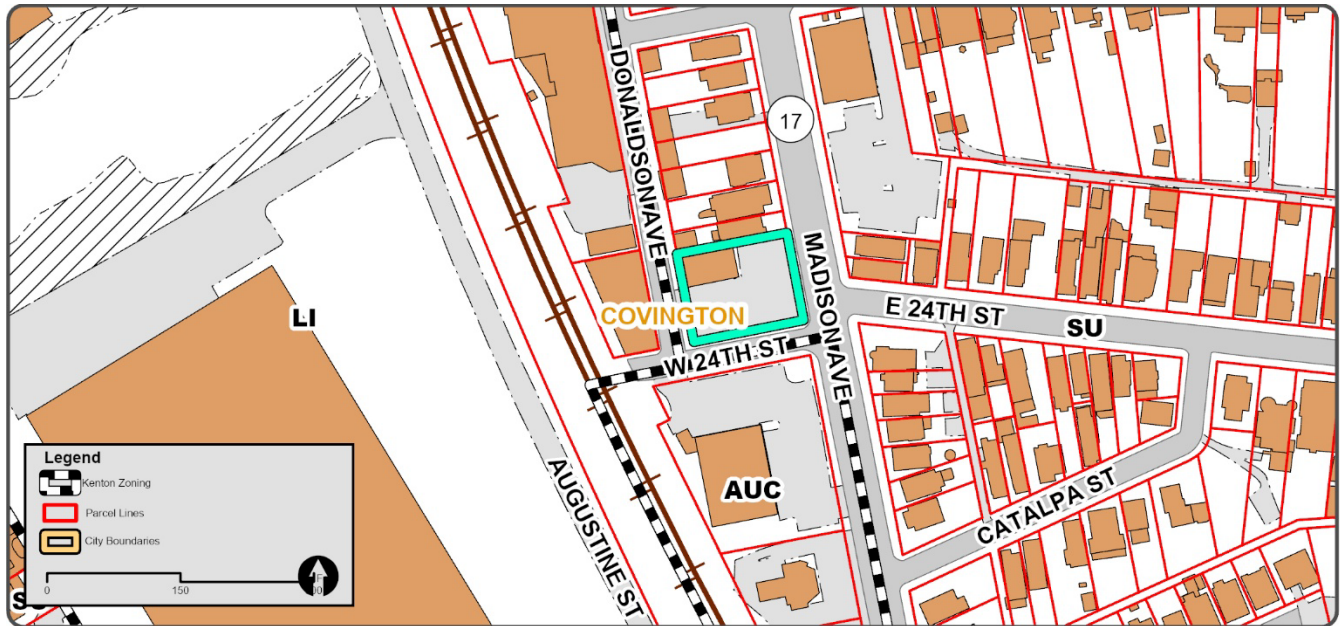
SITE CHARACTERISTICS

1. The site currently has approximately 10,400 sq. ft. of impervious surface, which has been used for vehicle display and parking. The site also contains an existing structure that is approximately 2,200 sq ft. located on the northwestern side of the property off Donaldson Avenue.
2. The area surrounding the site is majority single-family residential and commercial uses, including different types of auto repair businesses.

