

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP
Director of Planning

RE: Staff Recommendations for the **December 04, 2025, Public Hearing**

DATE: November 24, 2025

PDS submits the attached report and recommendation for your review prior to the scheduled December 04, 2025, public hearing. This information relates to the following agenda item:

FILE NUMBER: PC-25-0016-MA

APPLICANT: Fischer 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); 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.

Staff will be prepared to address your comments and/or questions regarding the project during the public hearing. If you need additional information or clarification prior to that time, don't hesitate to contact me.

cc: Amanda Webb, Fischer Homes - Applicant
Don Stegman, Carinal Engineering – Contact
Samuel Rees, Fischer Homes - Contact

Joshua R. Wice, Ed.D., Executive Director

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Map Amendment

File Number: PC-25-0015-MA

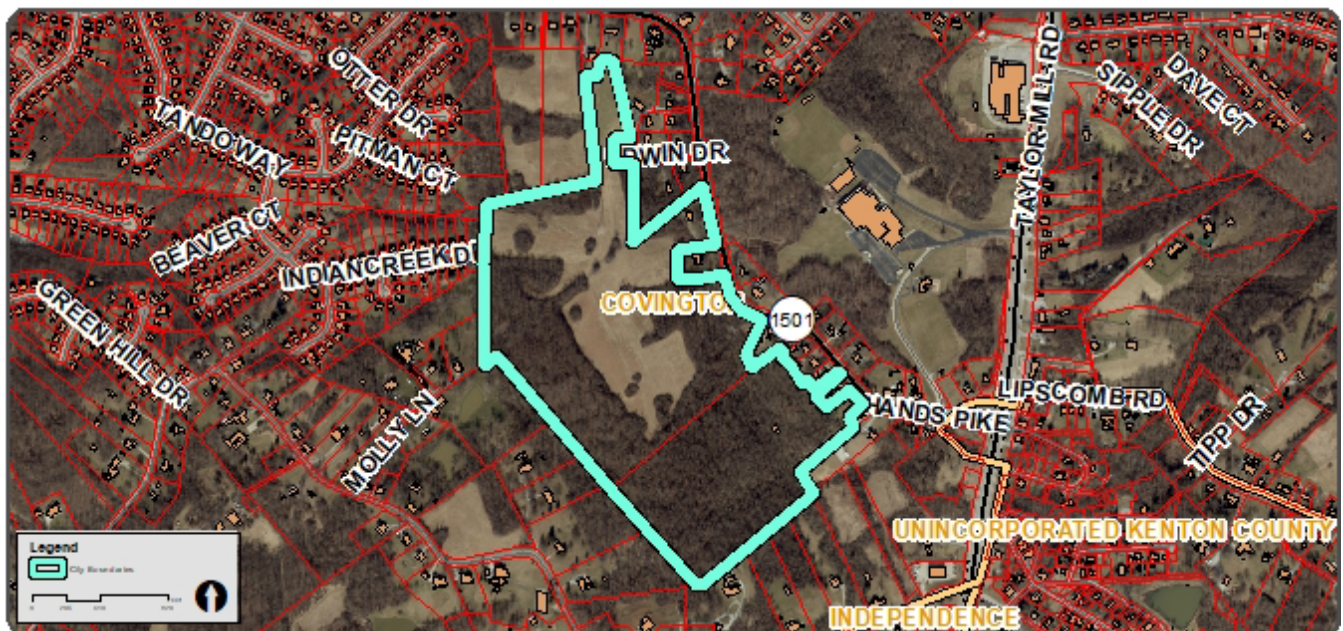
Jurisdiction: Covington

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

Project Manager: Patrick Denbow, AICP, Senior Planner

1. **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); 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.

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.



HISTORY & BACKGROUND

1. In 2020, the City of Covington submitted an application to adopt a new zoning ordinance (Neighborhood Development Code), including new text and a new official zoning map. The KCPC provided a favorable recommendation and the City adopted the subsequent ordinance. The subject site was designated SR (Suburban Residential) as a result.

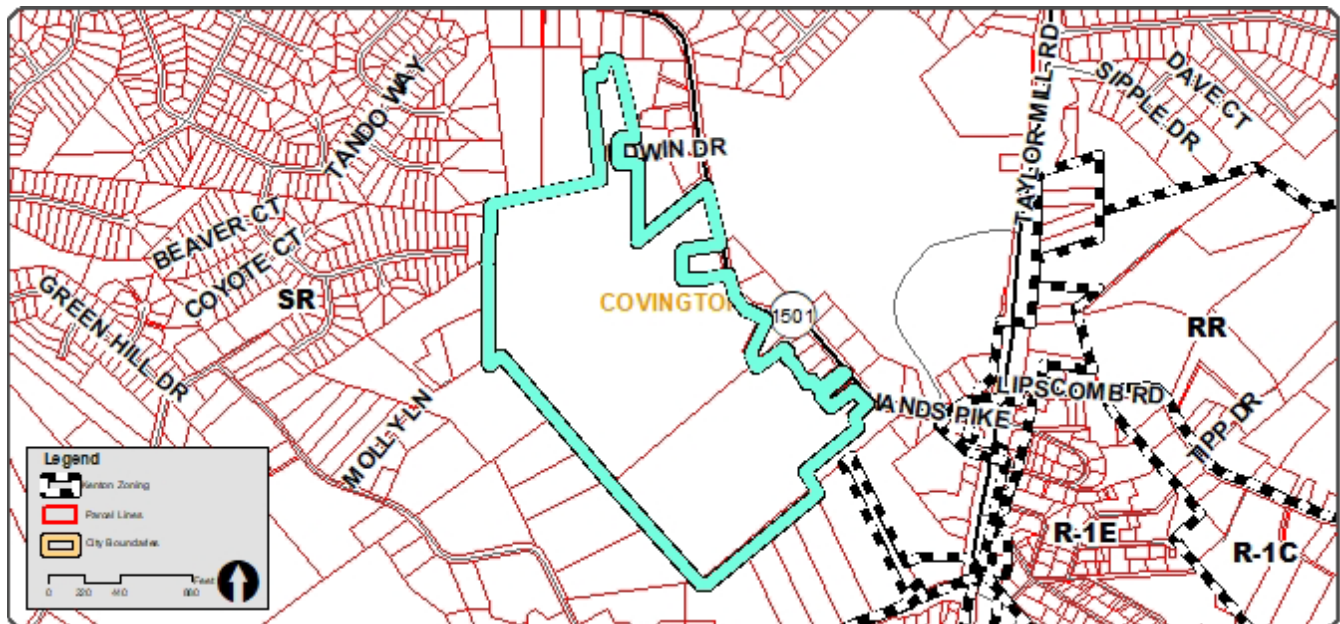
SITE CHARACTERISTICS

1. The site is currently mostly vacant and heavily wooded. There is one existing single-family home located on the site at 1405 Hands Pike, and there are a few small accessory type structures located within the site as well. The center of the site is a mostly cleared field and includes an overhead wire utility easement. There is a private and unpaved access road extending from 1345 Hands Pike into the center of the site.
2. The surrounding area consists of mostly suburban style single-family residential development. There are also a few institutional uses located nearby, including churches and an elementary school. There are also a few commercial uses located nearby on Taylor Mill Road.

