

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP
Director of Planning

RE: Staff Recommendations for the June 04, 2026, Public Hearing

DATE: May 27, 2026

PDS submits the attached report and recommendation for your review prior to the scheduled June 04, 2026, public hearing. This information relates to the following agenda item:

FILE NUMBER: PC-26-0005-MA

APPLICANT: OrthoCincy

LOCATION: 600 Centre View Boulevard; an 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.

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: Paige Cripe, OrthoCincy, Applicant
Devin Ulrich, Viox and Viox
DB Solutions 1 LLC, Property Owner
Alex Mattingly, City Administrator – Crestview Hills

Map Amendment

File Number: PC-26-0005-MA

Jurisdiction: Crestview Hills

Applicant: OrthoCincy

Project Manager: Andy Videkovich, AICP,
Director of Planning

1. **Request:** A Concept Development Plan review for a property within the BP-1 (Business Park) Zone; The applicant is proposing to construct a two-story, 44,800 square foot medical office building with 236 off-street parking spaces and landscaping.

Location: 600 Centre View Boulevard; an 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.



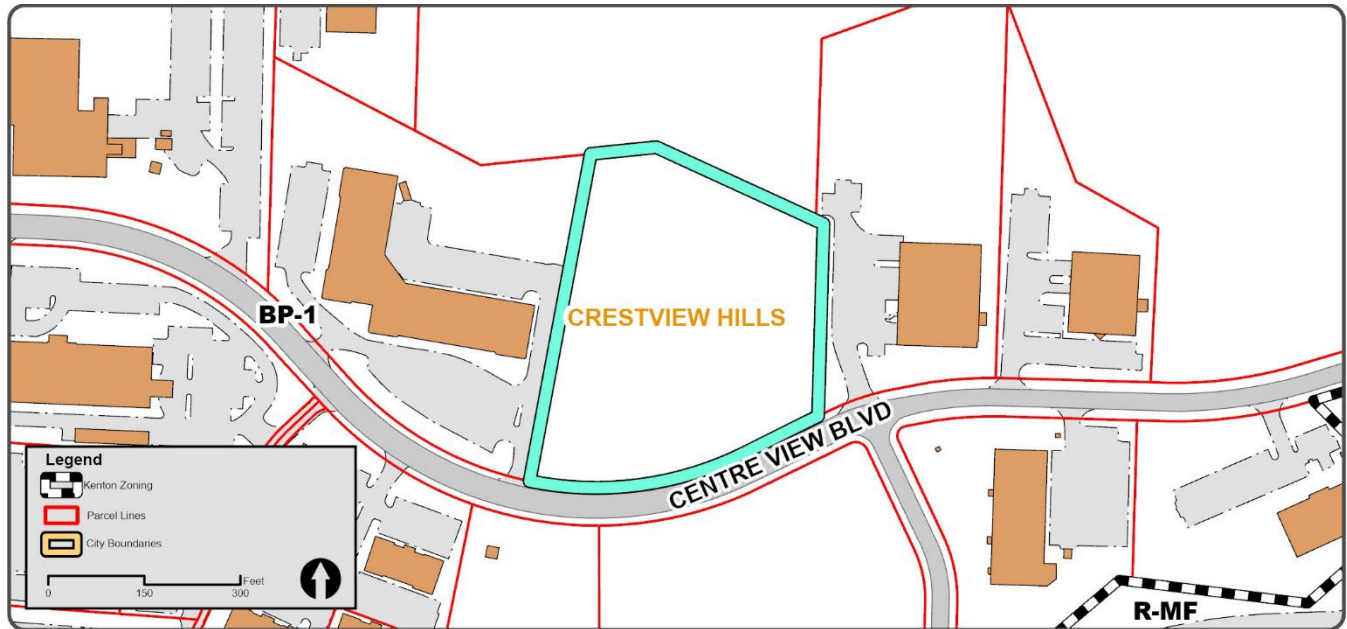
SITE CHARACTERISTICS

1. The front approximately three acres of the site (70%) has largely been cleared and graded. The remainder of the site towards the rear is characterized by slopes greater than 20% and is wooded.
2. The site is within the Thomas More Office Park, which contains a mixture of suburban style professional and medical offices.