ANALYSIS

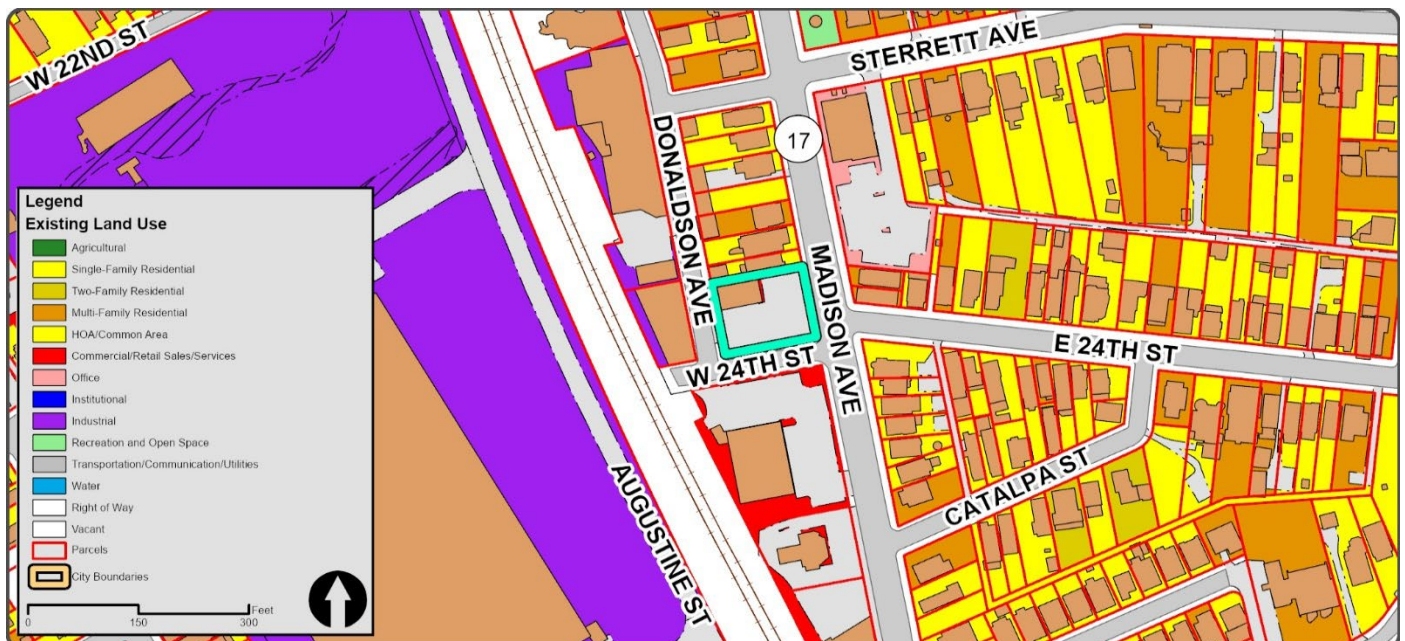
1. Current Zoning

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	SU	Based on building type and context. Range of 1,000 sq. ft. to 30,000 sq. ft minimums.	N/A
NORTH	SU	Based on building type and context. Range of 1,000 sq. ft. to 30,000 sq. ft minimums.	N/A
SOUTH	AUC	20,000 sq ft	N/A
EAST	SU	Based on building type and context. Range of 1,000 sq. ft. to 30,000 sq. ft minimums.	N/A
WEST	LI	N/A	N/A



2. Existing Land Use

	DESCRIPTION
CURRENT	Commercial/Retail/Services
NORTH	Single-family, Multi-family, Industrial
SOUTH	Commercial/Retail/Services
EAST	Single-family, Multi-family, Office
WEST	Industrial