ANALYSIS

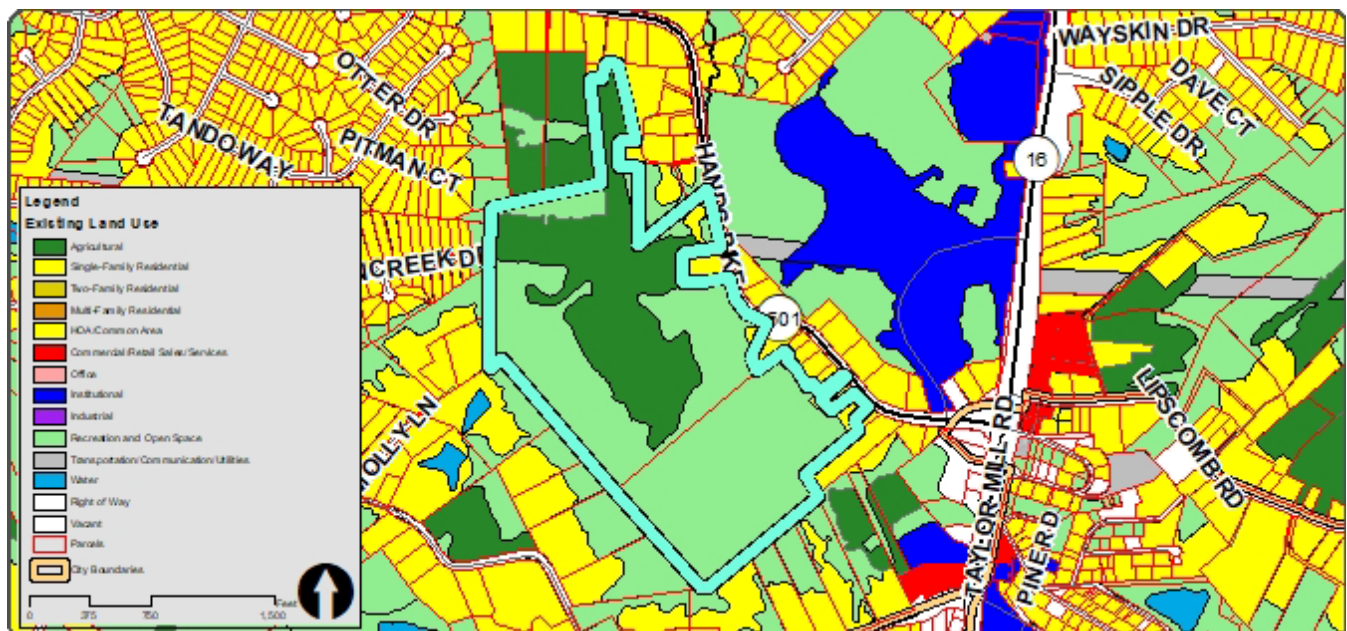
1. Current Zoning

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	SR	Depends on neighborhood type Range is 2,000 sq. ft. to 20,000 sq. ft. minimums	Depends on neighborhood type Range is 2.064 du/na (auto-oriented neighborhood) to 10.045 du/na (tiny house neighborhood)
NORTH	SR	Depends on neighborhood type Range is 2,000 sq. ft. to 20,000 sq. ft. minimums	Depends on neighborhood type Range is 2.064 du/na (auto-oriented neighborhood) to 10.045 du/na (tiny house neighborhood)
SOUTH	SR	Depends on neighborhood type Range is 2,000 sq. ft. to 20,000 sq. ft. minimums	Depends on neighborhood type Range is 2.064 du/na (auto-oriented neighborhood) to 10.045 du/na (tiny house neighborhood)
EAST	SR	Depends on neighborhood type Range is 2,000 sq. ft. to 20,000 sq. ft. minimums	Depends on neighborhood type Range is 2.064 du/na (auto-oriented neighborhood) to 10.045 du/na (tiny house neighborhood)
WEST	SR	Depends on neighborhood type Range is 2,000 sq. f.t. to 20,000 sq. ft. minimums	Depends on neighborhood type Range is 2.064 du/na (auto-oriented neighborhood) to 10.045 du/na (tiny house neighborhood)



2. Existing Land Use

	DESCRIPTION
CURRENT	Recreation and open space, agricultural, single-family
NORTH	Recreation and open space, agricultural, single-family
SOUTH	Recreation and open space, agricultural, single-family
EAST	Single-family, recreation and open space, institutional
WEST	Single-family, recreation and open space



PETITION REVIEW

1. SR (Suburban Residential) Character District
 - a. The purpose of the SR district is to provide for larger-sized lots for single-family detached dwellings and supporting civic uses in a suburban setting. Alternatively, the district may also accommodate by-right cluster development for single- and two-family homes on smaller sized lots oriented around preserved common open space or planned development for additional housing types. Moderate to high levels of landscaping are present with most vehicular access occurring across a front yard.
 - b. Context provides that this district is appropriate in the suburban sub-areas of the Kenton County Comprehensive Plan. Appropriate adjacent districts are Rural Residential, Suburban Commercial, Suburban Office, Resource Protection, and Recreation.
 - c. Density is regulated in the following manner:
 - i. Auto-Oriented Neighborhood: 2.064 du/a
 - ii. Cluster Neighborhood: 2.417 du/a
 - iii. Planned Neighborhood: 2.825 du/a
 - iv. Tiny House Neighborhood: 10.045 du/a
 - v. Density can be increased in Cluster, Planned, and Tiny House depending on building type: up to 5.932 du/a for Single-Family Attached Development in a Planned Neighborhood.
2. SU (Semi-Urban Residential) Character District
 - a. The purpose of the SU District to provide for renovation, incremental expansion, or new construction of contextually-sensitive single-family detached and attached, two-family, townhouse, and triplex/quadplex dwellings, along with allowances for small-scale neighborhood commercial uses, and to prevent or minimize vehicular access points from interrupting streetscapes and non-motorized mobility. Small to moderate levels of landscaping are present.
 - b. Context provides that this district is appropriate for lots on local streets and at intersections of collector and local streets in the urban and first -ring suburban area of the Kenton County Comprehensive Plan. Appropriate adjacent districts are Suburban Residential, Commercial and Office, and Mixed Use districts.
 - c. A Development Plan shall accompany all applications for character map amendments in the SU character districts, except for single- or two-unit dwellings.
 - d. Lot density and dimensions within the SU Character District are based on building types.
 - i. Single-Family Attached and Detached: Minimum lot size 2,000 sq. ft. (approximately 21.78 du/a)
 - ii. Townhouse: Minimum Lot Size 1,000 sq. ft. (approximately 43.56 du/a)
 - iii. Apartment: Minimum Lot Size 10,000 sq. ft. with a minimum dwelling unit area of 400 sq. ft. (approximately 108.9 du/a)
3. The submitted Development Plan and submitted materials (attached) indicate the following:
 - a. Total area approximately 73.9 acres
 - b. Total open space 31.8 acres
 - i. Approximately 45 percent
 - ii. To include landscaping
 - iii. Development plans do not require open space
 - c. A mix of housing and building types:
 - i. 450 total dwelling units (approximately 6.1 du/acre)
 - (1) Four carriage house units (classified in plan as detached single-family housing and building type)

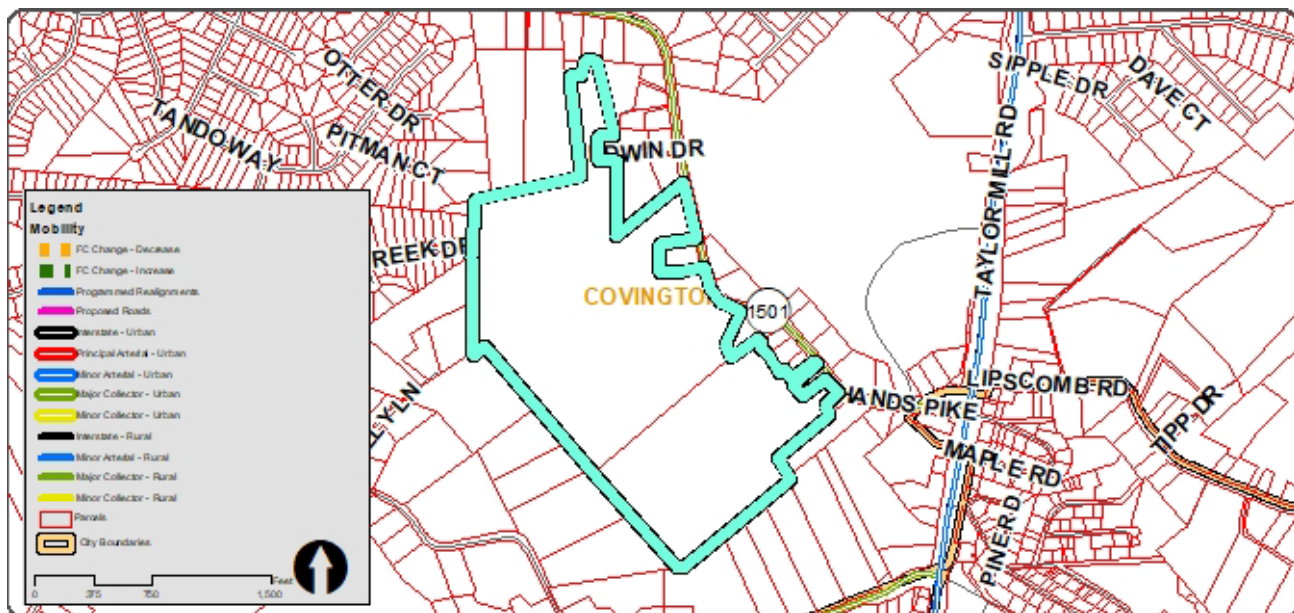
- (a) Two bedrooms
 - (b) 1,200 square feet
 - (2) 105 30-foot designer units (classified in plan as detached single-family housing and building type)
 - (a) Single-family detached
 - (b) 1,900-2,700 square feet
 - (3) 41 paired ranch units (classified in plan as attached single-family housing and building type)
 - (a) Two to three bedrooms
 - (b) 1,245-2,195 square feet
 - (4) 12 townhome front entry units (classified in plan as attached single-family housing and building type)
 - (a) Three bedrooms
 - (b) 1,850 square feet
 - (5) 43 townhome rear entry units (classified in plan as attached single-family housing and building type)
 - (a) Three to four bedrooms
 - (b) 1,850 square feet
 - (6) 245 condominium units (classified in plan as apartment housing and building type)
 - (a) Two bedrooms
 - (b) 1,110-1,610 square feet
- d. Listed Development Standards on the development plan match the lot density and dimension requirements for each building type as provided within the Covington Neighborhood Development Code for detached single-family, attached single-family, attached single-family townhomes, and attached multi-family condominiums (apartments).
 - i. Typical multi-family condominium attached (apartment building style)
 - (1) 30 foot front yard setback from street right-of-way
 - (2) Other setbacks and building height as required in NDC
 - (3) Two building styles provided
 - (a) 16 14-unit buildings
 - (b) Three seven-unit buildings
 - ii. Typical lot layout for single-family detached
 - (1) Lot dimensions of 40-feet by 130-feet (5,200 square feet)
 - (2) Minimum setbacks per zoning ordinance
 - iii. Typical lot layout for single-family attached (paired units)
 - (1) Lot dimensions of 34 feet by 130 feet (4,430 square feet)
 - (2) Minimum setbacks per zoning ordinance
 - iv. Typical lot layout for single-family attached (townhomes)
 - (1) Setbacks and lot requirements per zoning ordinance
- e. Access
 - i. One access point to serve the entire development.
 - (1) Off Hands Pike (directly across the street from 1428 & 1420 Hands Pike and in between 1415 & 1439 Hands Pike)
- f. 11 proposed public streets
 - i. Detached units and Main Entry
 - (1) Seven total streets
 - (a) "A", "B", parts of "C", "D", parts of "E", "I", & "J"
 - (2) 50-foot right-of-way
 - (3) 25-foot pavement width

