

**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 28, 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-26-0006-MA**

**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. 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.

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: Mike Doty, Brandicorp – Applicant  
Mark & Angela Smock – Owners  
John P. Hanrahan - Owner  
Devin Ulrich, Viox & Viox  
Chris Moriconi, Independence City Administrator

**Map Amendment**

File Number: PC-26-0006-MA

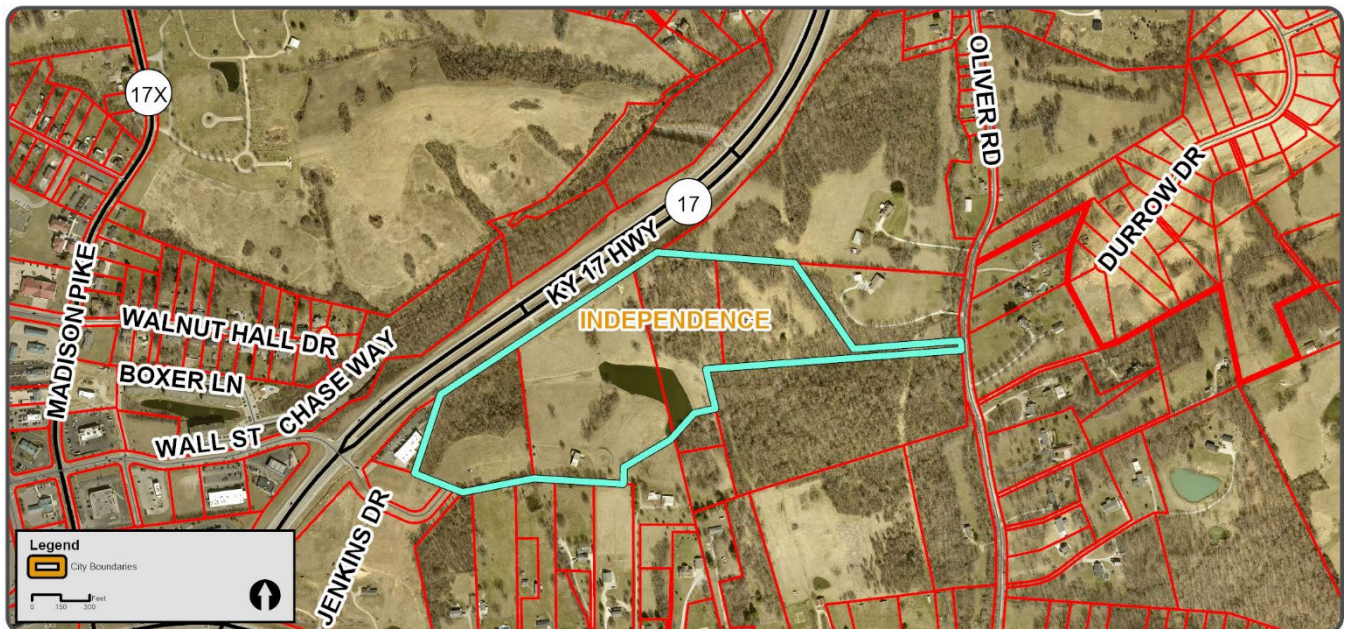
Jurisdiction: Independence

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

Project Manager: Cody Sheets, AICP, Principal 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 CC (Community Commercial) and PUD (Planned Unit Development) Zones. 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.

**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.



**HISTORY & BACKGROUND**

1. In 2007, the Independence Small Area Study was conducted (P-07-08-02/1890R). The study is considered part of the comprehensive plan which encompassed the approximate 2600 acres within the heart of the City experiencing rapid growth due to the relocation of Madison Pike (KY17). The study focused on integrated long term and area specific future recommendations as well as revitalization of the historic downtown.

- In 2023, there was a proposed map amendment (PC2308-0003) for an area of approximately 19.93 acres to the southwest changing the described area from NC (Neighborhood Commercial) and R-RE (Residential Rural Estate) to CC (Community Commercial) for the development of an approximately 48,387 square foot grocery store with an attached 3,200 square foot liquor store, retail space totaling approximately 12,600 square feet, an approximately 2,584 square foot restaurant with drive-thru, a new public street (an extension of Centennial Boulevard) with a stub to the subject property, an access off Harris Pike, and associated off-street parking. PDS Staff and KCPC recommended favorably and the City approved the map amendment.

