



**Kenton County Planning Commission**  
Thursday, December 02, 2021 | 6:15 PM  
Kenton Chambers, County Government Center | Covington

**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. Report of last month's actions by staff (*no action required*)
  - a. Subdivision Plat Letter
  - b. Stage II Updates
9. Report of last month's actions by our legislative bodies (*no action required*)

**Public hearing**

10. **FILE NUMBER: PC2110-0004**  
**APPLICANT:** City of Fort Wright per Jill Bailey, City Administrative Officer  
**LOCATION:** 1661 Park Road; an area of approximately 1.6 acres located on the east side of Park Road approximately 70 feet north of Grove Park Drive and 170 feet south of St. Agnes Circle in Fort Wright  
**REQUEST:** A proposed map amendment to the Fort Wright Zoning Ordinance from R-2 (a multi-family residential zone) to R-1DD (a single and two-family residential zone).  
**SUMMARY:** This rezoning will allow single-family or two-family residential uses up to 6.5 dwelling units per net acre. The current multi-family zone allows up to 10 dwelling units per net acre.
11. **FILE NUMBER: PC2111-0002**  
**APPLICANT:** BF Development Associates per Amanda Webb  
**LOCATION:** 2300 and 2315 Needham Drive, and 5420 Rockwood Drive; an area of approximately 92.77 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 146 detached single-family lots and 92 attached single-family lots, for a total density of approximately 2.57 dwelling units per net acre.
12. **FILE NUMBER: PC2111-0001**  
**APPLICANT:** The City of Fort Mitchell per Edwin King, City Administrator  
**LOCATION:** All land within the corporate limits of the City of Fort Mitchell.  
**REQUEST:** A new zoning ordinance, which includes new text and a new official zoning map for the City of Fort Mitchell.

**SUMMARY:** The City of Fort Mitchell seeks to replace the current zoning ordinance with a new ordinance that recognizes Fort Mitchell’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://kcpcy.org/meetings/now-pending>

- 13. 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
- 14. Reports from Commission members *(no action required unless requested)*
- 15. Report from legal counsel *(no action required unless requested)*
- 16. Reports/announcements from staff *(no action required unless requested)*
- 17. General correspondence *(no action required unless requested)*

**New Business**

**Public Comments**

**Adjourn**

<b>Calendar Notes</b>
<b>Thursday, January 6, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on December 9.
<b>Thursday, February 3, 2022: Monthly Public Hearing/ Business Meeting (6:15 PM)</b> The deadline to submit applications for this agenda is 5 PM on January 6.