- (4) Four-foot sidewalk both sides of street
 - (a) Four-inch thick or five-inch thick when part of driveway apron
 - (5) Additional four-feet on each side of sidewalk
 - (6) 10-foot maintenance easement on each side of 50-foot right-of-way
 - ii. Attached condominiums units
 - (1) Five total streets
 - (a) Parts of "C", parts of "E", "F", "G", & "K"
 - (2) 30-foot right-of-way
 - (3) 22-foot pavement width
 - (4) 10-foot maintenance easement on each side of 30-foot right-of-way
 - (5) No sidewalks
 - (6) 18-foot parking area along one side
 - (7) Street "C" to stub into south property line near "Lot 73"
 - (8) Street "C" to provide a stub into the property to the west near "Building 20"
 - iii. Attached Townhome Units with rear entry
 - (1) Classified as an alley
 - (2) Two total alleys
 - (a) "H" & "G"
 - (3) 20-foot pavement width
 - (4) 10-foot maintenance easement on each side
 - (5) No sidewalks
- g. Off-street parking
 - i. Garage and driveway parking available for each building type.
 - ii. Off-street parking lots accessed immediately off of the public streets in the vicinity of the condominiums. Approximately 298 of these parking spaces are indicated
 - iii. Off-street parking lot for clubhouse area
- h. Amenities
 - i. Clubhouse
 - ii. Pool
 - iii. Cabana
 - iv. Outdoor space
- i. Landscaping
 - i. Landscape buffer along portions of Hands Pike
 - ii. Landscaping throughout open space areas
- j. Storm Water Detention
 - i. Four basins
 - ii. Noted that they will meet the requirements of the Northern Kentucky Regional Stormwater Management Program and all other local, regional, and state requirements.
- k. Geotechnical
 - i. No current geotechnical report
 - ii. Noted that geotechnical investigations are on-going and will be completed prior to development
- l. Utilities
 - i. Sanitary sewer to be served via existing lines at Indian Creek Drive in the subdivision to the west of the site
 - ii. Water will be connected along Hands Pike
 - (1) Letter from NKY Water District stating that an eight inch line is available along Hands Pike and that any needs in excess of the available water will be the responsibility of the developer to provide

- m. Architectural renderings of each housing type
- n. Development entrance sign to be placed at the access point. No additional details provided.

COMPREHENSIVE PLAN

1. **Mobility:** Hands Pike (KY 1501) is classified as a major collector street. Taylor Mill Road is classified as a minor arterial street. There are currently no sidewalks located along Hands Pike and TANK does not operate any nearby bus routes.



2. **Comprehensive Plan:** A full review of the Direction 2030: Your Voice. Your Choice. goals, objectives, recommendations, and tasks was conducted by staff. The full review is available in the issue file. The following is a summary of what staff finds to be the most relevant sections:

- a. PDS staff finds that the submitted request is consistent with the following:

- i. **Goals and Objectives**
- ii. **Sub Area Suburban**
- iii. **Housing Element**

Staff findings: The proposed development will provide for a variety of housing types with amenities that will help to foster a sense of place and will enhance suburban living by offering unique amenities near established residential areas. Providing a mix of housing within the suburban area which includes single-story attached dwellings may accommodate a range of age groups. The proposed development will diversify the housing mix and densities.

- b. PDS Staff finds that the following areas are relevant, but there is conflicting information or insufficient information has been submitted to determine compliance:

- i. **Mobility Element**
- ii. **Housing Element**

Staff findings: If approved, the proposed development will be subject to a traffic impact study. Insufficient information is known at this time regarding access management best practices along a collector street or the possible need for any additional access points. Additionally, although the applicant has referenced the NKADD housing study and the need for additional housing units, insufficient information has been provided to

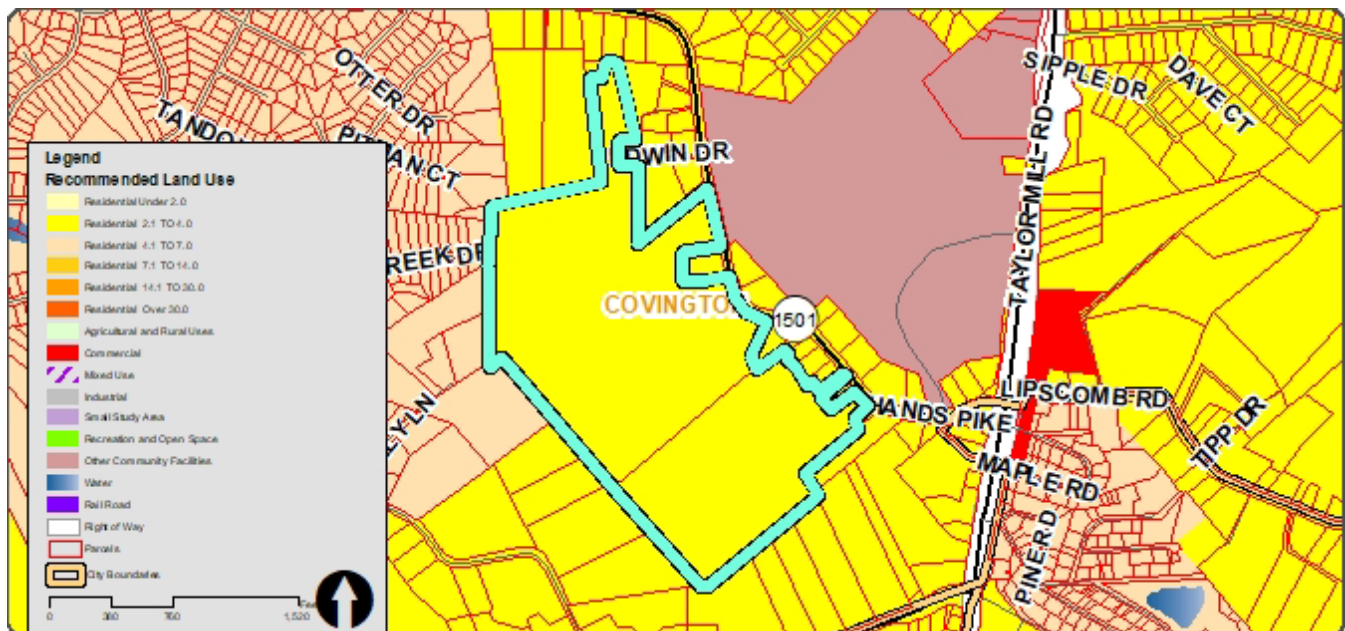
determine if the proposed housing can be considered income-aligned.

- c. PDS staff finds that the submitted request is not consistent with the following:
 - i. **Mobility Element**
 - ii. **Housing Element**

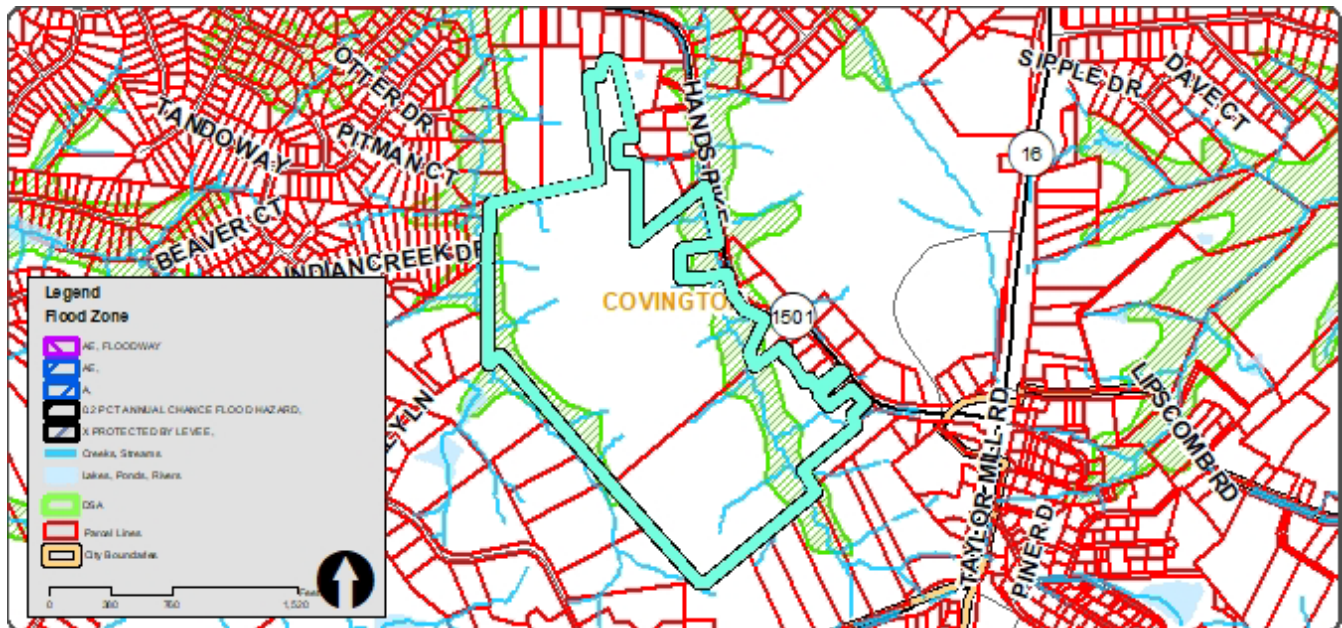
Staff findings: The proposed development is not providing denser development in an area near transit lines and activity nodes. The plan is also not indicating sidewalks along both sides of all streets or along Hands Pike adjacent to the development.