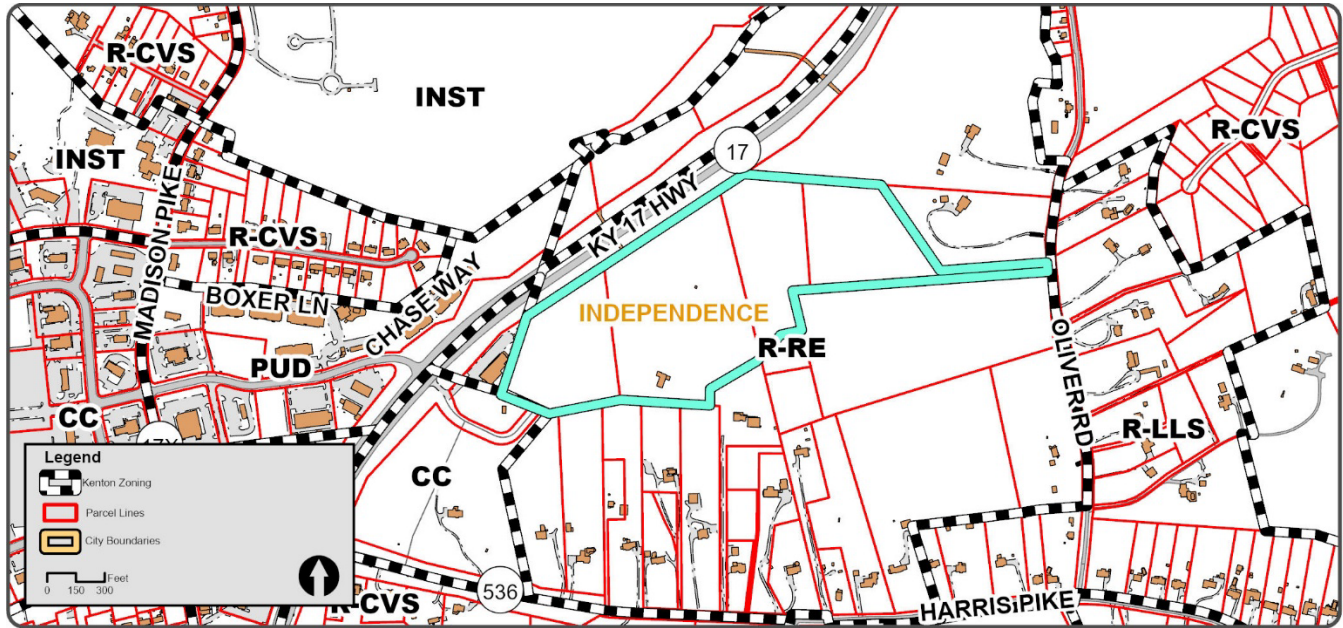
**SITE CHARACTERISTICS**

- The four subject properties are approximately 44.43 acres total and are located on both sides of KY 17. This request only includes approximately 38.27 acres located on the east side of KY 17. The site has approximately 1,350 feet of road frontage on KY 17 and approximately 50 feet of road frontage along Oliver Road. The majority of the site is wooded or open space. There is an existing structure on the property as well as a pond. This property contains one of the already existing access points onto KY 17.
- 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 to the northeast of the growing commercial and residential area along Centennial Boulevard.

**ANALYSIS**

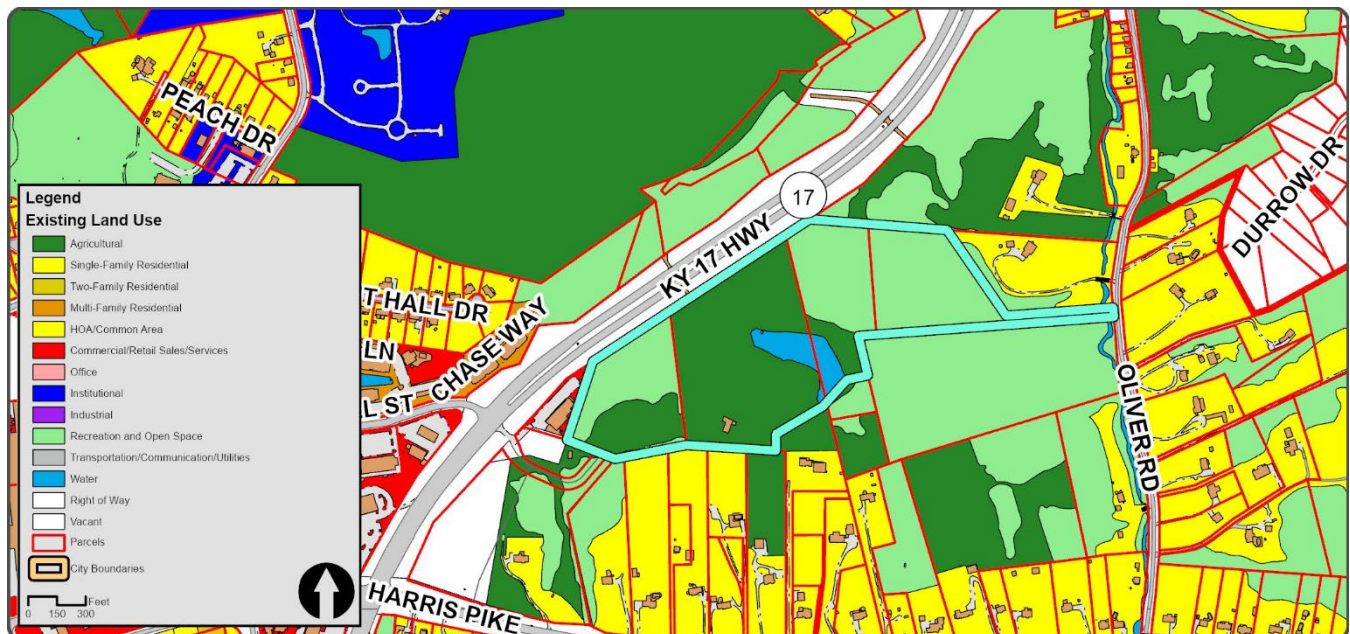
**1. Current Zoning**

	<b>ZONING</b>	<b>MINIMUM LOT SIZE</b>	<b>MAXIMUM DENSITY</b>
<b>CURRENT</b>	R-RE	1 acre	1.0 du/na
<b>NORTH</b>	R-CVS R-RE	9,000 sq. ft. 1 acre	4.84 du/na 1.0 du/na
<b>SOUTH</b>	CC R-RE	N/A 1 acre	N/A 1.0 du/na
<b>EAST</b>	R-RE R-LLS	1 acre 0.5 acre	1.0 du/na 2.0 du/na
<b>WEST</b>	NC R-CVS	N/A 9,000 sq. ft.	N/A 4.84 du/na



