

**TO:** Kenton County Planning Commission Members

**FROM:** Steven J. Neltner, P.E.  
Director of Infrastructure Engineering

**RE:** Staff Recommendations for the June 4, 2026 Public Hearing

**DATE:** May 28, 2026

The PDS Staff respectfully submits the attached recommendation for review prior to the public hearing scheduled before the Kenton County Planning Commission on Thursday evening, June 4, 2026 at 6:15pm ET/5:15pm CT. This includes staff comments on the following agenda item:

**WAIVER:** W-26-0001

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

**LOCATION:** 1504 Dixie Highway, Park Hills; 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 FOR ACTION:** 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. Granting this waiver would allow the applicant to deviate from the standard design of the cul-de-sac and multifamily turn-around streets.

Staff will be prepared to address your comments and questions regarding this project during the public hearing. If you need additional information or clarification prior to that time, please do not hesitate to contact me by telephone at (859) 331-8980 or by email at [SNeltner@pdskc.org](mailto:SNeltner@pdskc.org).

Cc: City of Park Hills Mayor  
Mr. Dan VonHandorf – Park Hills Director of Public Works  
Mr. Jay Bayer – City of Park Hills Engineer  
Mr. Greg Berling – B&Z Watercrest, LLC  
Mr. Steven Berling – Berling Engineering  
Ms. Kok So Moy – Property Owner

## Kenton County Planning Commission

### PDS Staff Comments, Findings and Recommendations

Issue to be heard on Thursday, June 4, 2026:

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**APPLICANT:** B&Z Watercrest, LLC

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**REQUEST FOR ACTION:** 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. Granting this waiver would allow the applicant to deviate from the standard design of the cul-de-sac or multifamily turn-around streets.

#### **CONSIDERATIONS:**

1. The subject parcel is located within the City Limits of Park Hills and consists of approximately 2.14 acres. The applicant is proposing to construct a new development consisting of 24 multifamily dwelling units, The proposed plan may be found in Figure 2.
2. The property has approximately 140 feet of frontage along Dixie Highway and proposes realignment of the intersection of Arlington Road with Dixie Highway with the City of Park Hills, 542 linear feet of new public street, off-street parking areas, sidewalks and associated stormwater infrastructure.
3. A major subdivision is defined as a proposed subdivision of land that contains public infrastructure improvements or the construction of a public or private street per the Kenton County Subdivision Regulations.
4. Approximately 0.5 acres of the parcel, or roughly 23% of the total site area, consists of hillside slopes measuring 20% grade or greater. The Kenton County Comprehensive Plan has identified these areas as steep slopes.
5. The subject parcel is currently zoned R-U, Residential Urban. Permitted uses within this zoning classification include single-family and two-family dwellings. The established development pattern and character of the built environment must be preserved and protected, and infill development should be sensitive to the surrounding scale and context.

The applicant has submitted a concurrent map amendment to rezone the property to R-M. The R-M Zone permit.

6. The applicant seeks to maintain a buffer zone of at least 25 feet to accommodate the surrounding property owners.
7. Due to the hilly topography, steep slopes are present near the northwestern boundary of the subject development. Extensive grading and slope stability measures would be required on the northwest side of the property to accommodate any development. Near the terminus of the proposed street is the toe of an existing slope that the developer and their engineer wish to preserve.

8. Appendix A of the Kenton County Subdivision Regulations, specifically Details #24 and #24b, details the geometric design requirements for cul-de-sac streets and multifamily turnarounds, see figure 3.
9. The applicant is requesting a waiver to Appendix A, specifically Details #24 and #24b. If approved, this waiver would allow the applicant to construct a non-standard street terminus within the proposed development.
10. The proposed street terminus will have a pavement width of 38-feet, compared to the 65-foot width of a standard cul-de-sac at its widest point and the 43-foot roadway width of a standard multifamily turnaround. The maximum right-of-way width for the proposed design is 41-feet.
11. A 4-foot-wide concrete sidewalk will be provided on either side of the street at the back of curb; sidewalk widths are not included in the right-of-way calculations.
12. The Applicant has conducted the necessary analysis to confirm that a City of Park Hills Fire Truck will be able to safely maneuver a turn-around in the proposed street terminus, see figure 4.
13. Chief John Rigney with the City of Park Hills Fire Department has expressed his agreement to the proposed design in an email sent to Applicant dated May 8, 2026, which is also attached to this memo.
14. The City of Park Hills has implemented this design on an existing street at Altavia Avenue and has expressed no concerns about its use in this proposed development.
15. Kenton County Subdivision Regulations Chapter 3.9-2 (C) states the following: “The Planning Commission may grant a waiver to these regulations balanced against the public interest, providing the Planning Commission finds that the waiver will not be detrimental to the public interest and at least one of the following criteria applies:

