



# KCPC

Kenton County  
Planning Commission

## KCPC Meeting

December 4, 2025



# PC-25-0015-MA

## City of Erlanger



# Request

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

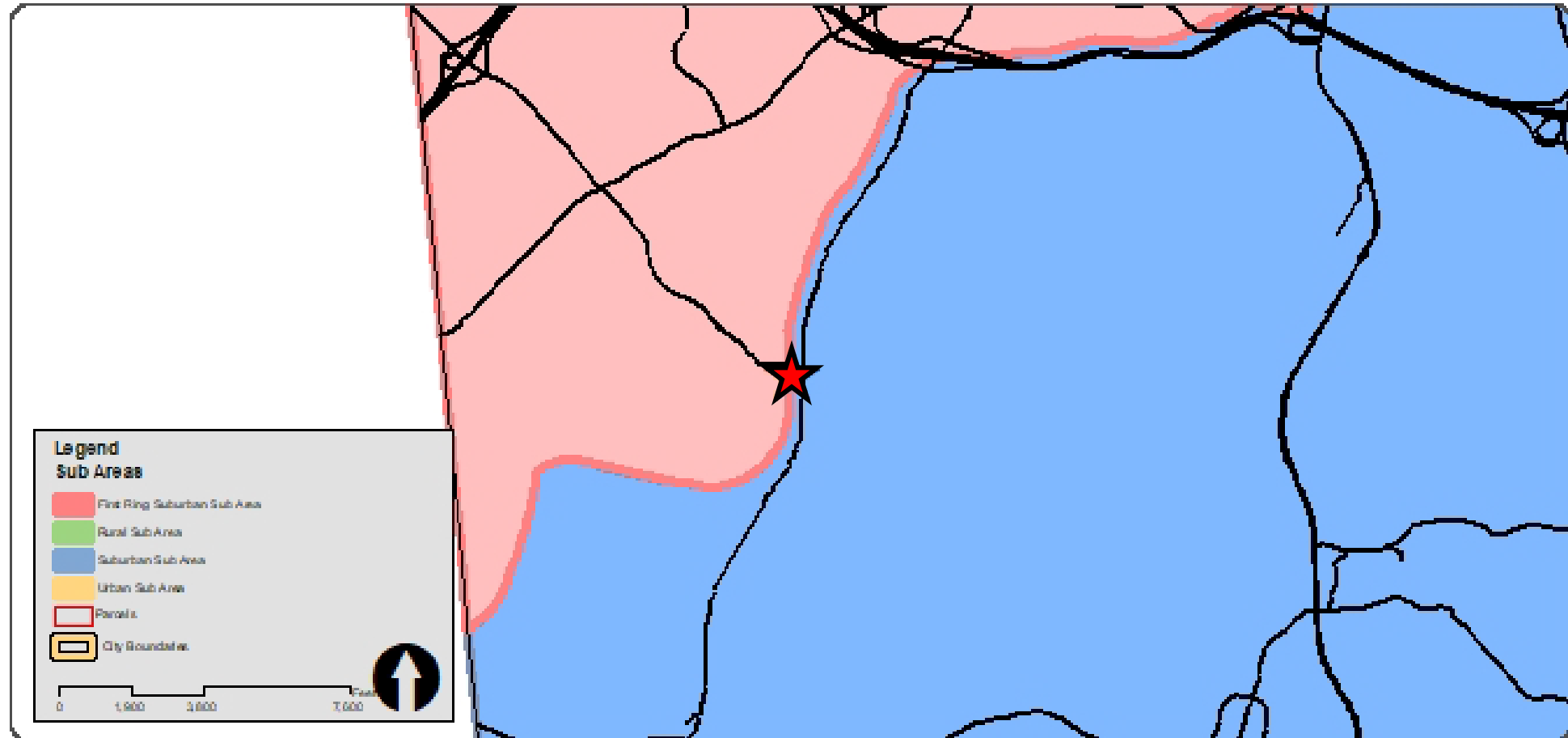
**Jurisdiction:** City of Erlanger

**Request:** A proposed map amendment

- from R-CPS (Residential Compact Subdivision) Zone
- to NC (Neighborhood Commercial) Zone

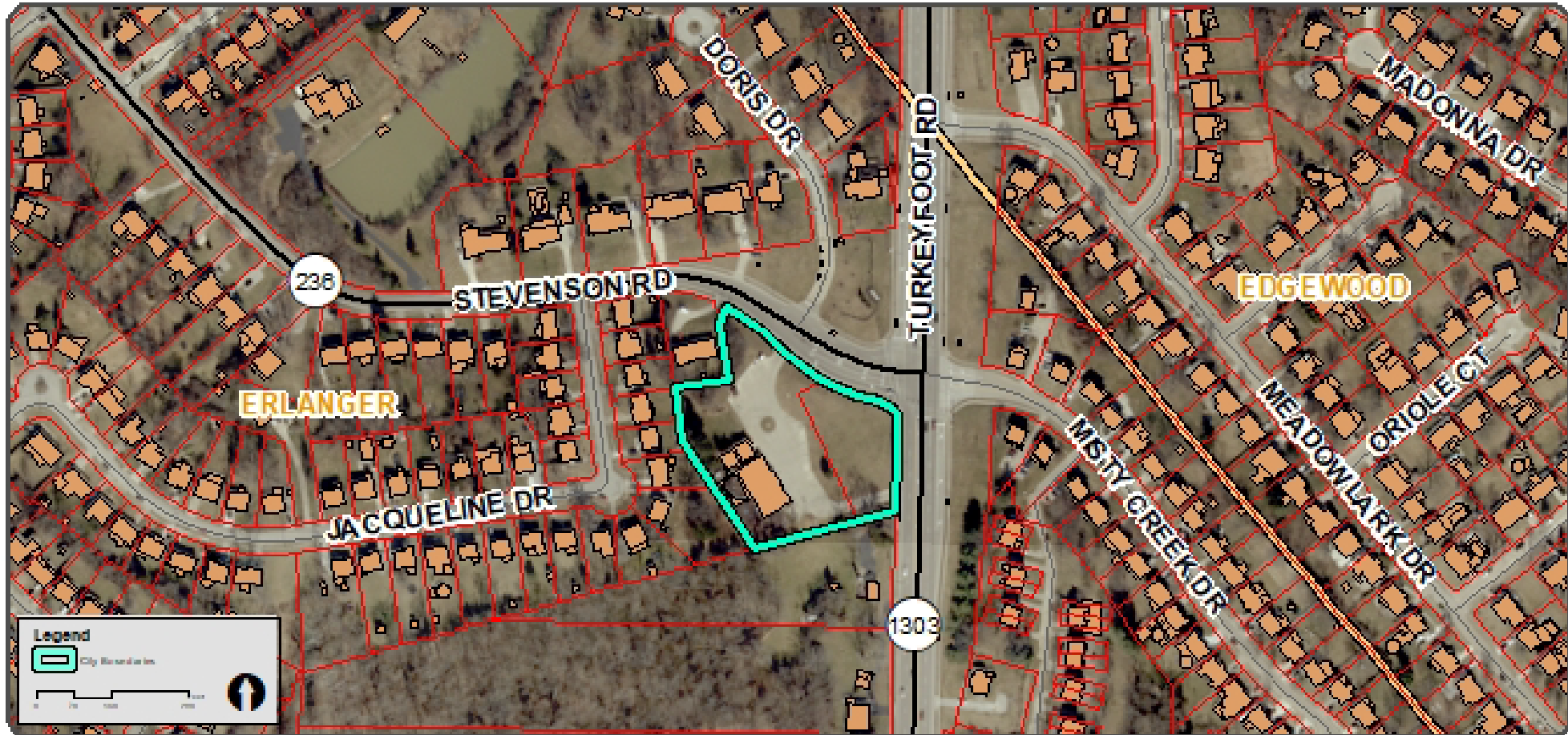


# Sub Area



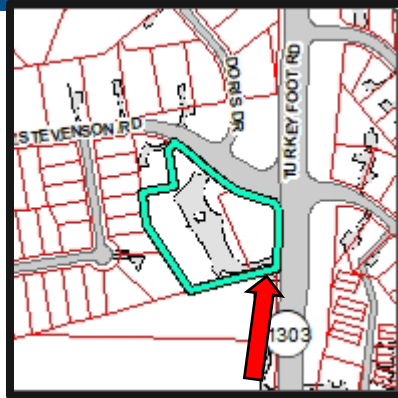


# Location





# Site Pictures



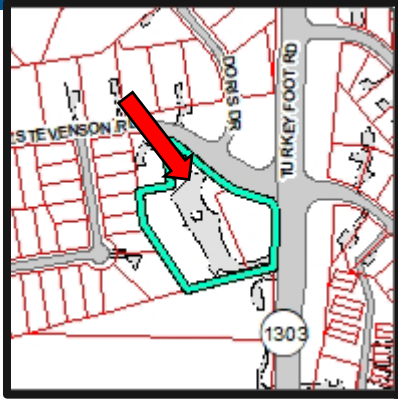


# Site Pictures



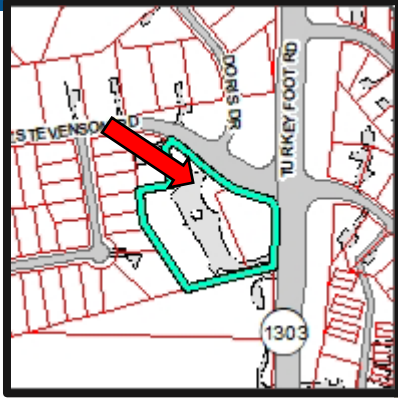


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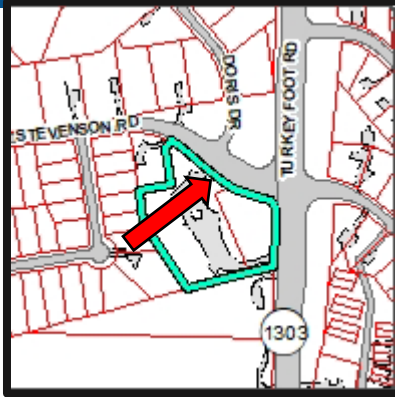


