

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP, Director of Planning

RE: Staff Recommendations for the **March 05, 2026, Public Hearing**

DATE: February 25, 2026

PDS submits the attached report and recommendation for your review prior to the scheduled March 05, 2026, public hearing. This information relates to the following agenda item:

FILE NUMBER: PC-26-0002-MA

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

LOCATION: 497 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; 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.

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 – Owner/Applicant

Map Amendment

File Number: PC-26-0002-MA

Jurisdiction: Independence

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

Project Manager: Patrick Denbow, AICP, Senior Planner

1. **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; 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.

Location: 497 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.



HISTORY & BACKGROUND

1. In 2007, the Independence Small Area Study was adopted (P-07-08-02), which included the subject property. Details of this study as it pertains to the subject property will follow below.

SITE CHARACTERISTICS

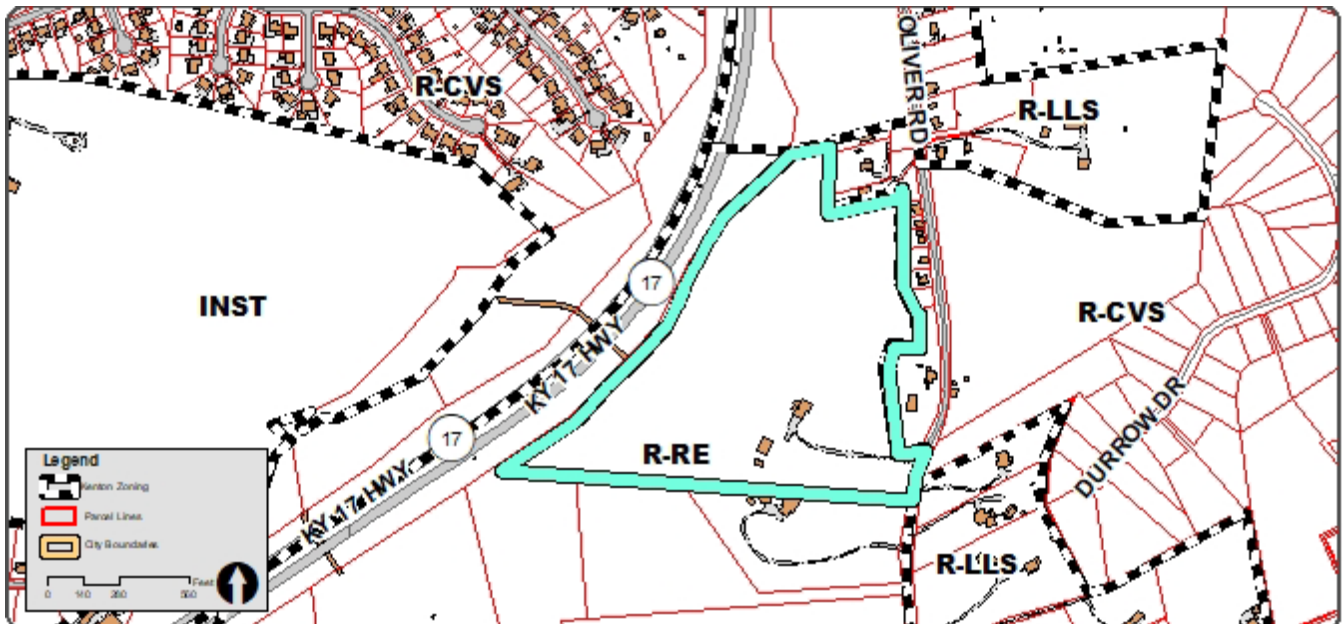
1. The subject property is approximately 34.02 acres total and is located on both sides of KY 17. This request only includes the approximately 27.98 acres located on the east side of KY 17. The site has approximately 1,690 feet of road frontage on KY 17 and approximately 195 feet of road frontage along Oliver Road. The site currently contains one single-family home with access onto Oliver Road. The majority of the site is heavily wooded with the area around the single-family home being relatively cleared. There are streams located within the property, the larger of the streams being located along the eastern property line, adjacent to the properties along Oliver Road. This property contains one of the already existing access points onto KY 17.
2. The surrounding properties are mostly single-family residential in a mixture of lot sizes, some suburban in nature and some rural in nature. The site is located approximately 1,700 feet northeast of the growing commercial and residential area along Centennial Boulevard.

ANALYSIS

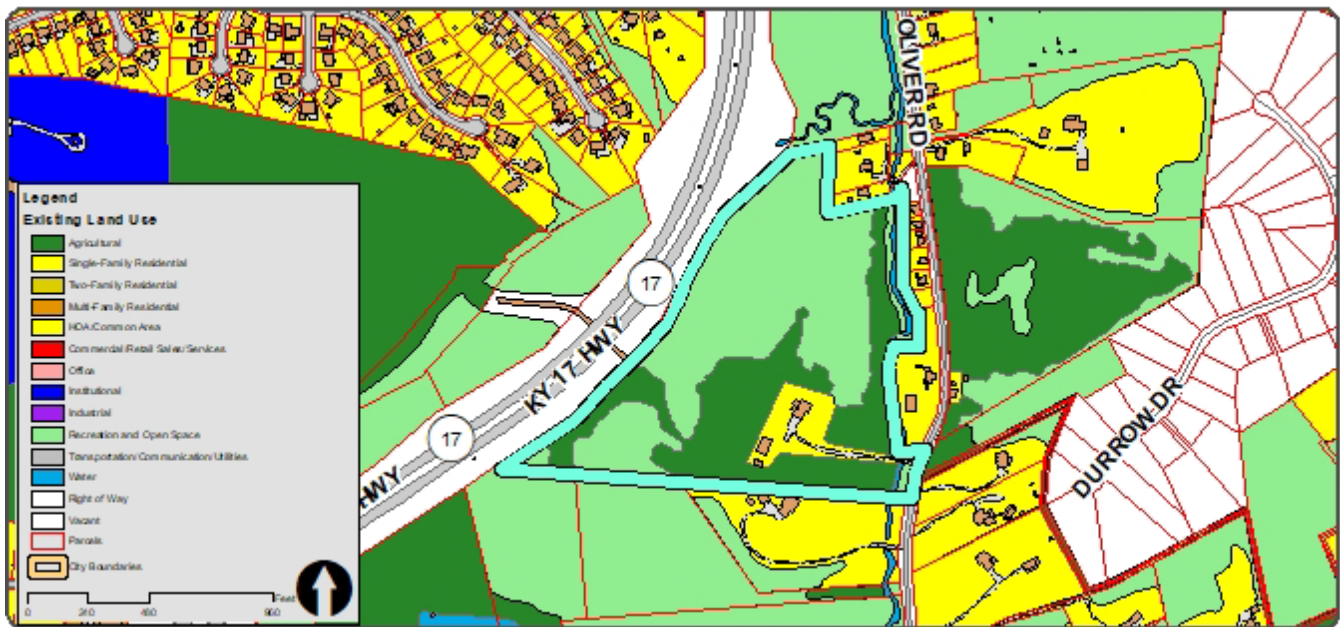
1. **Current Zoning**

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	R-RE	1 acre	1 du/na
NORTH	R-CVS R-LLS	9,000 sq. ft. ½ acre	4.8 du/na 2 du/na
SOUTH	R-RE	1 acre	1 du/na
EAST	R-CVS	9,000 sq. ft.	4.8 du/na
WEST	R-CVS	9,000 sq. ft.	4.8 du/na

2. **Existing Land Use**



	DESCRIPTION
CURRENT	Single-family, agriculture, open space
NORTH	Single-family, open space
SOUTH	Single-family, open space
EAST	Single-family, agriculture
WEST	Open space, single-family