3. Recommended Land Use

	DESCRIPTION
CURRENT	Residential 2.1-4.0 du/na
NORTH	Residential 2.1-4.0 du/na
SOUTH	Residential 2.1-4.0 du/na
EAST	Residential 2.1-4.0 du/na, other community facilities
WEST	Residential 2.1-4.0 du/na, Residential 4.1-7.0 du/na



- a. A majority of the perimeter of the site contains areas of DSA, while the majority of the interior of the site does not contain any area of DSA. Additionally, there are several blue line streams within the perimeter areas of the site.



Staff findings: The proposed development is not consistent with the Recommended Land Use map. The proposed development will provide a mix of housing types at a density of approximately 6.1 dwelling units per net acre where 2.1 to 4.0 dwelling units per net acre is recommended. Higher densities can be considered when a development is income-aligned, however, insufficient information is known at this time to determine its income-aligned status.

STATE STATUTE

1. KRS 100.213 states that before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
 - a. That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
 - b. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

STAFF RECOMMENDATION: Unfavorable recommendation on 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)

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed map amendment and development plan are generally inconsistent with the Kenton County Comprehensive Plan. Although there are areas of consistency, including providing a diversified housing mix, there are several areas with insufficient information or inconsistency. The proposed development will increase density in an area that is not located near public transit and the plan is not including

sidewalks. Additionally, the proposed development is not consistent with the recommended land use which is residential at a density of 2.1-4.0 dwelling units per acre. The proposed development is 6.1 dwelling units per acre. The comprehensive plan recommends that higher density can be considered when a project is income-aligned. Insufficient information has been provided to allow this consideration.

2. The existing zoning designation is appropriate the proposed zoning district is inappropriate. The subject site is located within the suburban subarea of the Kenton County Comprehensive Plan. The purpose statement for the proposed Semi-Urban Residential (SU) Character District provides that the zone is appropriate for the urban and first-ring suburban sub areas. Additionally, the purpose statement of the existing Suburban Residential (SR) Zone provides that the zone is appropriate in the suburban sub area. The existing SR Zone allows for Planned Neighborhoods, which could be developed at a density more appropriate for the recommended land use.
3. There have not been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of the area. The comprehensive plan was updated in September 2024. The economic, physical, and social conditions of the county in general and South Covington specifically, remain relatively unchanged from the time the comprehensive plan was adopted.
4. The submitted Development Plan meets the minimum requirements of the Covington Neighborhood Development Code, except for the following. If approved, these will need to be addressed during the permitting process:
 - a. Section 04.08.3 provides standards for housing and building types. The four “carriage houses” shown on the plan do not meet the definition of carriage houses per the Neighborhood Development Code and are therefore not able to be included as part of this development. Carriage houses are commonly associated with accessory dwelling units and must be a building type that is located on the same lot and clearly subordinate in size and scale to a principle residential use. A Design Waiver will need to be requested from the Board of Architectural Review and Development (BOARD).
 - b. Section 04.08.06 establishes frontage types. The condominiums, which are classified as the apartment building type, is indicating the open yard frontage type. This frontage type is not permitted within the SU Character District. A Design Waiver will need to be requested from the Board of Architectural Review and Development (BOARD).
 - c. Section 04.11.2 provides that no vehicular use area shall require a vehicle to maneuver into a public right-of-way except in the case of a single- or two-family dwelling unit or where vehicular access is from an alley. The proposed development plan indicates a number of parking areas which will require maneuverability into the public streets.

ADDITIONAL INFORMATION

1. While not required on the Development Plan, if approved, the following information is required with future permits:
 - a. Section 04.11.3 provides maximum parking ratios per building type. Sufficient information will be needed to determine compliance with these regulations.
 - b. Section 04.11.4 provides specific requirements for parking design and use. Sufficient information will be needed to determine compliance with these regulations.
 - c. Section 04.12.3 provides requirements for tree preservation. Additional information will be required to determine compliance with these regulations.
 - d. Section 04.12.4 provides requirements for screening and fencing. Additional information will be

- required to determine compliance with these regulations.
- e. Section 04.12.5 provides requirements for buffer yards. Additional information will be required to determine compliance with these regulations.
 - f. Section 04.12.6 provides requirements for development landscaping. Additional information will be required to determine compliance with these regulations.
 - g. Division 13 provides standards for signs. Additional information will be required to determine compliance with these regulations.
2. The submitted Development Plan meets the minimum requirements of the Kenton County Subdivision Regulations, except for the following:
- a. Section 4.1 provides requirements for streets and the installation of sidewalks. The applicant must provide a sidewalk along both sides of all proposed streets, including along those portions of Hands Pike that are adjacent to the site. All proposed streets must meet the requirements of the subdivision regulations.
 - b. Section 4.3-2 of the Kenton County Subdivision Regulations state that all stormwater drainage systems shall comply with the Northern Kentucky Regional Storm Water Management Program Rules and Regulations of Sanitation District No. 1 (SD1's Storm Water Regulations).
 - c. Both KYTC and the PDS Director of Engineering have determined that a Traffic Impact Study will be required. Coordination with KYTC, the PDS Director of Engineering, and the City of Covington, will be required for project scoping.



Grand Communities, LLC. ("GCL") is providing this project narrative to complete the District Map Amendment for Soleira, a proposed residential development in Covington, Kentucky. The name, "Soleira," draws its name from "Sol," meaning sun, and "ira," meaning radiance. The main theme for this community will be sun-based and draws inspiration from warm, golden colors. This project site is comprised of a total area of approximately 73.9 acres. This site is currently undeveloped and is bordered by residential uses. It is currently designated as Suburban Residential (SR), and the proposal is to change the Character District to Semi-Urban Residential (SU) to allow for a variety of residential uses. The Zoning Map Amendment to Semi-Urban Residential (SU) will preserve the existing residential character of the area and provide much needed housing for the region. Provided below are some key details associated with this development.

Development Plan and Product Mix

The submitted development plan and supporting documents within this application are a result of discussions with staff and coordination with the various members of the project team. This development plan was driven by the existing topography, market studies, and conversations with Kenton County staff and project team members.

The Soleira development will consist of a total of four hundred and fifty (450) units that include a variety of housing options. This mix includes fifty-five (55) townhomes with a mix of rear and front entry buildings (Townhouse/Rowhouse), one-hundred and five (105) traditional single-family detached homesites (Single-Family Detached Dwelling), forty-one (41) paired-patio ranch homesites (Duplex), nineteen (19) gallery buildings that will consist of two-hundred and forty-five (245) fee simple condominium units (Apartment/Condominium), and four (4) single-family carriage style homesites (Carriage House).



Access and Roadways

Access to the project site will be off Hands Pike Road. Public streets will provide internal circulation throughout Soleira. Street rights-of-way will vary from fifty feet (50') for streets serving the detached products, thirty feet (30') for streets serving the condominium and carriage-style products (with parking on one side), and twenty feet (20' – pavement only) for the alleys serving the rear entry homesites.

Parking will be provided throughout the site and will be consistent with Kenton County's parking requirements.

Site Soils, Grading, and Storm Drainage

Geo-technical investigations are on-going and will be completed prior to development of the site. Grading and earthwork activities will be limited to the extent necessary to support site development.

The site has multiple stormwater management basins located in four locations on the east end of the site near Hands Pike Road, with a fifth being located on the far west side of the site. The detention basin design will meet the requirements of the Northern Kentucky Regional Stormwater Management Program and adhere to all other local, regional, and state requirements.

Utilities

Sanitary sewer is available at the road stub of Indian Creek Drive in the subdivision to the west of the site. There will be an offsite extension from Indian Creek Drive to serve this community.

Water is available along Hands Pike. A loop connection will be made.



Parks, Recreation, and Open Space

The residents of Soleira will have access to approximately thirty-four (34) acres of open space. Over forty-five percent (45%) of the site will be dedicated open space and common area. Open spaces and common areas will include thoughtful landscaping throughout the community to enhance the aesthetic appeal for residents.

A centralized roundabout located at the main intersection of this community that will include enhanced landscaping, creating a sense of arrival and place. The amenity will be located at the southeast corner of the roundabout and will include a pool, cabana, and outdoor space offering a place of active recreation. There will be a landscape buffer located along Hands Pike near the entrance that will include a carefully themed and designed entry monument. This will help create a sense of place for residents and screen the community from Hands Pike. An interconnected sidewalk system will tie into the amenity and open spaces and will extend throughout the community to provide pedestrian access.

2023 Northern Kentucky Housing Data Study

As previously mentioned, Soleira will provide much-needed housing for a region that is experiencing economic growth and thus will need additional housing to accommodate that growth.

In 2023, the Northern Kentucky Area Development District conducted a study in collaboration with Stantec to determine regional housing needs. The study, entitled **“2023 Northern Kentucky Housing Data Study”**, presented the following key findings:

“The NKADD region needs to build 6,650 housing units to support economic development in the next 5 years, which equates to 1,330 units per year.”

The study states that the 5-year production target could be achieved through additional one- and two-bedroom units, such as the proposed attached products. It noted that future development should steer towards multi-family. Soleira will help address these housing demands by providing a variety of housing types, including smaller attached units, at varying price ranges to attract a diverse work force that will help accommodate the economic growth of the region.



Review Criteria

As per the Neighborhood Development Code, the City of Covington has specific decision criteria that they review when determining whether to approve a District Map Amendment. That specific criteria has been listed below with acknowledgements of how Soleira will fulfill this criteria:

Section 07.22.4 – District Map Amendment

C. Specific Review Criteria - In determining whether to approve, approve with conditions, or deny a District Map Amendment, the review bodies shall consider the applicable common decision criteria in [Sec. 07.20.7](#), Basic Review Criteria and the following:

1. **Compatibility.** The range of uses and the character of development that is allowed by the proposed character district will be compatible with the properties in the immediate vicinity of the subject property.

