

**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 **May 01, 2025, Public Hearing**

**DATE:** April 10, 2025

This public hearing will be held in the 2<sup>nd</sup> floor Kenton Chambers of the Kenton County Government Center, 1840 Simon Kenton Way in Covington on **Thursday, May 01, 2025, at 6:15 p.m.** Notification details for each public hearing are separated below.

**FILE NUMBER: PC-25-0002-PF (EDGEWOOD PUBLIC FACILITY REVIEW)**

**APPLICANT:** Matthew Rigg on behalf of the Kenton County Board of Education

**LOCATION:** 440 Dudley Road; an area of approximately 21.43 acres located at the terminus of Tupman Lane in Edgewood.

**REQUEST:** A public facility review per KRS 100.324 and KRS 147.680.

**SUMMARY:** The applicant proposes a Hinsdale Elementary School renovation project that includes a total of five phases; four phases are renovations to the existing school and one phase is a new addition. This project will also include new site circulation and a realignment of the intersection of Charter Oak Road, Dudley Road, and Tupman Lane by the City of Edgewood.

**FILE NUMBER: PC-25-0003-PF (ERLANGER PUBLIC FACILITY REVIEW)**

**APPLICANT:** Robert Ehmet Hayes and Associates, LLC per Noah Onkst on behalf of the Erlanger Elsmere Board of Education

**LOCATION:** 450 Bartlett Avenue; an area of approximately 32 acres in Erlanger

**REQUEST:** A public facility review per KRS 100.324 and KRS 147.680.

**SUMMARY:** The applicant proposes a building addition and interior remodel of the existing school including demolishing a portion of the existing school and constructing a new approximately 40,000 square foot addition, a new entrance and walkways along Graves Avenue, and removing and replacing existing asphalt on the south side of the existing school.

**FILE NUMBER: PC-25-0005-MA (ERLANGER MAP AMENDMENT)**

**APPLICANT:** Erica Shadoin on behalf of A&K Enterprise, Inc.

**LOCATION:** An area of approximately 1.94 acres on the southwest side of Cave Run Drive between Dixie Highway to the southeast and Barkley Drive to the northwest, approximately 415 feet northwest of Dixie Highway in Erlanger.

**REQUEST:** A proposed map amendment to the Erlanger Zoning Ordinance changing the property from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone.

**SUMMARY:** The applicant proposes to construct a 10,241 square-foot corporate office building. There will be 62 off-street parking spaces and access off of Cave Run Drive.

**FILE NUMBER: PC-25-0003-TX (COVINGTON TEXT)**

**APPLICANT:** City of Covington per Kaitlin Bryan, Regulatory Services & Historic Preservation Manager

**REQUEST:** Proposed text amendments to the Covington Neighborhood Development Code adding Recycling Facilities, Class Two, as a Conditional Use within the SI (Suburban Industrial District).

**SUMMARY:** This use will be added as a conditional use within this character district, which will require prior approval from the Board of Architectural Review and Development (BOARD).

**FILE NUMBER: SRA-25-0001 (KCPC SUBREGS AMENDMENT)**

**APPLICANT:** Kenton County Planning Commission per Brian Dunham, Chairman

**REQUEST:** A recommendation from the Subdivision Regulations Committee to adopt various edits to the Kenton County Subdivision Regulations, Chapter 4.6-2, Street Pavement Requirements. These edits include the addition of a new concrete mix design which will be accepted for concrete street construction.