PETITION REVIEW

1. R-RE Zone (Current Zone)
 - a. Intent is to permit rural development while protecting agricultural viability and sensitive natural features.
 - b. Minimum lot area – 1 acre
 - c. Minimum lot width – 100 feet
 - d. Minimum front yard – 40 feet
 - e. Minimum side yard – 30 feet total; 12 feet one side
 - f. Minimum rear yard – 25 feet
 - g. Maximum building height – 35 feet

2. Planned Unit Development (PUD) Zone
 - a. The purpose of the PUD (Planned Unit Development) Zone is to:
 - i. Provide flexibility with a range of uses
 - ii. Incorporate open space and a development pattern in accordance with natural features
 - iii. Create communities of unique character and lasting value, not to subvert the requirements of conventional zoning.
 - b. The intent of the PUD (Planned unit Development) Zone is to:

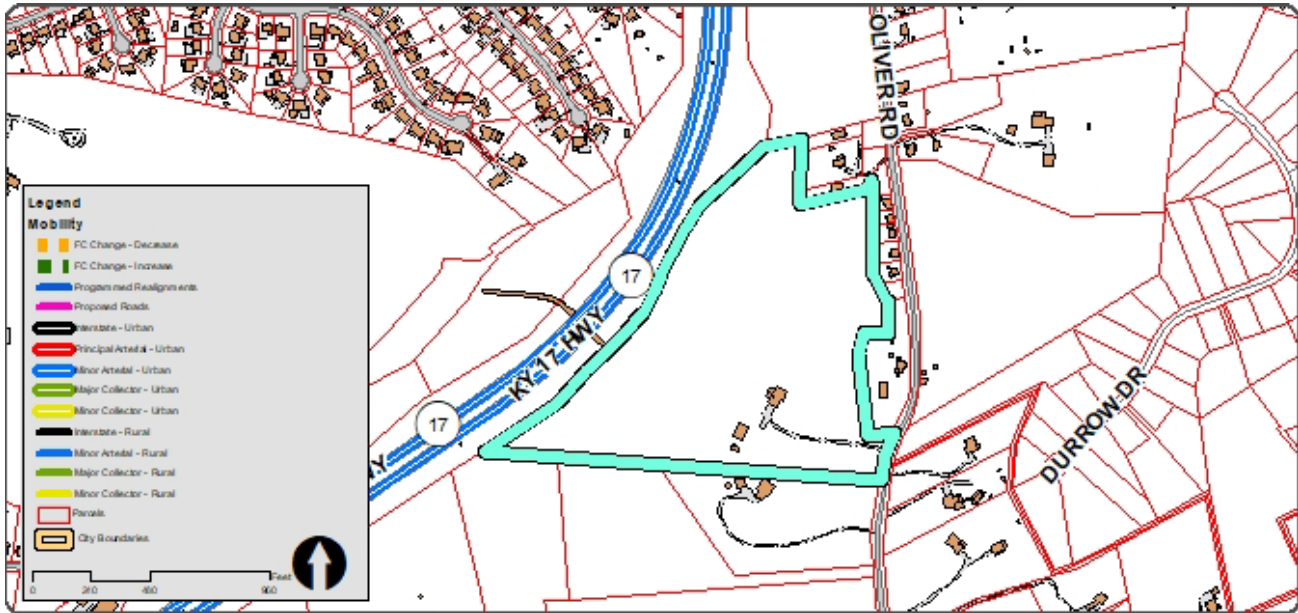
- i. Implement elements of the Kenton County Comprehensive Plan
 - ii. Provide flexibility with a range of uses
 - iii. Promote clustering of dwellings while preserving open space
 - iv. Provide an environment within the layout that contributes to a sense of community and coherent development style
 - v. Encourage the preservation and enhancement of natural amenities and cultural resources
 - vi. Protect natural features
 - vii. Provide an efficient arrangement of land uses, buildings, circulation systems, and infrastructure
 - c. Development standards are approved per the plan, including:
 - i. Height, yard and setback requirements
 - ii. Fences, walls, signs
 - iii. Parking standards
 - iv. Landscaping
 - v. Character standards
 - d. It is the City's expectation that to rezone to a PUD, a site shall be developed at a higher quality of development standard than the zoning district from which it is being rezoned.
 - e. Open space requirements:
 - i. Minimum of 30 percent of the acreage
 - ii. Shall be physically situated so as to be readily accessible, available to, and usable by all residents.
 - iii. Must be integrated into the development and not physically separated by exterior roadways.
 - iv. Firm, stable, and slip resistant surface paths to be provided
3. The submitted Concept Development Plan and submitted materials (attached) indicate the following:
- a. 178 total dwelling units
 - i. 66 Duplex (paired patio)
 - (1) Two to three bedrooms
 - (2) 1,245 – 2,195 square feet
 - ii. 112 Multi-family (condominium)
 - (1) 11 total buildings
 - (2) Two bedrooms
 - (3) 1,110 – 1,610 square feet
 - b. Net density – 7.2 du/na
 - c. No non-residential uses proposed
 - d. Duplex residential intensity and dimensional standards
 - i. Minimum lot area – 3,500 square feet
 - ii. Minimum lot width – 32 feet
 - iii. Minimum front yard – 20 feet, 15 feet at cul-de-sacs
 - iv. Minimum side yard – 10 feet total, three feet one side
 - v. Minimum rear yard – 10 feet
 - vi. Maximum building height – 35 feet
 - e. Multi-family residential intensity and dimensional standards
 - i. Minimum building separation – 20 feet
 - ii. Minimum setback from right-of-way – 20 feet
 - iii. Minimum setback from perimeter – 30 feet
 - iv. Maximum building height – 40 feet
 - f. Open Space provided:
 - i. Approximately 10.8 acres or 38.5 percent
 - ii. Interconnected sidewalk system to connect open spaces

- iii. Narrative identifies that specific open space amenities have not yet been decided but may include seating areas and walking trails.
 - iv. Open space areas to be maintained by a homeowner's association
 - g. Landscaping:
 - i. To be provided throughout the development (per narrative). Landscape plan has not been included in this submission.
 - ii. Landscaped median at main entrance
 - iii. Landscape buffer along KY 17 (western edge of property)
 - h. Entry monument sign
4. Access and proposed roads
- a. Access to be provided exclusively from KY 17 and not from Oliver Road
 - b. Access to be designed as allowed and permitted by KYTC encroachment permit
 - c. Six total public streets (local classification)
 - i. Street "F" was removed from this version of the development plan, which is why there is no Street "F", but there is a Street "G".
 - ii. Streets "A" & "D"
 - (1) 50-foot total right-of-way
 - (2) Pavement width 25 feet
 - (3) 12-foot six-inch lanes
 - (4) Four-foot tree lawn along each side
 - (5) Four-foot sidewalk along each side
 - (6) Four-foot six-inch maintenance easement along each side
 - (7) "Street A" is to be the entrance road into the development from KY 17
 - (a) The western portion of "Street A", between KY 17 and "Street B" to be a boulevard with a 12-foot landscaped median between the lanes
 - iii. Streets "G" & "E"
 - (1) 23-foot right-of-way
 - (2) 22-foot width of pavement
 - (3) 8.5-foot maintenance easement
 - (4) Four-foot sidewalks along each side
 - iv. Street "B" & "C"
 - (1) 26-foot right-of-way
 - (2) 25-foot width of pavement
 - (3) Seven-foot maintenance easement
 - (4) Four-foot sidewalks along each side
 - v. Cul-de-sac's located at eastern terminus of Streets "A", "C", and "D"
 - vi. Street "C" will provide a stub into the property to the south
 - vii. Streets "E" & "G" will provide a turn-around near the terminus
 - d. Off-street parking
 - i. Each dwelling unit will have garage and driveway space
 - ii. Off-street parking lots to be provided throughout the development
 - (1) Approximately 124 additional spaces provided within various lots
 - e. Potential dumpster sites have been identified, no details provided
 - f. Projected price points:
 - i. Duplex (paired patio)
 - (1) \$290,000 to \$320,000
 - ii. Multi-family (condominium)

(1) \$215,000 - \$280,000

COMPREHENSIVE PLAN

1. **Mobility:** KY 17 is classified as an Arterial street. Oliver Road is classified as a local street. There are currently no sidewalks located along either street and TANK does not operate any routes in this vicinity. There is an existing access point into this site off KY 17.