- (1) That unusual topographical or exceptional physical conditions exist; or*
- (2) That strict compliance with these regulations would create an extraordinary hardship in the face of exceptional conditions; or*
- (3) That compliance with the regulations could cause an unsafe situation; or*
- (4) That the requested waiver would create a materially safer situation than complying with the regulations; or*
- (5) That the requested waiver is not objectionable to the surrounding property or community and does not materially change the intent of the regulations. If using these criteria as a basis for waiver, the Applicant shall provide evidence from all adjoining property owners that they have no objection to the requested waiver. Note that approval from adjoining property owners is not intended to serve as approval by surrounding property owners or the community as a whole.*

In granting any modification or waiver to these regulations, the planning commission shall find that said modification or waiver will not be detrimental to the public interest nor in conflict with the intent and purpose of these regulations.

The applicant has cited the following criteria from Section 3.9-2 (C) as the basis for the KCPC to grant the waiver:

- (1) That unusual topographical or exceptional physical conditions exist.
- (2) That strict compliance with these regulations would create an extraordinary hardship in the face of exceptional conditions.

**RECOMMENDATION:**

**To approve the requested waiver to Detail #24 and 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. Granting this waiver would allow the applicant to deviate from the standard design of cul-de-sac or multifamily turn-around streets.**

**BASIS:**

1. Staff finds that this waiver request would be neither detrimental to the public interest or in conflict with the intent and purpose of the Kenton County Subdivision Regulations.
2. Based on the existing site topography, Staff finds that unusual topographical and exceptional physical conditions exist. The proposed street terminus design allows the applicant to preserve additional natural open space (buffer zone) on the site, avoiding the use of steep retaining walls that would create ongoing maintenance obligations for the local jurisdiction.
3. Based on the turning movement analysis conducted by the applicant, the revised street terminus design poses no additional safety risks compared to the standard cul-de-sac design in Detail #24 or the multifamily turnaround design in Detail #24b of the Kenton County Subdivision Regulations.

If you have any questions, please do not hesitate to contact me by email at [SNeltner@pdkc.org](mailto:SNeltner@pdkc.org) or by telephone at (859) 331-8980.

# W-26-0001



- |                  |                            |
|------------------|----------------------------|
| <b>Building</b>  | <b>Recreation</b>          |
| Building         | Ball Fields                |
| Pool             | Playground/<br>General Rec |
| Tank             | Tee/Green                  |
| Concrete Pad     |                            |
| <b>Roads</b>     | <b>Topography</b>          |
| Paved Road       | Index Contour              |
| Unpaved Road     | Intermediate Contour       |
| Bridges          | Creek / Stream             |
| Paved Parking    | River / Lake               |
| Unpaved Parking  |                            |
| Railroad         | <b>Boundaries</b>          |
|                  | Parcel                     |
|                  | Zoning                     |
| <b>Utilities</b> |                            |
| Sewer            |                            |
| Sewer Structure  |                            |
| Water Pipe       |                            |
| Water Hydrant    |                            |

1:4,884

0 115 230 460 ft



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

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

Date: 5/20/2026

This map and map data are provided solely for informational purposes and should not be interpreted as legal, engineering, or survey-grade documents.

This map does not serve as a legal survey, floodplain determination, or zoning classification. It is not legal advice. No guarantees of accuracy are made.