The surrounding area is primarily defined by single-family detached residential lots, with an existing subdivision located immediately to the west. The proposed District Map Amendment will allow for a variety of residential uses that will preserve the residential character of the surrounding area.

2. **Property Dimensions.** The subject property has sufficient dimensions to accommodate reasonable development that complies with the requirements of this NDC, including parking and buffering requirements.

The proposed development has sufficient dimensions that meet the requirements of this NDC and accommodate reasonable development. The varying product types and street network are thoughtfully designed to take advantage of existing topography and create a walkable community with open spaces and an amenity. This community will have sufficient parking that will meet the requirements of Kenton County and will adhere to the landscape buffering requirements outlined in the Neighborhood Development Code (NDC).

3. Need. The pace of development and the amount of vacant land currently mapped and designated for comparable development in the vicinity of the subject property or properties suggests a need for the proposed character district amendment in order to:

a. Ensure an appropriate inventory of land to maintain a competitive land market that promotes economic development; or

The proposed District Map Amendment will allow for a variety of housing types at varying price ranges that will provide much needed housing for the region, as previously mentioned in the Northern Kentucky Housing Study. There are multiple residential subdivisions located near the property, which suggests that the area is experiencing growth. The variety of housing types that Soleira is currently offering will attract a diverse workforce into the region and contribute to its economic growth.

b. Support the transitioning of a surrounding area's character due to the impact of factors such as a change in traffic patterns, civic or institutional uses, adjoining uses, or environmental issues;

The area surrounding Soleira is primarily residential and, based on current development patterns in this area, is expected to remain residential. This District Map Amendment will help preserve the existing character of the area, while also providing a wider variety of housing types.

4. Mitigate Arbitrary Designations. The amendment, if approved, would be compatible with the surrounding area and would not constitute an unequal or arbitrary distribution of small and limited ownership and use.

This District Map Amendment will help preserve the existing character of the area, while also providing a wider variety of housing types. It will not constitute an unequal or arbitrary distribution of small and limited ownership and use.



SOLEIRA

Soleira Product Offering

As previously mentioned, Soleira will feature a variety of housing types. Those specific products are highlighted on the next page (see next page):



SOLEIRA

Paired Patio



Paired Patio

- 1,245 – 2,195 square feet
- 2-3 Bedrooms
- Lifestyle Product
- Optional Loft



Rear-Entry Townhome Collection



Rear-Entry Townhomes

- 1,850 square feet
- 3-4 Bedrooms
- Lifestyle Product
- 2 Car Garages



Condominiums



Gallery Condominiums

- 1,110 – 1,610 square feet
- Lifestyle Product
- 2 Bedrooms
- Individual Unit Entry
- Garage Parking available



Townhomes (front entry)



Front Entry Townhomes

- 1,850 square feet
- 3 Bedrooms
- Lifestyle Product
- 2 Car Garages



The Griffith – Carriage Style



The Griffith

- 1,200 square feet
- 2 Bedrooms
- 1 Story
- Open Floorplan
- Provides additional garages and parking opportunities



Designer Product



Designer

- 1,900 – 2,700 square feet
- Single-Family Detached
- 2 Car Garages





November 13, 2025

Cardinal Engineering
One Moock Road
Wilder, Ky 41071
Attn: Don Stegman P.E., P.L.S

Re: Water Availability for Briarwood Subdivision, 1405 Hands Pike, Covington, Kenton County, KY

The Northern Kentucky Water District maintains an 8" water main that runs along Hands Pike in Covington, Ky. This water main may be tapped for domestic service and/or fire protection service per the Water District Rules and Regulations. Any needs in excess of the available water at the site is the responsibility of the developer to provide (e.g. additional domestic needs for processing or increased fire protection requirements).

If the District can be of any further assistance in this matter, please feel free to contact this office at 859-426-2720.

Cordially,

A handwritten signature in black ink that reads "Greg Napier".

Greg Napier
Engineering Technician

cc: file

From: [Andy Videkovich](#)
To: [Pamela Bushelman](#); [Patrick Denbow](#)
Subject: FW: Public Comment - Case PC-25-0016-MA
Date: Saturday, November 22, 2025 8:02:04 PM
Attachments: [image001.png](#)
[image002.png](#)

For the file



Andy Videkovich, AICP
Director of Planning

P: 859.331.8980
E: avidekovich@pdskc.org

1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-3693

Please [share](#) your experience with us.

From: Mastin, Heather <heather.mastin@kenton.kyschools.us>
Sent: Saturday, November 22, 2025 12:06 PM
To: Legal Notices <legalnotices@pdskc.org>; KCPC <kcpc@pdskc.org>; Andy Videkovich <avidekovich@pdskc.org>
Cc: David Mastin <davidmastin40@gmail.com>
Subject: Public Comment - Case PC-25-0016-MA

Heather Mastin
1337 Hands Pike
Covington, KY, 41017
heather.mastin@kenton.kyschools.us

Kenton County Planning Commission
1840 Simon Kenton Way, Suite 3400
Covington, KY 41011

November 22, 2025

Re: Public Comment on Case PC-25-0016-MA – Proposed Map Amendment to Semi-Urban Residential (SU)

Dear Members of the Kenton County Planning Commission and Staff:

I am writing as a resident at 1337 Hands Pike, immediately adjacent to or near the parcel subject to **PC-25-0016-MA** (map amendment / development plan). I respectfully request that the Commission either **deny** the proposed amendment or **continue** the case until the applicant provides a full, code-compliant plan. My objections are grounded in the Covington **Neighborhood Development Code (NDC)**, and I believe the proposal in its current form does not sufficiently satisfy multiple critical standards.

Key Concerns (Code-based Objections)

1. Inconsistency with the Purpose of the Semi-Urban (SU) District

- The NDC's stated purpose for the SU district is to allow "renovation, incremental expansion, or new construction of contextually-sensitive single-family detached and attached, two-family, townhouse, and triplex/quadplex dwellings ..." **and to prevent or minimize vehicular access points from interrupting streetscapes and non-motorized mobility.** [Covington KY](#)
- The proposed scale of ~450 dwellings (including multi-unit apartment buildings) on ~73.9

acres represents a **substantial intensity increase** from suburban residential. This magnitude of change undermines the “incremental, contextually-sensitive” objective and risks creating a built form that is not compatible with nearby lower-density single-family properties.

2. Building Type & Massing / Compatibility Deficiencies

- Under **Sec. 04.08.3** (Housing & Building Types), the NDC limits permitted building types in SU to those consistent with a more moderate density, including **apartments, duplexes, lot-line dwellings, triplex/quadplex, single-family detached**, etc.
- However, placement, height, and massing must also comply with **Table 04.10.2: Building Placement and Massing Standards by District**.
- If the development plan does not clearly include appropriate **step-downs** (in height, setbacks, and building types) toward the existing single-family rear yards, it would likely violate the contextual massing standards of Table 04.10.2, which is controlling where discrepancies exist.
- Without strong transitional design (e.g., lower building heights, generous rear setbacks, tree buffers), the proposed density and building types could **significantly disrupt the character** of the adjacent low-density neighborhood.

3. Setbacks and Height Concerns

- The NDC requires that setbacks and height conform to both the building type standards and the context average determined per **Sec. 09.28.2**
- If the applicant's plan lacks a properly calculated context average, or fails to respect the required rear setback / height limits when measured against this context average, then it may not comply with Sec. 04.10.2. I request the Commission to require clear context-average analyses and built elevations showing compliance.

4. Frontage / Access Considerations

- The SU district purpose explicitly aims to “prevent or minimize vehicular access points from interrupting streetscapes and non-motorized mobility.” [Covington KY](#)
- Given the number of units proposed, there is a risk of multiple vehicular access points, increased driveways, and curb cuts, which could fragment pedestrian connectivity and compromise walkability. The application should more clearly show how access will be structured, limited, or consolidated to meet this purpose.

5. Infrastructure Capacity & Phasing

- A development of this size (450 units) imposes major demands on water, sewer, stormwater, and transportation infrastructure. The application as submitted does not, to my knowledge, sufficiently document capacity, needed upgrades, or financial responsibility for infrastructure improvements.
- Given the code's emphasis on *context-sensitive growth*, the Commission should require a **phasing plan** tied to infrastructure delivery (e.g., building permits conditional on completed public improvements), rather than blanket approval without guaranteed mitigation.

6. Environmental / Stormwater Risk

- With large-scale development, impervious surface will likely rise significantly, increasing run-off risk. The NDC (in its environmental and design standards) expects detailed stormwater mitigation and buffering (e.g., via pervious materials, bioswales, green infrastructure).

- Without a robust stormwater management plan, existing properties (especially at lower elevations) face increased flooding risk, erosion, or degraded water quality.