2. **Comprehensive Plan:** A full review of the Comprehensive Plan 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 Areas (Suburban) Element**
 - iii. **Housing Element**

Staff findings: The proposed development will promote housing for all generations in closer proximity to employment centers and existing retail services that can enhance suburban living. Providing a street stub to the property to the south can promote connectivity between nodes as any future development occurs. The internal street system will be providing sidewalk connectivity.

- b. PDS Staff finds that the submitted request is not consistent with the following:
 - i. **Goals and Objectives**
 - ii. **Mobility Element**
 - iii. **Housing Element**

Staff findings: The proposed development will not be providing a type of housing that can be considered income-aligned. The proposed price points indicate that this development will provide a housing type that has been identified as being in surplus per the housing study. Additionally, the proposed development will not be providing sidewalk connectivity along KY 17 or Oliver Road, which will not promote future pedestrian

connectivity between nodes and will not be increasing density in a location where public transit is currently available.

The following chart from the housing study indicates where there are deficits and surpluses in housing types. According to the submitted projected price points, and analysis by staff, the areas within the yellow outline indicate approximately where this proposed development falls within this chart, indicating that there is currently a surplus of this style of housing within Kenton County.

Household Income Required	Max Monthly Housing Cost	Rent				Own			
		1BR	2BR	3BR	4BR+	1BR	2BR	3BR	4BR+
Less than \$15000	\$313	-1,687	-1,567	-709	-120	-129	-405	-796	-267
\$15,000-24,999	\$521	-1,000	-1,159	-810	-229	-37	-164	-743	-222
\$25,000-34,999	\$729	-601	-961	-689	-122	12	-80	-774	-338
\$35,000-49,999	\$1,042	-1,156	-1,315	-670	-216	63	931	559	-388
\$50,000-74,999	\$1,563	-1,000	-1,033	-470	-242	-20	1,613	3,966	559
\$75,000-99,999	\$2,083	-185	638	1,913	180	-78	512	2,760	1,400
\$100,000-149,999	\$3,125	-193	-201	141	1,142	-62	-287	-1,834	3,038
\$150,000-199,999	\$4,167	-89	-77	-70	78	-13	-63	-879	-80
\$200,000 or more	--	-52	-71	-24	-17	-24	-111	-774	-1,424

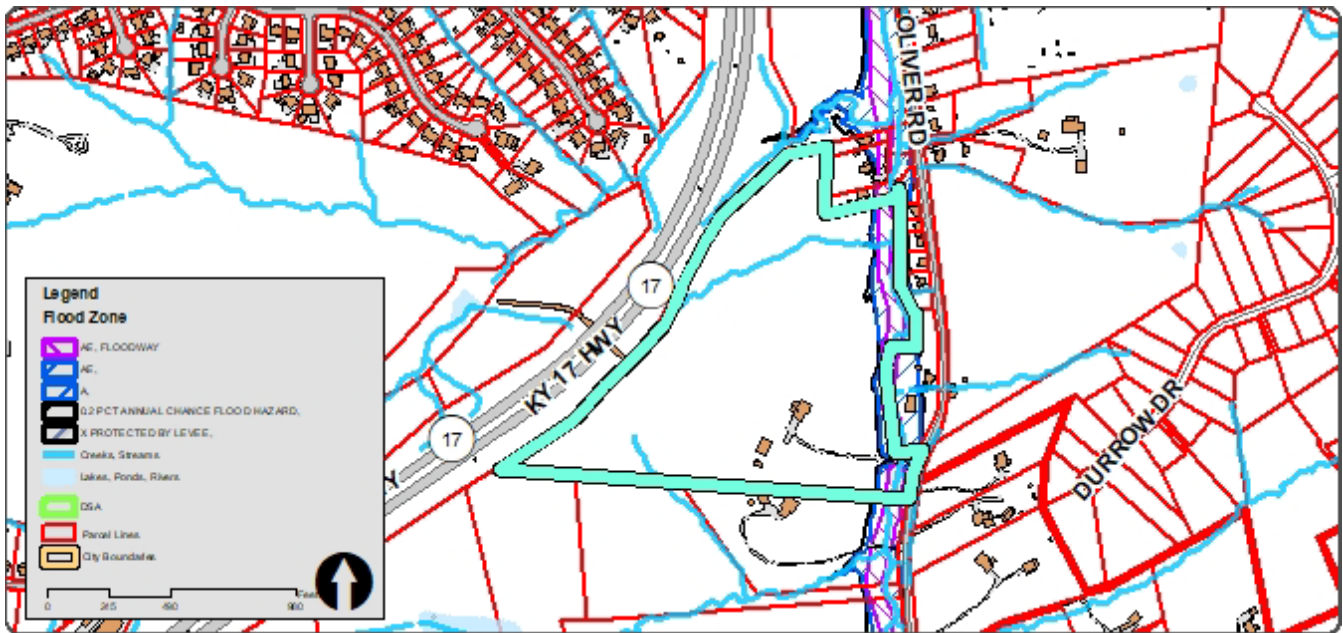
Note on interpretation: Blue cells denote a deficit of housing at that size and price point. For example, there is a deficit of one- and two-bedroom units in the home ownership market. The darker the color, the deeper the deficit. Red cells represent a housing surplus, or where the supply of housing is larger than current demand. Here, there is a surplus of 3- and 4-bedroom units in mid-price ranges.

3. Recommended Land Use

	DESCRIPTION
CURRENT	Residential 2.1-4.0 du/na
NORTH	Residential 2.1-4.0 du/na, residential 4.1-7.0 du.na
SOUTH	Residential 2.1-4.0 du/na
EAST	Residential 2.1-4.0 du/na, commercial
WEST	Residential 2.1-4.0 du/na



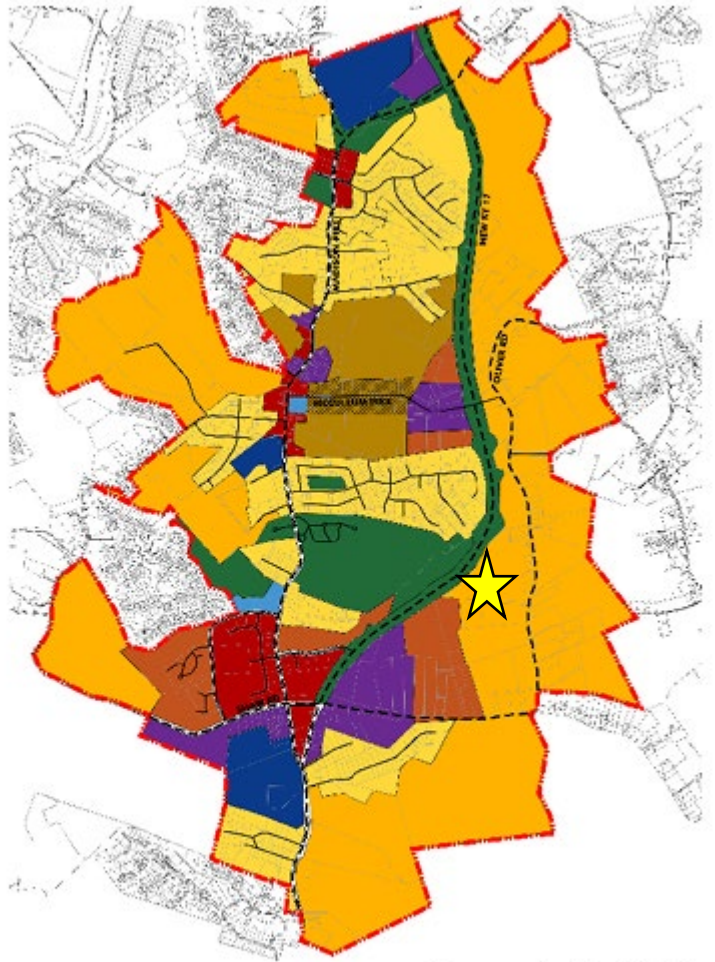
- a. The site does not contain any areas of DSA, however, there are blue line streams located within the site. A floodway exists along the eastern property line.