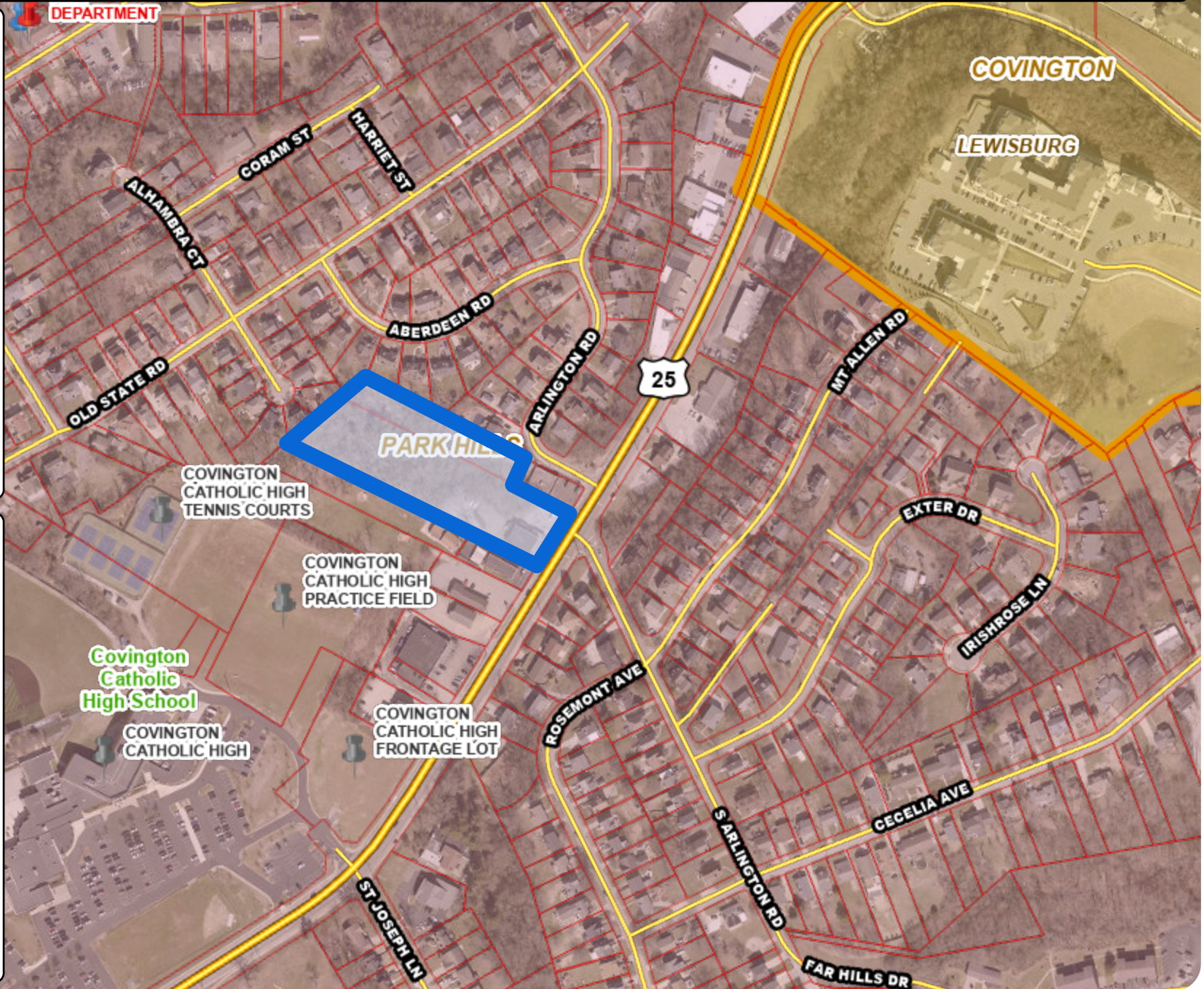