ANALYSIS

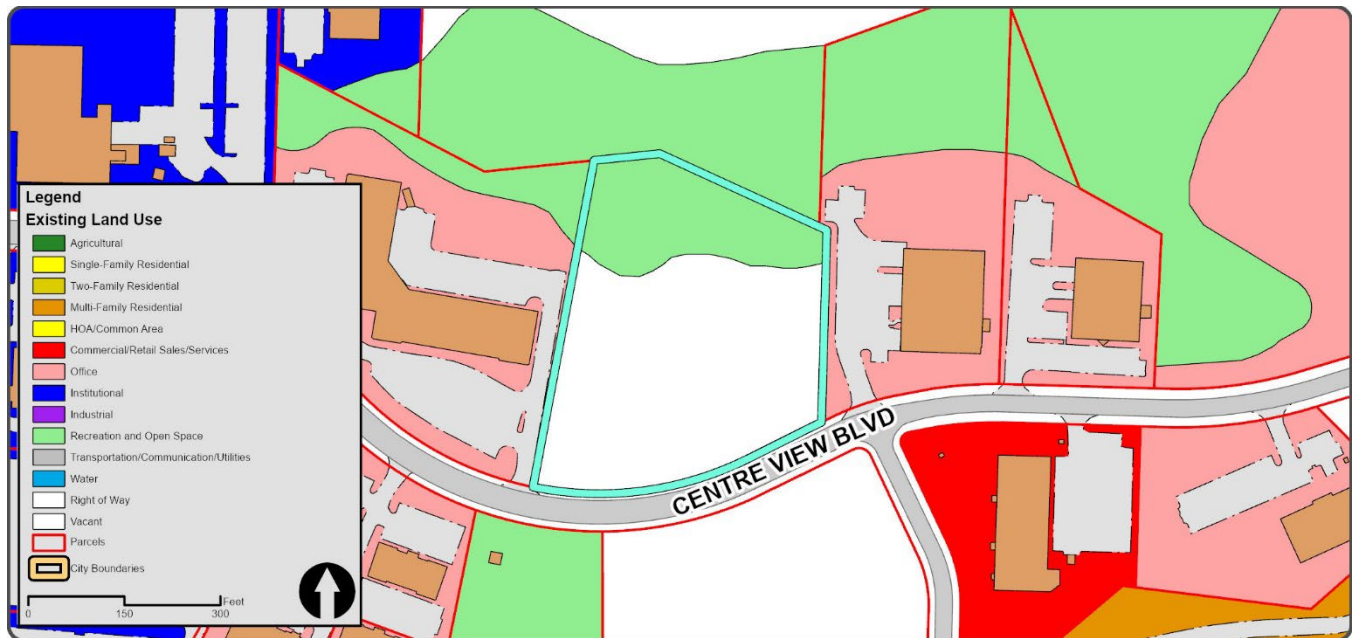
1. Current Zoning

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	BP-1	1 acre	N/A
NORTH	BP-1	1 acre	N/A
SOUTH	BP-1	1 acre	N/A
EAST	BP-1	1 acre	N/A
WEST	BP-1	1 acre	N/A



2. Existing Land Use

	DESCRIPTION
CURRENT	Vacant, open space
NORTH	Vacant, open space
SOUTH	Vacant, park
EAST	Office
WEST	Office



