

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 **March 05, 2026**

DATE: February 12, 2026

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, March 05, 2026, at 6:15 p.m.** Notification details for each public hearing are separated below.

FILE NUMBER: PC-26-0001-MA (Kenton County Map)

APPLICANT: Joseph Rettig on behalf of James & Kathy Rettig

LOCATION: 1351 Bramlage Road; Two portions, totaling approximately 1.78 acres of an existing flag lot with a total area of approximately 22.28 acres located on the south side of Bramlage Road, approximately 1,590 feet west of Wilson Road and approximately 3,175 feet east of Banklick Road in Unincorporated Kenton County.

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from R-1B (Residential One-B) Zone to A-2 (Agricultural-Two) Zone.

SUMMARY: Approximately 92 percent of the flag lot is currently zoned A-2, with the remainder being zoned R-1B. The applicant is requesting to change two portions of the existing lot, including an approximately 0.19-acre portion of the flag stem and an approximately 1.59-acre portion along the eastern property line to A-2 in order to bring the entire property under the A-2 Zone.

FILE NUMBER: PC-26-0002-MA (Independence Map)

APPLICANT: Fischer Homes per Amanda Webb on behalf of Dale Tuerpe

LOCATION: 4979 Oliver Road; an area of approximately 27.98 acres located on the west side of Oliver Road and on the east side of KY 17, with Centennial Boulevard to the southwest and McCullum Pike to the north, approximately 0.75 miles south of McCullum Pike.

REQUEST: A proposed Map Amendment and Concept Development Plan to the Independence Zoning Ordinance changing the described property from R-RE (Residential Rural Estate) Zone to PUD (Planned Unit Development) Zone.

SUMMARY: The applicant proposes 178 total dwelling units including 66 two-family dwellings and 112 multi-family (condominium) dwellings at a density of 7.2 dwelling units per net acre. The development also includes proposed public streets with access onto KY 17, off-street parking spaces, a detention basin, and 38.5 percent open space.

FILE NUMBER: PC-26-0001-TX (Lakeside Park Text)

APPLICANT: City of Lakeside per Paul Markgraf, Mayor

REQUEST: A proposed text amendment to the Lakeside Park Zoning Ordinance to permit fencing less than fifty percent open to enclose a swimming pool when the property line abuts an institutional use.

FILE NUMBER: PC-26-0002-TX (Bromley Text)

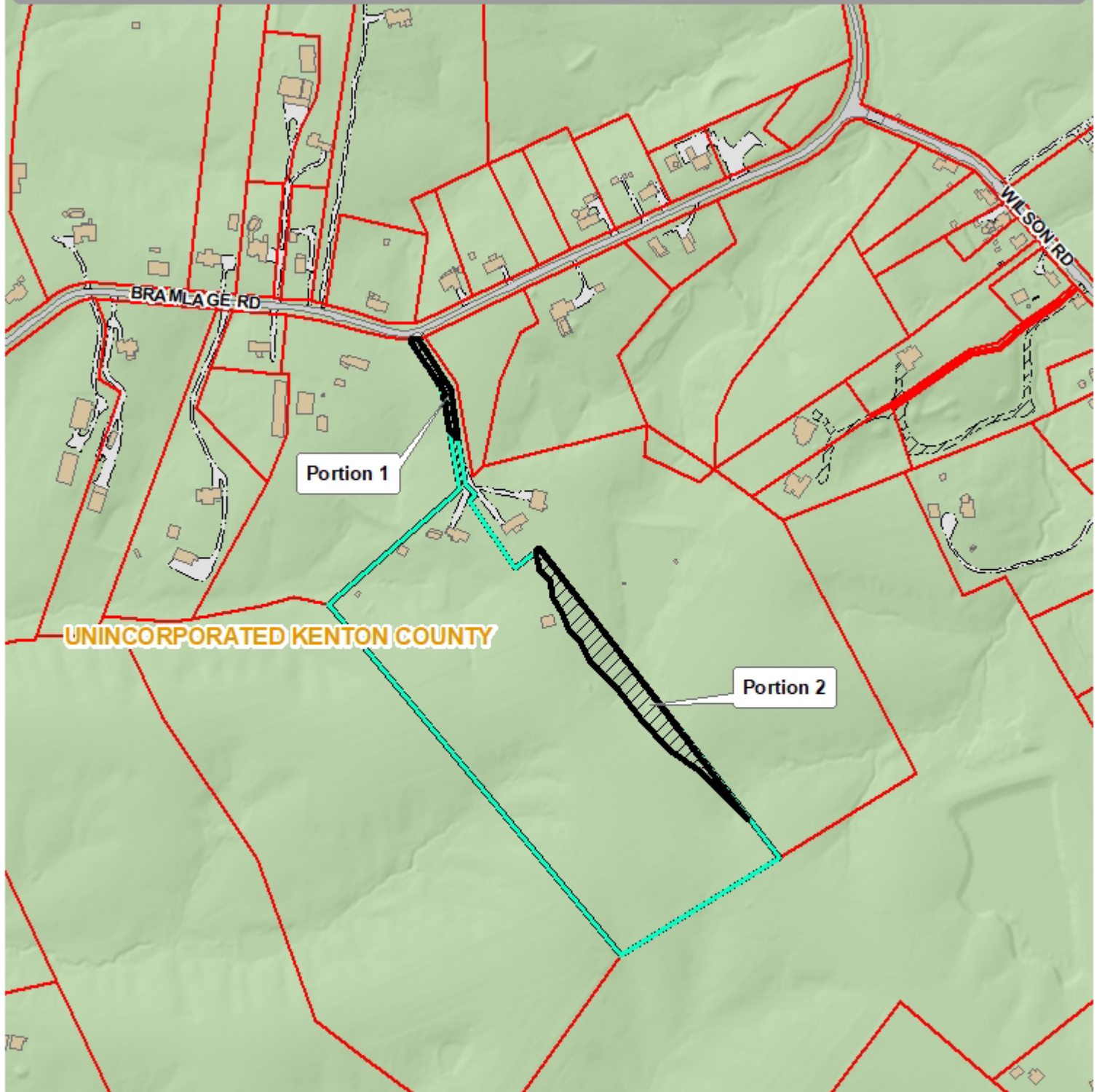
APPLICANT: City of Bromley per Andrew Clift, City Council