2. **Existing Land Use**

	DESCRIPTION
<b>CURRENT</b>	Agricultural, open space, and water
<b>NORTH</b>	Agricultural and open space
<b>SOUTH</b>	Agricultural, open space, and single-family residential
<b>EAST</b>	Open space and single-family residential
<b>WEST</b>	Commercial, open space, multi-family residential, and vacant



**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 – One 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. CC Zone (Proposed Zone)
  - a. Intent is to provide locations for supermarkets, general merchandise retailers, and offices. It may include large-footprint retail uses as well as smaller outlets or strip centers. The zone should be sited along transportation thoroughfares that can accommodate the increased traffic demands these uses can create.
  - b. Minimum lot area – n/a but must be able to meet all setback, parking, landscape, screening, and similar requirements of the Ordinance
  - c. Minimum lot width – 100 feet
  - d. Minimum front yard – 15 feet
  - e. Minimum side yard – 10 feet when not abutting a residential district / 35 feet when abutting a residential district
  - f. Minimum rear yard – 10 feet when not abutting a residential district / 35 feet when abutting a residential district
  - g. Maximum building height – 40 feet
  
3. Planned Unit Development (PUD) Overlay Zone (Proposed Zone)
  - a. The purpose of the PUD (Planned Unit Development) Overlay Zone is to:
    - i. Promote flexibility with a range of uses
    - ii. Incorporate open spaces 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. Promote clustering of dwellings while preserving open space
    - iii. Provide an environment within the layout that contributes to a sense of community and coherent development style
    - iv. Encourage the preservation and enhancement of natural amenities and cultural resources
    - v. Protect natural features
    - vi. 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, and 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
4. The submitted Concept Development Plan and submitted materials (attached) indicate the following for the proposed CC Zone:
- a. 16.97 acres to be rezoned to CC
  - b. Ten proposed commercial parcels including the following proposed uses:
    - i. 2,600 square foot oil change
    - ii. 5,200 square foot car wash
    - iii. 2,500 square foot restaurant with drive-through
    - iv. 2,200 square foot restaurant with drive-through
    - v. 6,300 square foot convenience store with drive-through and gas canopy
    - vi. 2,500 square foot restaurant with drive-through
    - vii. 2,900 square foot bank with drive-through
    - viii. 3,700 square foot sit-down restaurant
    - ix. 2,500 square foot restaurant with drive-through
    - x. 2,500 square foot restaurant with drive-through
  - c. 30 foot landscape buffer yard along Centennial Boulevard
  - d. Ten foot landscape buffer along KY 17
  - e. All CC Zone lots to comply with the landscape, screening, and buffer requirements listed in Independence Zoning Ordinance Section 7.07
  - f. Potential dumpster sites have been identified, no details provided
  - g. The following parking counts were provided for each proposed commercial use:
    - i. Oil change – Nine parking stalls where five parking stalls are required
    - ii. Car wash – Three parking stalls where the number of required parking stalls will be determined during permitting
    - iii. Restaurant with drive-through – 23 parking stalls where 13 parking stalls are required
    - iv. Restaurant with drive-through – 22 parking stalls where 12 parking stalls are required
    - v. Convenience store with drive-through and 4,400 square foot gas canopy – 39 parking stalls where the number of required parking stalls will be determined during permitting
    - vi. Restaurant with drive-through – 23 parking stalls where 13 parking stalls are required
    - vii. Bank with drive-through – 25 parking stalls where ten parking stalls are required
    - viii. Sit down restaurant – 49 parking stalls where 19 parking stalls are required
    - ix. Restaurant with drive-through – 23 parking stalls where 13 parking stalls are required
    - x. Restaurant with drive-through – 16 parking stalls where 13 parking stalls are required
  - h. The following stacking spaces and drive-through lanes were provided for each proposed commercial use:
    - i. Car wash – Ten total stacking spaces spread over two lanes where self service or automated car washes are required to have two stacking spaces minimum per lane with a maximum number of two stacking lanes
    - ii. Restaurant with drive-through – Ten stacking spaces with one lane where restaurants with drive-throughs are required to have eight stacking spaces minimum per lane with a maximum number of two stacking lanes