PETITION REVIEW

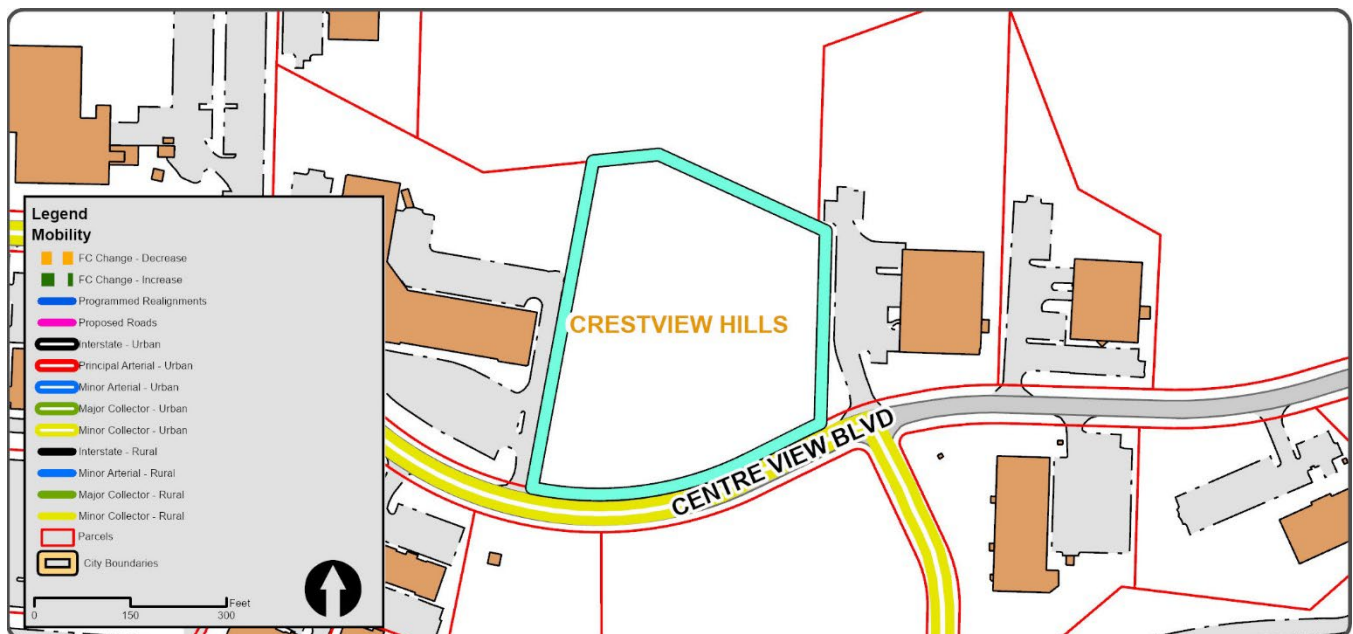
1. The purpose of the BP-1 Zone is to create a planned/research office park that will accommodate a wide variety of research, office, training, and other business uses in a high quality campus environment compatible with Thomas More University and St. Elizabeth Medical Center.
2. Developments within the BP-1 Zone require a Concept Development Plan and Final Development Plan approval.
3. The submitted Concept Development Plan indicates the following:
 - a. Construction of a two-story, 44,800 square foot medical office building.
 - b. Maximum building height of 35 feet.
 - c. Canopy over the front entrance.
 - d. 236 off-street parking spaces:
 - i. Nine feet by 18 feet
 - ii. 24 foot wide drive aisles.
 - e. Access to the site via a shared access drive with the property to the west, as well as a new access point onto Centre View Boulevard.
 - i. Relocation of an existing street light owned by Duke Energy.
 - f. Monument sign located at the new entrance onto Centre View Boulevard.
 - g. Dumpster located behind the proposed building at the northwest end of the off-street parking area.
 - h. Stormwater detention
 - i. Retaining wall and guard rail located at the northeast end of the off-street parking area.
 - j. Elevation and rendering showing building materials:
 - i. EIFS
 - ii. Manufactured stone veneer
 - iii. Metal panel system
 - iv. Aluminum curtain wall system
 - v. Wall sign on the front elevation.