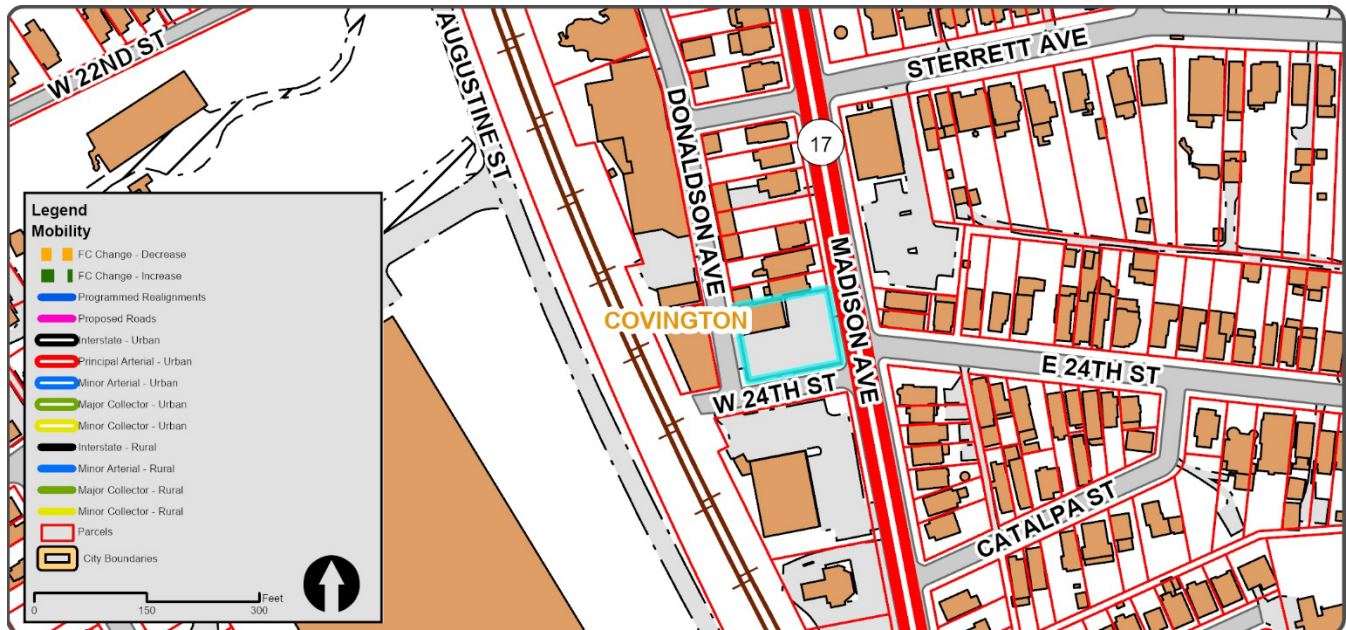


PETITION REVIEW

1. SU Zone:
 - a. The purpose of the Semi-Urban Residential district is to provide single-family, two-family, townhouse, triplex/quadplex dwellings, and small-scale neighborhood commercial uses. The SU Zone highlights minimizing vehicular access points from interrupting streetscapes and non-motorized mobility. This district is appropriate for lots on local streets and at intersections of collector and local streets in the urban and first-ring suburban sub-area of the Kenton County Comprehensive Plan.
 - b. Allows Vehicle Service, Minor as a conditional use
2. AUC Zone:
 - a. The purpose of the Auto-Urban Commercial district is to provide a broad range of single-use and multi-tenant commercial centers that vary in scale and provide on-site surface parking predominately in front of the building. This district is appropriate along arterial streets in the suburban sub-area of the Kenton County Comprehensive Plan.
 - b. Uses
 - i. Fuel Sales (Retail): Permitted with Limitations
 - ii. Vehicle Sales, Rental, and Leasing: Permitted
 - iii. Vehicle Repair, Major: Conditional
 - iv. Vehicle Repair, Minor: Permitted with Limitations
 - v. Other Vehicle Sales and Service uses: Permitted
3. The submitted development plan indicates the following:
 - a. Existing features:
 - i. A 2,200 square foot principal structure used as a tire shop
 - ii. 10,400 square feet of impervious used to storage vehicles
 - iii. There is an existing access point located on Donaldson Avenue
 - iv. Light pole structures located on the perimeter of the property
 - b. Re-stripping the existing asphalt for 11 parking spaces

COMPREHENSIVE PLAN

1. **Mobility:** KY 17 (Madison Avenue) is classified as an arterial street and there are sidewalks on both sides. There are two TANK bus stops on each local street intersection on Madison Avenue at Sterrett Avenue, E 24th Street, and Catalpa Street. There are sidewalks on both sides for all local streets.