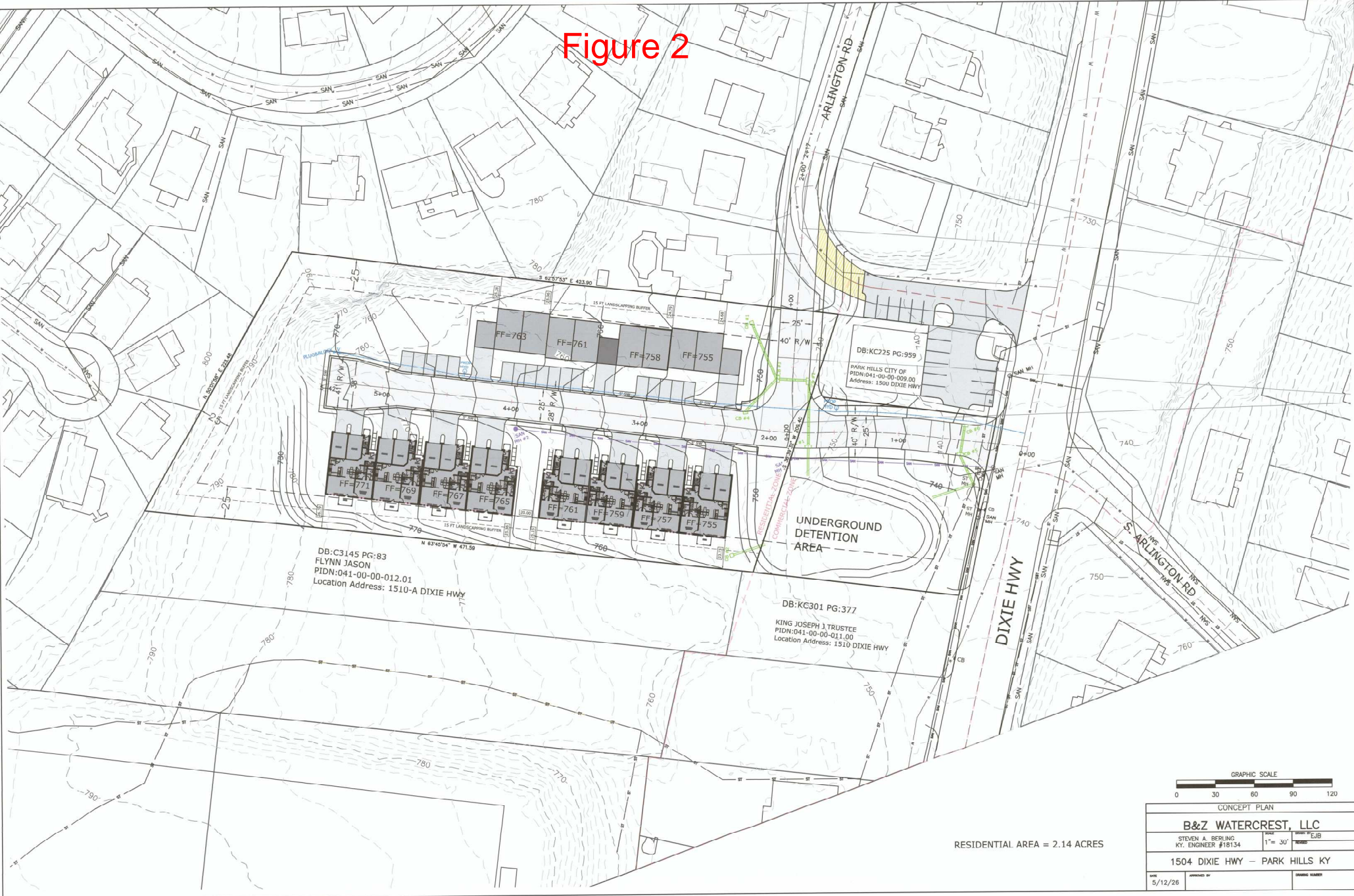