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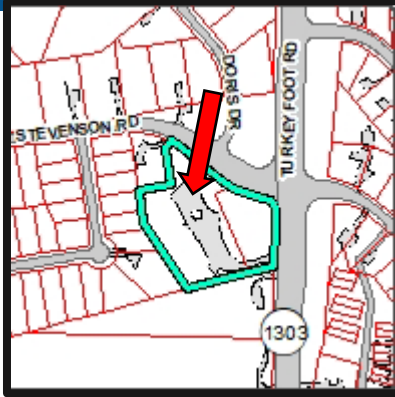


# Site Pictures





# Site Pictures





# History

## 1994

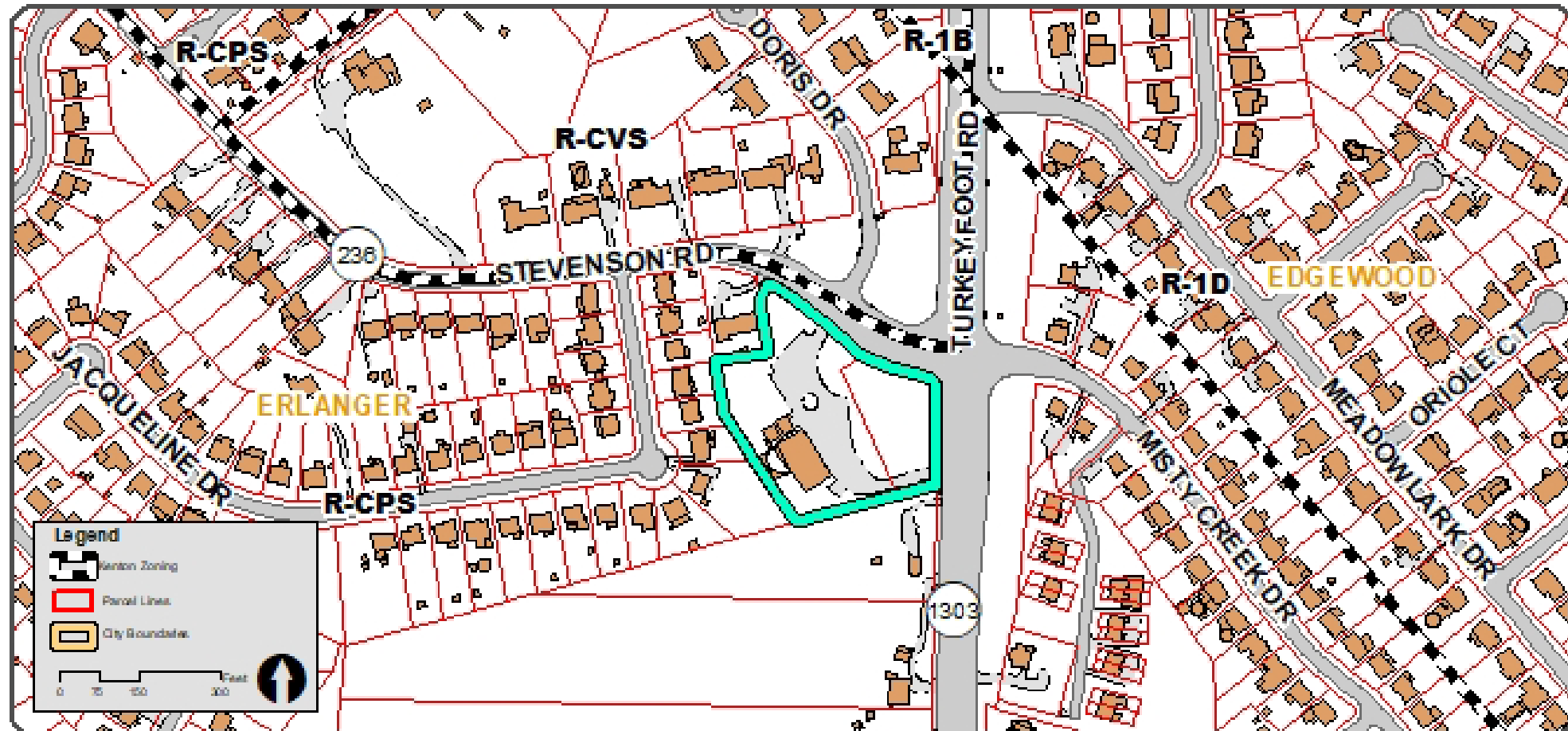
- Proposed Map Amendment from R-1F to R-3
  - Unfavorable Recommendation

## 1997

- Conditional Use to construct a nursery school / day care
  - Approved



# Current Zoning



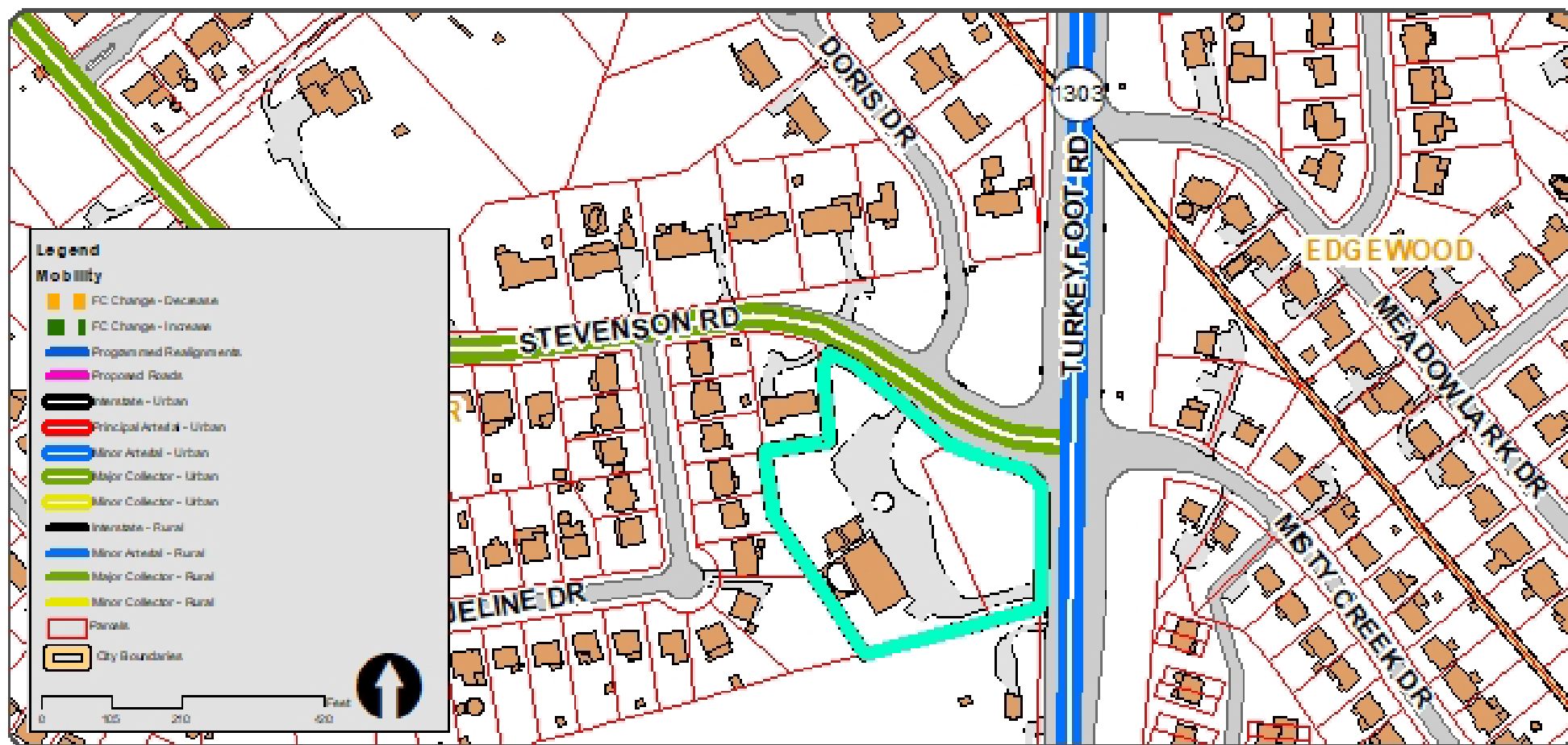


# Existing Land Use





# Mobility





# Petition Review

## R-CPS (Residential Compact Subdivision) Zone

- a. Intended to accommodate single-family residential neighborhoods composed of smaller lots. This district may be used to provide a transition between other residential areas and commercial or central business district areas

## NC (Neighborhood Commercial) Zone

- a. Intended to provide a variety of commercial activities including convenience stores and retail shops. Individual uses are typically under 20,000 square feet and may be distributed at key intersections or in proximity to the neighborhood it serves.