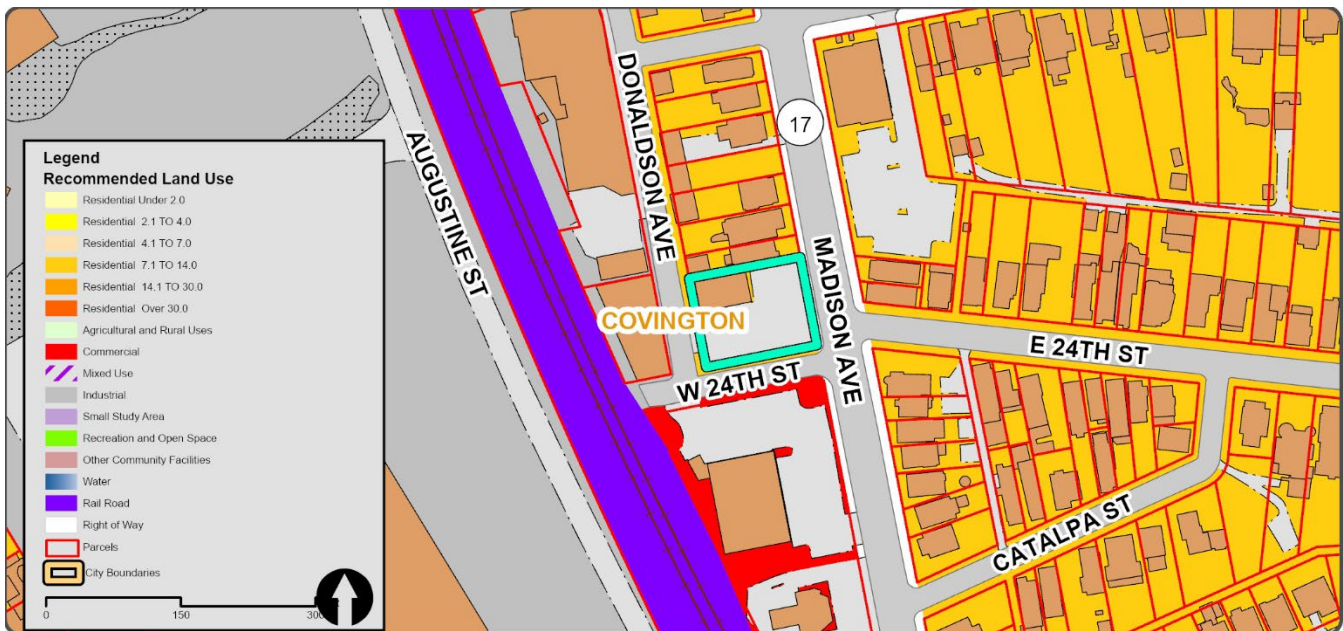


2. **Comprehensive Plan:** A full review of the 2024 *Comprehensive Plan Update* goals, objectives, recommendations, and tasks was conducted by staff. The following is a summary of what staff finds to be the most relevant sections:
 - a. PDS staff finds that the submitted request is consistent with the following:
 - i. **Goals and Objectives**
 - ii. **Sub Areas (Urban) Element**
 - iii. **Economy Element**