- k. Landscape plan indicating the following:
 - i. Preservation of the existing mature vegetation on the northern part of the site
 - ii. Foundation landscaping
 - iii. Site perimeter landscaping
 - iv. Parking lot perimeter landscaping
 - v. Parking lot island landscaping
 - vi. Site element landscaping
 - vii. The applicant has indicated that they plan to seek alternative compliance approval for items 2., 3., 4., and 5., above per Section 7.07, J. Review and approval of adjustments is made by the zoning administrator during the Final Development Plan and zoning permit stage of development. The applicant has submitted a narrative explaining the reasons for the adjustments.

COMPREHENSIVE PLAN

- 1. **Mobility:** Centre View Boulevard and Rhine Valley Lane are identified as Collector streets. They provide for two-way traffic within two driving lanes. There are no sidewalks on the north side of Centre View Boulevard until the very last parcel at the western terminus of the street. There are sidewalks on the south side of Centre View Boulevard, except for along the vacant lot that is directly across the street from the site. There is a sidewalk on the west side of Rhine Valley Lane, but it currently terminates at a vacant corner lot before Centre View Boulevard.

There is a TANK route approximately 0.4 miles west of the site along Thomas More Parkway, and approximately 0.3 miles south of the site along Horsebranch Road.



- 2. **Comprehensive Plan:** A full review of the 2024 *Comprehensive Plan Update* goals, objectives, recommendations, and tasks was conducted by staff. 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. **Sub Areas (Suburban) Element**

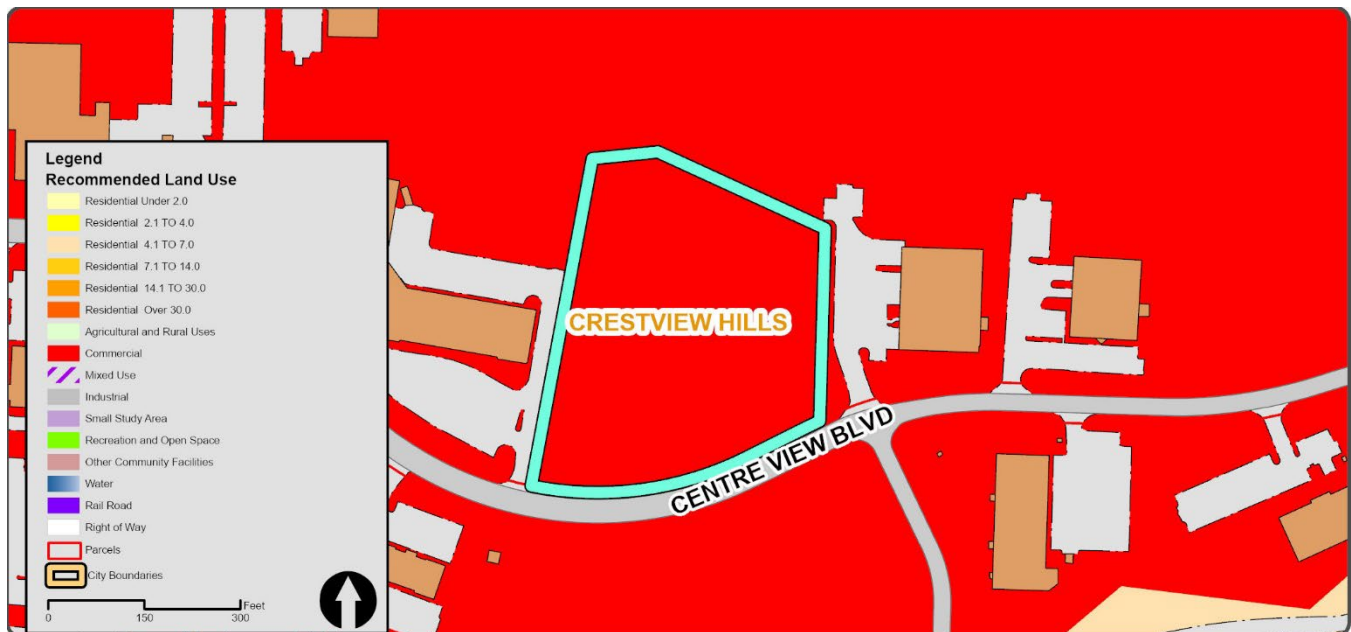
Staff findings: This site is a strategic location within an existing employment center with access to major roadways and TANK routes.