REQUEST: A proposed text amendment to the Bromley Zoning Ordinance for neighborhood commercial zones (NC) to allow single-family detached residential dwellings.

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-26-0001-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	Boundaries		
Ball Fields	Parcel		
Playground/General Rec	Zoning		
Tee/Green			

1:5,500

0 120 240 480 Feet






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

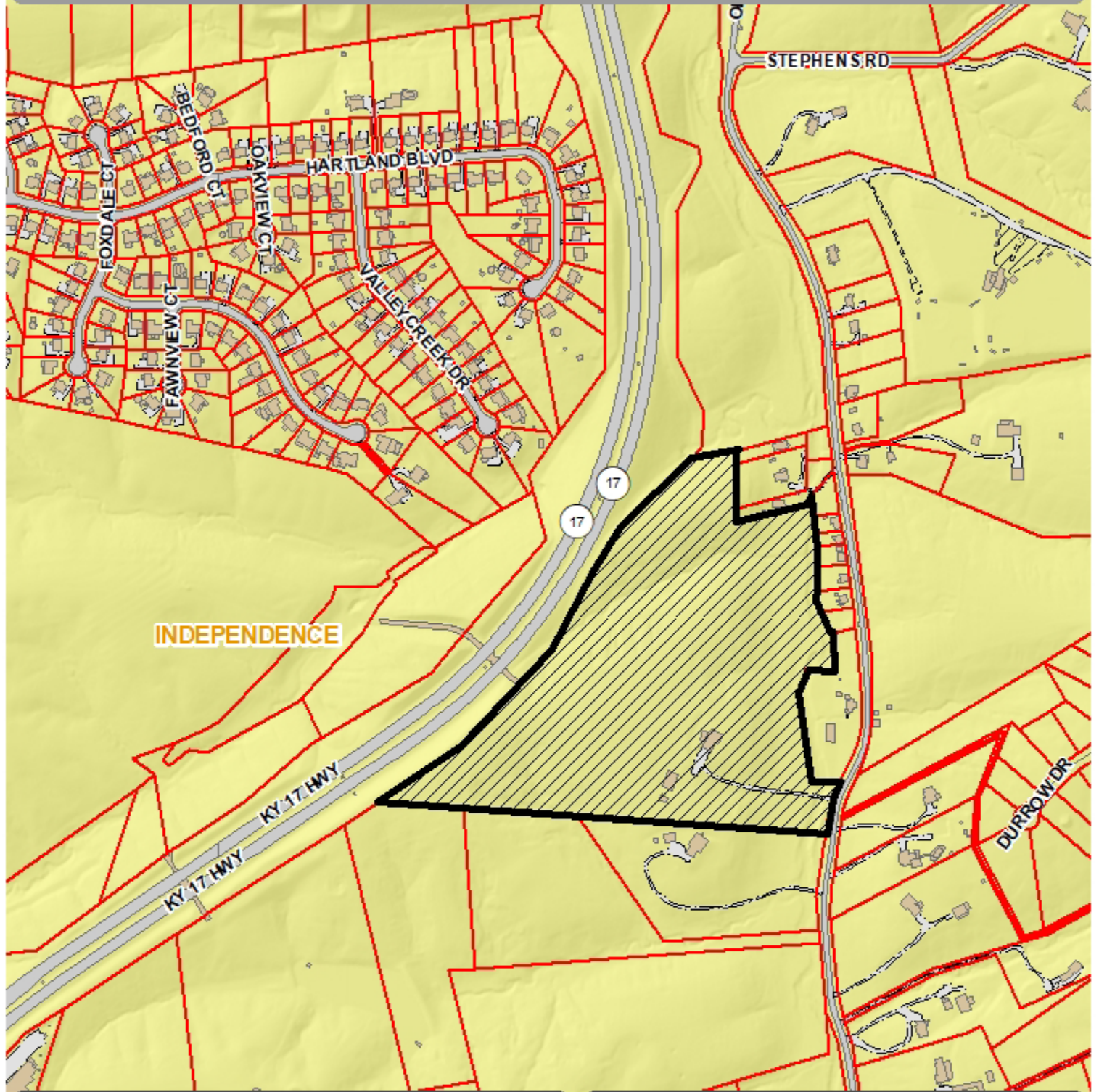
Parcel data provided by CCPVA, KCPVA and LINK GIS.

Date: 2/12/2026

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-26-0002-MA



Building	Roads	Utilities	Topography
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
Recreation	Unpaved Parking		
Ball Fields	Railroad		
Playground/General Rec	Boundaries		
Tee/Green	Parcel		
	Zoning		

1:6,000

0 150 300 450 Feet






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