Requested Actions / Conditions

To address these concerns, I respectfully ask the Commission to take one or more of the following actions:

1. **Continue the Case** — Defer approval until the applicant submits:
 - A **context-average analysis** per Sec. 09.28.2, demonstrating compliance with Table 04.10.2 (mass, height, setbacks).
 - Elevation drawings and building section cuts that clearly show step-downs from the densest building types (apartments) to lower-density along the edges.
 - A detailed **access plan** showing limited curb cuts, shared driveways, and pedestrian connections aligned with the SU purpose.
 - A **phased infrastructure strategy**, tying building permits to delivered utility and transportation improvements.
 - A full **stormwater management plan**, with modeling, green infrastructure, and buffering to adjacent properties.
2. **Deny the Map Amendment** — If the applicant is unwilling or unable to commit to the design transitions, infrastructure guarantees, and context-sensitive development required by the NDC, then the proposed rezoning is **not appropriate** for this parcel. Approving such a high density without these conditions may lead to long-term negative impacts on the adjacent neighborhood.
3. **Require Conditions of Approval** — If the Commission agrees to rezoning, insist on conditions (via binding plan or master development agreement) that enforce the above-requested materials and design commitments. This will ensure that the neighborhood character and infrastructure needs are protected, not just in theory but in legally enforceable terms.

Conclusion

My opposition is **not** a blanket rejection of development or density; rather, I strongly advocate for **development that is consistent with Covington's own Neighborhood Development Code**. The NDC was adopted to ensure that new growth is *contextual, walkable, and sensitive to existing neighborhoods*. Approving a 450-unit plan without robust context analysis, design transitions, and infrastructure guarantees would contradict both the letter and the spirit of the NDC.

I appreciate the Commission's willingness to hear public input on **PC-25-0016-MA**, and I urge you to require changes reflecting these code-based concerns before granting approval. I also respectfully request to be placed on the mailing list for all future submittals, hearing notices, and decisions regarding this case.

Thank you for your consideration.

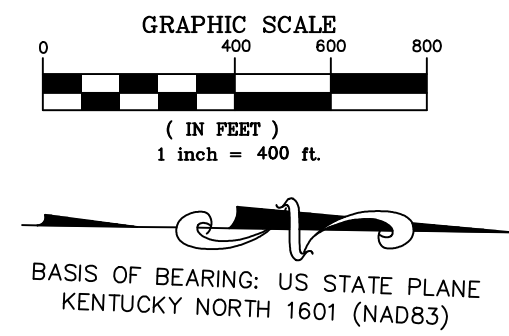
Sincerely,

Heather Mastin

opening attachments or clicking on links.

BRIARWOOD SUBDIVISION

DISTRICT MAP AMENDMENT



EXISTING CHARACTER DISTRICT INFORMATION

CHARACTER DISTRICT: SR

PROPOSED CHARACTER DISTRICT INFORMATION

CHARACTER DISTRICT: SU

DETACHED (SINGLE FAMILY)

MINIMUM LOT AREA:	LESSOR OF: (1) 2,000 SQ. FT. OR (2) LOT AREA OF SMALLEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM LOT WIDTH:	LESSOR OF: (1) 20 FEET, OR (2) LOT WIDTH OF NARROWEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM FRONT YARD DEPTH:	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM FRONT YARD DEPTH:	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
MINIMUM SIDE YARD WIDTH (STREET):	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM SIDE YARD WIDTH (STREET):	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
MINIMUM SIDE YARD WIDTH (INTERIOR):	LESSOR OF: (1) 4 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM REAR YARD DEPTH:	LESSOR OF: (1) 5 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM GARAGE DOOR SETBACK (STREET):	LESSOR OF: (1) 25 FEET, OR (2) 80% OF THE CONTEXT AVERAGE FOR FRONT GARAGE DOOR SETBACKS
MINIMUM BUILDING HEIGHT:	GREATER OF: (1) 1 STORY, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM BUILDING HEIGHT:	GREATER OF: (1) 35 FEET, OR (2) 120% OF THE CONTEXT AVERAGE

ATTACHED (SINGLE FAMILY)

MINIMUM LOT AREA:	LESSOR OF: (1) 2,000 SQ. FT. OR (2) LOT AREA OF SMALLEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM LOT WIDTH:	LESSOR OF: (1) 20 FEET, OR (2) LOT WIDTH OF NARROWEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM FRONT YARD DEPTH:	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM FRONT YARD DEPTH:	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
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MINIMUM REAR YARD DEPTH:	LESSOR OF: (1) 5 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM GARAGE DOOR SETBACK (STREET):	LESSOR OF: (1) 1 STORY, OR (2) 80% OF THE CONTEXT AVERAGE FOR FRONT GARAGE DOOR SETBACKS
MINIMUM BUILDING HEIGHT:	GREATER OF: (1) 1 STORY, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM BUILDING HEIGHT:	GREATER OF: (1) 35 FEET, OR (2) 120% OF THE CONTEXT AVERAGE

ATTACHED (TOWN HOMES)

MINIMUM LOT AREA:	LESSOR OF: (1) 1,000 SQ. FT. OR (2) LOT AREA OF SMALLEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM LOT WIDTH:	LESSOR OF: (1) 20 FEET, OR (2) LOT WIDTH OF NARROWEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM FRONT YARD DEPTH:	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM FRONT YARD DEPTH:	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
MINIMUM SIDE YARD WIDTH (STREET):	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM SIDE YARD WIDTH (STREET):	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
MINIMUM SIDE YARD WIDTH (INTERIOR):	LESSOR OF: (1) 4 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM REAR YARD DEPTH:	LESSOR OF: (1) 5 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM GARAGE DOOR SETBACK (STREET):	LESSOR OF: (1) 25 FEET, OR (2) 80% OF THE CONTEXT AVERAGE FOR FRONT GARAGE DOOR SETBACKS
MINIMUM BUILDING HEIGHT:	GREATER OF: (1) 1 STORY, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM BUILDING HEIGHT:	GREATER OF: (1) 35 FEET, OR (2) 120% OF THE CONTEXT AVERAGE

ATTACHED MULTI-FAMILY (CONDOMINIUMS)

MINIMUM LOT AREA:	LESSOR OF: (1) 10,000 SQ. FT. OR (2) LOT AREA OF SMALLEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MINIMUM LOT WIDTH:	LESSOR OF: (1) 60 FEET, OR (2) LOT WIDTH OF NARROWEST SIMILARLY-DEVELOPED LOT WITHIN THE CONTEXT
MIN BLDG CROSS LOT AREA PER DWELLING UNIT:	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM FRONT YARD DEPTH:	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM FRONT YARD DEPTH:	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
MINIMUM SIDE YARD WIDTH (STREET):	GREATER OF: (1) ZERO FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM SIDE YARD WIDTH (STREET):	GREATER OF: (1) 10 FEET, OR (2) 100% OF THE CONTEXT AVERAGE
MINIMUM SIDE YARD WIDTH (INTERIOR):	LESSOR OF: (1) 4 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM REAR YARD DEPTH:	LESSOR OF: (1) 5 FEET, OR (2) 80% OF THE CONTEXT AVERAGE
MINIMUM GARAGE DOOR SETBACK (STREET):	LESSOR OF: (1) 25 FEET, OR (2) 80% OF THE CONTEXT AVERAGE FOR FRONT GARAGE DOOR SETBACKS
MINIMUM BUILDING HEIGHT:	GREATER OF: (1) 1 STORY, OR (2) 80% OF THE CONTEXT AVERAGE
MAXIMUM BUILDING HEIGHT:	GREATER OF: (1) 35 FEET, OR (2) 120% OF THE CONTEXT AVERAGE

UNIT SUMMARY

* SHOWN IN NDC AS "APARTMENT"
SECTION 04.08.3 HOUSING AND BUILDING TYPES

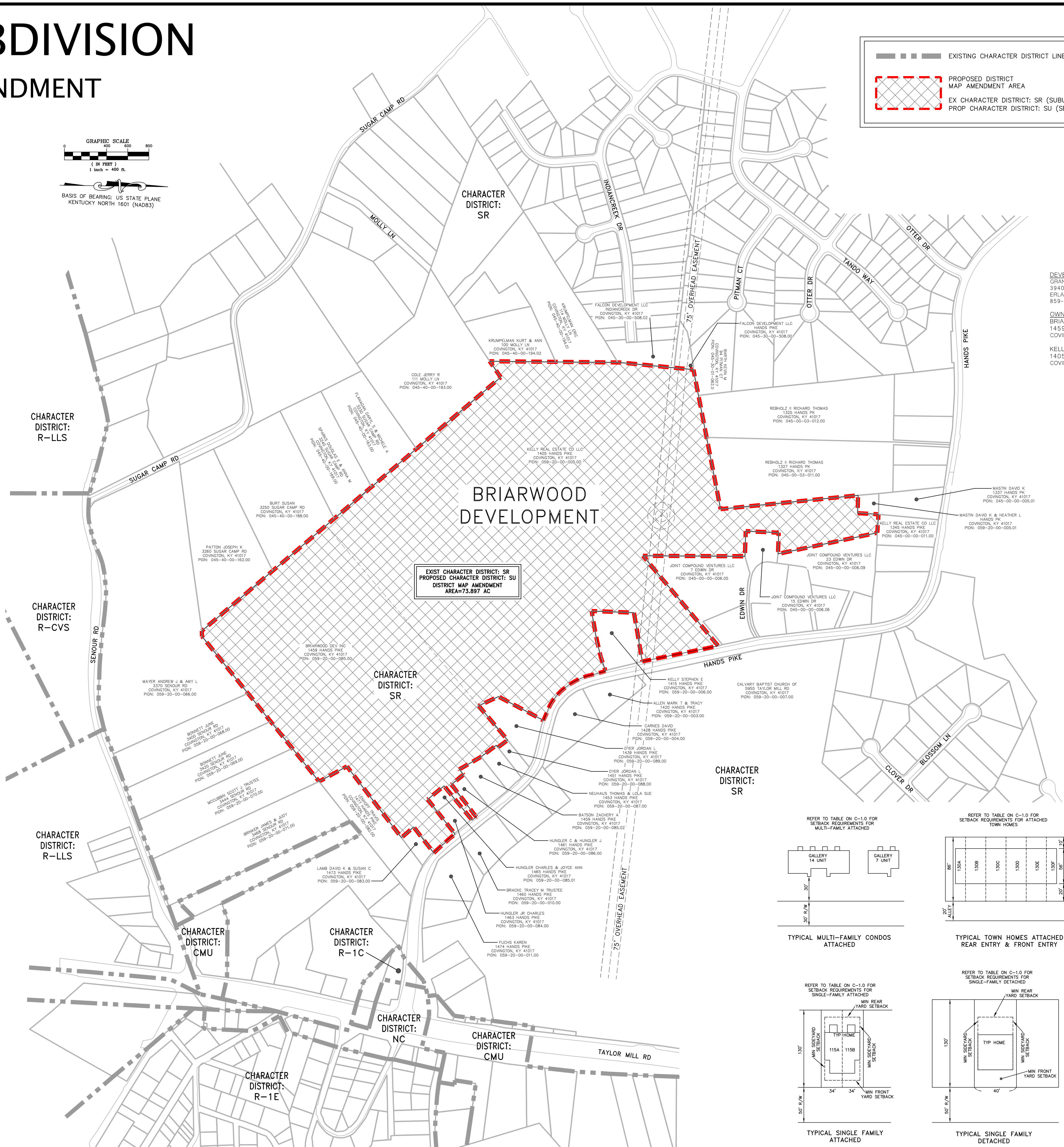
<u>PRODUCT</u>	<u>ATTACHED/DETACHED</u>	<u>UNITS</u>
GRIFFITH (CARRIAGE HOUSE)	DETACHED SINGLE-FAMILY	4
30' DESIGNER	DETACHED SINGLE-FAMILY	105
PAVED RANCH	ATTACHED SINGLE-FAMILY	41
TOWN HOME (FRONT ENTRY)	ATTACHED SINGLE-FAMILY	12
TOWN HOME (REAR ENTRY)	ATTACHED SINGLE-FAMILY	43
GALLERY	" CONDOMINIUM	245
	TOTAL:	450

