

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 **April 03, 2025, Public Hearing**

DATE: March 13, 2025

This 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, April 03, 2025, at 6:15 p.m.** Notification details for each public hearing are separated below.

FILE NUMBER: PC-25-0002-MA (COVINGTON MAP)

APPLICANT: Romper Room Child Care, LLC per Terri Willis, property owner

LOCATION: 2299 Benton Road, Covington; 0.75-acre area located on the west side of Benton Road, bordered by the intersection of Benton Road and Monte Lane to the south and 22 feet from the intersection of Benton Road and Janes Lane to the north.

REQUEST: A proposed map amendment to the Covington Neighborhood Development Code to change the described area from SR (Suburban Residential) to SU (Semi-Urban Residential).

SUMMARY: The applicant proposes no new building or structural changes, but is seeking to increase the allowed uses available for the property.

FILE NUMBER: PC-24-0004-MA (UNINCORPORATED KENTON COUNTY MAP)

APPLICANT: Fischer Homes per Amanda Webb on behalf of
Grand Communities LTD.

LOCATION: An area of approximately 17 acres located on the south side of Bristow Road between Greenbrook Drive to the west and Independence Road to the east, approximately 400 feet east of Greenbrook Drive in Unincorporated Kenton County.

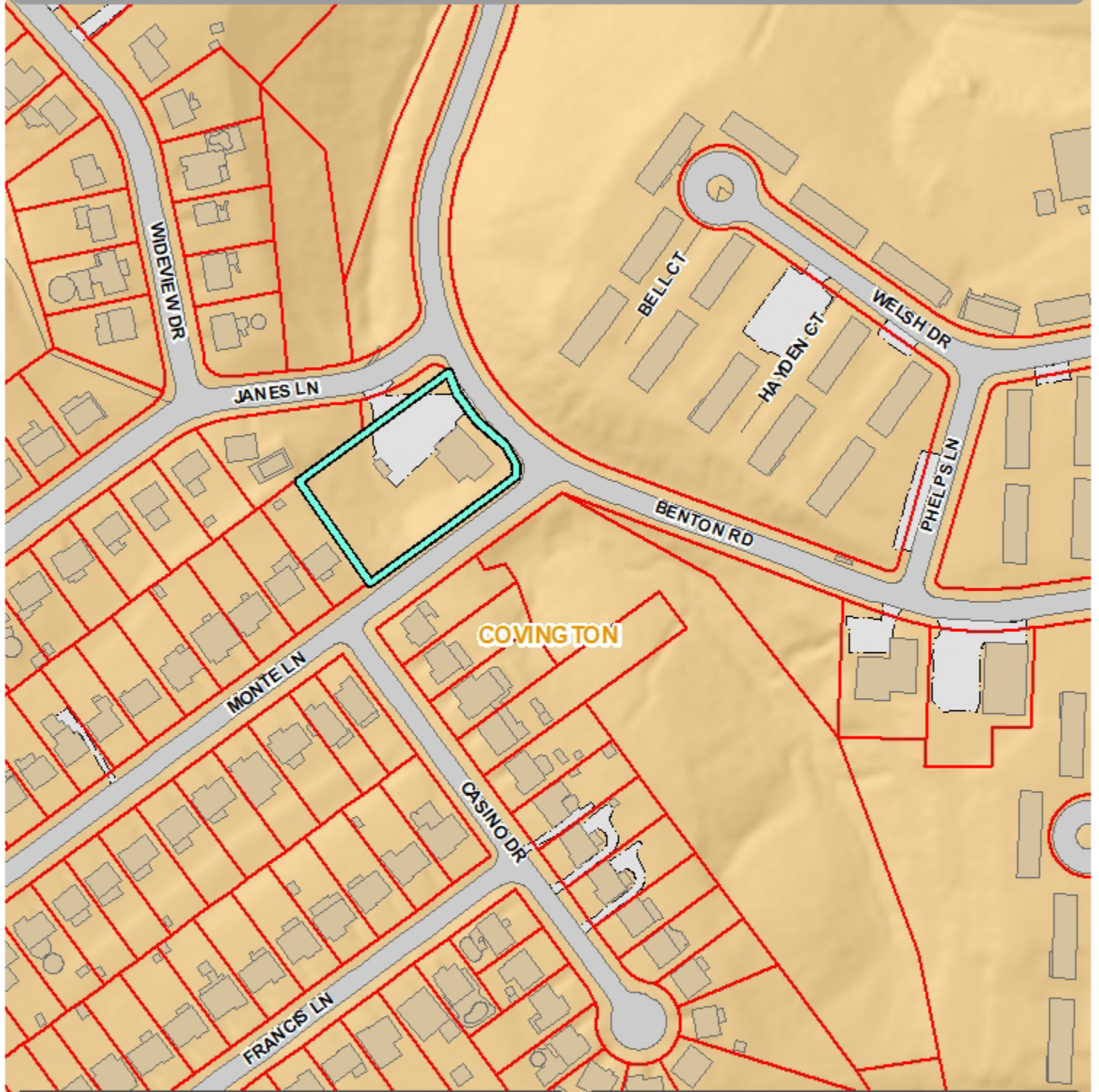
REQUEST: An amended Stage I Development Plan for the described area which is currently zoned R-1D (RCD) within the Kenton County Zoning Ordinance.

