

DATE: April 16, 2026
TO: KCPC Members; Matt Smith, KCPC Legal Counsel; Interested Parties
FROM: Andy Videkovich, AICP, Director of Planning
SUBJECT: KCPC Public Hearing Notification for June 4, 2026

This public hearing is scheduled for Thursday, June 4, 2026, at 6:15 p.m. ET (5:15 p.m. CT) and will take place at the Kenton County Government Center, 1840 Simon Kenton Way, Kenton Chambers (2nd Floor), Covington. Notification details for each public hearing are listed below.

FILE NUMBER: PC-26-0005-MA (Crestview Hills Concept Development Plan)

APPLICANT: OrthoCincy

LOCATION: 600 Centre View Boulevard; and area of approximately 4.27 acres located on the north side of Centre View Boulevard, between Chancellor Drive to the west and Rhine Valley Lane to the east, approximately one quarter mile east of Chancellor Drive, in Crestview Hills.

REQUEST: A Concept Development Plan review for a property within the BP-1 (Business Park) Zone.

SUMMARY: The applicant is proposing to construct a two-story, 44,800 square foot medical office building with 236 off-street parking spaces and landscaping.

FILE NUMBER: PC-26-0006-MA (Independence Map Amendment)

APPLICANT: Brandicorp on behalf of Angela Smock and John P. Hanrahan

LOCATION: An area of approximately 40 acres located on the west side of Oliver Road and east side of KY 17, with Centennial Boulevard to the southwest and McCullum Pike to the north, approximately one mile south of McCullum Pike, in Independence.

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 CC (Community Commercial) and PUD (Planned Unit Development) Zones.

SUMMARY: The applicant proposes rezoning 16.97 acres to CC (Community Commercial) for ten new auto-oriented suburban businesses and 23.1 acres to PUD for 14 three-story apartment buildings including 336 multi-family (apartments) dwelling units with a density of 15.46 dwelling units per net acre. The development also includes proposed public streets with access onto KY 17, off-street parking spaces, and amenity spaces.

FILE NUMBER: PC-26-0007-MA (Park Hills Map Amendment)

APPLICANT: Tony Berling on behalf of Kok So Moy

LOCATION: An area of approximately 2.14 acres on the south side of Arlington Road, between Dixie Highway to the east and Aberdeen Road to the west, approximately 165 feet west of Dixie Highway, in Park Hills

REQUEST: A proposed map amendment to the Park Hills Zoning Ordinance changing the described area from R-U (Residential Urban) to R-M (Residential Mixed).

SUMMARY: The applicant is proposing to construct 24 multifamily dwelling units (a net density of 13.29 dwelling units per net acre), which includes the realignment of the intersection of Arlington Road with Dixie Highway, a new public street, and off-street parking areas.

FILE NUMBER: PC-26-0005-TX (Crestview Hills Text Amendment)

APPLICANT: City of Crestview Hills

SUMMARY: Proposed text amendment to the Crestview Hills Zoning Ordinance to (1) amend the permitted uses of signs in the Institutional (INT) Zone to allow Window signs with a maximum area of up to 25 percent of the total window area on a building wall.

FILE NUMBER: PC-26-0006-TX (Park Hills Text Amendment)

APPLICANT: City of Park Hills

REQUEST: Proposed text amendments to the Park Hills Zoning Ordinance (1) amending the intensity and dimensional standards of the R-M (Residential Mixed) Zone to decrease the minimum lot area and lot width and increase the maximum density and (2) allowing off-street parking spaces to directly connect to public streets within the R-M Zone.

FILE NUMBER: W-26-0001 (Park Hills Waiver)

APPLICANT: B&Z Watercrest, LLC on behalf of Kok So Moy

LOCATION: An area of approximately 2.14 acres on the south side of Arlington Road, between Dixie Highway to the east and Aberdeen Road to the west, approximately 165 feet west of Dixie Highway, in Park Hills

REQUEST: Applicant is requesting a waiver to Detail #24/24b located in Appendix A of the Kenton County Subdivision Regulations which details the geometric design requirements for cul-de-sac and multifamily turn-around streets.

SUMMARY: Granting this waiver would allow the applicant to deviate from the standard design of cul-de-sac and multifamily turn-around streets.