Staff findings: The proposed development is not consistent with the Recommended Land Use map. The proposed development will provide a housing development at a density of 7.2 dwelling units per net acre where the recommended land use is residential at a density of 2.1 to four dwelling units per net acre.

Additionally, this property is located within the Independence Small Area Study in an area recommended for conservation development that is low-density single-family. The study states that residential land uses within these areas should maintain the current density identified in existing zoning, with provision for moderate density increases equivalent of no more than 10 percent to encourage the use of the conservation style of

subdivision development. The proposed development represents an increase in density of 610 percent from the existing zoning district. Below is the recommended land use map from the Independence Small Area Study. The subject site is approximately indicated with the yellow star.



Legend

Subdividers	Field Use	Commercial Development (Residential with Mixed Use of Land Use Density)
Major Roads	County Recreational Space	Single Family Residential (Existing)
Arterial Roads	High Density Residential (Single-Family)	Office
Commercial	Commercial Development (Essential Change of Family Use Density)	Mixed Use
Mixed Use	Conservation Development (Single-Family Density)	

Recommended Land Use Plan
(refer exhibit C-3 for detailed view)

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 for 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; 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.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed map amendment is generally not consistent with the Kenton County Comprehensive Plan. Although the development will provide new housing options, the proposed density is far exceeding the recommended land use map as well as the recommendations of the Independence Small Area Study, without providing a housing type that can be considered income-aligned.
2. The submitted Concept Development Plan meets the minimum requirements of the Independence Zoning Ordinance, except for the following. If approved, these will need to be noted on the Final Development Plan:
 - a. Section 6.09 requires sidewalks along all existing streets. Sidewalks will need to be provided along KY 17 and Oliver Road.
 - b. Section 13.03 requires all open space to be readily accessible, available to, and usable by all residents. Insufficient information has been submitted to determine compliance with this requirement. A detailed list of amenities will need to be provided and shown on the plan, including providing firm, stable, and slip resistant connections between cul-de-sacs and connecting the sidewalks to all proposed amenities. The applicant has verbally agreed to providing the connections between cul-de-sacs.

ADDITIONAL INFORMATION

1. While not required on the Concept Development Plan, if approved, the following information is required with future Final Development Plans:
 - a. A detailed landscape and signage plan will be required with the Final Development Plan
 - b. Section 4.05 provides use specific standards for multi-family and duplex development. Sufficient information must be provided on the Final Development Plan to show compliance with these regulations.
 - c. Section 7.05 provides regulations for site lighting. Sufficient information must be provided on the Final Development Plan to show compliance with these regulations.
 - d. Section 8.03 provides requirements for stream and water quality buffers. Sufficient information must be provided on the Final Development Plan to show compliance with these regulations.
 - e. Section 8.06 provides requirements for storm water management. Sufficient information must be provided on the Final Development Plan to show compliance with these regulations.
 - f. Section 8.09 provides requirements for excavation, grading, movement of soil, tree removal, and erosion and sedimentation control. Sufficient information must be provided on the Final Development Plan to show compliance with these regulations.
2. The submitted Concept Development Plan meets the minimum requirements of the Kenton County Subdivision Regulations, except for the following:
 - a. Article 4 provides requirements for turn arounds. T-type turn arounds will be required at any dead

- end. Sufficient information must be provided on the Final Development Plan to show compliance with these regulations.
- b. Section 4.1-11 requires installation of sidewalks. The applicant must provide a sidewalk along both sides of all proposed streets.
 - c. 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). SD1 reviews developments that disturbs one acre of land or greater. Sufficient information will need to be submitted with the Stage II Development Plan.
 - d. KYTC and the PDS Director of Engineering have identified the need for a Traffic Impact Study. It is the understanding of staff that the applicant may be pursuing a comprehensive study that would account for potential additional developments within the vicinity. The scoping of this study will be decided jointly by KYTC, PDS, and the City. The study must be completed and submitted prior to submission of the Final Development Plan.

DATE: February 5, 2026
DESCRIPTION: Property to be Rezoned to PUD – 27.98 Ac.
LOCATION: 4979 Oliver Rd. Independence KY 41051-9220

Situated in the City of Independence, County of Kenton, Commonwealth of Kentucky, lying on the East side of KY Highway 17 and the West side of Oliver Road, and being part of an original 43.93 acre tract conveyed to Dale A. and Kimberly A. Tuerpe in Volume I-2746, Page 268 of the Kenton County Clerk's Records at Independence and more particularly described as follows:

Begin at the Southeast corner of said 43.93 acre tract, said corner also on the existing West right-of-way line of Oliver Road (R/W Varies – by dedication and prescription) and the Northeast corner of a 6.4271 acre tract conveyed to Jaclyn Noss in KC 261, Page 777 and the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING, departing the existing West right-of-way line of said Oliver Road, and with the North line of said 6.4271 acre tract and also the North lines of a 6.1791 acre tract conveyed to John Patrick Hanrahan in Volume I-3321, Page 231 and also a 7.8812 acre tract conveyed to Pat Hanrahan in Volume I-419, Page 122, North 85° 44' 17" West, crossing Fowler Creek at 66.00 feet, for a total distance of 1618.00 feet to the existing East controlled-access right-of-way line of KY Highway #17 (R/W Varies – Acquired by deed);

thence, with the existing East right-of-way lines of said KY Highway #17, the following eight courses: North 56° 33' 39" East, 341.84 feet;

thence, North 43° 43' 33" East, 290.05 feet;

thence, North 43° 43' 33" East, 63.96 feet;

thence, North 43° 43' 33" East, 145.43 feet;

thence, North 26° 53' 18" East, 284.56 feet;

thence, North 31° 45' 06" East, 203.50 feet;

thence, North 46° 36' 43" East, 267.16 feet;

thence, North 42° 44' 29" East, 94.80 feet to the Southwest corner of a 12.929 acre tract conveyed to Kenneth R. and Cheryl J. Bergman in KC 158, Page 411;

thence, departing the existing East right-of-way line of said KY Highway #17, and with the South line of said 12.929 acre tract, North 76° 52' 10" East, 140.60 feet to the Northwest corner of a tract conveyed to Regenna Stone in Volume I-4314, Page 183;

thence, with the West line of said Regenna Stone, South 31° 06' 38" East, 51.45 feet to the Northwest corner of a 0.97 acre tract conveyed to Robin R. Storms in Deed Book 430, Page 74;

thence, with the West line of said 0.97 acre tract and a tract conveyed to William H. and Irene Portwood in Deed Book 226, Page 66, South 02° 10' 01" West, 213.74 feet;

thence, with the South line of said William H. and Irene Portwood, North 75° 58' 10" East, 261.58 feet;

thence, with a 0.203 acre tract conveyed to the same William H. and Irene Portwood in Deed Book 318, Page 51, North 51° 29' 38" East, 52.39 feet to the Northwest corner of a tract conveyed to Kenton County Fiscal Court in Volume I-3373, Page 327;

thence, with the West line of said Kenton County Fiscal Court, South 00° 31' 53" East, 72.78 feet to the Northwest corner of a tract conveyed to Jonathan E. Selby and Cheyenne Ranes in KC 222, Page 148;

thence, with the West line of said Jonathan E. Selby and Cheyenne Ranes, South 01° 19' 47" East, 64.20 feet to a Northwest corner of a 0.14 acre tract conveyed to Arnulfo Espinoza in KC 171, Page 758;