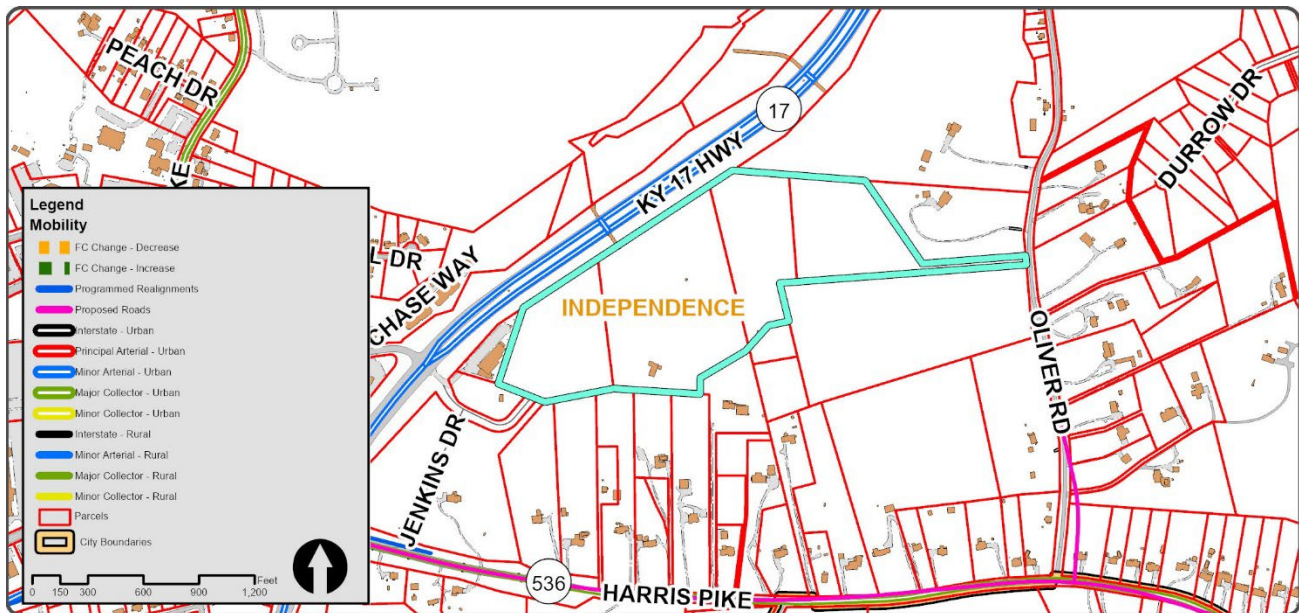
- iii. Restaurant with drive-through – Ten stacking spaces with one lane and one area to pull ahead where restaurants with drive-throughs are required to have eight stacking spaces minimum per lane with a maximum number of two stacking lanes
  - iv. Restaurant with drive-through - Ten stacking spaces with one lane where restaurants with drive-throughs are required to have eight stacking spaces minimum per lane with a maximum number of two stacking lanes
  - v. Bank with drive-through – Nine stacking spaces spread over three lanes where banks, financial institutions, and ATMS are required to have three stacking spaces minimum per lane with a maximum number of three stacking lanes
  - vi. Restaurant with drive-through - Ten stacking spaces with one lane where restaurants with drive-throughs are required to have eight stacking spaces minimum per lane with a maximum number of two stacking lanes
  - vii. Restaurant with drive-through - Ten stacking spaces with one lane where restaurants with drive-throughs are required to have eight stacking spaces minimum per lane with a maximum number of two stacking lanes
  - viii. Convenience store with drive-through and 4,400 square foot gas canopy – No stacking spaces shown. Section 10.21 of the Independence Zoning Ordinance states that for other uses the minimum required stacking spaces per lane and maximum number of stacking lanes are determined by the zoning administrator based on anticipated demand. These requirements will be determined at time of permitting
  - i. Nine feet by 18 feet parking stalls
  - j. 24-foot drive aisles
5. The submitted Concept Development Plan and submitted materials (attached) indicate the following for the proposed PUD Zone
- a. 14 three-story garden-style apartment buildings
  - b. 336 new multi-family residential units proposed:
    - i. 84 one-bedroom units
    - ii. 240 two-bedroom units
    - iii. 12 three-bedroom units
  - c. Net density – 15.46 du/na
  - d. Multi-family residential intensity and dimensional standards
    - i. Minimum front yard depth – 25 feet
    - ii. Minimum side yard depth – 25 feet
    - iii. Minimum rear yard depth – 25 feet
    - iv. Maximum building height – 45 feet
  - e. Two detention basins
  - f. Sample renderings of the clubhouse and apartment buildings showing:
    - i. Gable accent siding
    - ii. Siding
    - iii. Stone
    - iv. Deck railings
  - g. 2028 projected price points:
    - i. One bedroom / One bathroom - \$1,400/month
    - ii. Two bedroom / Two bathroom - \$1,595/month
    - iii. Three bedroom / Two bathroom - \$1,800/month

- h. Table 10.1 of the Independence Zoning Ordinance lists the following parking standards for the described residential uses:
    - i. Residential multi-family one bedroom – One space per unit
    - ii. Residential multi-family two bedroom – 1.5 spaces per unit
    - iii. Residential multi-family three plus bedroom – Two spaces per unit
  - i. The proposed development is required to have 480 off-street parking spaces and is showing 669 total spaces provided including:
    - i. 616 surface parking stalls
    - ii. 42 garage parking stalls
    - iii. 11 amenity parking stalls
    - iv. Nine feet by 18 feet parking stalls
    - v. 24 foot drive aisles
    - vi. Proposing one landscape island/peninsula to be provided every 25 continuous parking spaces where Section 7.07, N., 2., b., 2. Requires a parking lot peninsula or island for every ten continuous parking spaces.
  - j. Ten foot front landscape buffer along Centennial Boulevard
  - k. 15 foot perimeter landscape buffer along the rest of the PUD area
  - l. Open Space provided:
    - i. Approximately 11.78 acres or 51 percent of the site
    - ii. Public park within the development including fire pits and pavilion along with an overlook with gliders
    - iii. Seating areas, outdoor kitchen/grilling area, garden areas, fire pits, scenic overlook areas, and pet friendly amenities
    - iv. Private overlook and grill
    - v. A clubhouse and leasing center
    - vi. Resort-style pool and fitness facility
    - vii. Open spaces with numerous walking paths, lighting, and landscaped areas throughout the project
  - m. Two potential compacter sites have been identified, no details provided
6. Access and proposed roads
- a. Full signalized access point at the location of the existing curb cut to KY 17 in addition to the existing signalized intersection of KY 17 and Centennial Boulevard
  - b. Access to be provided exclusively from KY 17 and Centennial Boulevard and not from Oliver Road
  - c. Proposed entrance drive off KY 17
    - i. 72 foot right of way
    - ii. 40 feet of pavement
    - iii. Five foot sidewalk on both sides of road
    - iv. No parking on either side of road
    - v. Includes an access point for the proposed convenience store with gas canopy
  - d. Proposed extension of Centennial Boulevard (local street)
    - i. 60 foot right of way
    - ii. 28 feet of pavement
    - iii. Five foot sidewalk on both sides of road
    - iv. No parking on either side of road
    - v. Access to businesses will be from Centennial Boulevard
  - e. No proposed sidewalks along KY 17
  - f. Street construction will be full depth bituminous pavement with concrete curb and gutter to Kenton County Specifications