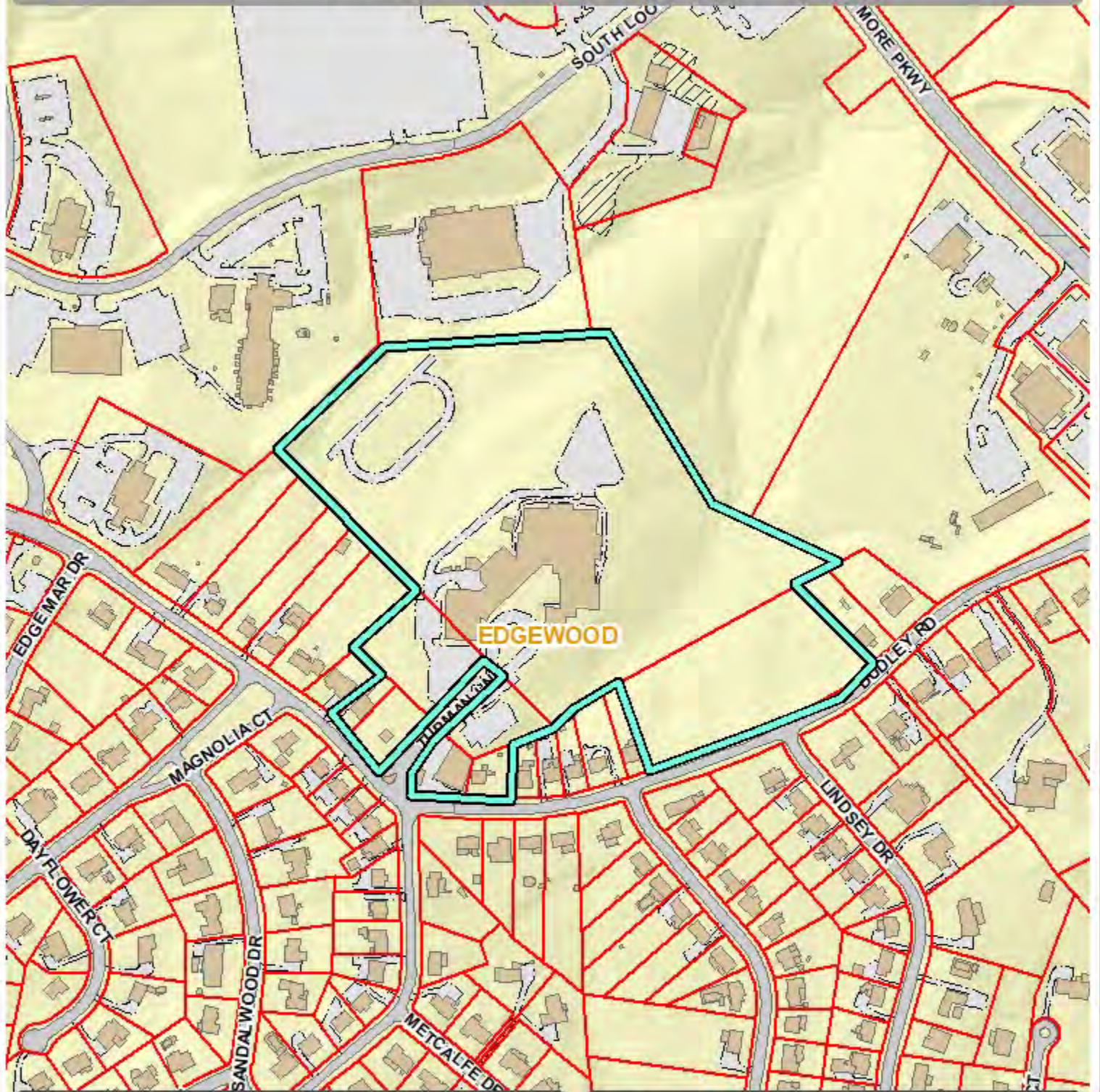
**SUMMARY:** See below for proposed edits:

- 4.6-2 (A) (1) Concrete Mix Design Requirements: Aggregates for Concrete Street pavement shall be **EITHER** a blend of No. 467 crushed limestone, No. 8 gravel and concrete sand **OR** a blend of No. 57 crushed limestone, No. 4 crushed limestone, No. 8 gravel and concrete sand.
- 4.6-2 (A) (3) Concrete Mix Design Requirements: Gradation of the No. 57 crushed limestone, No. 4 crushed limestone, No. 8 gravel and the concrete sand shall meet the requirements of Section 800 of the KYTC Standard Specifications for Road and Bridge Construction, latest edition.

