



PDS

Planning and Development
Services of Kenton County

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP
Director of Planning

RE: Staff Recommendations for the October 01, 2026, Public Hearing

DATE: September 24, 2026

PDS submits the attached report and recommendation for your review prior to the scheduled October 01, 2026, public hearing. This information relates to the following agenda item:

FILE NUMBER: PC-26-0009-MA

APPLICANT: Greg Berling on behalf of Fort Summit LLC

LOCATION: (1) An area of approximately 0.49 acres located on the east side of Grandview Drive, between Pinnacle Peak Way to the south and Fort Mitchell Lane to the north, approximately 90 feet north of the intersection of Pinnacle Peak Way and (2) an area of approximately 0.36 acres located on the northeast corner of the intersection of Grandview Drive with Pinnacle Peak Way, in Fort Mitchell.

REQUEST: A proposed Map Amendment and Concept Development Plan to the Fort Mitchell Zoning Ordinance (1) changing the described area from BP (Business Park) Zone to PUD (Planned Unit Development) Zone, and (2) a revised Concept Development Plan for a portion of an existing PUD Zone. The applicant proposes an addition to an existing PUD for six rear entry attached single-family residential dwellings fronting Grandview Drive. The total PUD area will be 12.85 acres, have 54 dwelling units, and 48 percent open space (a net density of 4.78 dwelling units per net acre).

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: Greg Berling, Fort Summit LLC – Owner
Mike Willenbrink, Bayer Becker - Applicant

Joshua R. Wice, Ed.D., Executive Director

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Map Amendment

File Number: PC-26-0009-MA

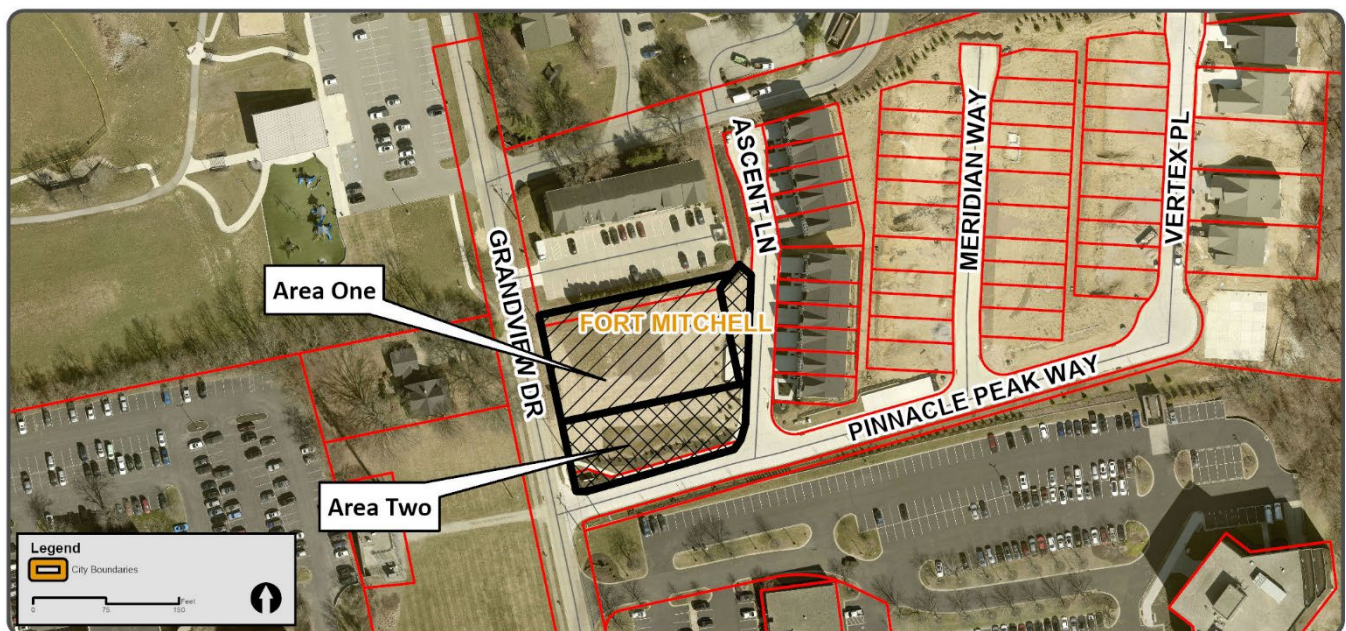
Jurisdiction: Fort Mitchell

Applicant: Greg Berling on behalf of Fort Summit LLC

Project Manager: Cody Sheets, AICP, Principal Planner

- Request:** A proposed Map Amendment and Concept Development Plan to the Fort Mitchell Zoning Ordinance (1) changing the described area from BP (Business Park) Zone to PUD (Planned Unit Development) Zone and (2) a revised Concept Development Plan for a portion of an existing PUD Zone. The applicant proposes an addition to an existing PUD for six rear entry attached single-family residential dwellings fronting Grandview Drive. The total PUD area will be 12.85 acres, have 54 dwelling units, and 48 percent open space (a net density of 4.78 dwelling units per net acre).

Location: (1) An area of approximately 0.49 acres located on the east side of Grandview Drive, between Pinnacle Peak Way to the south and Fort Mitchell Lane to the north, approximately 90 feet north of the intersection of Pinnacle Peak Way and (2) an area of approximately 0.36 acres located on the northeast corner of the intersection of Grandview Drive with Pinnacle Peak Way, in Fort Mitchell.