thence, with the West line of said 0.14 acre tract, South 02° 46' 28" East, 49.42 feet to the Northwest corner of a 21/100 acre tract conveyed to Samuel & Linda Remley in Volume I-2407, Page 1;

thence, with the West line of said 21/100 acre tract, South 00° 26' 18" West, 75.00 feet to the Northwest corner of a 0.25 acre tract conveyed to Michael Johnson in Volume I-3609, Page 41;

thence, with the West line of said 0.25 acre tract and also the West line of a 0.25 acre tract conveyed to Heather Pruss and Jamie Jones in KC 243, Page 86, South 02° 26' 18" West, 125.30 feet;

thence, continuing with the West line of said 0.25 acre tract conveyed to Heather Pruss and Jamie Jones and also the West line of a 0.22 acre tract conveyed to Ronald E. and Cecillia Dennis in Volume I-2897, Page 282, South 25° 33' 42" East, 118.70 feet;

thence, with the South line of said 0.22 acre tract, North 75° 46' 18" East, 7.00 feet to the Northwest corner of a 1.225 acre tract (Parcel One) conveyed to Ronald & Cecilia Dennis in Deed Book 315, Page 59;

thence, with the West line of said 1.225 acre tract, South 04° 24' 48" East, 137.77 feet to the Northeast corner of a 1.13 acre tract (Parcel Two) conveyed to the same Ronald & Cecilia Dennis in Deed Book 315, Page 59;

thence, with the North, West and South lines of said 1.13 acre tract, the following four courses:
North 84° 34' 47" West, 102.04 feet;

thence, South 17° 23' 50" West, 102.74 feet;

thence, South 08° 18' 02" East, 308.78 feet;

thence, South 88° 06' 17" East, crossing Fowler Creek at 47 feet, for a total distance of 105.69 feet to a point on the existing West right-of-way line of said Oliver Road;

thence, with said existing West right-of-way line, the following two courses: South 26° 40' 18" West, 69.89 feet;

thence, South 06° 38' 07" West, 131.62 feet to the TRUE POINT OF BEGINNING.

Containing 27.98 acres and subject to all easements and rights-of way of record. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Volume I-2746, Page 268;

This description does not represent a boundary survey per 201 KAR 18:150 and is not intended for land transfer.



Grand Communities, LLC. ("GCL") is providing this PUD District Narrative to complete the Map Amendment/Concept (Stage 1) Development Plan Application for Coppice Hollow, a proposed residential development in Independence, Kentucky. The name, "Coppice Hollow" draws its name from the words, "Coppice", meaning a small grove or woodland that is periodically renewed through careful pruning – symbolizing growth, renewal, and harmony with nature, and "Hollow", evoking a peaceful, sheltered valley, a place of calm nestled among the trees. The theme for this community emphasizes the beauty of natural landscapes and takes inspiration from the wilderness of the Pacific Northwest. This project site is comprised of a total area of approximately 27.98 acres. This site is currently undeveloped and is bordered by residential uses. It is currently zoned Residential Rural Estate (R-RE), and the proposal is to amend the property's zoning classification to a Planned Unit Development (PUD) to allow for a variety of residential uses. The proposed amendment to a Planned Unit Development (PUD) will preserve the existing residential character of the area and provide a walkable community with different housing options.

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, City of Independence staff, and project team members.

As previously mentioned, this site is currently zoned Residential Rural Estate (R-RE). This zoning classification only allows single-family detached, qualified manufactured homes, and accessory dwelling units. The minimum lot area for this district is one (1) acre with a minimum lot width of one hundred (one hundred) feet. This zoning classification also has deeper setback requirements, with the minimum front yard depth being forty (40) feet and minimum side yard setback being thirty (30) feet for both sides (total) and twelve (12) feet for each side. The Recommended Land Use Plan, per the Independence Community Small Area Study from 2007, has this site designated as Conservation Development Residential (Single Family Low Density). While the current zoning and recommended land use for the site may offer housing for the residents of Independence, they also limit the amount and types of housing



that can be offered, making it difficult to ensure adequate housing supply. By rezoning the site to a Planned Unit Development (PUD), this will allow a deviation from the existing zoning classification that will allow more housing and a greater variety of housing options.

Coppice Hollow will consist of a total of one hundred and seventy-eight (178) units that include a variety of housing options. This mix includes sixty-six (66) Paired Patio homesites (Dwelling, Two-Family) and eleven (11) Gallery buildings that will consist of one-hundred and twelve (112) fee simple condominium units (Dwelling, Multi-Family). This results in a total density of approximately 7.2 dwelling units per acre. Listed below are the proposed development standards for this Planned Unit Development (PUD). The development standards listed herein are intended to govern the Coppice Hollow Planned Unit Development (PUD) in lieu of the dimensional standards of the underlying R-RE zoning district:

- **Development Standards**

- PUD – Duplex Residential (Paired Patio)
 - Minimum Lot Area – Three Thousand, Five Hundred (3,500) Square Feet
 - Minimum Lot Width at Building Setback Line – Thirty-Two (32) Feet
 - Minimum Front Yard Depth – Twenty (20) Feet (Fifteen (15) Feet at Cul-de-Sacs)
 - Minimum Side Yard Width (Total/Both Sides) – Ten (10) Feet
 - Minimum Side Yard Width (One Side) – Three (3) Feet
 - Minimum Rear Yard Depth - Ten (10) Feet
 - Maximum Building Height – Thirty-Five (35) Feet
- PUD – Multi-Family Residential (Condominium)
 - Minimum Building Separation – Twenty (20) Feet
 - Minimum Setback from Right of Way – Twenty (20) Feet
 - Minimum Setback from Perimeter – Thirty (30) Feet
 - Maximum Building Height – Forty (40) Feet



Access and Roadways

Access to Coppice Hollow will be off Kentucky Route 17, with the primary entrance being a boulevard with a twelve foot (12') wide landscaped median. Public streets will provide internal circulation throughout the community. Street rights-of-way will vary from fifty feet (50') for streets serving the Paired Patio product and forty feet (40' including maintenance easement) for streets serving the condominium product.

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 currently has one stormwater management basin located at its northern edge. 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 via an existing sanitary manhole located within Fowler Creek and water is available via Oliver Road to the east.



Parks, Recreation, and Open Space

The residents of Coppice Hollow will have access to a little over ten-and-a-half (10.8) acres of open space. Over thirty-eight (38.5%) percent of the site will be dedicated open space and common area, which meets the PUD requirement of thirty (30%) percent (approximately eight (8.4) acres). Open spaces and common areas will include thoughtful landscaping throughout the community to enhance the aesthetic appeal for residents.

The main entrance will feature a landscaped median, creating a sense of arrival for residents. There will be a landscape buffer located along Kentucky Route 17 at the western edge of the property to provide screening from the road. Additionally, the main entrance will be thoughtfully landscaped and include a thoughtfully designed entry monument to incorporate Coppice Hollow's theme, creating a sense of place for residents. An interconnected sidewalk system will tie into the open spaces and extend throughout the community to provide pedestrian access. While not currently shown on the plan, there are opportunities for amenities within the community, specifically seating areas, and walking trails. Those specific details are currently being worked through. All open space and common areas located within the community will be maintained by a professionally managed Homeowner's Association (HOA).