SU SUMMARY

TOTAL AREA	73.9 Ac
TOTAL ATTACHED AND DETACHED UNITS	450 UNITS
APPROXIMATE DENSITY	6.1 ± D.U./ACRE
OPEN SPACE ACREAGE PROVIDED	31.8 ± ACRES

NOTES:

1. PRESENT ZONING OF PROPERTY = SR
2. PROPOSED ZONING = SU
3. PRESENT USE = VACANT LAND
4. SANITARY SEWER: ALL SANITARY SEWER WILL BE PUBLIC & WILL BE OWNED BY SANITATION DISTRICT NO. 1. LOCATIONS WILL BE SHOWN ON SUBSEQUENT STAGE II PLAN.
5. WATER: PROPOSED PUBLIC WATER MAINS WILL BE 6", AND WILL BE OWNED BY THE NORTHERN KENTUCKY WATER DISTRICT. LOCATIONS WILL BE SHOWN ON SUBSEQUENT STAGE II PLAN.
6. GAS: DUKE ENERGY
7. ELECTRIC: DUKE ELECTRIC
8. TELEPHONE: AT&T/FIBER AND SPECTRUM
9. ALL PROPOSED UTILITIES TO BE UNDERGROUND
10. EXISTING SLOTTYPE = EDEN SLT CLAY LOAM (E62); FAYWOOD SLT CLAY LOAM (F62); FAYWOOD SLT CLAY (F62); EDEN SLT CLAY LOAM (NB, NC)
11. UNLESS OTHERWISE NOTED, ALL STREETS TO BE PUBLIC STREETS AS SHOWN ON THE TYPICAL SECTIONS ON THIS PLAN.
12. ALL PROPOSED TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY A GEOTECHNICAL ENGINEER.
13. EROSION AND SEDIMENT CONTROLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 401 C.F.R. DIVISION 22'S REGULATIONS.
14. STREET CROSS SECTION: PAVEMENT COMPOSITION WILL BE TO THE STANDARDS OF THE KENTON COUNTY SUBURBAN CONSTRUCTION MATERIAL STANDARDS.
15. PROPOSED GRADING TO BE SHOWN ON STAGE II PLAN.
16. ALL TOPOGRAHIC INFORMATION BASED ON GIS AND DOES NOT REPRESENT A FIELD SURVEY BY CARDINAL ENGINEERING.



DEVELOPER:
GRAND COMMUNITIES LLC
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
859-341-4709

OWNERS:
BRIARWOOD DEV INC
1459 HANDS PIKE
COVINGTON, KENTUCKY 41017

KELLY REAL ESTATE CO LLC
1405 HANDS PIKE
COVINGTON, KENTUCKY 41017

[illegible]

DISTRICT MAP AMENDMENT
BRIARWOOD SUBDIVISION

GRAND COMMUNITIES, LLC
39940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

PROJECT:

CLIENT:

DRAWN BY:

SEAL

CHECKED BY:

JGK

PROJECT

PROJECT NO. 25-147

SCALE 1" = 400'

DATE	11-06-2025
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OVERALL DISTRICT MA

AMENDMENT PLAN

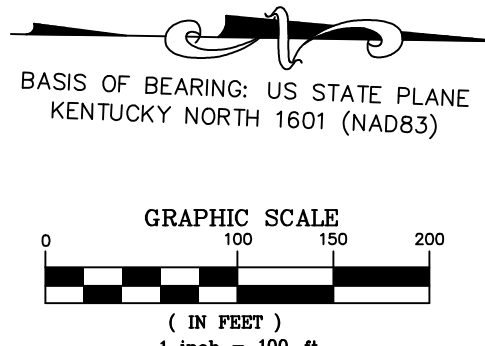
SHEET 1 OF 1

C-100

C.F.O.

BRIARWOOD SUBDIVISION

DEVELOPMENT PLAN



LINE TABLE	
LINE	BEARING
L1	S 16°31'41" E
L2	S 14°03'10" E
L3	S 21°28'10" E
L4	S 26°16'27" E
L5	S 31°04'44" E
L6	S 34°56'46" E
L7	S 40°28'25" E
L8	S 46°00'00" E
L9	S 51°31'44" E
L10	S 57°03'24" E
L11	S 64°43'45" E
L12	S 70°54'52" E
L13	S 67°28'56" E
L14	S 49°22'31" W
L15	N 48°45'49" E
L16	S 39°35'41" E
L17	S 38°16'09" E
L18	S 42°52'10" E
L19	S 44°35'21" E

