

Thursday, June 04, 2026 • 6:15 PM ET (5:15 PM CT)

PUBLIC HEARING

Kenton County Government Center • 2nd Floor • Fiscal Court Kenton Chambers
1840 Simon Kenton Way, Covington, KY 41011

Call to order

1. Welcome
2. Pledge of Allegiance and Invocation
3. Roll call; determination of a quorum
4. Review of public hearing procedures

Administrative reviews and reports

5. Review of this month's agenda (*action required*)
6. Review of May 07, 2026, meeting minutes (*action required*)
7. Report of receipts and expenditures (*action required*)
8. Report of last month's actions by staff (*no action required*)
 - a. Subdivision Plat Letter
 - b. Stage II Updates (*none this month*)
 - c. Cell Tower Updates (*none this month*)
9. Report of last month's actions by our legislative bodies

Public Hearing

10. **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.

11. **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.

12. **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.

13. **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.

14. **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.

15. **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.

16. Reports from Committees *(no action required unless requested)*

- a. Executive
- b. Direction 2030 Implementation
- c. Subdivision Review
- d. Z21 Review Committee

17. Reports from Commission members *(no action required unless requested)*

18. Report from legal counsel *(no action required unless requested)*

19. Reports/announcements from staff *(no action required unless requested)*

20. General correspondence *(no action required unless requested)*

New Business

Public Comments

Adjourn

Calendar Notes

Tuesday, July 07, 2026: Monthly Public Hearing/Business Meeting (6:15 PM ET/5:15 PM CT)

The deadline to submit applications for this agenda is 5 PM on June 09.

Thursday, August 06, 2026: Monthly Public Hearing/Business Special Meeting (6:15 PM ET/5:15 PM CT)

The deadline to submit applications for this agenda is 5 PM on July 09.

