



Kenton County Planning Commission

Thursday, June 03, 2021 | 6:15 PM

Virtual Public Hearing | GoToMeeting ID 114-079-829

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Roll call; determination of a quorum
4. Review of public hearing procedures.

Administrative reviews and reports

5. Review of this month's agenda (*action required*)
6. Review of last month's meeting minutes (*action required*)
7. Report of last month's receipts and expenditures (*action required*)
8. Review of FY21-22 proposed budget (*action required*)
9. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
10. Report of last month's actions by our legislative bodies (*no action required*)
11. **FILE NUMBER: PFAC2105-0001 – WITHDRAWN BY APPLICANT** (*no action required*)

Public hearing

12. **FILE NUMBER: PC2012-0003** (*action required*)

APPLICANT: Grand Communities, LLC on behalf of The Cincinnati, New Orleans, and Texas Pacific Railroad Company

LOCATION: An area of approximately 65 acres located on the south side of Highway Avenue between Traverse Street to the west and Louise Street to the east, approximately 200 feet west of Louise Street in Ludlow.

REQUEST: A proposed map amendment to the Ludlow Zoning Ordinance from R-RE (a rural single-family residential zone) to R-3 (PUD) (a multi-family residential zone with a planned unit development overlay).

SUMMARY: The applicant proposes a new residential development consisting of 28 detached single-family units, 306 attached condominium units, and 400 apartment units.
13. **FILE NUMBER: PC2105-0002** (*action required*)

APPLICANT: BF Development Associates per Amanda Webb on behalf of Michael J. Eubank, Lora Lou Eubank, and Lisa Henderson, Co-Trustee of the Mary Janice Eubank Living Trust

LOCATION: 2300 and 2315 Needham Drive, and 5420 Rockwood Drive; an area of approximately 82 acres located at the terminus of Amici Drive, approximately 1,500 feet east of Madison Pike and 1,500 feet north of Hands Pike in Covington.

REQUEST: A Master Development Plan review of a Planned Neighborhood in the SR (Suburban Residential) Zone.

SUMMARY: The applicant is proposing to construct a new subdivision consisting of 141 detached single-family lots and 50 attached single-family lots, for a total density of approximately 2.33 dwelling units per net acre.

14. **FILE NUMBER: PC2105-0003** *(action required)*
APPLICANT: Johan Graham per Bates Creek Development, LLC on behalf of Gary and Angela Smock, Property Owners
LOCATION: 2172 Harris Pike; an area of approximately 15.9 acres located on the north side of Harris Pike between KY 17 to the west and Stafford Heights Drive to the east, approximately 580 feet east of KY 17 in Independence.
REQUEST: A proposed map amendment to the Independence Zoning Ordinance from R-1C (a single-family residential zone) to R-3 (a multi-family residential zone).
SUMMARY: the applicant proposes to develop 144 apartments within six buildings along with a clubhouse, pool, and off-street parking.
15. **FILE NUMBER: PC2105-0001** *(action required)*
APPLICANT: City of Bromley per Mike Denham, Mayor
REQUEST: Proposed text amendments to the Bromley Zoning Ordinance; (1) adding a definition for “Short Term Residential Rental” and (2) permitting owner-occupied short-term rentals in residential zones subject to area and licensing requirements.
16. **FILE NUMBER: W2105-0001** *(action required)*
APPLICANT: Mr. & Mrs. Doug Brunst
LOCATION: 11101 Stafford Heights Road; an area of approximately 1.6 acres located South of KY Route 536 and East of KY Route 17 in Unincorporated Kenton County.
REQUESTED ACTION: To grant waivers to the following sections of the Kenton County Subdivision Regulations: (1) Article 3.5-1(A)(1): granting this request would waive the requirement that the proposed subdivision of land be located along an existing Public Street or Roadway accepted for maintenance by the applicable Legislative Body; (2) Article 4.2-11(D): granting this request would waive the requirement that driveways shall serve no more than six Lots and/or residential dwellings.
17. Reports from Committees *(no action required unless requested)*
- a. Bylaws
 - b. *Direction 2030* Implementation
 - c. Executive
 - d. Social Media
 - e. Subdivision Review
 - f. Z21 Review Committee
18. Reports from Commission members *(no action required unless requested)*
19. Report from legal counsel *(no action required unless requested)*
20. Reports/announcements from staff *(no action required unless requested)*
21. General correspondence *(no action required unless requested)*

Calendar Notes

- Thursday, July 1: Monthly Public Hearing/ Business Meeting (6:15 PM)**
The deadline to submit applications for this agenda is 5 PM on June 3.
- Thursday, August 5: Monthly Public Hearing/ Business Meeting (6:15 PM)**
The deadline to submit applications for this agenda is 5 PM on July 8.