Information submitted with these requests is available for review by contacting PDS staff Monday through Friday between 8:00 a.m. and 5:00 p.m.



PC-26-0005-MA



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CHANCELLOR DR

CRESTVIEW HILLS

CENTRE VIEW BLVD

APA VALLEY LN





RHI

TUSCANY VAL

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		

1:3,600

0 150 300 Feet

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

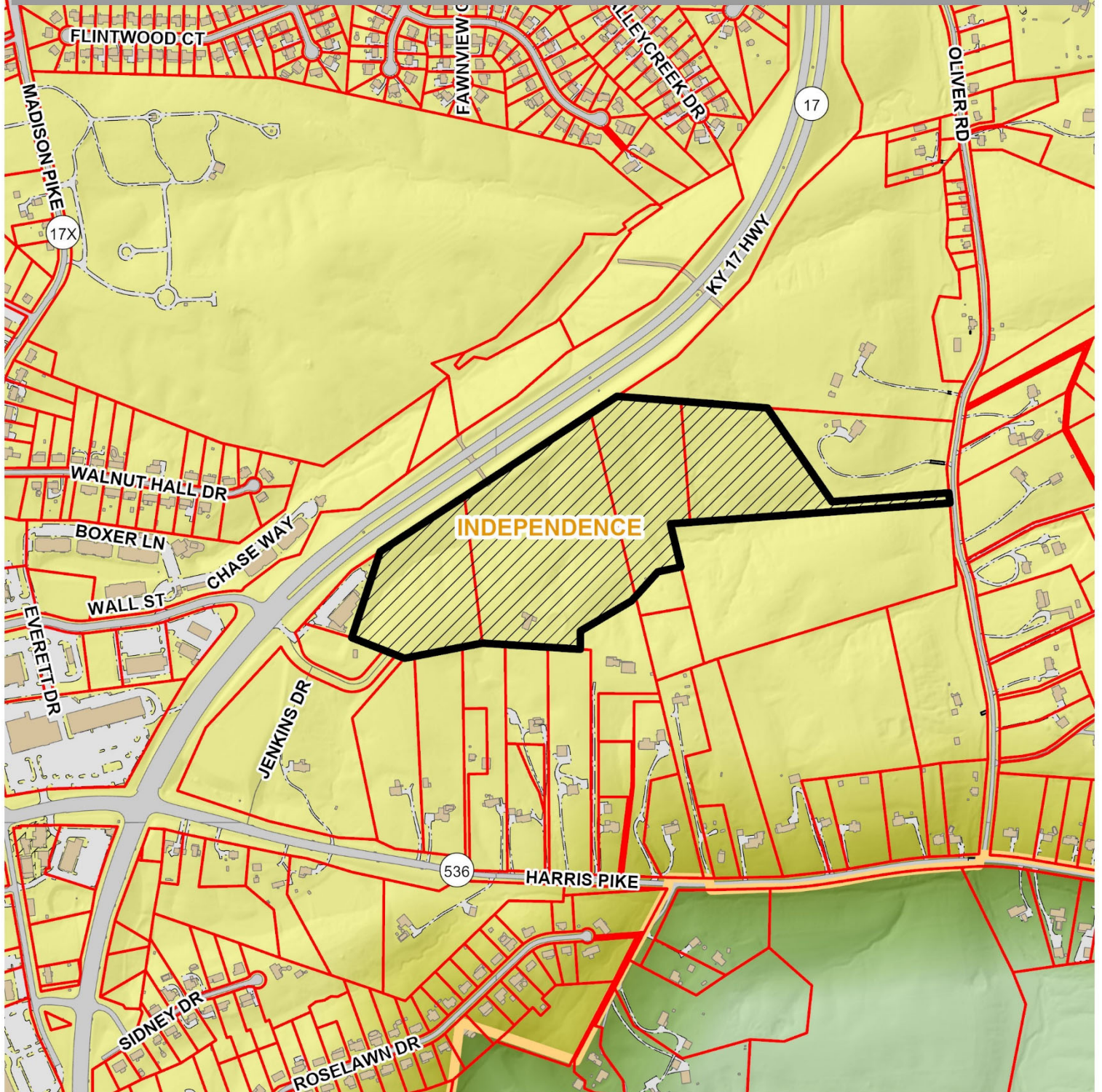
Parcel data provided by CCPVA, KCPVA and LINK-GIS.