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-PF



EDGEWOOD

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

**1:4,000**






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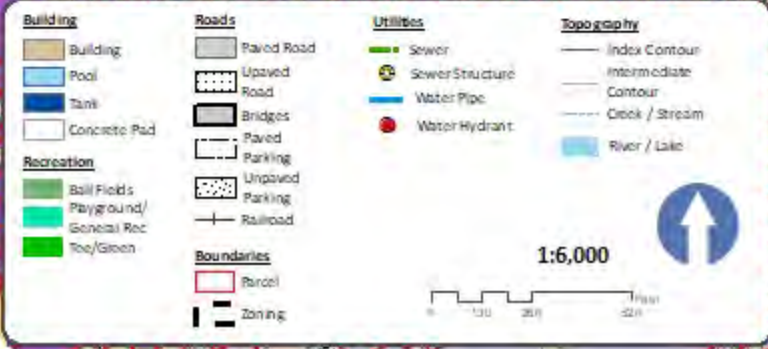
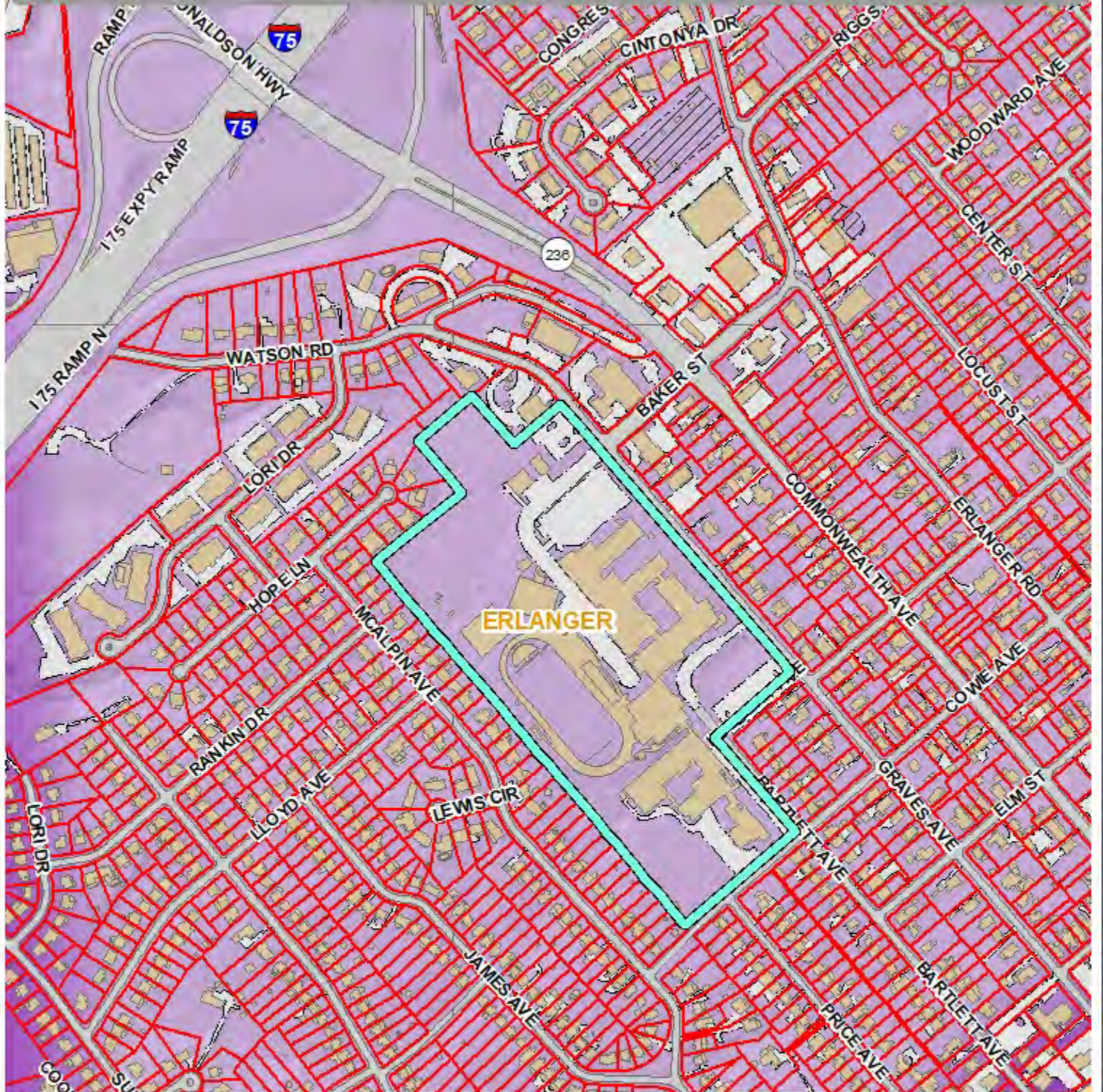
Parcel data provided by CCPVA, KCPVA and LINK GIS.