REVISIONS
DATE # ITEM

CARDINAL
ENGINEERING
LAND SURVEYING
ONE ROCK ROAD
WILSON, KY 41077
PHONE: (502) 581-0600

WEBSITE: <http://www.cardinalengineering.net>

DEVELOPMENT PLAN
BRIARWOOD SUBDIVISION

GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

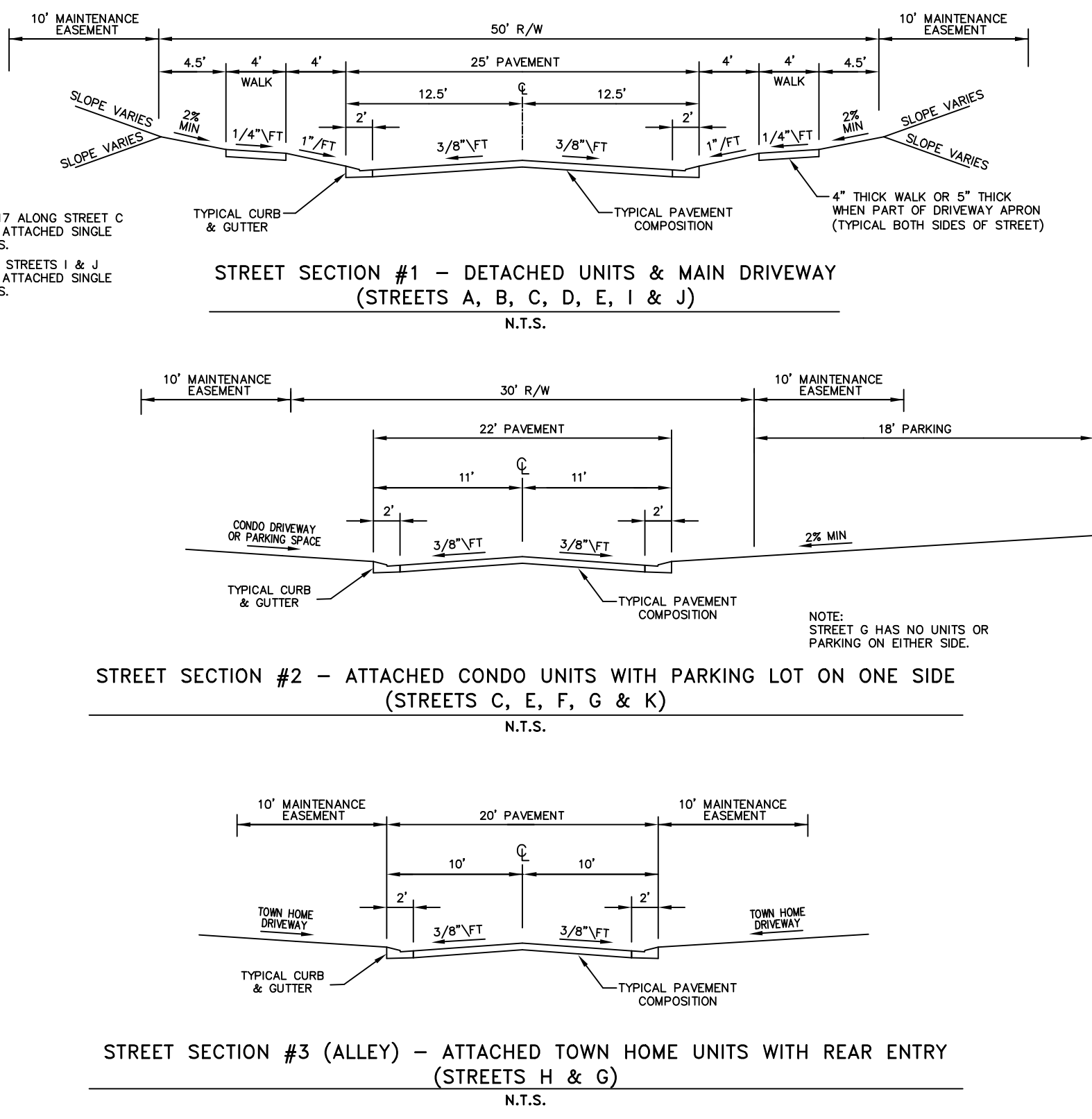
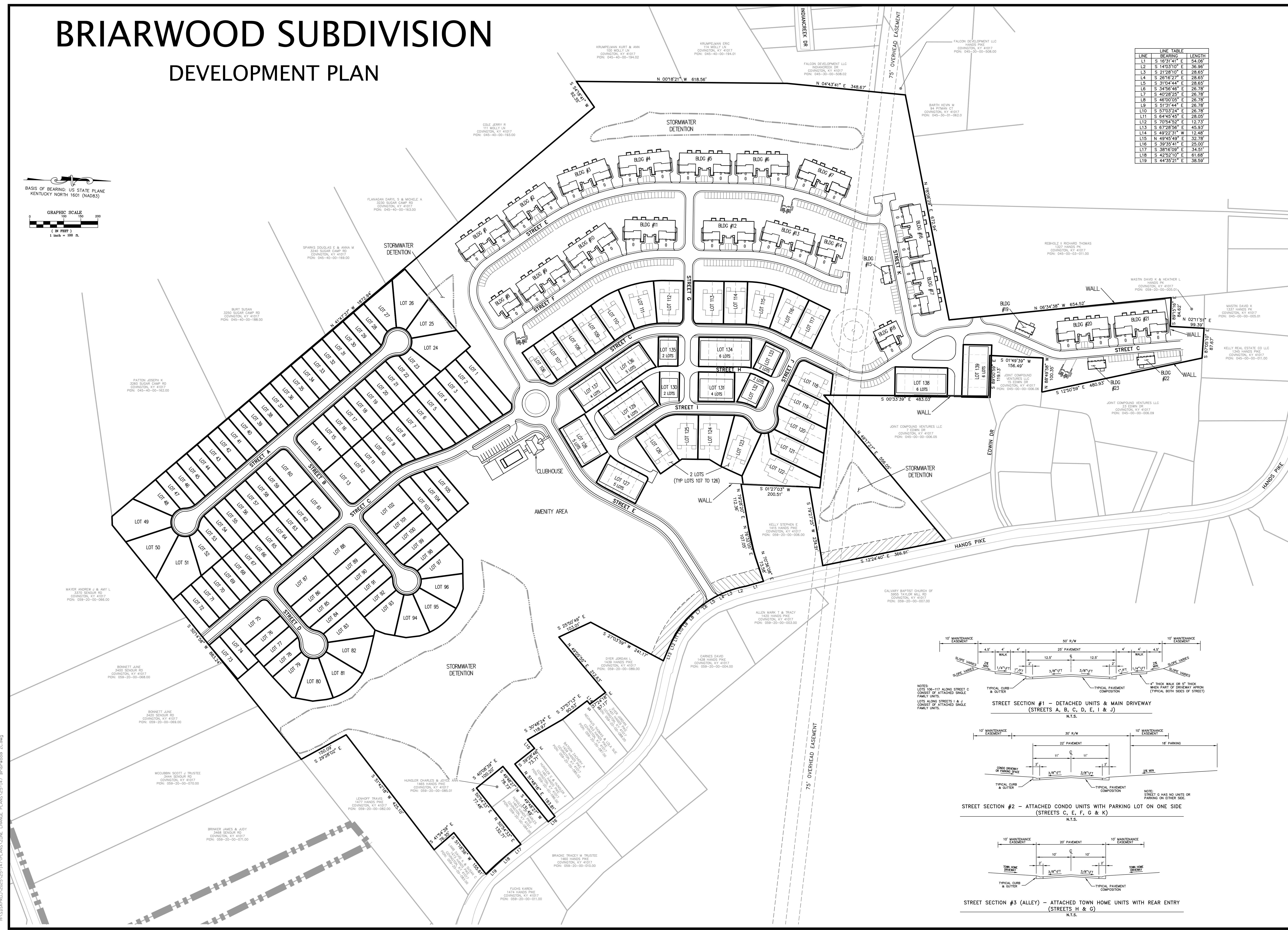
PROJECT:
CLIENT:

DRAWN BY: MAT
CHECKED BY: JCK
PROJECT MANAGER: JCK

SEAL

PROJECT NO. 25-147
SCALE 1" = 100'
DATE 11-06-2025

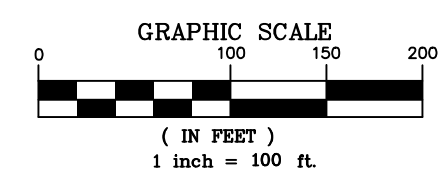
SITE LAYOUT
SHEET C-2.0



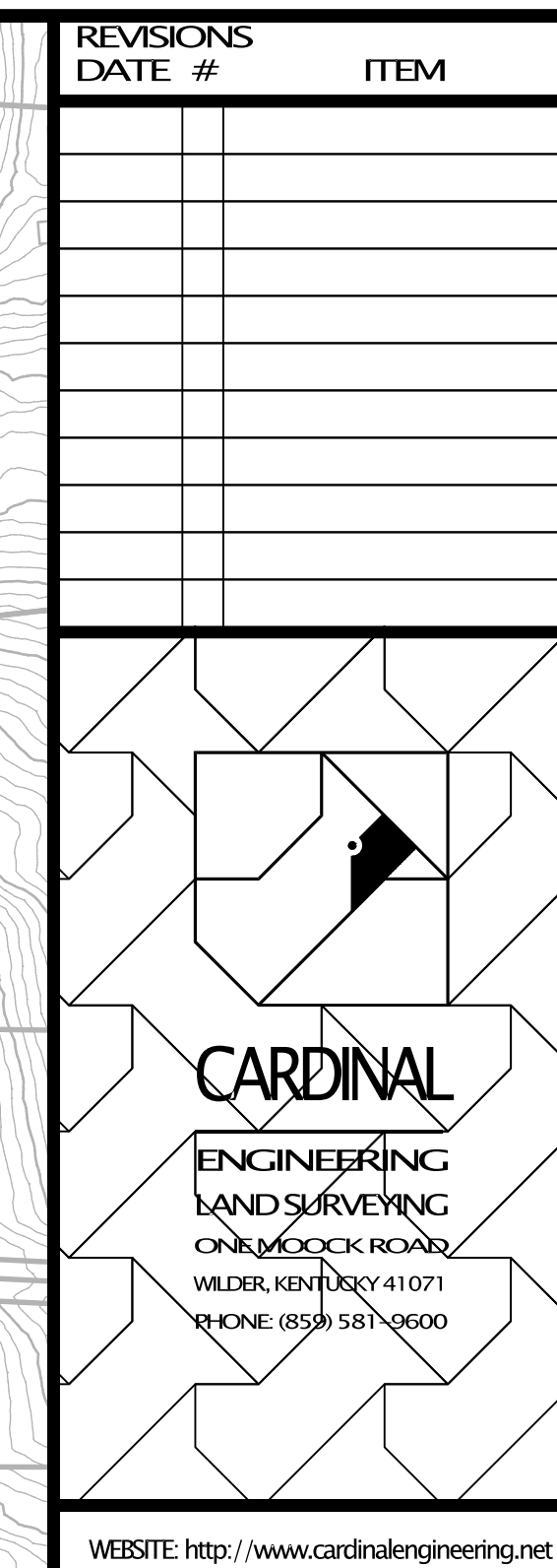
H:\5106\PLANS\25-147\BRIARWOOD\CHANGE PLANS\25-147 Briarwood 21.dwg

BRIARWOOD SUBDIVISION

STAGE 1 DEVELOPMENT PLAN



BASIS OF BEARING: US STATE PLANE
KENTUCKY NORTH 1601 (NAD83)



DEVELOPMENT PLAN
BRIARWOOD SUBDIVISION

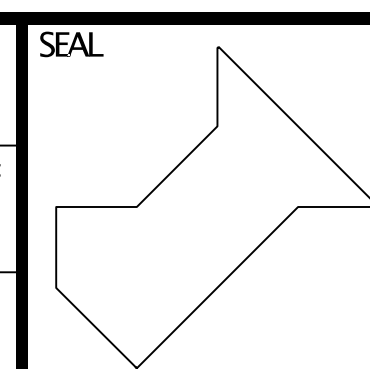
GRAND COMMUNITIES, LLC
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

PROJECT®

CLIENT:

DRAWN BY	MAT
CHECKED	JGK
PROJECT MANAGER	JGK

SEA



PROJECT NO.	25-147
SCALE	1" = 100'
DATE	11-06-2025
EXISTING TOPOGRAPHY, UTILITIES & GRADING	
SHEET	630

C-3.0