7. Traffic Study Memorandum of Understanding
8. The submitted narrative states that a unified stone aesthetic will be used across both commercial and residential components
9. The submitted narrative states that signage will be incorporated into the campus in strategic areas to provide wayfinding information and ease of circulation for residences, visitors, and safety services.
10. Grading and utility plans

**COMPREHENSIVE PLAN**

1. **Mobility:** KY 17 is classified as an arterial street. Oliver Road and Centennial Boulevard are classified as local streets. No access is proposed off Oliver Road. There are currently no sidewalks along either street along the property but there is an existing sidewalk along the eastern side of KY 17 that ends just to the south of the property. 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 Direction 2030: Your Voice. Your Choice. 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**
    - iv. **Economy Element**
    - v. **Mobility Element**
    - vi. **Environment Element**

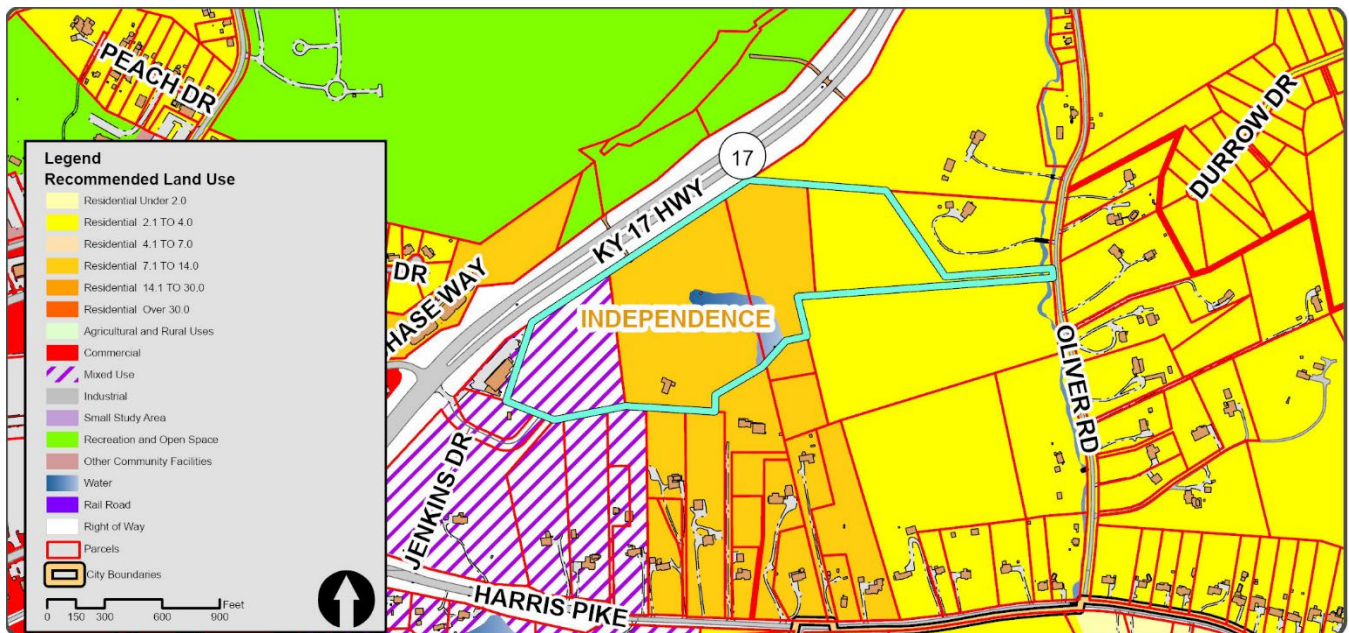
*Staff findings: The proposed mixture of commercial and residential will continue the economic development that has occurred to the southwest while allowing new residents the ability to drive, bike, or walk, to everyday services. The proposed housing targets a gap in one- and two-bedroom market rate rentals and will promote different housing options in close proximity to employment centers and existing retail services that can enhance suburban living. The proposed public park will help to create open space that is well connected and accessible while the other amenities will serve as a gathering place for residents and visitors. The proposed development will utilize access management practices and congestion mitigation measures for areas with increasing traffic volumes including secondary access roadways and limiting conflict points.*

- b. PDS Staff finds that the following areas are relevant, but there is conflicting information or insufficient information has been submitted to determine compliance:
  - i. **Mobility Element**