SUMMARY: The applicant is proposing 48 single-family residential lots (approximately 2.8 dwelling units per net acre). The current R-1D (RCD) Zone allows attached and detached single-family residential development at approximately 4.8 dwelling units per net acre.

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.



PC-25-0002-MA



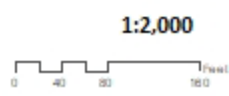
COVINGTON

- Building**
- Building
 - Pool
 - Tank
 - Concrete Pad
- Recreation**
- Ball Fields
 - Playground/General Rec
 - Tree/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



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

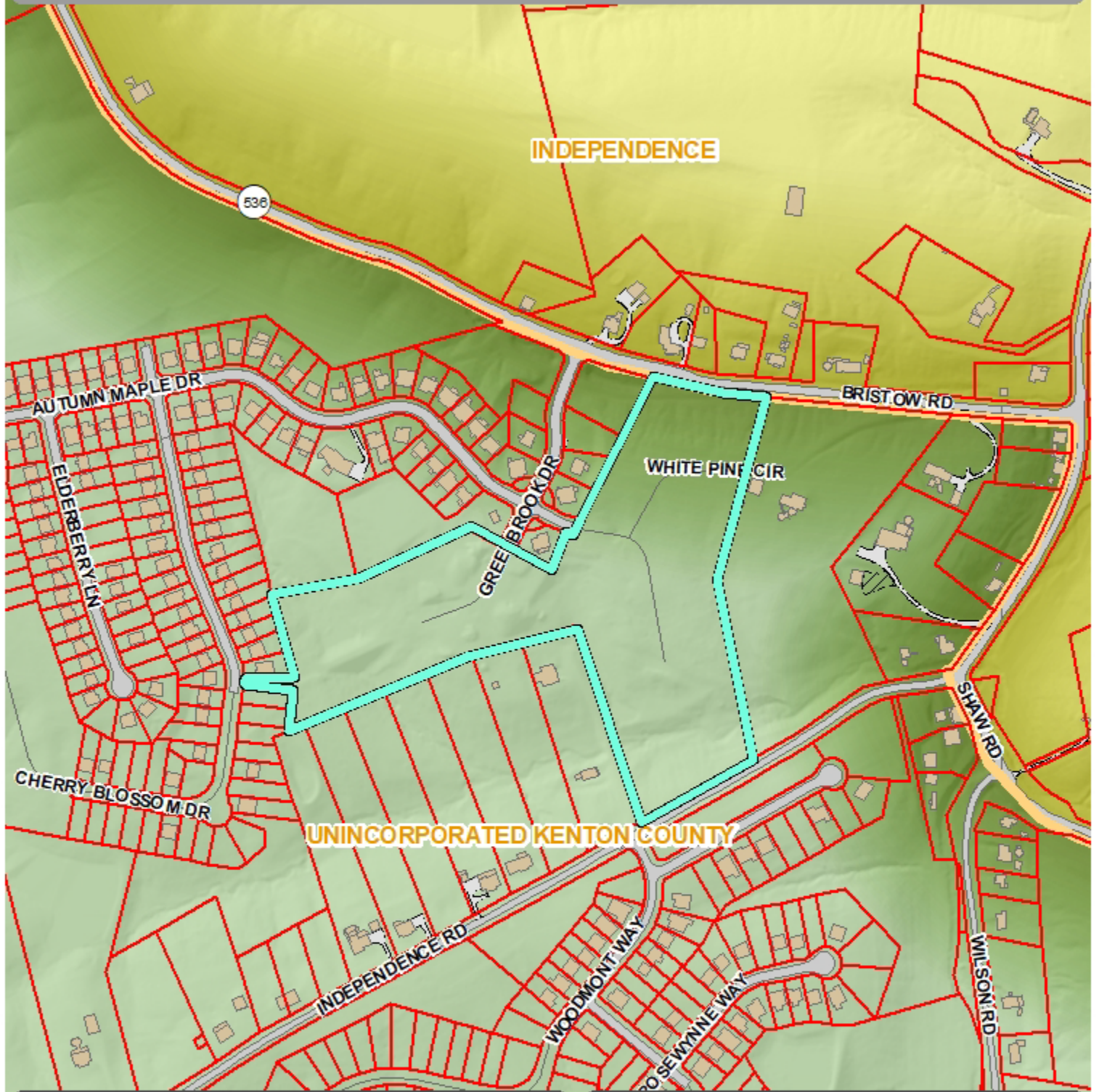
Parcel data provided by CCPVA,
 KCPVA and LINK GIS.

Date: 3/12/2025

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.



PC-25-0004-MA



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Upaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Contour
Concrete Pad	Paved Parking	Water Hydrant	Creek / Stream
Recreation	Unpaved Parking		River / Lake
Ball Fields	Railroad		
Playground/General Rec	Boundaries		
Tee/Green	Parcel		
	Zoning		

1:4,800

0 100 200 400 Feet






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