- **Property Boundary**
- **Food Market**
- **Canopy and Pumps**
- **Stormwater Management**
- **46 Parking Spaces**
- **Dumpster Enclosure**

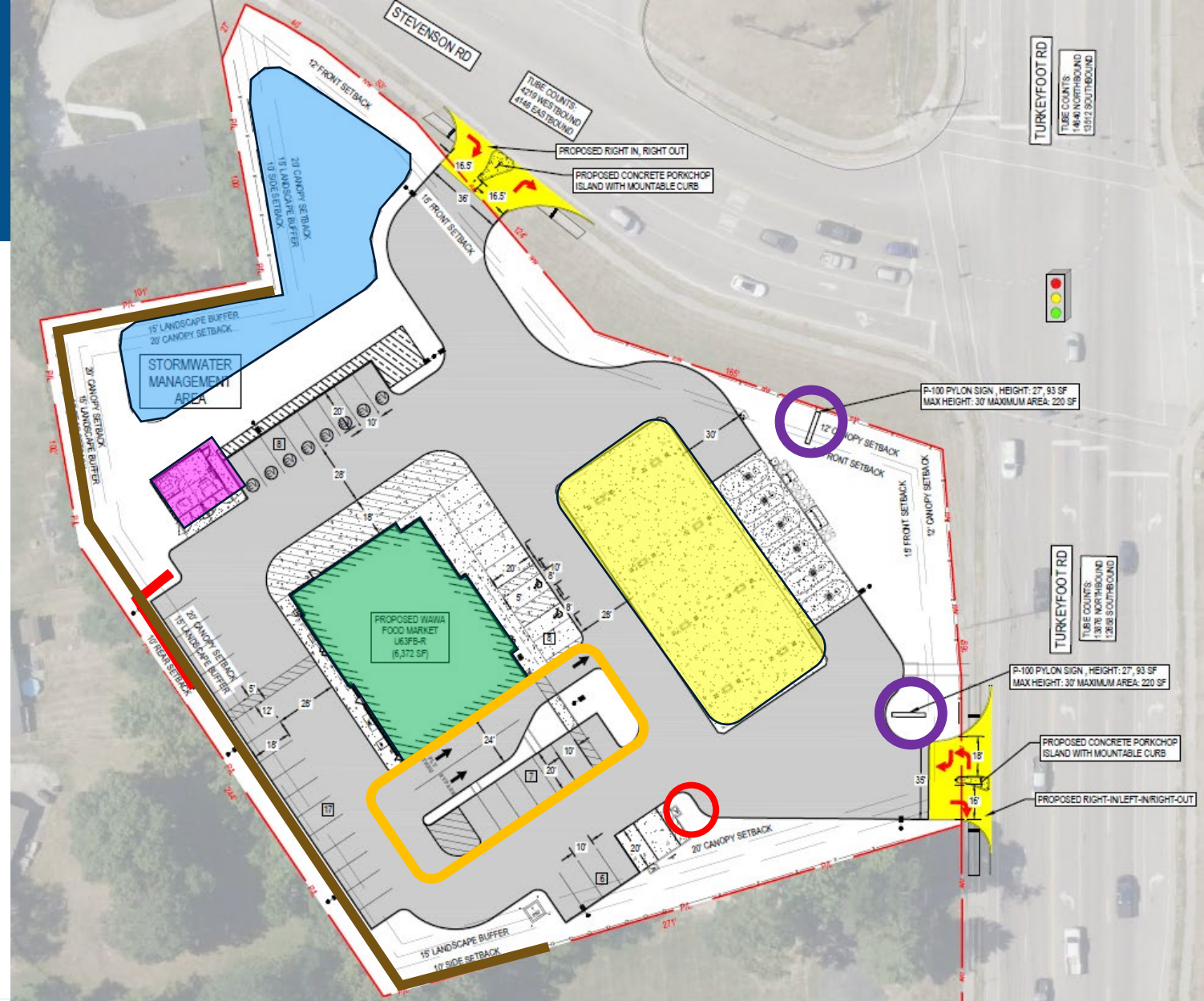




# Petition Review

## Site Plan

- Two detached pylon signs
- Air Pump
- Pick-up window and lane
- Six foot privacy fence
- Entrance/Exit