**Date: 4/3/2025**

This 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-25-0003-PF



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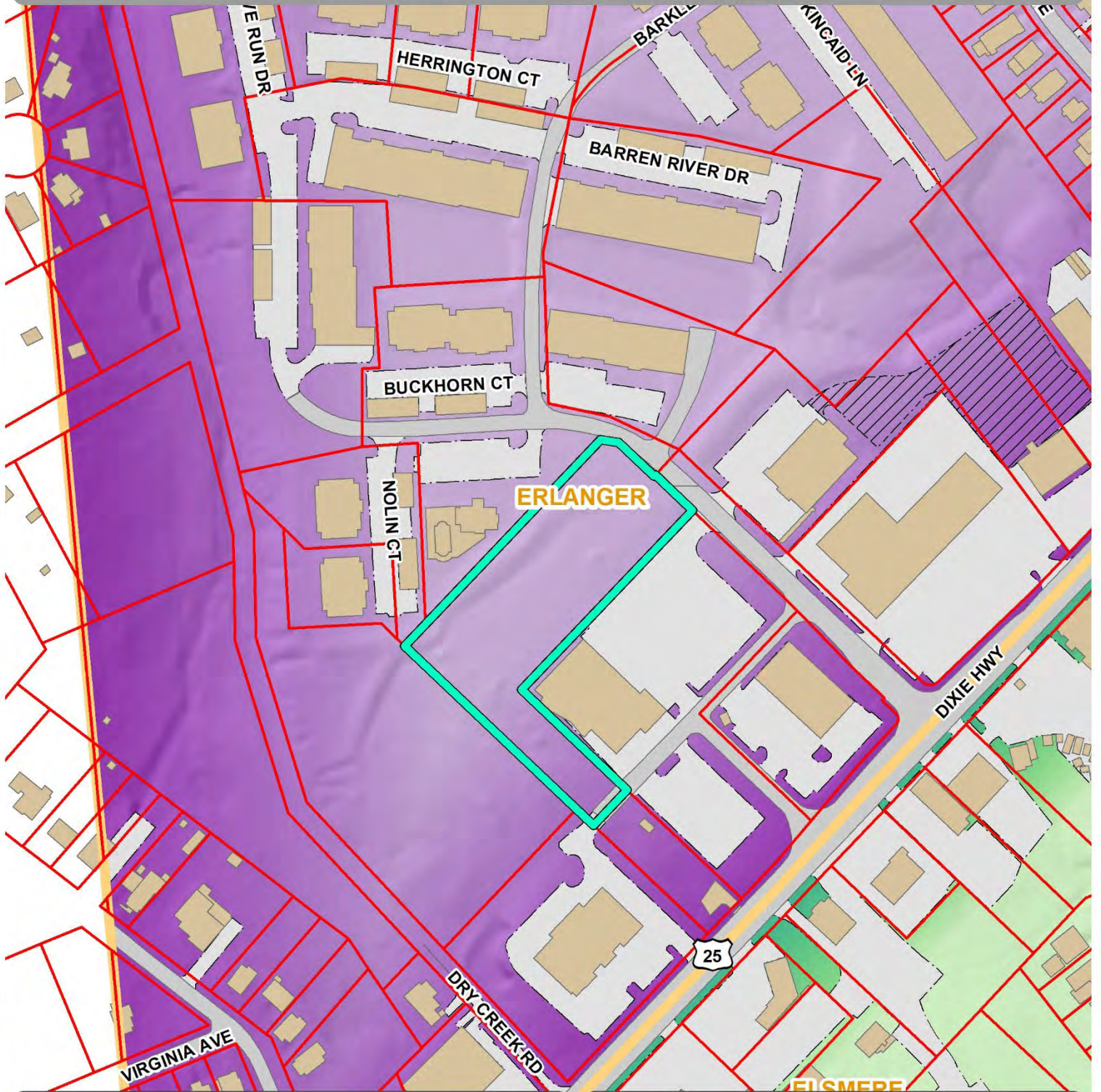
Parcel data provided by CCPVA,  
 KCPVA and LINK GIS.

**Date: 4/4/2025**

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# PC-25-0005-MA



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

**1:2,400**

0 50 100 200 Feet

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Parcel data provided by CCPVA, KCPVA and LINK-GIS.

**Date: 4/10/2025**

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