Coppice Hollow Product Offering

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



**COPPICE
HOLLOW**

Paired Patio

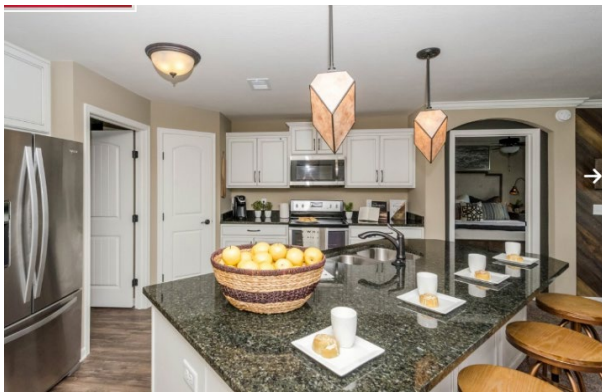


Paired Patio

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



Condominiums



Gallery Condominiums

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



From: [Amanda Webb](#)
To: [Patrick Denbow](#)
Cc: [Andy Videkovich](#)
Subject: Re: Coppice Hollow - Independence Map Amendment
Date: Friday, February 20, 2026 9:56:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[7658b39f-f8a8-441d-a1f5-4004f02a9a77.png](#)

Good morning Patrick,

For the Independence map amendment, the estimated sales price for our condominium units range between \$215,000 - \$280,000 - depending on unit type. Additionally, the paired units would range from \$290,000 to \$320,000.

Thank you,
Amanda



Amanda Webb

Planning and Entitlements Manager

Office: (859) 578-7705

fischerhomes.com

From: Patrick Denbow <pdenbow@pdskc.org>
Sent: Tuesday, February 10, 2026 2:57 PM
To: Amanda Webb <awebb@fischerhomes.com>
Cc: Andy Videkovich <avidekovich@pdskc.org>
Subject: Coppice Hollow - Independence Map Amendment

Hi Amanda,

Do you have anticipated price-points you can share with us for the Coppice Hollow PUD request? In order to utilize the recommendations from the comprehensive plan allowing the consideration of higher density, we need to be able to determine if the development is meeting any of the gaps as identified in the NKADD housing study (income aligned). Below is the table from the housing study that shows the housing gaps in Kenton County. Please let me know if you can provide price-points or if you can identify where on this table the development will fall.

Household Income Required	Max Monthly Housing Cost	Rent				Own			
		1BR	2BR	3BR	4BR+	1BR	2BR	3BR	4BR+
Less than \$15000	\$313	-1,687	-1,567	-709	-120	-129	-405	-796	-267
\$15,000-24,999	\$521	-1,000	-1,159	-810	-229	-37	-164	-743	-222
\$25,000-34,999	\$729	-601	-961	-689	-122	12	-80	-774	-338
\$35,000-49,999	\$1,042	-1,156	-1,315	-670	-216	63	931	559	-388
\$50,000-74,999	\$1,563	-1,000	-1,033	-470	-242	-20	1,613	3,966	559
\$75,000-99,999	\$2,083	-185	638	1,913	180	-78	512	2,760	1,400
\$100,000-149,999	\$3,125	-193	-201	141	1,142	-62	-287	-1,834	3,038
\$150,000-199,999	\$4,167	-89	-77	-70	78	-13	-63	-879	-80
\$200,000 or more	--	-52	-71	-24	-17	-24	-111	-774	-1,424

Note on interpretation: Blue cells denote a deficit of housing at that size and price point. For example, there is a deficit of one- and two-bedroom units in the home ownership market. The darker the color, the deeper the deficit. Red cells represent a housing surplus, or where the supply of housing is larger than current demand. Here, there is a surplus of 3- and 4-bedroom units in mid-price ranges.

Thank you,



Patrick Denbow, AICP

Senior Planner

Planning and Development Services of Kenton County

1840 Simon Kenton Way, Suite 3400

Covington, KY 41011-3693

859-331-8980 | pdskc.org

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PDS Staff Analysis - Total Monthly Housing Costs Analysis

Condominium in Independence

- \$215,000 - \$280,000
- Mortgage payment estimate - \$1,125 - \$1,465
- Property Tax estimate - \$226 – \$294
- Condo Insurance - \$30 - \$60
- **Total Monthly Estimate - \$1,381 - \$ 1,819**

Paired Patio Home in Independence

- \$290,000 – \$320,000
- Mortgage payment estimate - \$1,520 - \$1,675
- Property Tax estimate - \$305 – \$335
- Homeowners Insurance - \$110 - \$150
- **Total Monthly Estimate - \$1,935 - \$ 2,160**

To arrive at these estimates, we used a standard **PITI** formula (Principal, Interest, Taxes, and Insurance) tailored specifically to current 2026 data for **Independence, KY**, and **Kenton County**.

1. Mortgage (Principal & Interest)

- **Interest Rate:** Based on the current February 2026 average of approximately **6.13% to 6.8%** for a 30-year fixed-rate mortgage in Kentucky [Bankrate](#).

<https://www.bankrate.com/mortgages/mortgage-rates/kentucky/>

- **Down Payment:** Calculated at **20% down**, which avoids Private Mortgage Insurance (PMI).

2. Property Taxes

Estimating taxes in Independence requires combining several local layers:

- **City of Independence:** A specific municipal rate of **\$0.194 per \$100** of assessed value [City of Independence](#).

<https://www.cityofindependence.org/195/Taxes>

- **Kenton County:** The [Fiscal Court](#) recently reduced its rate to **\$0.115 per \$100** Kenton County News.

<https://www.kentoncounty.org/CivicAlerts.asp?AID=585>

- **State & Schools:** Kentucky's state rate is **\$0.106 per \$100** [KY Dept of Revenue](#), and local school district taxes (like Kenton County Schools) typically add the largest portion (often **\$0.50–\$0.80+ per \$100**).

<https://revenue.ky.gov/Property/Pages/2025-State-Real-Property-Tax-Rate-Drops-to-10.6-cents.aspx>

- **Effective Rate:** For simplicity, I used an effective rate of approximately **1.23% to 1.26%**, which aligns with current median tax bills in the area [Ownwell Property Tax Trends](#).

<https://www.ownwell.com/trends/kentucky/kenton-county/independence>

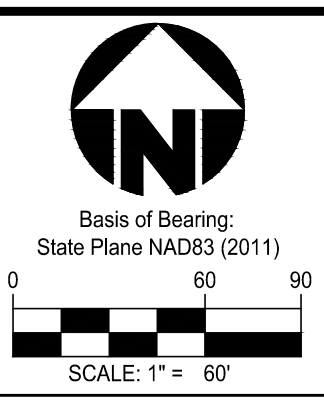
3. Homeowners Insurance

- **Single-Family/Patio Homes:** Estimates are based on an average annual premium of roughly **\$1,300 to \$1,800** for homes in the \$300k range in Kentucky [Insurify Market Data](#).

<https://insurify.com/homeowners-insurance/knowledge/insurance-for-300k-home/>

- **Condos (HO-6 Policy):** These are lower (\$400–\$600/year) because they only cover the "walls-in," as the building exterior is covered by the association's master policy.

Note: Staff removed HOA costs out of the estimate as they can be harder to estimate per development.