# Petition Review



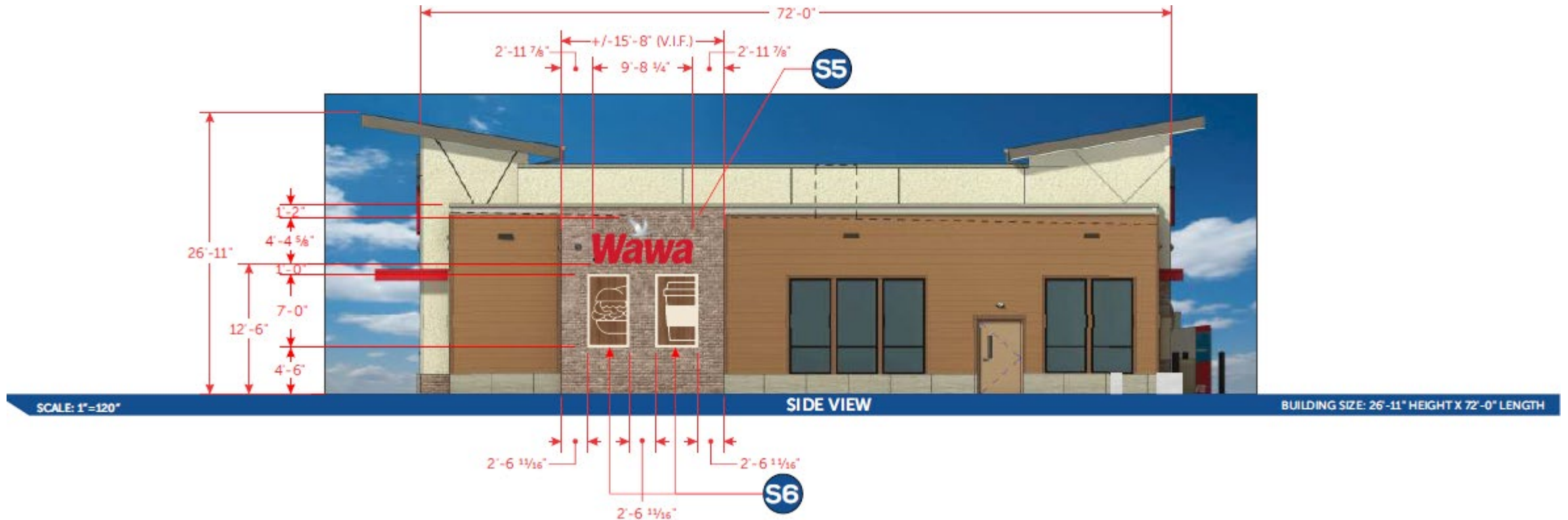


# Petition Review





# Petition Review



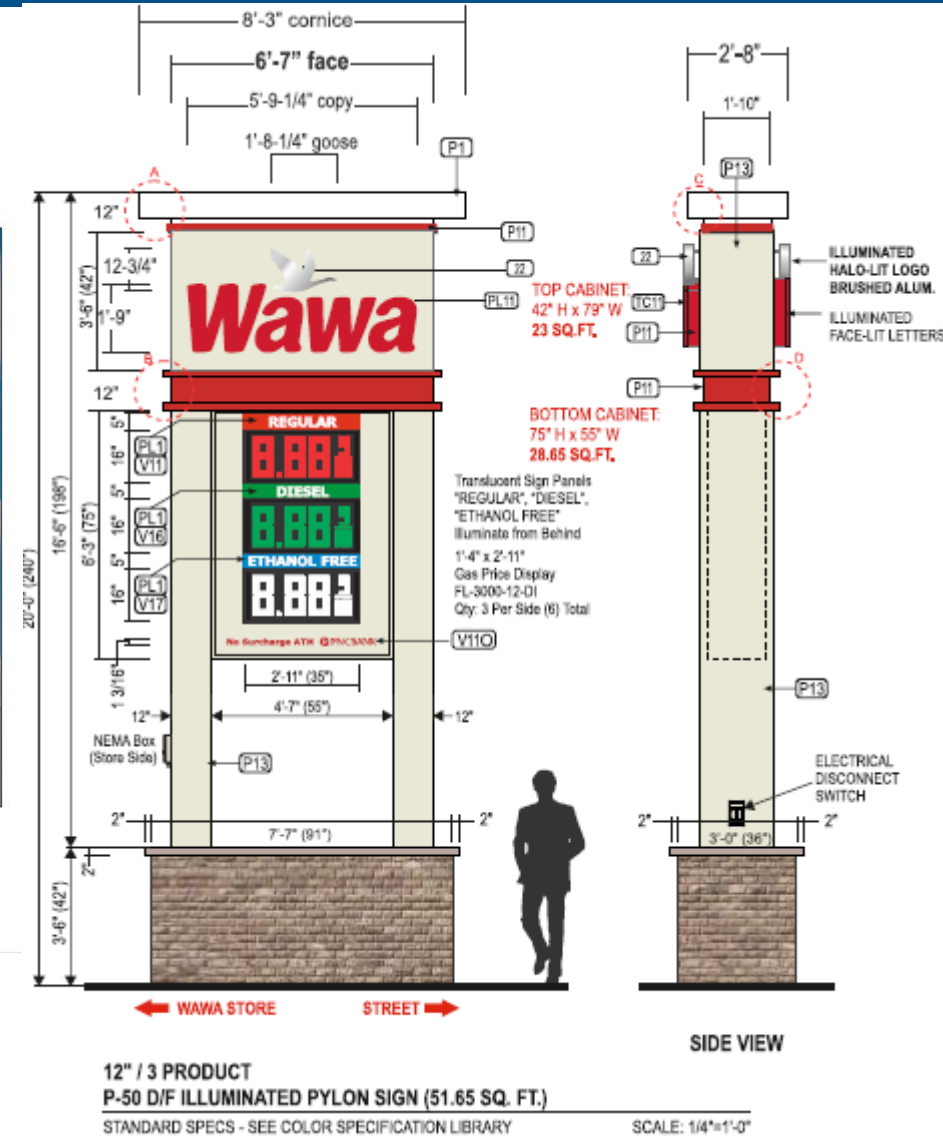


# Petition Review





# Petition Review





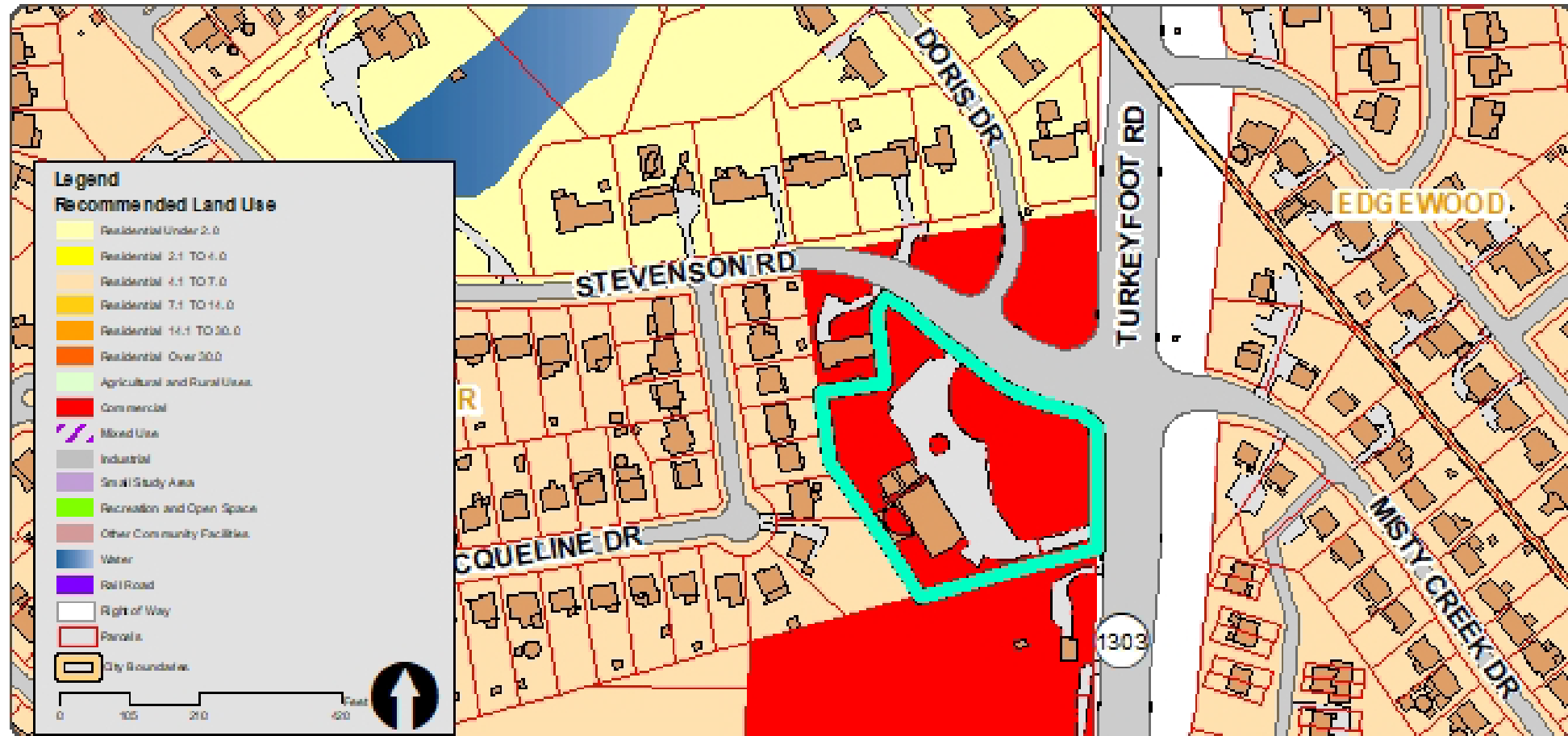
# Comprehensive Plan

Staff finds that the proposed amendment is consistent with the following:

- Goals and Objectives
- Sub Areas (Suburban) Element
- Economy Element

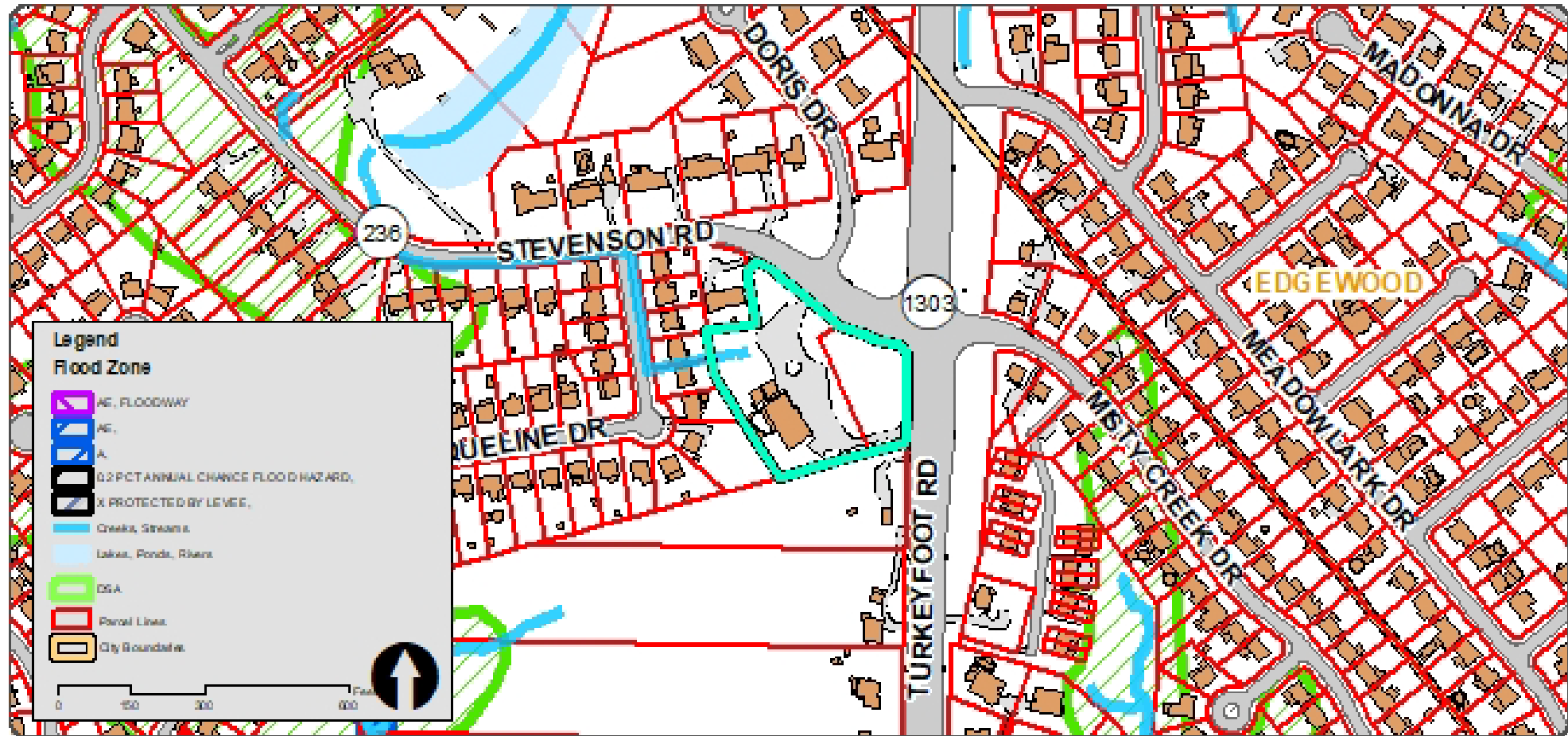


# Recommended Land Use





# DSA





# State Statutes

1. The map amendment is in agreement with the adopted comprehensive plan
2. The map amendment is not in agreement with the adopted comprehensive plan, but:
  - a. The existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
  - b. 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.



# Supporting Information / Bases

## Favorable

- Generally in agreement with adopted comprehensive plan
- Promote commercial redevelopment near established neighborhoods and has access to major roadways



# Supporting Information

- Black decorative horse fence to match the fence at the other corners of the intersection would not be allowed in the front yard areas

TABLE 7.3 - FENCE TYPES LIMITED																			
<div>"X" means that the fence type is permitted.</div> <div>"-" means that the fence type is not permitted.</div> <div>Maximum heights are in feet</div>	ZONING DISTRICTS																		
	RESIDENTIAL							COMMERCIAL					EMP		OTHER			SPECIAL	
	R-LLS	R-CVS	R-CPS	R-M	R-MF	MHP	COND USE	ROC	NC	CC	HC	BP	FI	GI	CO	MU	INST	PUD	
d. Wood or other, more than 50% open	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	The type, location, and	
Maximum Height, Front	-											4 feet		-					
Maximum Height, Side	6 feet [1] [2]											7 feet		8 feet	6 feet	8 feet			
Maximum Height, Rear																			