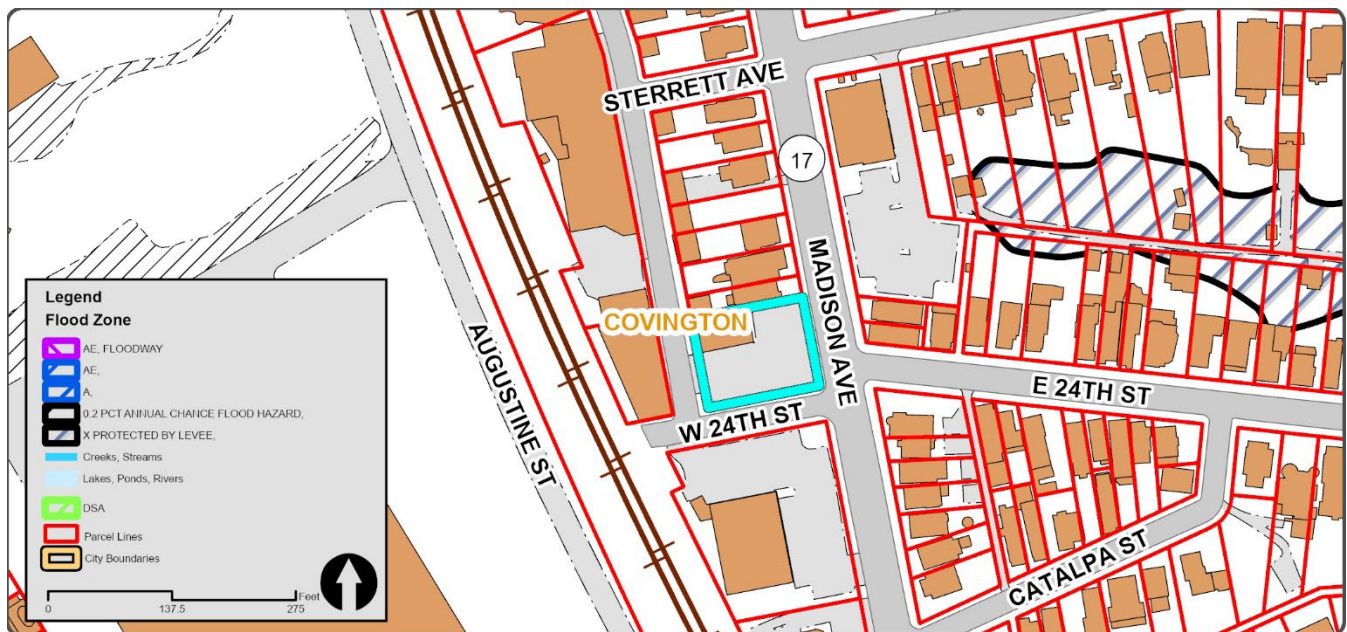
Staff findings: The proposed map amendment helps bring a longstanding commercial property into compliance with the Covington Neighborhood Development Code. The amendment will allow the site to develop in a manner consistent with its commercial history and with the adjacent commercial properties.

3. **Recommended Land Use**

	DESCRIPTION
CURRENT	Residential 7.1-14.0 du/na
NORTH	Residential 7.1-14.0 du/na, Industrial
SOUTH	Residential 7.1-14.0 du/na, Commercial
EAST	Residential 7.1-14.0 du/na
WEST	Rail Road, Industrial



- a. The site and surrounding area feature no DSA. There is a portion of residential area to the east of the site that could feature minor flooding that would be protected by the levee.



Staff findings: The proposed zoning change is not consistent with the Recommended Land Use map which identifies the site for residential at a density of 7.1 to 14.0 du/na. The current and historical use of the property is commercial.

STATE STATUTE

1. KRS 100.213 states that before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

STAFF RECOMMENDATION: Favorable recommendation on the map amendment to the Covington Neighborhood Development Code to change the described area from to SU (Semi-Urban Residential) to AUC (Auto Urban Commercial)

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed map amendment is generally consistent with the Kenton County Comprehensive Plan. Although the request is not consistent with the recommended land use map, the map amendment will help an existing business to come into compliance, as well as provide flexible regulations for existing businesses.
2. The proposed map amendment is consistent with the requirements of Section 07.22.4.C., of the Covington Neighborhood Development Code which provides specific review criteria for a district map amendment including compatibility, property dimensions, need, and mitigating arbitrary designations.

ADDITIONAL INFORMATION

1. According to Section 07.22.4.E., the recommendation of the Planning Commission shall have the effect of final action of a District Map Amendment. The Planning Commission's recommendation shall not become the final action on a District Map Amendment if, within 21 days after the final action by the Planning Commission:
 - a. Any aggrieved person files a written request with the Planning Commission that the final decision shall be made by the City Commission; or
 - b. The City Commission files a notice with the Planning Commission that the City Commission shall take final action on the request.
2. The submitted development plan meets the minimum requirements of the Neighborhood Development Code. If approved
 - a. The proposed parking spaces will need to meet the dimensional requirements of the zoning ordinance.
 - b. Any future expansion of within the AUC Zone will be required to be brought into compliance with the Neighborhood Development Code, including buffer yards, signs, and paving.