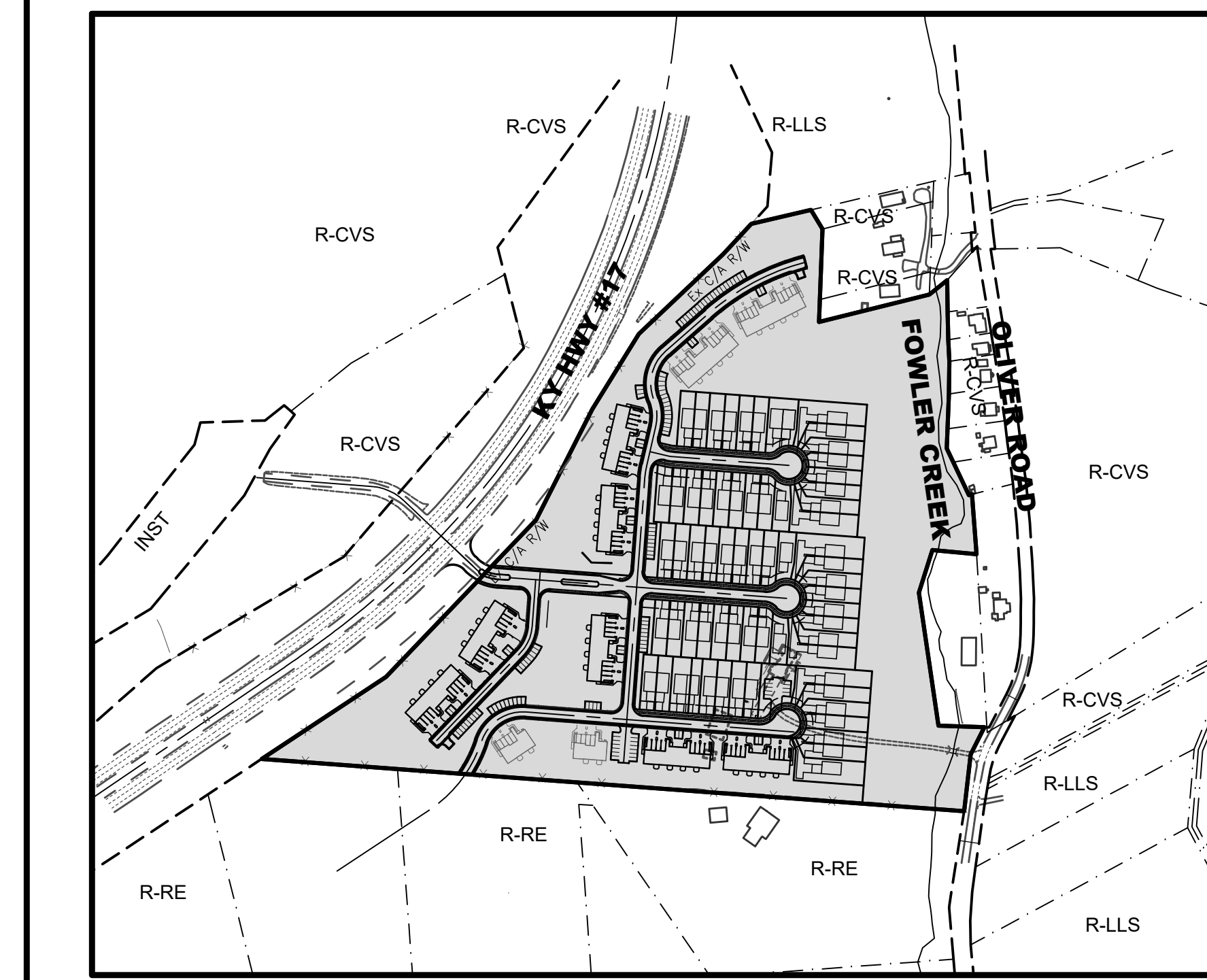
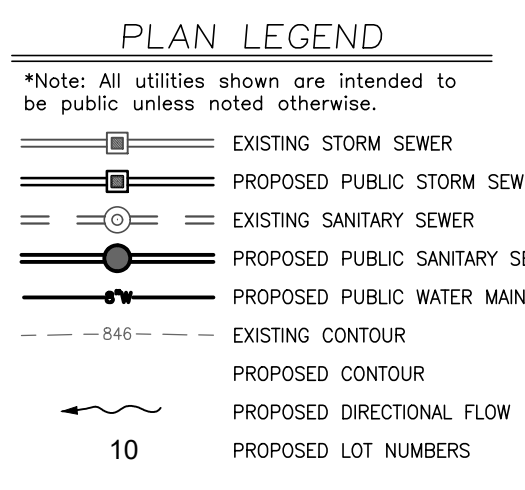
GENERAL NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS.
- PRIOR TO ANY EARTHWORK ACTIVITY, EROSION CONTROL DEVICES WILL BE INSTALLED. AN EROSION CONTROL PLAN WILL BE PROVIDED WITH THE IMPROVEMENT PLANS TO MEET THE REQUIREMENTS OF SD1.
- ALL STORM SEWER AND STORM WATER DETENTION BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND SANITATION DISTRICT #1.
- DISCHARGE OF ROOF DOWNSPOUTS, FOOTING, FOUNDATION DRAINS, AND SUMP PUMPS MAY BE DISCHARGED DIRECTLY TO A PUBLIC STORM SEWER SYSTEM PROVIDED THAT THEY ARE DIRECTED TO THE PROPOSED RETENTION BASIN. IF CONNECTED TO PUBLIC STORM SEWER PIPE, (12" SIZE OR GREATER) CONNECTION TO BE A TEE WITH PRIVATE STORM SEWER STUBBED FOR FUTURE EXTENSION BY HOME BUILDER.
- ALL SANITARY SEWER SHALL BE PUBLIC AND MAINTAINED BY THE SANITATION DISTRICT #1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN CONFORMANCE WITH THE "RULES AND REGULATION OF THE SANITATION DISTRICT #1".
- ALL WATER MAIN SHALL BE PUBLIC AND MAINTAINED BY "NORTHERN KENTUCKY WATER DISTRICT STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION".
- ALL PROPOSED INTERNAL UTILITIES SHALL BE UNDERGROUND. JOINT TRENCH (GAS, TELEPHONE, ELECTRIC, & CABLE SERVICES) TO BE DESIGNED BY DUKE ENERGY IN CONJUNCTION WITH IMPROVEMENT PLANS.
- GRADING LIMITS AND LAYOUT SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION BASED ON COMPLETION OF IMPROVEMENT PLANS.