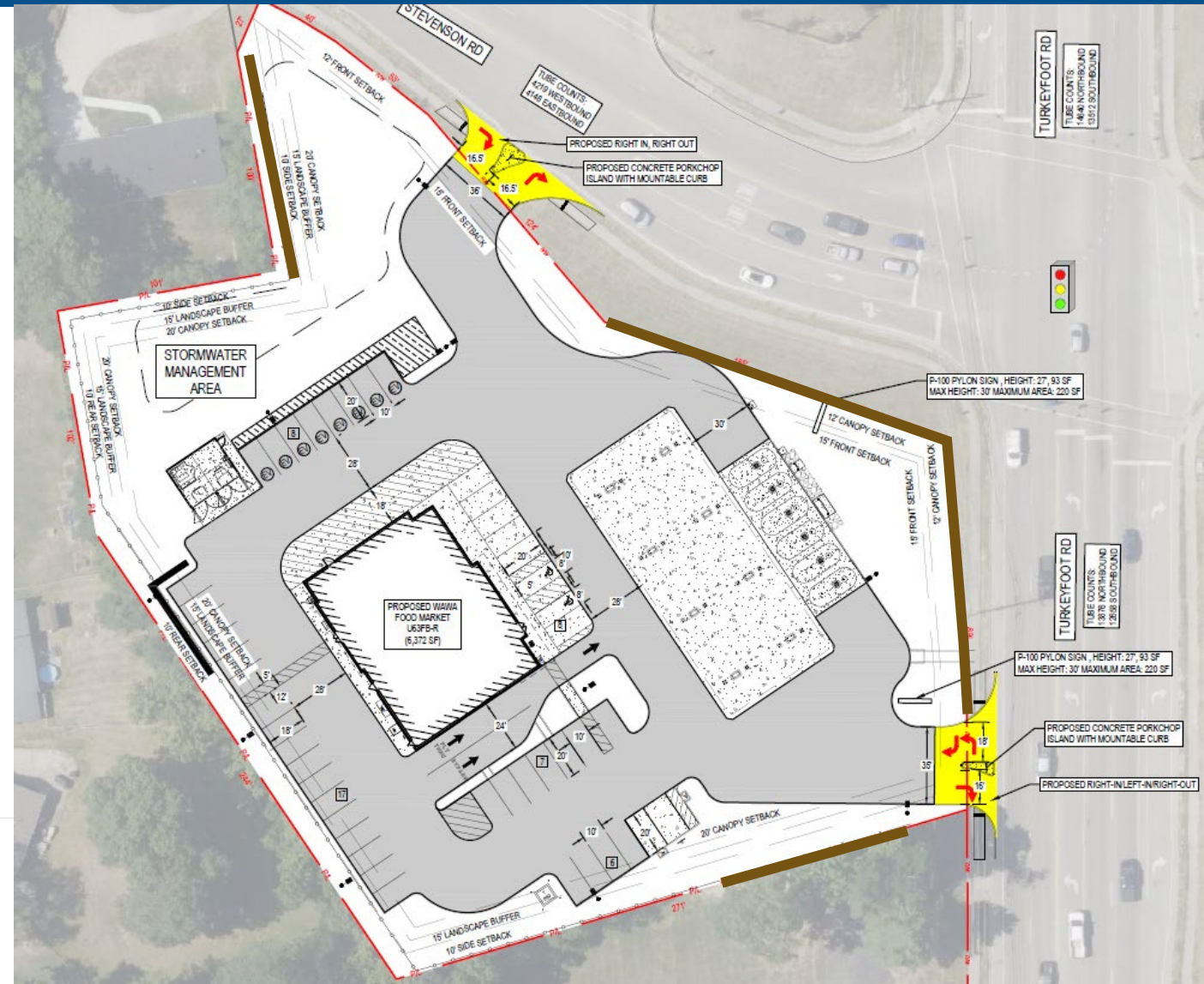


# Supporting Information





# Supporting Information





# Supporting Information

- The Concept Development Plan shows two proposed pylon signs which as proposed will require Board of Adjustment approval

TABLE 11.1 - PERMITTED SIGNS									
ZONING DISTRICT	SIGN TYPE	MAXIMUM NUMBER ALLOWED	MAXIMUM AREA (SQ FT)	MAXIMUM SIGN HEIGHT (FT)	ILLUMINATION	CHANGEABLE COPY	MINIMUM SETBACK (FT)		ADDITIONAL REGULATIONS
							STREET	OTHER PROPERTY LINE	
NC, BP	Detached Principal	1 per street frontage	25	20	Concealed source	Automatic - Can't exceed 25% of the sign area	5	5 - 50 feet from the nearest single-family residential district	



# Additional Information

- Proposed pick-up window and pick-up lane will require a conditional use approval from the Erlanger Board of Adjustment
- Use-specific standards for gas stations related to canopies
- Photometric plan
- Required buffer yards per Table 7.8 and Table 7.9
- Article 8 details storm water management and standards for excavation, movement of soil, tree removal, and erosion and sedimentation control



# Additional Information

- Section 10.17 states drive aisles used to access dumpsters shall be paved with heavy duty asphalt or concrete
- Section 11 provides details related to signage all signage details will need to be submitted with the final development plan
- SD1 review of developments that disturb one acre of land or greater



# PC-25-0015-MA

## City of Erlanger



# PC-25-0016-MA

## City of Covington



# Request

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

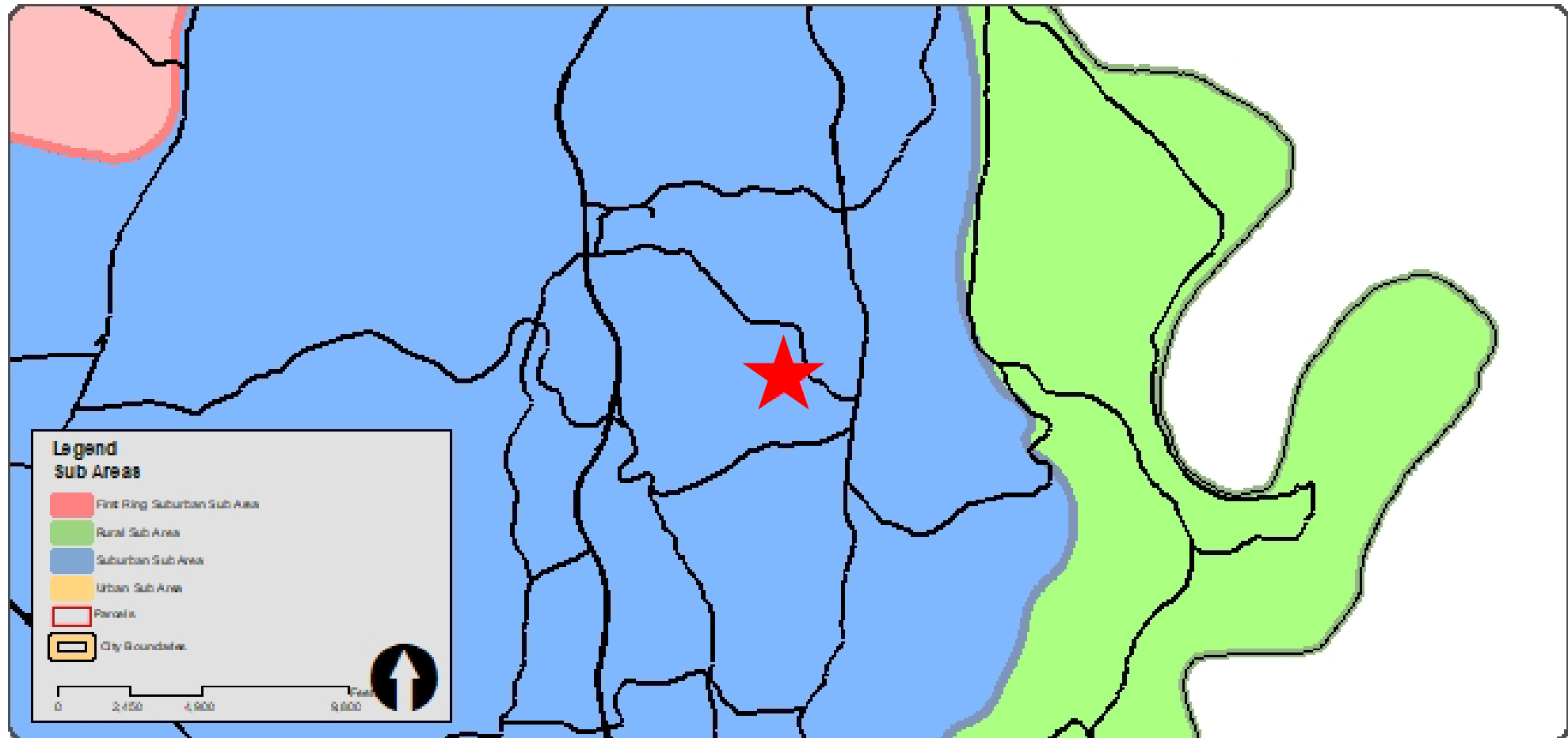
**Jurisdiction:** City of Covington

**Request:** Proposed Map Amendment

- From SR (Suburban Residential)
- To SU (Semi-Urban Residential)
  - 450 total dwelling units
  - 6.1 du/a