- b. PDS staff finds that the submitted request is not consistent with the following:
 - i. **Sub Area (Suburban)**
 - ii. **Mobility**

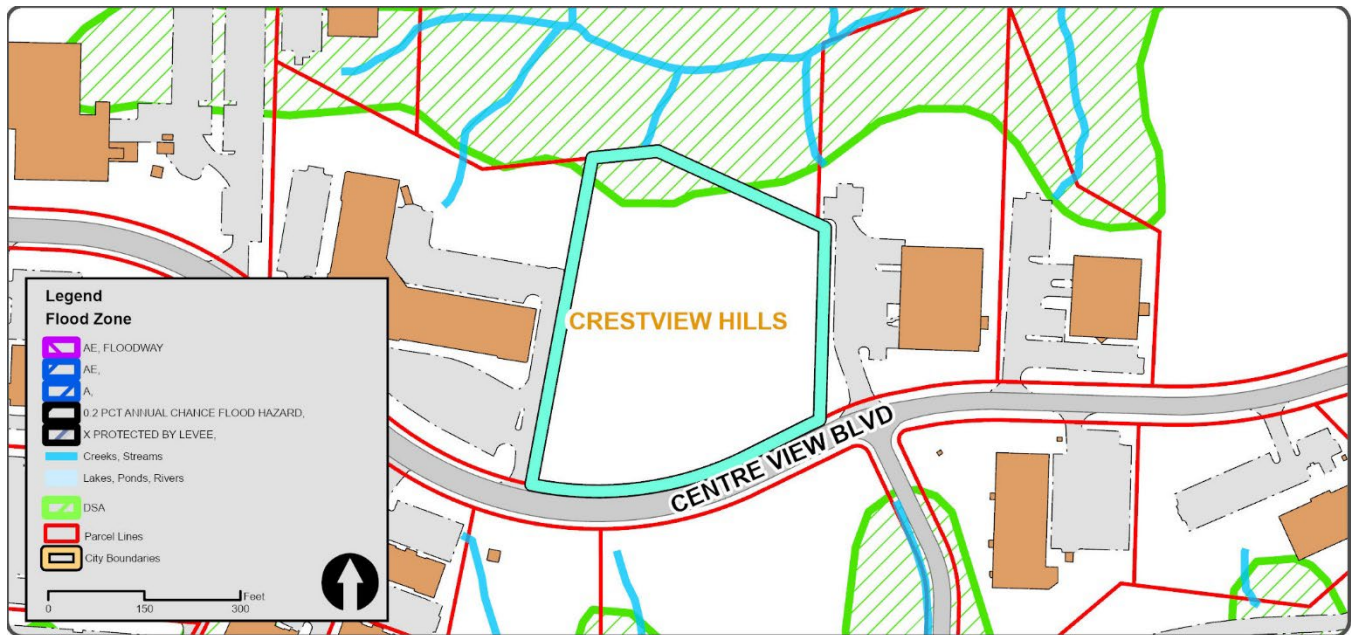
Staff findings: The proposed development does not indicate any sidewalks along Centre View Boulevard. While there are other gaps in the sidewalk network in the area, this is an opportunity to start filling in these gaps to improve pedestrian and bicycle connectivity, especially to the nearby TANK routes

3. Recommended Land Use

	DESCRIPTION
CURRENT	Commercial
NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial



- a. A small part of the lot on the north side is located within the DSA. There are no blueline streams located on the site, but there is one located to the north of the site.



Staff findings: The proposed development is consistent with the Recommended Land Use map.