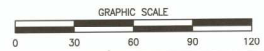
Figure 2



DB: C3145 PG: 83  
 FLYNN JASON  
 PIDN: 041-00-00-012.01  
 Location Address: 1510-A DIXIE HWY

DB: KC301 PG: 377  
 KING JOSEPH I TRUSTEE  
 PIDN: 041-00-00-011.00  
 Location Address: 1510 DIXIE HWY

DB: KC225 PG: 959  
 PARK HILLS CITY OF  
 PIDN: 041-01-00-000.00  
 Address: 1500 DIXIE HWY



CONCEPT PLAN	
<b>B&amp;Z WATERCREST, LLC</b>	
STEVEN A BERLING KY. ENGINEER #18134	DATE: 5/12/26
1504 DIXIE HWY - PARK HILLS KY	
DATE: 5/12/26	DESIGN NUMBER:

RESIDENTIAL AREA = 2.14 ACRES

Figure 3

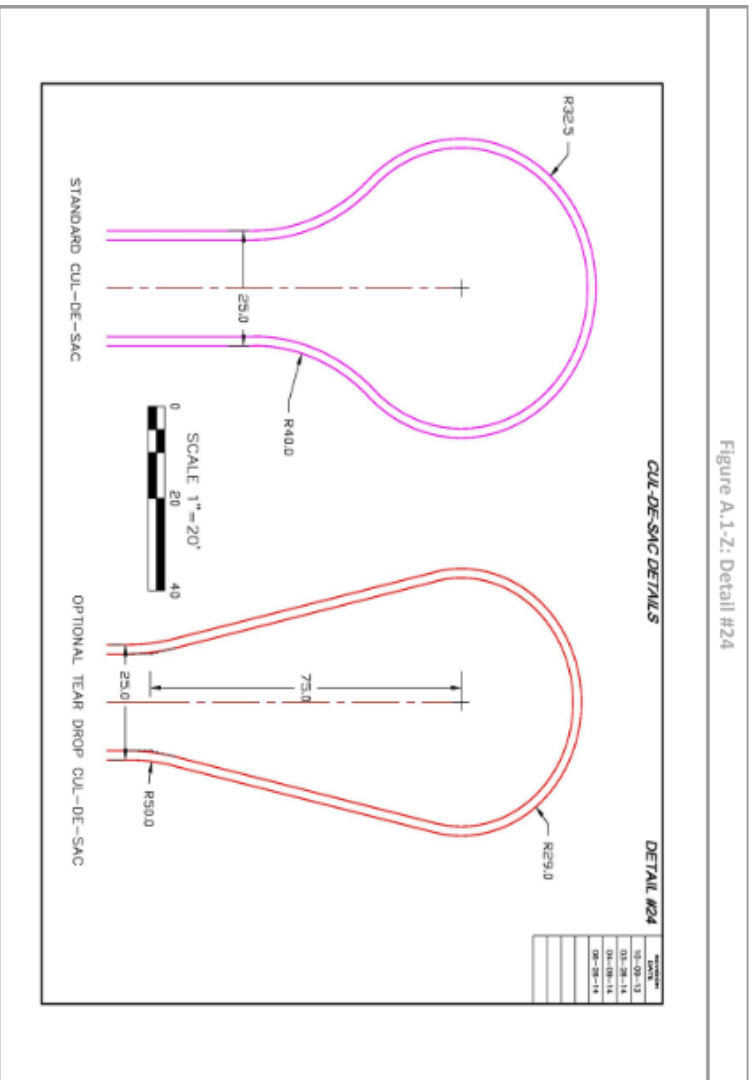


Figure A.1-Z: Detail #24

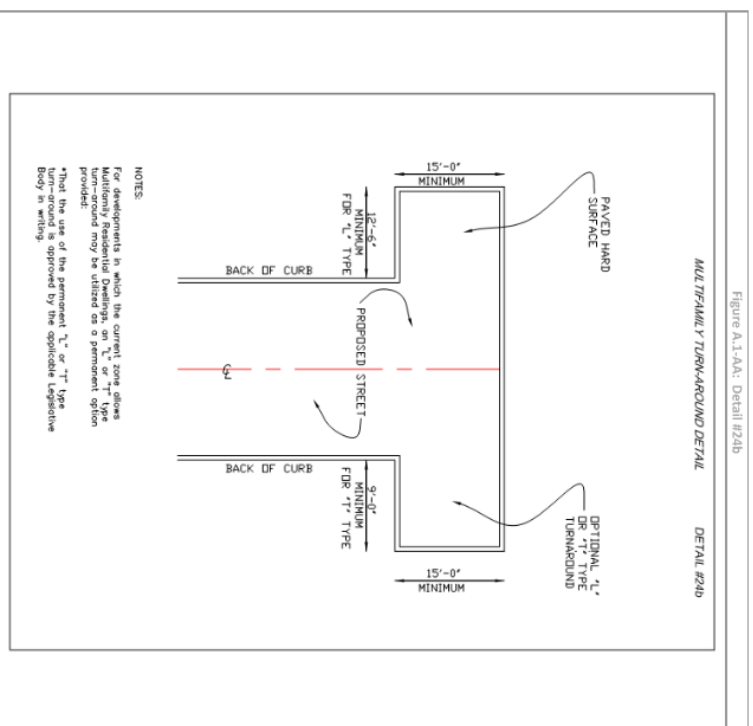


Figure A.1-Aa: Detail #24b

## Steven Neltner

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**From:** Greg Berling <gberling@cbman.com>  
**Sent:** Tuesday, May 12, 2026 4:00 PM  
**To:** Steven Neltner  
**Subject:** FW: Szechuan Garden cul-de-sac  
**Attachments:** WaiverApplication1.pdf

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**From:** Greg Berling  
**Sent:** Friday, May 8, 2026 3:58 PM  
**To:** Scott Rigney <jsrigney@parkhillsky.gov>  
**Cc:** Kathy Zembrodt <kzembrodt@parkhillsky.gov>; Patrick Denbow <pdenbow@pdskc.org>; Melissa Meyer <mmeyer@cbman.com>  
**Subject:** RE: Szechuan Garden cul-de-sac

Thank you Chief.

Patrick, here is the waiver application. I'll have a check to you Monday.

Thank you,

Greg Berling

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**From:** Scott Rigney <jsrigney@parkhillsky.gov>  
**Sent:** Friday, May 8, 2026 2:57 PM  
**To:** Greg Berling <gberling@cbman.com>  
**Cc:** Kathy Zembrodt <kzembrodt@parkhillsky.gov>; Patrick Denbow <pdenbow@pdskc.org>  
**Subject:** Re: Szechuan Garden cul-de-sac

Mr. Berling,

I do not have a problem with this style of turnaround. It has proven sufficient on the end of Altavia Ave. However, I would like to see another fire hydrant installed at the new streets entrance and Dixie Hwy. The current hydrant is essential for all of the commercial occupancies on Dixie Hwy. and the distance between 1522 hydrant and Finkes Pub 1458 hydrant would be too great with the removal of Dixie and Arlington. Please let me know if you have any questions.

Regards,

John Rigney

Fire Chief

Sent from my iPhone

On May 8, 2026, at 2:29 PM, Greg Berling <gberling@cbman.com> wrote:

### NKOL

**Warning:** Sender @gberling@cbman.com is not yet trusted by your organization. Please be careful before replying or clicking/downloading the attachment.