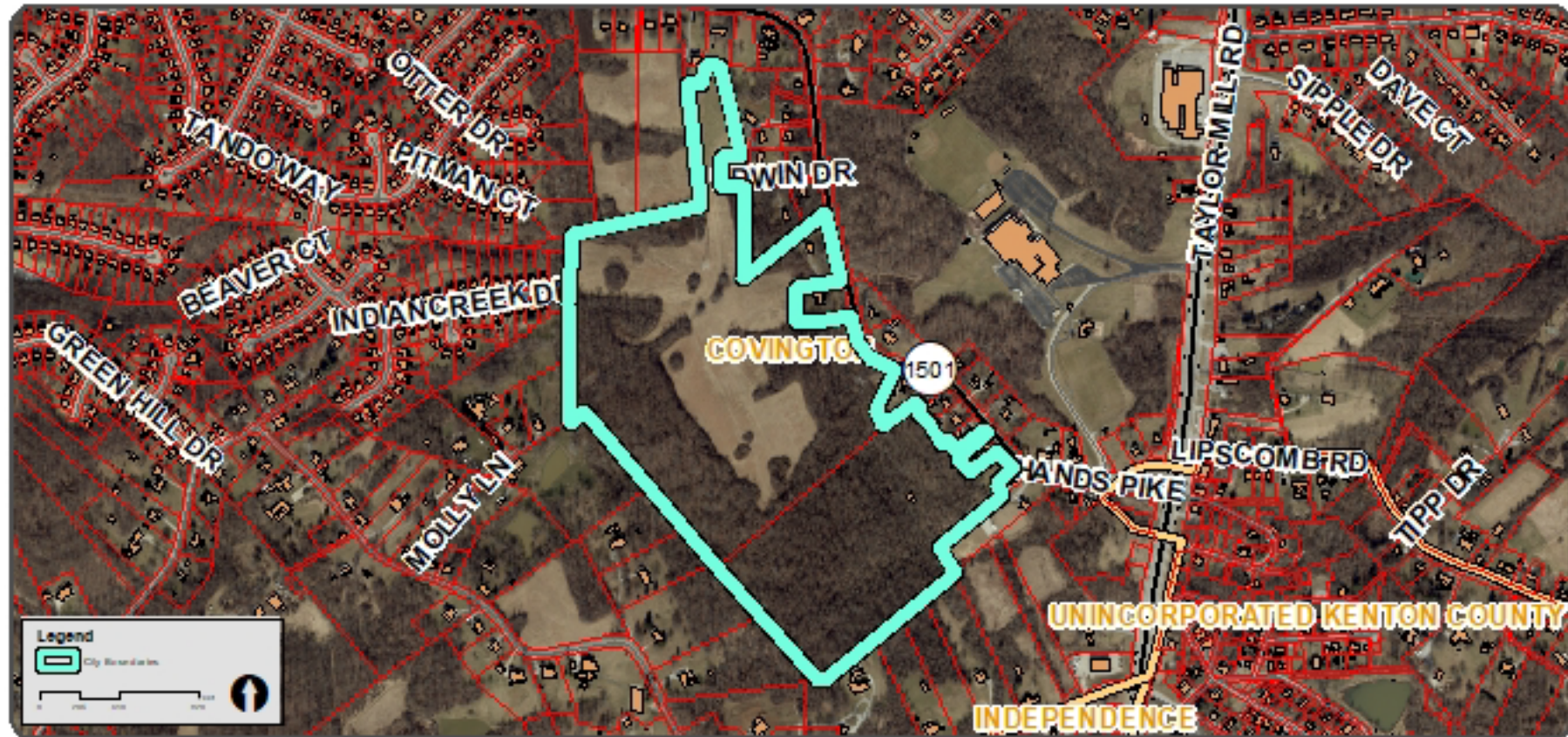


# Sub Area





# Location





# Location





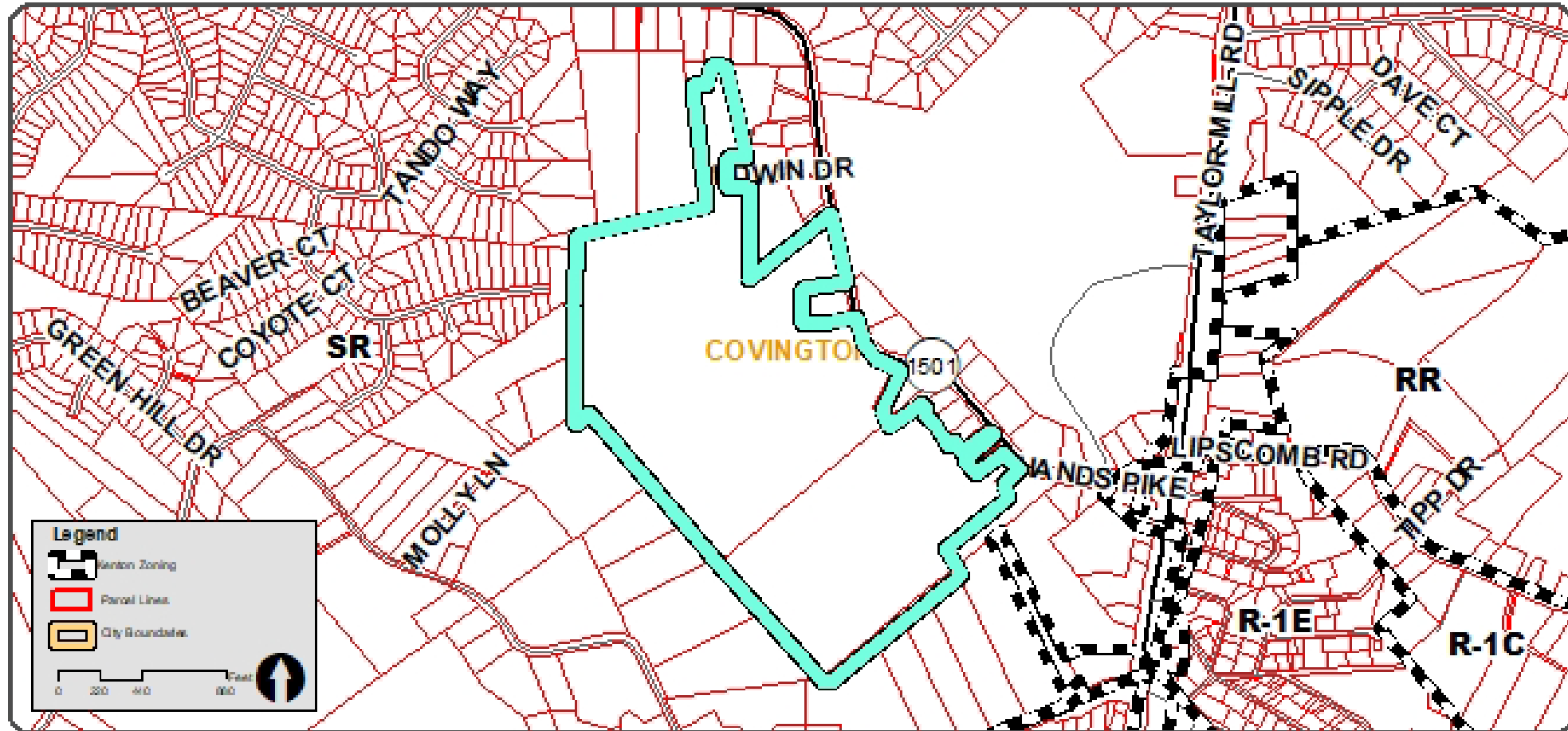
# History

2020

- New Zoning Ordinance
  - Subject site designated to SR (Suburban Residential)

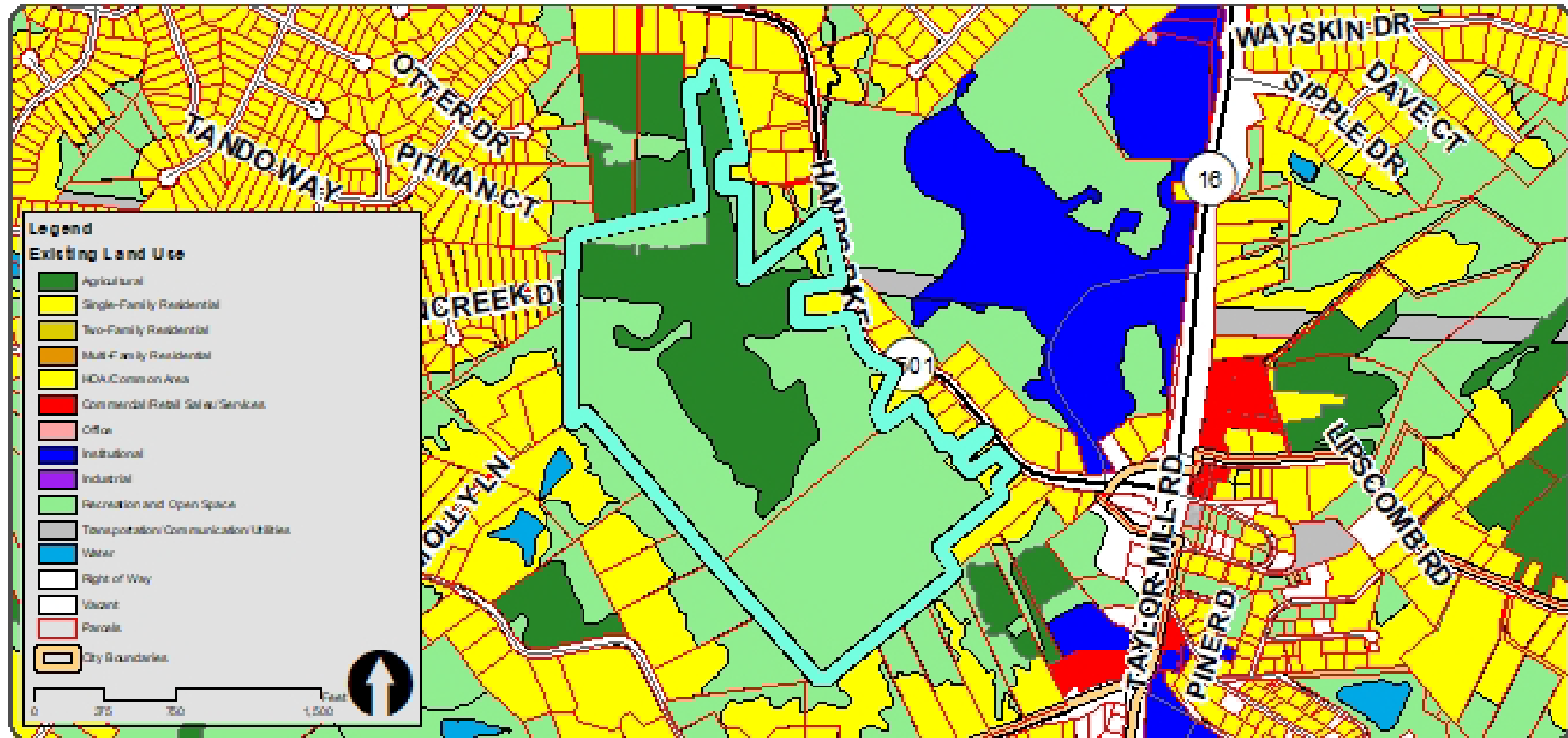


# Current Zoning





# Existing Land Use





# Petition Review

## SR (Suburban Residential)

### Purpose:

- Larger sized lots for single-family
- Cluster and Planned Neighborhoods for additional housing types