LOCAL CODE

Section 13.02, E., 1., h., states that Concept Development Plans shall be reviewed by PDS staff and recommendations made by the Planning Commission upon written findings that the Plan complies with the following:

1. Consistency with the Comprehensive Plan
2. Complies with the development requirements of this Ordinance and the Kenton County Subdivision Regulations.
3. Manages traffic in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - d. These impacts shall be evaluated through the completion of a Traffic Impact Study consistent with the Kenton County Subdivision Regulations, if requested by the TRC at the Pre-application meeting.
4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

STAFF RECOMMENDATION: Favorable recommendation on the proposed Concept Development Plan.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The Concept Development Plan is consistent with the goals and recommendations of the *2024 Comprehensive Plan Update*.
2. The Concept Development Plan meets the minimum requirements of the Crestview Hills Zoning Ordinance, except for the following, which can be addressed with future Final Development Plans:
 - a. Section 6.09, A., 2., states that all developments shall be required to provide sidewalks. Per Section 6.09, B., the legislative may approve by ordinance modifications to this regulation. The submitted development plan does not indicate sidewalks along Centre View Boulevard. Sidewalks should be provided on the Final Development Plan, or waived by the legislative body.
 - b. Section 10.18, B., states that all developments must meet the Access Control Requirements of the Kenton County Subdivision Regulations. Centre View Boulevard is identified as a collector street that is maintained by the City. Table 8.3-1 states that Nonresidential Full Access Points onto collector roads shall be spaced 600 feet apart.
 - c. The submitted development plan indicates that the proposed access point onto Centre View Boulevard will be approximately 175 feet from the access point to the east and approximately 400 feet from the access point to the west. Modifications to this requirement may be approved by the legislative per Section 6.09, A., and B., after a traffic impact study has been performed. The applicant should meet with PDS and City staff to determine the appropriate scope of the TIS to ensure this access point does not affect the safety or capacity of the adjacent roadway.

ADDITIONAL INFORMATION

1. While not required on the Concept Development Plan, if approved, the following information is required with future Final Development Plans:
 - a. Section 7.04, D., 6., and 7., set forth screening requirements for ground and roof mounted equipment. Additional information will need to be provided.
 - b. Section 7.04., E., 2., states that at least 30% of the total building site area shall be preserved in open space and not used for buildings or parking. Using LINKGIS, it appears that 30% of the site will be open space and meets this requirement. The applicant will need to provide additional information to confirm this requirement is met.
 - c. Section 7.05 sets forth Site Lighting standards. The applicant states that site lighting will be in conformance with this Section. A photometric plan is required to be submitted to determine compliance.
 - d. Section 7.06 sets forth fence and wall regulations. Additional information will need to be provided for the proposed retaining wall, dumpster enclosure, and any other fence or wall on the site.
 - d. Section 7.07 sets forth landscaping, screening, and buffer requirements. The applicant submitted a landscape plan, and has indicated they plan to seek modifications of the following requirements:
 - i. Foundation landscaping
 - ii. Site perimeter landscaping
 - iii. Parking lot perimeter landscaping
 - iv. Parking lot island landscaping

Either the landscape plan needs to meet the requirements of the zoning ordinance, or the Zoning Administrator needs to grant approval of the alternative landscaping plan.

- e. Section 10.17, B., states that all required off-street parking areas, drive aisles, and driveways shall be paved with asphalt, concrete, permeable pavement, or other approved material. All drive aisles used to access dumpsters shall be paved with heavy duty asphalt or concrete. Pavement cross sections and locations will need to be submitted.
 - f. Section 10.20, A. states that bicycle parking shall be provided at a rate of five percent of the automobile parking requirements. This use requires a minimum of 112 parking spaces. Therefore, six bicycle parking spaces are required.
 - g. Section 10.20, C., states for parking lots with over 25 spaces, pedestrian walkways shall be provided to connect off-street parking areas to buildings. These walkways must be designed and constructed per the Kenton County Subdivision Regulations. Lighting fixtures shall be provided along the walkway area placed at regular intervals to provide continuous ground plane overlap. The lighting shall be in accordance with Section 7.05, Site Lighting. Additional information is required to determine compliance with this regulation.
 - h. Section 10.22 states that institutional and office uses that are less than 50,000 square feet must provide one loading space. No loading space is shown on the submitted plans. Additional information is required to determine compliance with this regulation.
 - i. Article 11 sets forth sign regulations. The submitted plans indicate a wall sign and a monument sign. Additional information is required to determine compliance with these regulations.
2. A Land Disturbance Permit is required from SD1.