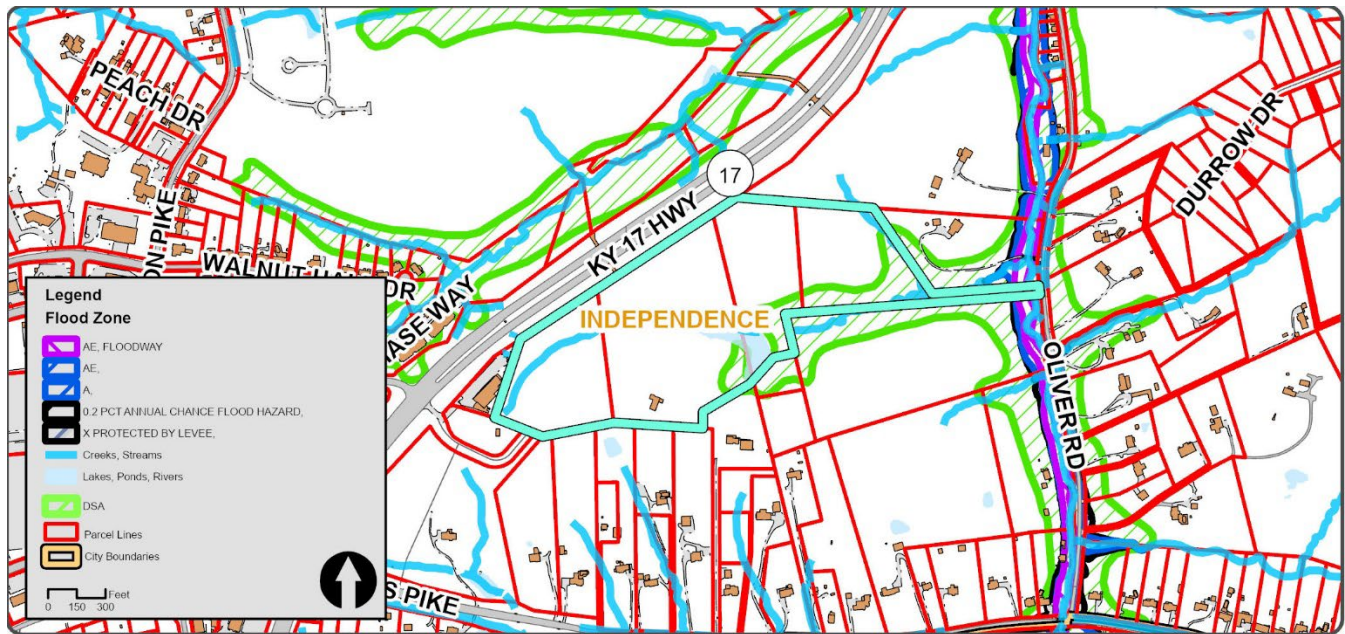
*Staff findings: The proposed development is not showing sidewalks along KY 17. There is an existing sidewalk connection along the east side of KY 17 which could be connected to. The submitted Concept Development Plan is not showing any bicycle parking areas which are required in the Independence Zoning Ordinance for multifamily and commercial development and will enhance connectivity within and between communities to provide increased mobility options for all users.*

**3. Recommended Land Use**

	DESCRIPTION
<b>CURRENT</b>	Mixed use, residential 7.1-14.0, and residential 2.1-4.0
<b>NORTH</b>	Recreation and open space and residential 7.1-14.0
<b>SOUTH</b>	Mixed use, residential 7.1-14, and residential 2.1-4.0
<b>EAST</b>	Residential 2.1-4.0
<b>WEST</b>	Mixed use



- a. The site contains areas of DSA along the eastern boundary and blue line streams to the east and west. There is an existing 1.8 acre pond on the property. The majority of the DSA will be preserved as open space.



*Staff findings: The proposed development is partially consistent with the Recommended Land Use map. The proposed development will provide a housing development at a density of 15.46 dwelling units per net acre where the recommended land use is residential at a density of 7.1 to 14.0 and 2.1 to 4.0 on the eastern edge of the property. The Recommended Land Use Map does call for mixed use to the western quarter of the proposed development where commercial out lots and multifamily residential is proposed.*

*This property is located within the Independence Small Area Study. The Independence Small Area Study identifies the western part of the property as Mixed Use, the central part of the property as High Density Residential (Multi-family), and the eastern area of the subject property as Conservation Development: Residential (Single-Family Low Density). Mixed Use development can occur in both horizontal and vertical patterns. A horizontal mixed use occupies larger land area and various uses are incorporated in low rise buildings not more than two or three stories with retail and commercial uses occupying the first floors. High Density Residential (Multi-family) should serve as transitional areas between commercial and single family residential growth and should be respectful of critical resource areas and should foster good connectivity within and outside of the neighborhood. High density residential is described within the study as having a density range of 7.1 to 30 dwelling units per net acre, placing the proposed 15.46 dwelling units per net acre directly within the middle of this range.*

*The subject area is also referenced within and adjacent to an area identified as the “South Gateway Area” as a mixed-use area. The study notes that as the market study suggests the need for additional retail and businesses, the south gateway area should be utilized to full potential before large-scale commercial establishments explore other areas for location within the study area. It is stated that mixed use and higher density residential should be adjacent to existing single family residential for better land use transition, however, with a majority of the “South Gateway Area” already being built to its full potential, and the subject*