### Context:

- Appropriate in the Suburban Sub Areas

### Density:

- Depends on neighborhood type and building type



# Petition Review

## SU (Semi-Urban Residential)

### Purpose:

- Renovation, incremental expansion, or new construction of SF Detached, SF Attached, Two-Family, Townhouse, & Triplex/Quadplex dwellings
- Small scale neighborhood commercial

### Context:

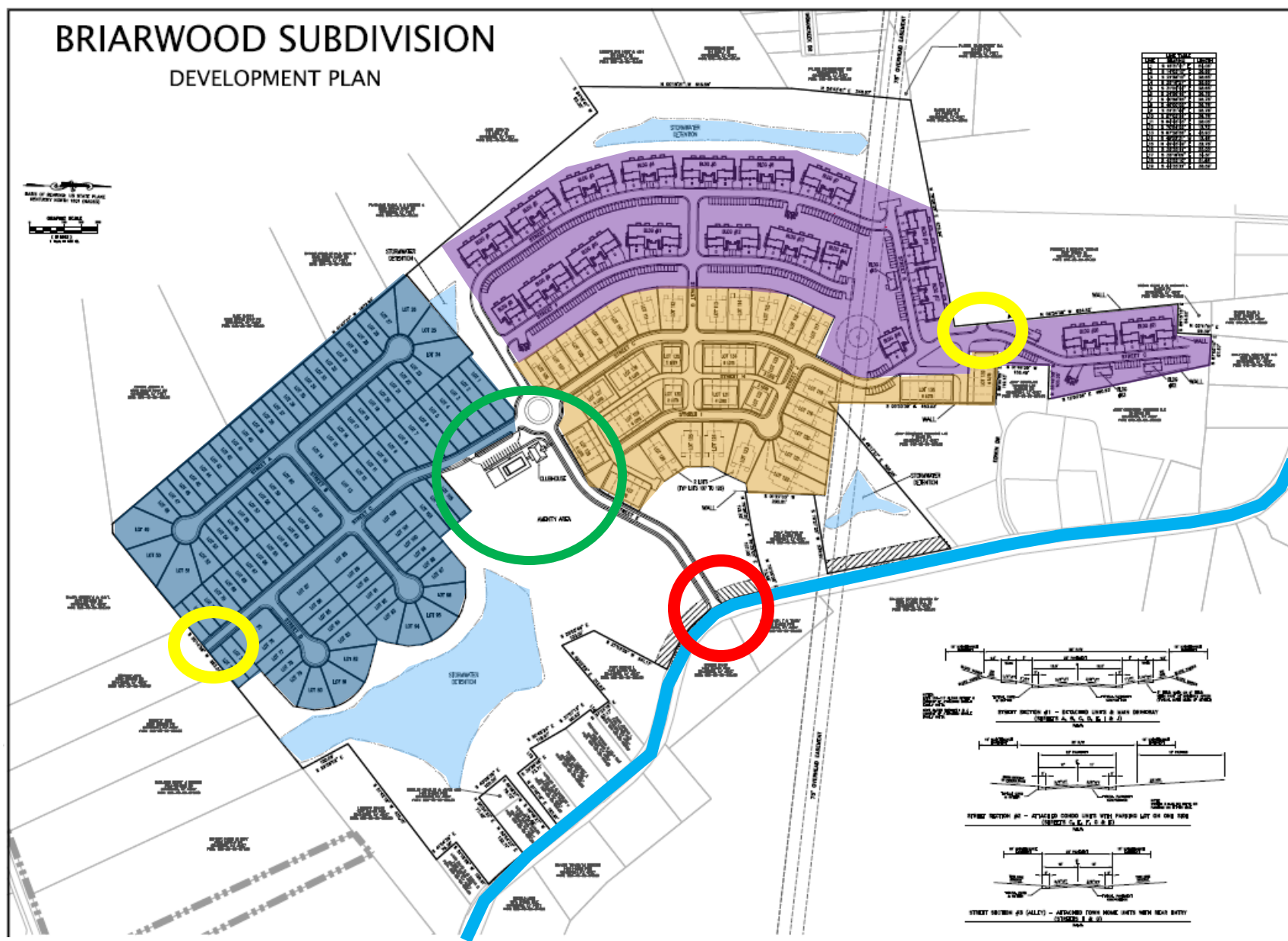
- Appropriate for Urban and First-Ring Suburban Sub Areas

### Density:

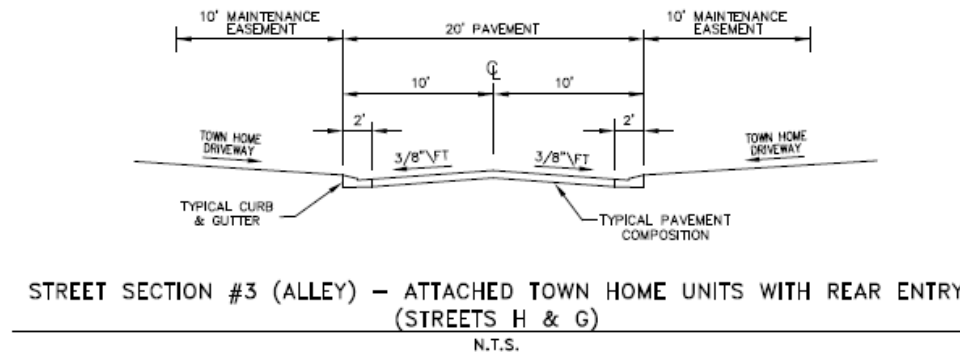
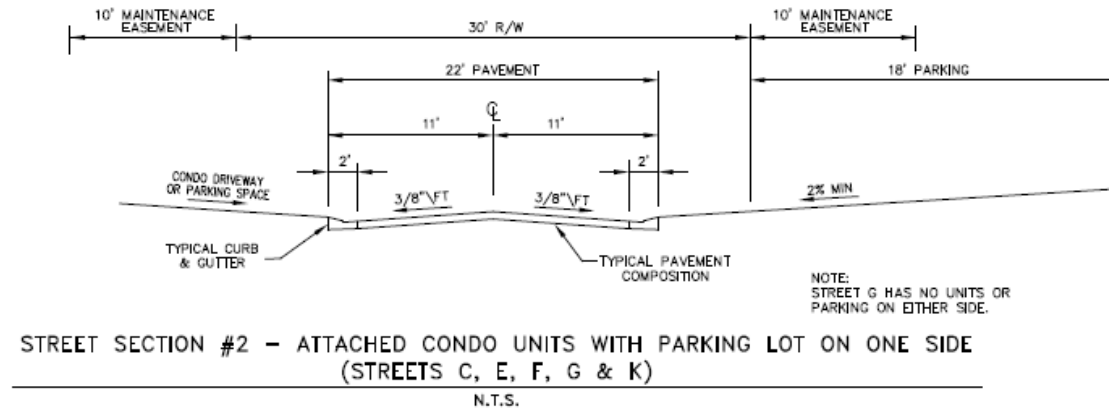
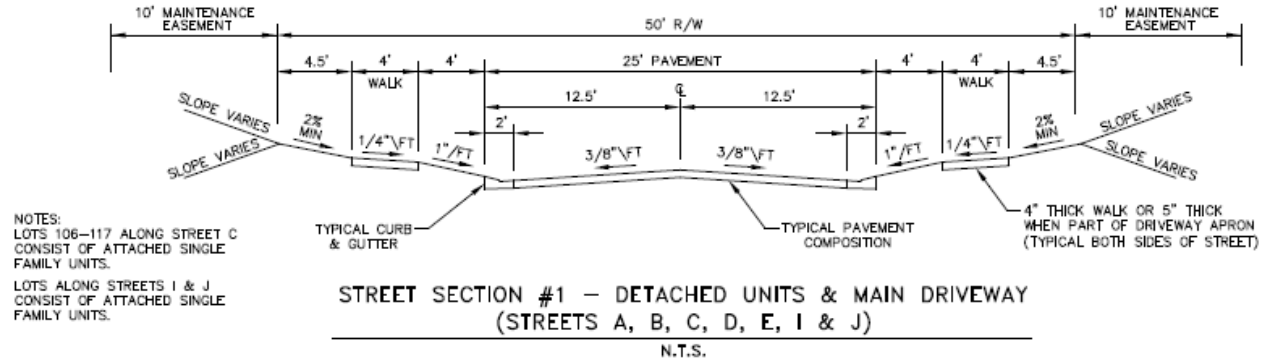
- Depends on building type
  - Ranging from 21.8 – 108.9 du/a