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May 7, 2026

ORTHOCINCY MEDICAL OFFICE BUILDING CONCEPT DEVELOPMENT PLAN SUBMISSION

LANDSCAPE NARRATIVE

INTRODUCTION

Thank you for the opportunity to submit this project. This narrative summarizes the conceptual landscape vision for the proposed development on an approximately 4.2-acre parcel located at 600 Centre View Boulevard in Crestview Hills, Kentucky. The site is zoned BP-1 (Business Park-One) and is proposed for medical office use. Surrounding properties are similar in use to the proposed development.

CRESTVIEW HILLS ZONING ORDINANCE

The site is required to provide the following landscape per City of Crestview Hills Zoning Ordinance, Article 7, Section 7.07:

1. Interior Landscaping
 - a. Applies to entire site. 10% of each lot must be landscaped with trees, shrubs, or planting beds. Grass or other types of ground cover does not count towards these requirements. Plants used to meet another landscaping requirement can be used to meet this requirement.
 - b. Code Requirements: For a lot >45,000 SF, the minimum number of trees required is 5 trees + 1 tree per 15,000 SF of lot area over 45,000 SF.
2. Foundation and Fence / Wall Landscaping
 - a. Applies to front building façade (visible from and within a yard that abuts the public right-of-way).
 - b. Code Requirements: 1 small tree + 4 large shrubs provided per every 25 LF of foundation.
3. Perimeter Landscaping
 - a. Applies to south, east, and north property lines. Where overlap exists with required parking lot perimeter landscaping, the greater code shall apply.
 - b. Code Requirements: 1 medium/medium street tree + 2 large shrubs provided per 50 LF. Plant within 5 feet of property line.
4. Parking Lot Landscaping
 - a. Perimeter Parking Lot Landscaping
 - i. Applies to south, east, and north property lines. Where overlap exists with required perimeter landscaping, the greater code shall apply.



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- ii. Width of Landscaping Buffer: Front or adjacent to public right-of-way = 10 feet wide; rear/side adjacent = 5 feet wide
- iii. Code Requirements:
 - 1. Minimum Required Trees: 2 Large, OR, 4 Medium, OR, 4 Evergreen Trees per 50 LF; AND
 - 2. Minimum Required Evergreen Shrubs: 15 Large, OR, 30 Medium, OR, 45 Small per 50 LF
- b. Parking Lot Peninsula and Island Landscaping
 - i. Peninsulas or Islands shall be provided for every 10 continuous parking spaces.
 - 1. Code Requirements: 1 Medium / Medium Street Tree + 2 Large Shrubs per island
 - ii. Continuous and alternating landscape islands shall be provided down the middle of every other bay of parking.
 - 1. Code Requirements: 1 Medium Tree + 2 Large Shrubs provided per 25 LF
- 5. Site Element Landscaping
 - a. Required for all trash dumpsters, trash pads, and ground-mounted heating and cooling units to be screened from residential uses, residential zones, and all adjacent public roads.
 - i. Code Requirements: Screened with a 6' tall Solid Fence + 3 Small / Medium Evergreen shrubs per 10 LF, OR, screened with a 6' tall evergreen screen planted in a double staggered row + 3 Medium evergreen shrubs per 10 LF.