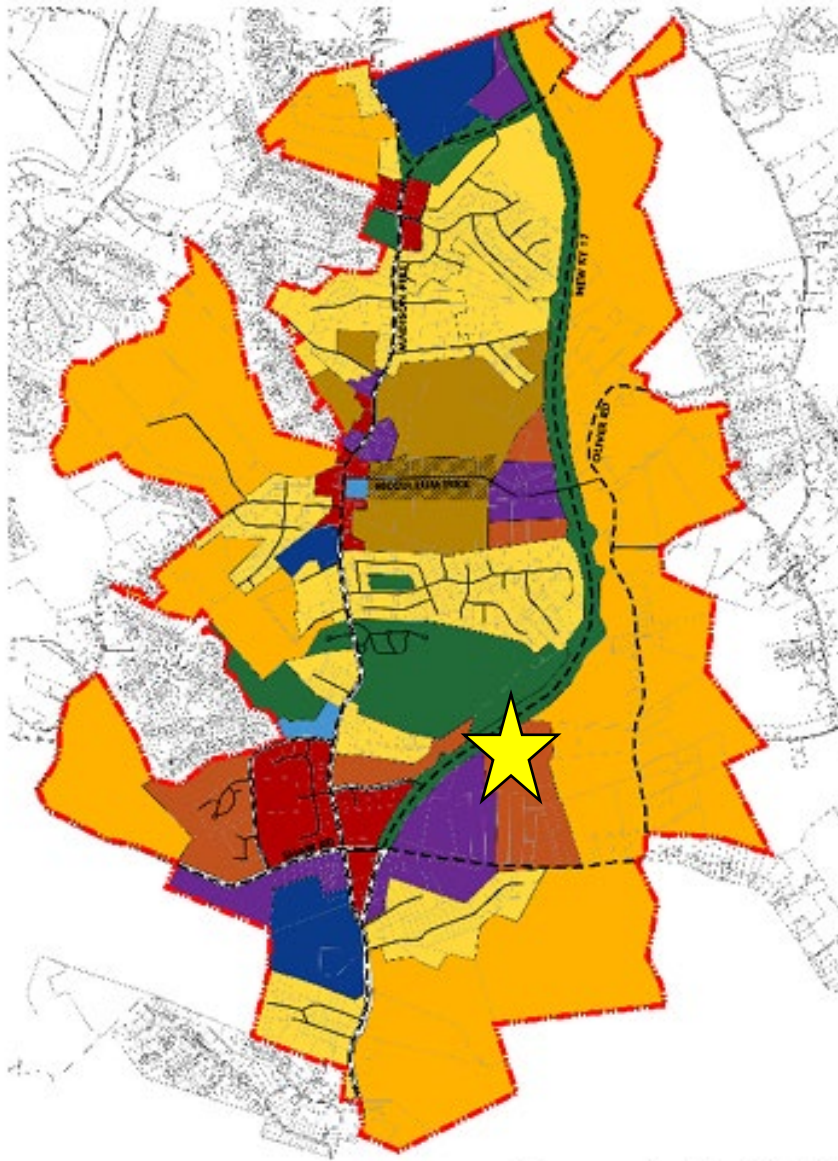
area being conceptualized for “commercial activity”, the plan does envision the need for additional retail and businesses expanding within this area. The area identified for mixed use is intended to serve as a transition of commercial to residential, however it should be noted that this recommended mixed use area does extend east and north beyond the boundaries of this specific development, meaning additional opportunities for a transitional mix of uses can still be achieved between this commercial development and the single-family areas to the east. The “South Gateway Area” also states that mixed use and higher density residential should be adjacent to existing single family residential for better land use transition.

The proposed development will provide 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 at a deficit.

The following chart from the housing study indicates where there are deficits and surpluses in housing types. According to information provided by the applicant, the areas within the yellow outline indicate approximately where this proposed development generally falls within this chart. Although a portion of the proposed development will fall within an area of current surplus, approximately 96 percent of the proposed housing units will fall within the areas of current deficit for one- and two-bedroom units.

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.

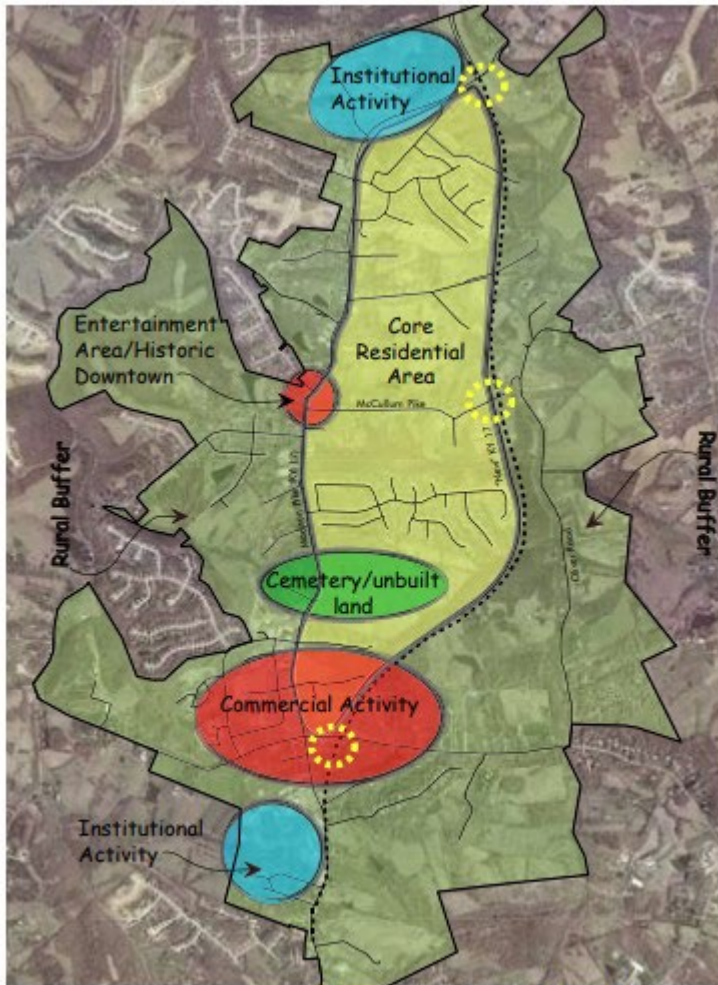


**Legend**

	Block Dividers		Industrial		Conservation Development (Medium Density)
	Major Roads		Community Office Space		Single Family Free-Setback (Detached)
	Minor Roads		High Density Residential (Single-Family)		Office
	Commercial		Conservation Development (Essential Single Family Low Density)		Mixed Use
	Mixed Use		Conservation Development (Single Family High Density)		