# BRIARWOOD SUBDIVISION DEVELOPMENT PLAN

































# Comprehensive Plan

## Consistent

- Goals and Objectives
- Sub Area Suburban
- Housing



# Comprehensive Plan

## Relevant, but insufficient information

- Mobility
- Housing



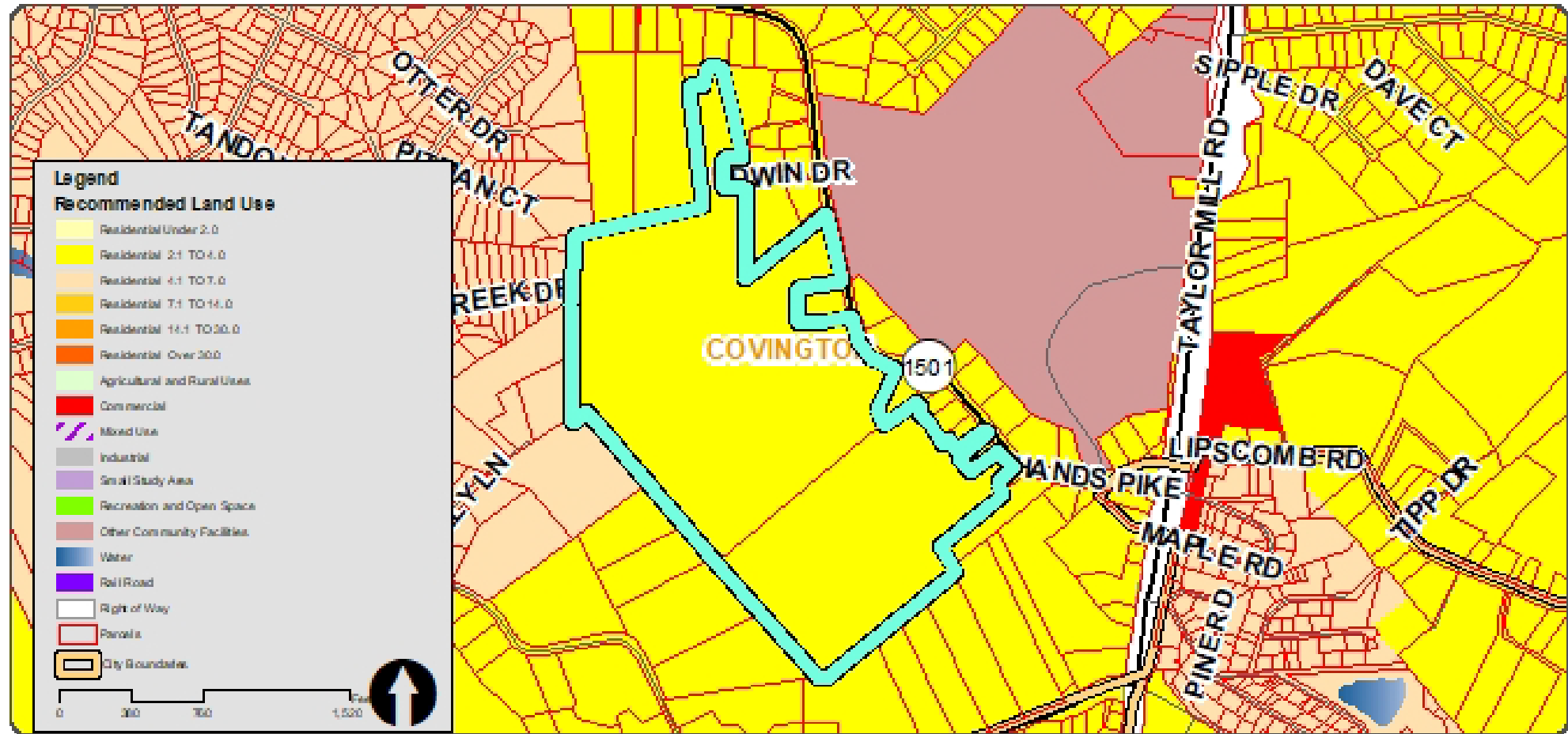
# Comprehensive Plan

## Inconsistent

- Mobility
- Housing

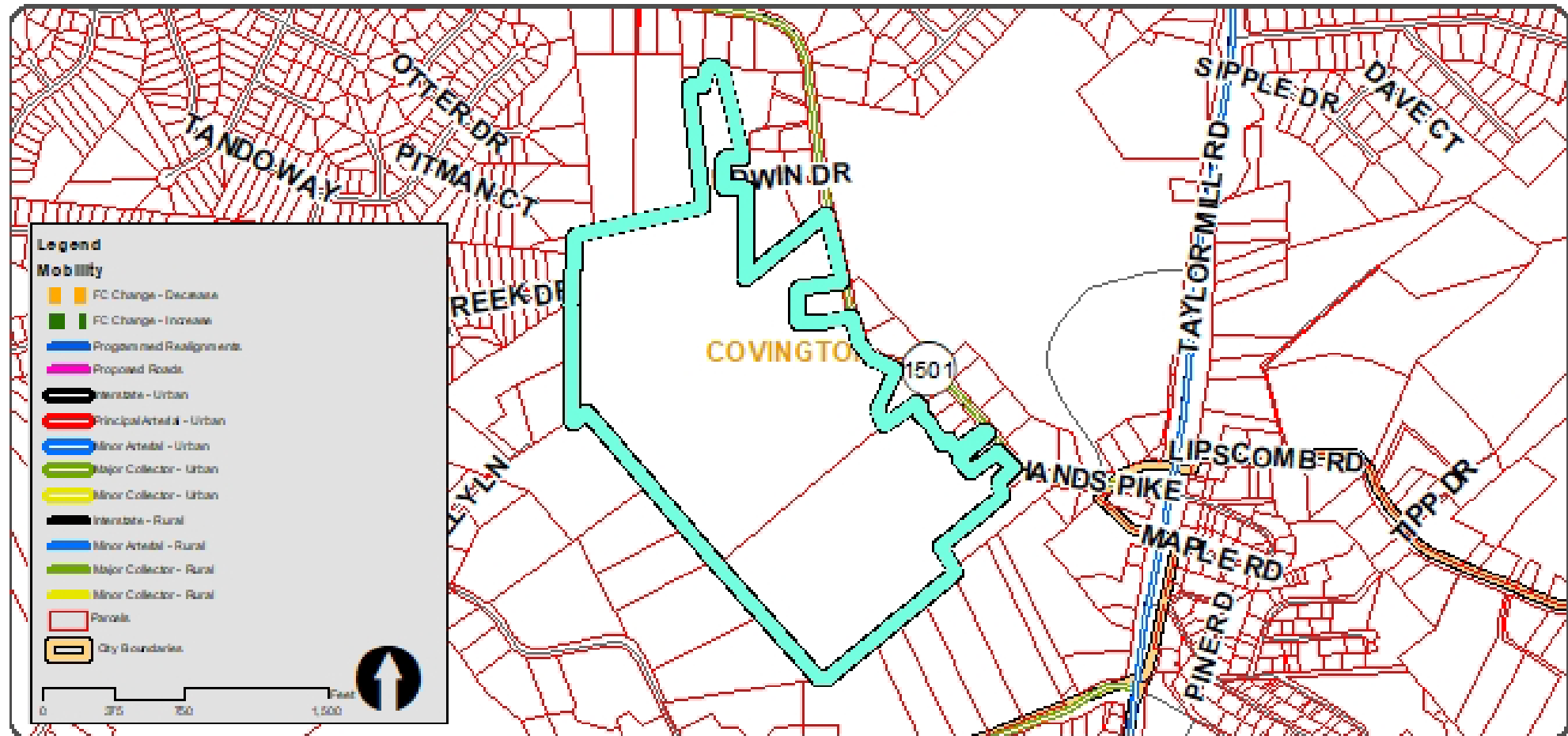


# Recommended Land Use





# Mobility





# DSA





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# Supporting Information / Bases

## Unfavorable

- Generally inconsistent
- Existing zone is appropriate, proposed zone is inappropriate
- Not been major changes since adoption



# Supporting Information / Bases

## Unfavorable

- Meets the Zoning Ordinance, except for:
  - Carriage Houses
  - Frontage Types
  - Parking



# Additional Information

## If approved, required for future permits:

- Parking
- Tree preservation
- Screening and fencing.
- Buffer yards.
- Development landscaping.
- Signage



# Additional Information

## Subdivision Regulations:

- Streets and Sidewalks
- Stormwater Regulations
- Traffic Impact Study



# PC-24-0016-MA

## City of Covington



# PC-25-0012-TX

## All Jurisdictions



# Request

**Applicant:** Kenton County Planning Commission per Brian Dunham, Chair

**Request:** Proposed text amendments for compliance with Kentucky House Bill 160 regarding Qualified Manufactured Homes



# Background

## 2025 – Kentucky House Bill 160 (See Attachment A)

- Prohibits a local government from adopting or enforcing zoning regulations that treat qualified manufactured homes differently from single-family homes
- Allows only regulations of certain architectural features of qualified manufactured homes and single-family homes
- Permits placement of qualified manufactured homes with smaller dimensions if a larger qualified manufactured home is not suitable on the lot



# Petition Review

## Updates Proposed

- Definition of Detached Single-Family Dwellings
- Definition of Qualified Manufactured Home
- Remove Qualified Manufactured Homes as a Separate use
- Remove Separate Compatibility and Application Standards



# Petition Review

## Additional Information

- The updates proposed may vary locally due to differing zoning regulations
- Copies of each jurisdictions' text can be found on the KCPC's Now Pending website:  
<https://kcpcky.org/meetings/now-pending/>
- Hard copies on sign in table



# State Statutes

**Kentucky Revised Statute (KRS) 100.203 (1) states the allowable content of zoning regulations which cities and counties may enact.**



# Supporting Information / Bases

## Favorable

- To be compliant with KRS 100.348 (effective July 1, 2026)



# PC-25-0012-TX

## All Jurisdictions