Date: 5/13/2026

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 purpose 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-26-0006-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		

1:8,000

0 150 300 600 Feet



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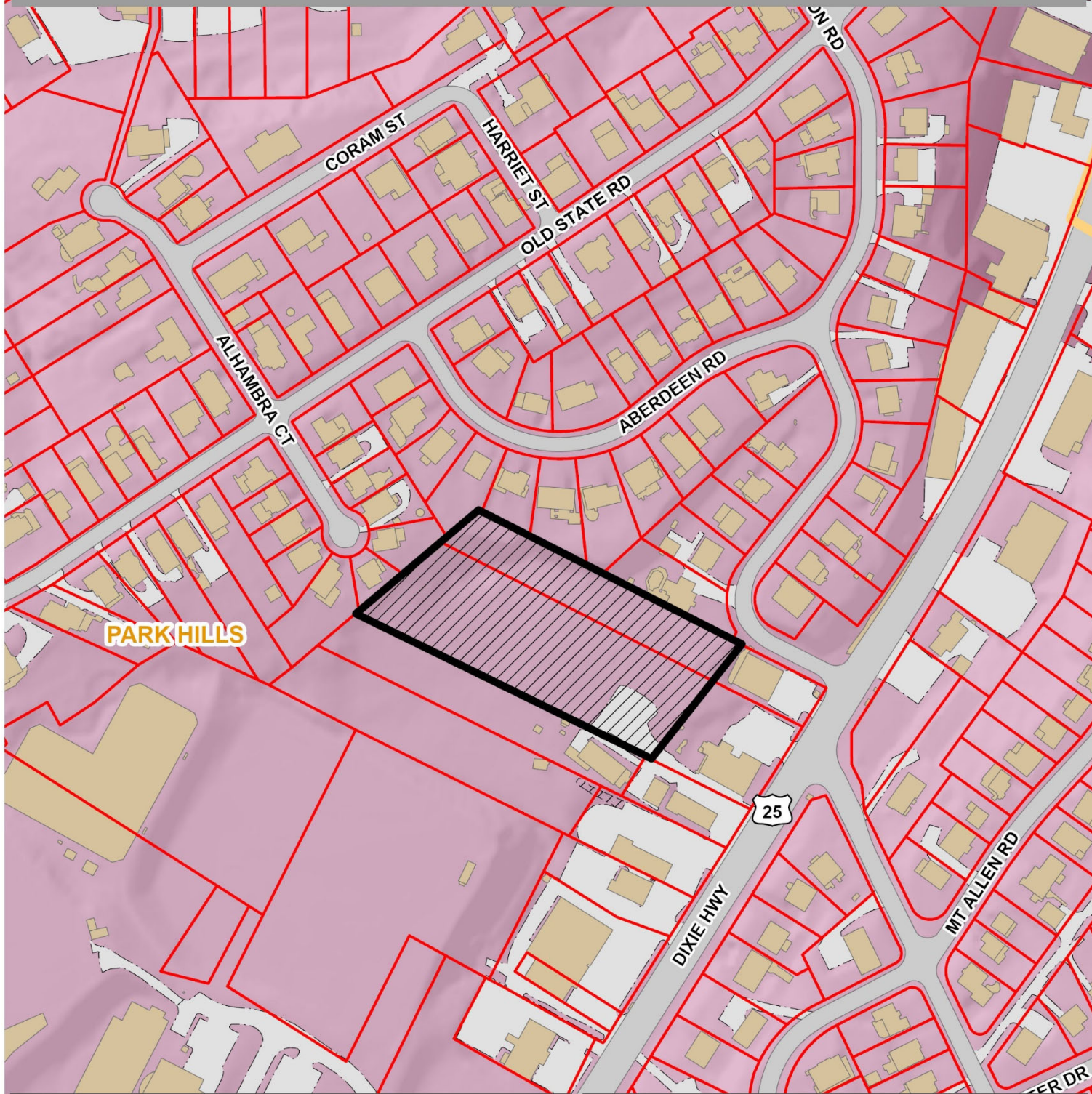
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PC-26-0007-MA/W-26-0001



PARK HILLS

Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
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Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
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Playground/General Rec	Boundaries		
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	Zoning		

1:2,400

0 150 300 Feet



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