

TO: KCPC Members; Matt Smith, KCPC Legal Counsel and interested parties

FROM: Andy Videkovich, AICP, Director of Planning at PDS

RE: KCPC Public Hearing Notification for **December 04, 2025, Public Hearing**

DATE: November 10, 2025

Your next public hearing will be held at the Kenton County Government Center, in the 2nd floor Commission Chambers, 1840 Simon Kenton Way in Covington on **Thursday, December 04, 2025, at 6:15 p.m.** Notification details for each public hearing are separated below.

FILE NUMBER: PC-25-0015-MA (Erlanger Map Amendment)

APPLICANT: DBL Law per Loren Wolff on behalf of Sierra Development LLC

LOCATION: An area of approximately 2.55 acres located at the southwest intersection of Turkeyfoot Road and Stevenson Road.

REQUEST: A proposed map amendment to the Erlanger Zoning Ordinance changing the described area from R-CPS (Residential Compact Subdivision) to NC (Neighborhood Commercial).

SUMMARY: The concept development plan proposes an approximately 6,372 square-foot convenience store and gas station with associated fuel pumps and canopy, 46 total parking spaces, stormwater detention area, two detached signs, landscaping, and one access point each from Turkeyfoot Road and Stevenson Road.

FILE NUMBER: PC-25-0016-MA (Covington Map Amendment)

APPLICANT: Fisher Homes per Amanda Webb on behalf of Kelly Real Estate Co LLC and Briarwood Dev Inc.

LOCATION: 1405 & 1459 Hands Pike, Covington; an area of approximately 73.897 acres and containing two parcels, located along the west side of Hands Pike, approximately 780 feet west of Taylor Mill Road and 1,500 feet east and south of Ken Drive.

REQUEST: A District Map Amendment and Development Plan to the Covington Neighborhood Development Code changing the area from SR (Suburban Residential) to SU (Semi-Urban Residential).

SUMMARY: The applicant is proposing a new development with 450 total dwelling units to include a mixture of attached and detached single-family, two-family, carriage houses, and condominium/apartment style dwellings with a total density of 6.1 dwelling units per acre.

FILE NUMBER: PC-25-0012-TX (KCPC Text Amendment)

APPLICANT: Kenton County Planning Commission per Brian Dunham, Chair

REQUEST: Proposed text amendments to the Bromley, Covington, Crescent Springs, Crestview Hills, Edgewood, Elsmere, Erlanger, Fairview, Fort Mitchell, Fort Wright, Independence, Kenton Vale, Lakeside Park, Ludlow, Park Hills, Ryland Heights, Taylor Mill, Villa Hills, and Kenton County zoning ordinances: (1) amending the definition of Qualified Manufactured Homes, (2) amending the definition of Single-Family Detached Dwelling to include Qualified Manufactured Homes, (3) removing Qualified Manufactured Homes as a separate use, (4) removing use specific standards for Qualified Manufactured Homes and (5) making any other necessary revisions for compliance with Kentucky House Bill 160.

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-25-0015-MA



Building

- Building
- Pool
- Tank
- Concrete Pad

Recreation

- Ball Fields
- Playground/General Rec
- Tec/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

1:3,000



0 65 130 260 Feet



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

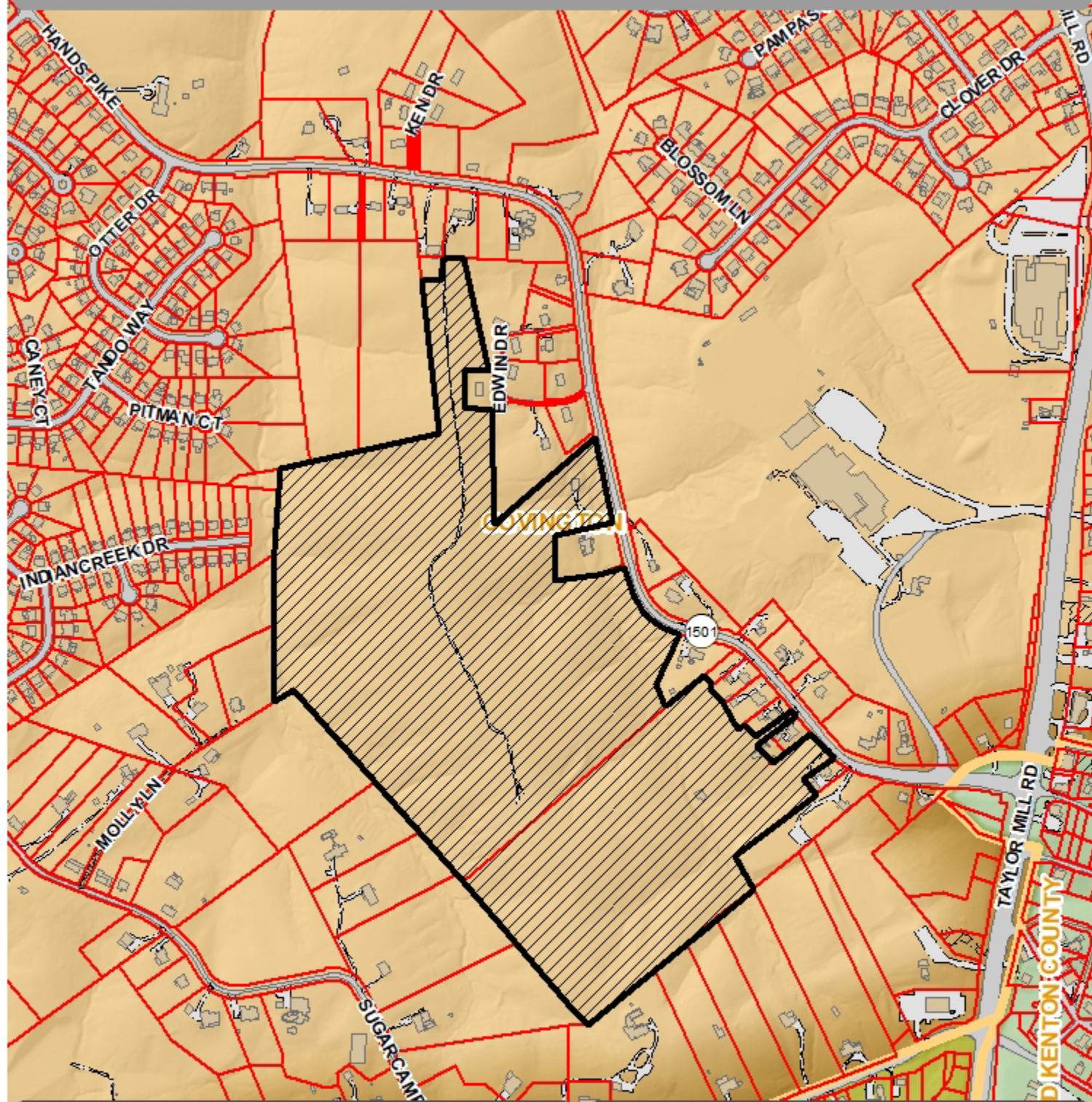
Parcel data provided by CCPVA,
KCPVA and LINK GIS.

Date: 11/10/2025

This GIS data is 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-25-0016-MA



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

1:7,000



0 150 300 600 Feet



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