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

*Recommended Land Use Plan (Independence Community Small Area Study 2007)*



**Conceptual Land Use Diagram**  
Source: NKAPC

*Conceptual Land Use (Independence Community Small Area Study 2007)*

**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:** Favorable recommendation on the proposed map amendment to the Independence Zoning Ordinance changing the described area from R-RE (Residential Rural Estate) Zone to CC (Community Commercial) and PUD (Planned Unit Development) Zones. The Concept Development Plan 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.

**SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION**

1. The proposed map amendment is generally in agreement with the adopted comprehensive plan. While the proposed development is above the recommended density in the adopted comprehensive plan it is close to the top end of 14.0 dwelling units per net acre and falls within the recommended range for high-density within the Independence Small Area Study. The majority of the area identified as having a density of 2.1 to 4.0 is being preserved as open space. The proposed development does mostly align with the 2007 Independence Small Area Study which is part of the adopted comprehensive plan and identifies the area as a mixture of mixed use, high density multifamily, and conservation development (single-family low density). The development functions as a transitional area from the higher intensity existing and proposed commercial use to multifamily further east progressing to the existing low density single-family area to the east. The significant amount open space including both public and private options presented in the Concept Development Plan helps to further provide a buffer area between proposed and existing uses.
2. The proposed map amendment will provide income-aligned housing options in segments that have been identified as being in a deficit in the Northern Kentucky Area Development District Housing Study from 2023.
3. 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 future permits (CC Zone) or the Final Development Plan (PUD Zone):
  - a. Table 7.1 states that all dumpster, trash, and recycling receptacle storage areas shall be located in the side or rear yard and screened per Section 7.07, N. The proposed commercial buildings are currently showing the dumpster enclosures located along Centennial Boulevard. These dumpster enclosures will need relocated to the side or rear yard of the proposed commercial buildings.
  - b. Section 10.20 states that bicycle parking shall be provided for all uses except single-family, two-family, three/four family, manufactured housing, and mobile home dwellings, at a rate of five percent of automobile parking requirements and further describes design and location requirements.
  - c. Section 10.21 states that no drive-through lane may pass between the front façade of the primary building and the front lot line. The proposed commercial buildings are oriented towards Centennial Boulevard so the drive-through lanes will need repositioned so as to not pass in front of the front façade.

**ADDITIONAL INFORMATION**

1. While not required on the Concept Development Plan, if approved, the following information is required with future permits or Final Development Plans:
  - a. Section 4.05 provides use specific standards for commercial and multi-family residential uses. Sufficient information must be provided to show compliance with these regulations
  - b. Section 7.05 sets the standards for site lighting including minimum and maximum footcandles throughout the site and at property lines as well as design details. Additional information, including a photometric plan, will need to be submitted to determine compliance with these regulations.
  - c. Section 7.06 Fences and Walls provides requirements for the CC Zone. Additional information regarding any proposed fences and walls will need to be submitted.
  - d. Section 7.07 sets requirements for interior, perimeter, parking lot, and site element landscaping, as well as requirements for buffer yards and street trees. A landscape plan will need to be submitted to determine compliance with these regulations.
  - e. Section 8.06 sets requirements for storm water management including downspouts, drains, and sump pumps and encourages low impact design strategies. Additional details will need to be submitted as well as compliance with SD1.
  - f. Section 8.09 sets forth standards for the excavation, movement of soil, tree removal, and erosion and sedimentation control. Sufficient information will need to be submitted to determine compliance with these regulations.
  - g. Section 9.24 sets forth the Hillside Protection Regulations. These regulations require additional studies of areas identified as DSA or contain a slope of 20 percent or greater prior to any building, zoning, or grading permits being issued. Insufficient information has been submitted to determine compliance with this regulation.
  - h. Section 10.13 states the location, height, and type of all fences, walls, and signs are approved on the plan. The submitted development plan does not contain location, type, height, yard, and setback regulations for any customary accessory structures within the proposed development. The applicant will need to identify the location, size and type of entry features, as well as specify what standards apply to accessory structures on individual lots.
  - i. Section 10.18 requires all Access Management and Circulation and Traffic Impact Studies to be compliant with the subdivision regulations. Access management and circulation must be coordinated with PDS Engineering and KYTC during the final development plan stage. The applicant has submitted a Traffic Study Memorandum of Understanding
  - j. Article 11 provides the type, location, and height of all signs permitted within the CC Zone. All signage details will need to be submitted with the final development plan submission.
  
2. The submitted Concept Development Plan meet the minimum requirements of the Kenton County Subdivision Regulations, except for the following:
  - a. Section 4.1-11 requires installation of sidewalks. The applicant must provide a sidewalk along KY 17.
  - b. 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 Final Development Plan.