CURRENT OWNER:
DALE A & KIMBERLY A TUERPE
4978 OLIVER ROAD
INDEPENDENCE, KY 41051

DEVELOPER:
GRAND COMMUNITIES LLC
3940 OLYMPIC BLVD
ERLANGER, KY 41018

ENGINEER & SURVEYOR:
BAYER BECKER
209 GRANDVIEW DRIVE
FT. MITCHELL, KY 41017
859-261-1113



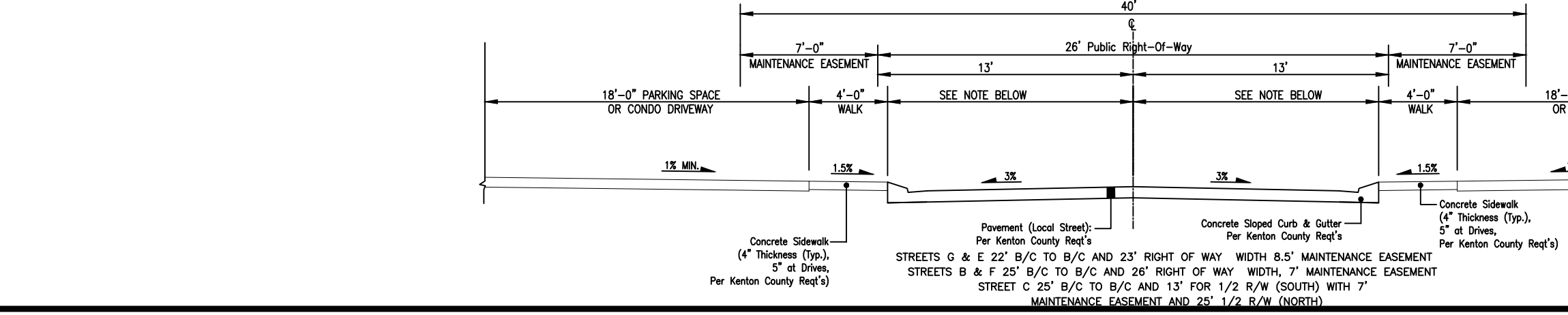
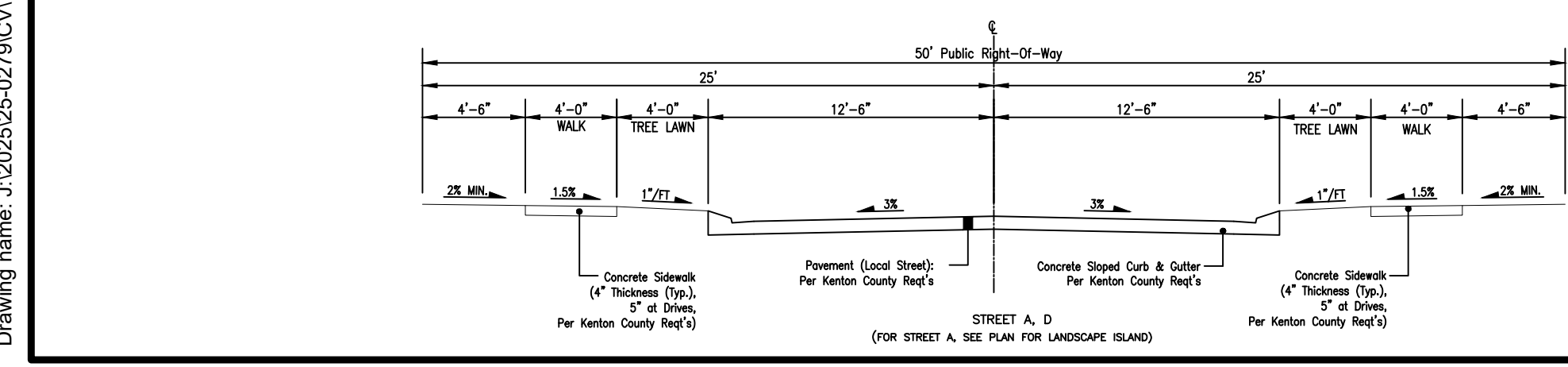
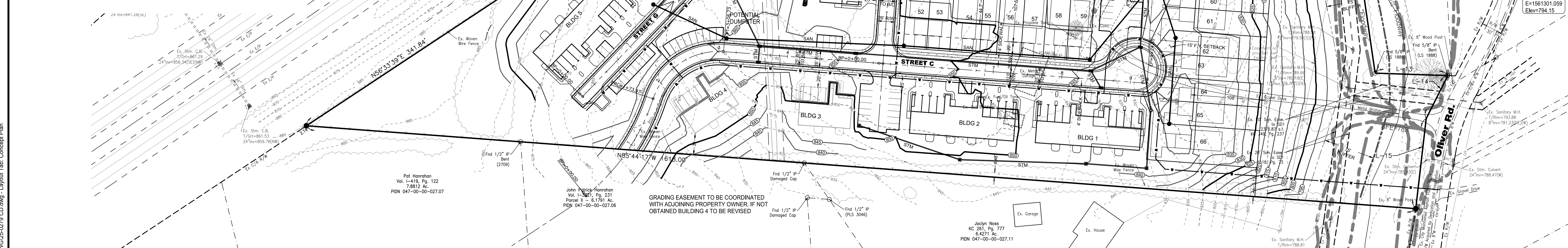
SITE DATA

- TOTAL DEVELOPMENT ACREAGE: 27.981± ACRES
MAP AMENDMENT AREA: 27.981± ACRES
- CURRENT ZONING: R-RE (RESIDENTIAL RURAL ESTATE)
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE: DUPLEX RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
- SEE TYPICAL SECTION FOR PUBLIC RIGHT-OF-WAY. EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AS REQUIRED, OR AS SHOWN:
SANITARY SEWER = 20' (SD1)
WATERMAIN = 20' (NKWD)
UTILITY EASEMENT = 15' (DUKE ENERGY)
STORM SEWER = PER SANITATION DISTRICT 1 STANDARDS
- PRELIMINARY CONCEPTUAL GRADING SHOWN WITH 5' CONTOUR INTERVALS.
- RESIDENTIAL**
TOTAL DEVELOPMENT RESIDENTIAL ACREAGE: 27.981± ACRES
RIGHT OF WAY TO BE DEDICATED: 3± ACRES (DOESN'T INCLUDE MAINTENANCE EASEMENT)
SITE AREA: 24.981± ACRES
- PUD - DUPLEX RESIDENTIAL**
 - MINIMUM LOT AREA - THREE THOUSAND FIVE HUNDRED (3,500) SQUARE FEET
 - MINIMUM LOT WIDTH AT BUILDING SETBACK LINE - THIRTY TWO (32) FEET
 - MINIMUM FRONT YARD DEPTH - TWENTY (20) FEET (15' AT CUL-DE-SACS)
 - MINIMUM SIDE YARD WIDTH - TOTAL BOTH SIDES: TEN (10) FEET; MINIMUM ONE SIDE: THREE (3) FEET
 - MINIMUM REAR YARD DEPTH - TEN (10) FEET
 - MAXIMUM BUILDING HEIGHT - THIRTY-FIVE (35) FEET
- PUD - MULTI-FAMILY RESIDENTIAL (CONDOMINIUM 14 DWELLING UNIT MAX PER STRUCTURE)**
 - MINIMUM BUILDING SEPARATION - TWENTY (20) FEET
 - MINIMUM SETBACK FROM RIGHT OF WAY - TWENTY (20) FEET
 - MINIMUM SETBACK FROM PERIMETER - THIRTY (30) FEET
 - MAXIMUM BUILDING HEIGHT - FORTY (40) FEET
- OVERALL: SINGLE-FAMILY 66± LOTS
CONDOMINIUM 112± DWELLING UNITS
- NET DEVELOPMENT DENSITY: 178/24.981± DU/AC = 7.2± DU/AC

DUPLEX RESIDENTIAL
66 UNITS (37.1%)

MULTI-FAMILY RESIDENTIAL
112 UNITS (62.9%)

- OPEN SPACE:
A MINIMUM OF 30% OF THE TOTAL ACREAGE OF THE PROPOSED PUD, 27.981± ACRES X 30%=8.4± ACRES REQ'D PROVIDED 10.8± ACRES 38.5± %
- THE SMALLEST LOT IN THE SUBDIVISION WILL BE 3,500 S.F. THE MINIMUM LOT WIDTH WILL MEET ZONING STANDARDS OUTLINED ABOVE.
- NO NON-RESIDENTIAL USES PROPOSED.
- APPROXIMATE LOCATIONS OF PROPOSED PEDESTRIAN WALKWAYS HAVE BEEN SHOWN ON THE PLAN AND ON THE TYPICAL STREET SECTION.
- THE PROPOSED PUBLIC STREETS TO BE LOCAL CLASSIFICATION, TYPICAL SECTION AS SHOWN.
- THE APPROXIMATE LOCATION OF THE UTILITY NETWORKS HAVE BEEN SHOWN FOR REFERENCE. UTILITY LOCATIONS AND SIZES TO BE CONFIRMED WITH THE IMPROVEMENT PLANS TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.
- UTILITY AVAILABILITY: 8" EXISTING SANITARY SEWER ALONG THE EAST EDGE OF PROJECT AND EXISTING 8" WATER MAIN ALONG OLIVER ROAD (DEVELOPER TO COORDINATE 2ND FREET WITH NKWD). PER PRE-APPLICATION MEETING WITH SD1 AND NKWD.
- SOIL TYPES (PER USDA SOIL CONSERVATION SERVICE MAPS):
E2E2 (Eden silty clay loam)
F623 (Faywood silty clay)
N1B & N1C (Nicholson silt loam)
No (Nolin silt loam)
- THE CHARACTER OF THE PROJECT IS PLANNED MATCH SIMILAR DEVELOPMENTS COMPLETED BY THE DEVELOPER.
- SCHEDULE: THE FOLLOWING IS A TENTATIVE SCHEDULE SUBJECT TO CHANGE WITH MARKET DEMAND/CONDITIONS. START OF CONSTRUCTION TO FOLLOW UPON PERMIT APPROVALS AND WILL BE PHASED.



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Drawing: 25-0279 CD
Drawn by: NJM
Checked by: MDW
Issue Date: 2/5/26

bayer becker
www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 • 859.261.1113

COPPIC HOLLOW (TUERPE PROPERTY)
4978 OLIVER ROAD
CITY OF INDEPENDENCE
KENTON COUNTY
COMMONWEALTH OF KENTUCKY

CONCEPT DEVELOPMENT PLAN