As written in the City of Crestview Hills Zoning Ordinance, Article 7, Section 7.07, Item J:

Under conditions where a strict interpretation of the requirements of this Section may be either physically impossible or create practical difficulties, an alternative compliance procedure may be used to maintain the spirit rather than the literal interpretation of the Ordinance. The proposed solution must equal or exceed standard landscaping requirements. Requests to the Zoning Administrator for use of alternative landscaping schemes are justified only when one (1) or more of the following conditions apply:

1. *The sites involve space limitations or unusually shaped parcels;*
2. *Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;*
3. *Due to a change of use of an existing site, the required buffer is larger than can be provided;*
4. *Safety considerations are involved; or*
5. *Existing utility lines or easements complicate the placement of required plant materials.*



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REQUEST

The applicant requests approval to waive, substitute, and/or supplement certain landscaping requirements using the alternative scheme shown on the submitted conceptual landscape plan. This request is based on existing site constraints, operational needs, and precedents within the adjoining business park. The proposed medical office use requires an efficient site layout to support circulation, parking, and owner-specific operational needs. Developable area is limited by utility easements, steep topography, safety considerations, existing mature woodland vegetation, and planting restrictions within utility easements. These constraints correspond to the alternative-compliance criteria in Article 7, Section 7.07, Item J, Items (1), (2), (4), and (5).

Where permitted, required plant materials may be substituted using the ratios provided in the zoning ordinance (Section 7.07, Item G). These substitutions are intended to satisfy the maximum practicable portion of the code while addressing long-term plant viability, site safety, and visibility. The substitution ratios presented in the zoning code are as follows:

- 1 Large tree = 2 medium trees = 2 evergreen trees
- 1 medium tree = 1 evergreen tree
- 1 large shrub = 2 medium shrubs = 4 small shrubs
- 1 medium shrub = 2 small shrubs

A conceptual landscape plan was prepared to identify applicable requirements of the Crestview Hills landscape ordinance and evaluate impacts related to existing site constraints. The plan reflects a best-faith effort to meet all requirements to the extent feasible and is included with this submission. The following waivers are requested:

1. Parking Lot Landscaping: Request to waive (a) the requirement for one interior parking lot island for every 10 spaces and (b) the requirement for alternating continuous landscape islands between multiple parking bays.

Reasoning: The parking shown on the Concept Development Plan reflects the minimum number of spaces required to support facility operations. Due to utility easements and site topography, the parking area cannot be expanded to create additional space for the required number of interior islands. Islands/peninsulas are provided at the ends of parking bays and where feasible. Similar parking lot layouts are present throughout the surrounding business park.



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2. At Foundation Landscaping: Request to waive the required front-façade foundation landscaping.

Reasoning: The building is sited to provide accessible pedestrian connections and multiple points of access from sidewalks and parking areas. Planting area along the front façade is limited by circulation and parking needs; therefore, foundation landscaping is proposed where adequate planting space is available.

3. Southern Property Line (Centre View Boulevard Frontage) Landscaping: Request to waive requirements for parking lot perimeter landscaping along the southern property line. Site perimeter landscape requirements are proposed in its place.

Reasoning: When comparing parking-lot perimeter landscaping and site perimeter landscaping, the parking-lot requirement is the more stringent standard to be applied. Existing utilities and easements run parallel to the street and perpendicular to the parking frontage, which conflicts with the more extensive planting requirements. The proposed site perimeter landscaping better accommodates these constraints and provides a streetscape consistent with similar developments along the Centre View Boulevard corridor.

4. Eastern Property Line Landscaping: Request to waive requirements along the eastern property line for the required parking lot perimeter landscaping.

Reasoning: A 50-foot-wide Duke Energy gas main easement runs along the eastern property line. Per Duke Energy requirements, trees are not permitted within the easement; shrubs and perennials may be allowed with prior written approval. The conceptual plan includes the required parking lot perimeter shrub plantings within the easement, subject to Duke Energy review and final approval.

5. Northern Property Line Landscaping: Request to waive requirements along the northern property line for parking lot perimeter and site perimeter landscaping.

Reasoning: Steep topography and a 20-foot-wide SD1 sanitary sewer easement limit development along the northern portion of the site. Mature vegetation located beyond the easement, along the northernmost edge of the property, provides an effective visual screen consistent with the intent of the code. While limited disturbance is anticipated to install storm infrastructure, the majority of this vegetation is proposed to remain in place.

A final landscape plan will be submitted for review with the Final Development Plan application at a later date.