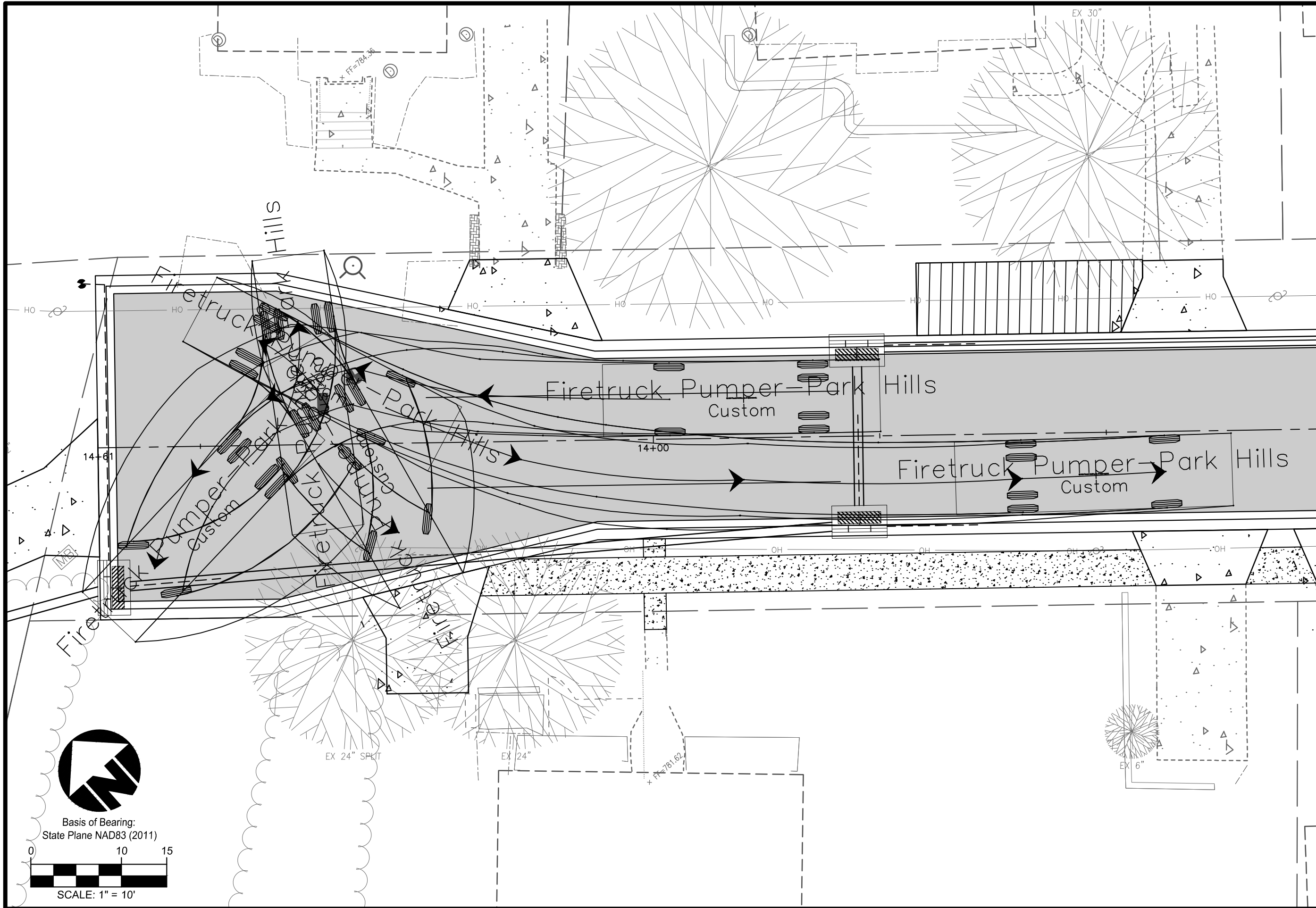
[Mark as Dangerous](#) [Mark as Safe](#)

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Chief Rigney & Mayor Zembrodt,

I have submitted the map amendment request to PDS for the Szechuan Garden redevelopment. The design for the street terminus is a hammer-head style of turn-around which will require a waiver to the Kenton County Subdivision regulations in appendix A figure 24. The turnaround was designed by Bayer Becker for Park Hills and installed at the end of Altavia Ave. I used the same design for the Pinnacle of Ft. Mitchell townhome development and the city fire department approved the waiver. If you could please review and let me know any concerns. If you are ok with the design in this application I'd ask you communicate that to Patrick Denbow ([pdenbow@pdskc.org](mailto:pdenbow@pdskc.org)) with PDS.

Figure 4



209 Grandview Drive  
Fort Mitchell, KY 41017 - 859.261.1113

**ALTAVIA AVENUE  
ROADWAY IMPROVEMENTS**

CITY OF PARK HILLS  
KENTON COUNTY, KENTUCKY  
AUTO-TURN EXHIBIT

Drawing:	14K005-002 CD
Scale:	1"=10'
Drawn by:	ZEB
Checked By:	XXX
Issue Date:	PRELIMINARY