HISTORY & BACKGROUND

- In 2019, there was a map amendment application (PC1905-0004) to rezone the area including the existing PUD from R-1C and PO to R-2. The applicant proposed to construct three apartment buildings containing up to 106 dwelling units. Kenton County Planning Commission gave a favorable recommendation which the City subsequently disapproved.

2. In May of 2021, there was a map amendment application (PC2104-0002) to rezone 12.19 acres of the current PUD area from R-1C (a single-family residential zone) and PO (a professional office building zone) to R-2 (a multi-family residential zone). The applicant proposed to construct a four-story building identified as senior housing, including 88 residential units with off-street parking. Kenton County Planning Commission gave a favorable recommendation, subject to the condition that the development be restricted to senior only housing for a minimum of 30 years through the Housing Authority, as agreed upon by the applicant. The City subsequently disapproved the map amendment request.
3. In February of 2022, there was a map amendment application (PC2201-0003) to rezone the 12.37 acre area including the existing PUD from R-1C and PO to R-1D (RCD) (a single-family residential zone with a residential cluster development overlay); the applicant proposed to construct five single-family detached and 43 single-family attached dwellings, for a maximum density of 4.4 dwellings units per net acre. The submitted site plans identified Area Two as including possible signage and ten possible off-street parking spaces. KCPC gave a favorable recommendation stating that the proposed map amendment is in the agreement with the adopted comprehensive plan and 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. The city subsequently approved the proposed map amendment.
4. In February of 2022, the City of Fort Mitchell adopted a new zoning ordinance (PC2111-0001) which reclassified RCD (Residential Cluster Development Overlay) Zones as PUD (Planned Unit Development) Zones.
5. In August of 2023, there was a final development plan (PC2308-0002) submitted for The Pinnacle of Fort Mitchell which included lot layout, new streets, and sidewalks for 43 attached single-family residential units and five detached single-family residential units along with an approximate 40 square foot monument sign, open space including a seating area and overlook, and a landscape plan. In the submitted site plans Area Two had the ten off-street parking spaces removed and included a pedestrian walkway as well as a sign. The submitted final development plan was found to be in conformance with the requirements of the Fort Mitchell Zoning Ordinance and the approved concept development plan.

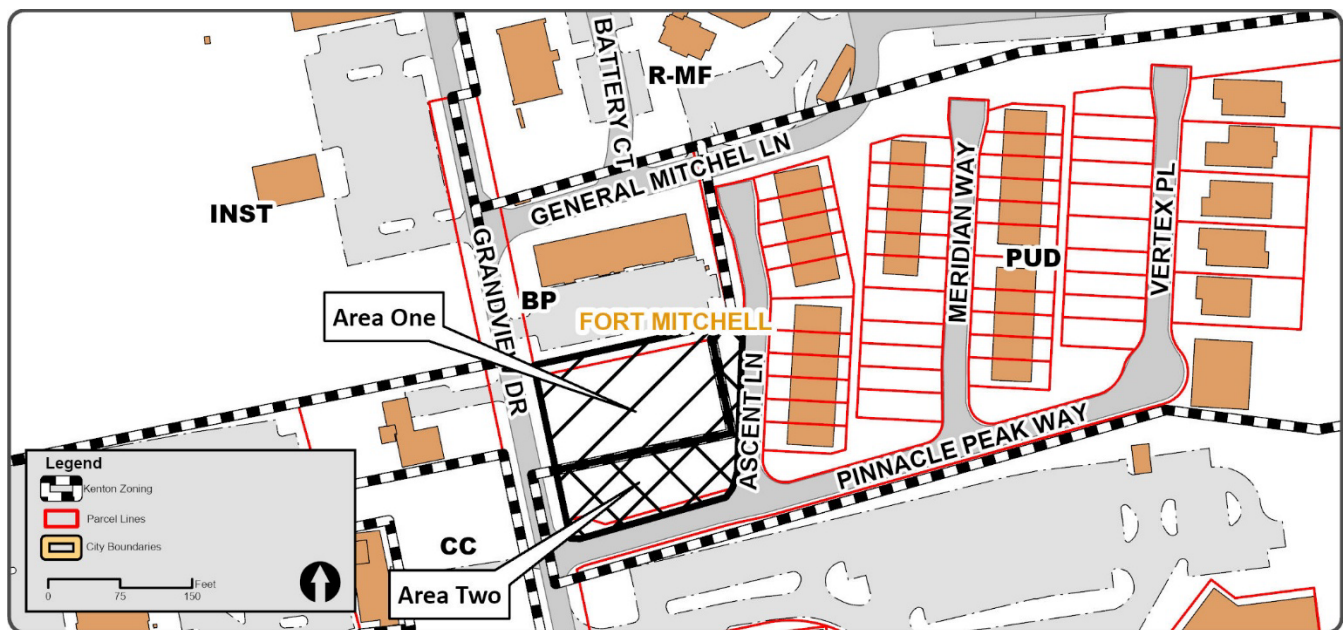
SITE CHARACTERISTICS

1. The total site is 0.85 acres and is located east of Grandview Drive, north of Pinnacle Peak Way, and west of Ascent Lane. Area One previously contained a single-family residential home which was removed and the area is now vacant. Phase One to the east has been developed and currently contains occupied and under construction attached single-family townhomes.
2. The areas surrounding the property consist of multi-family residential uses, office uses and attached and detached single-family residential uses that are suburban in character.

ANALYSIS

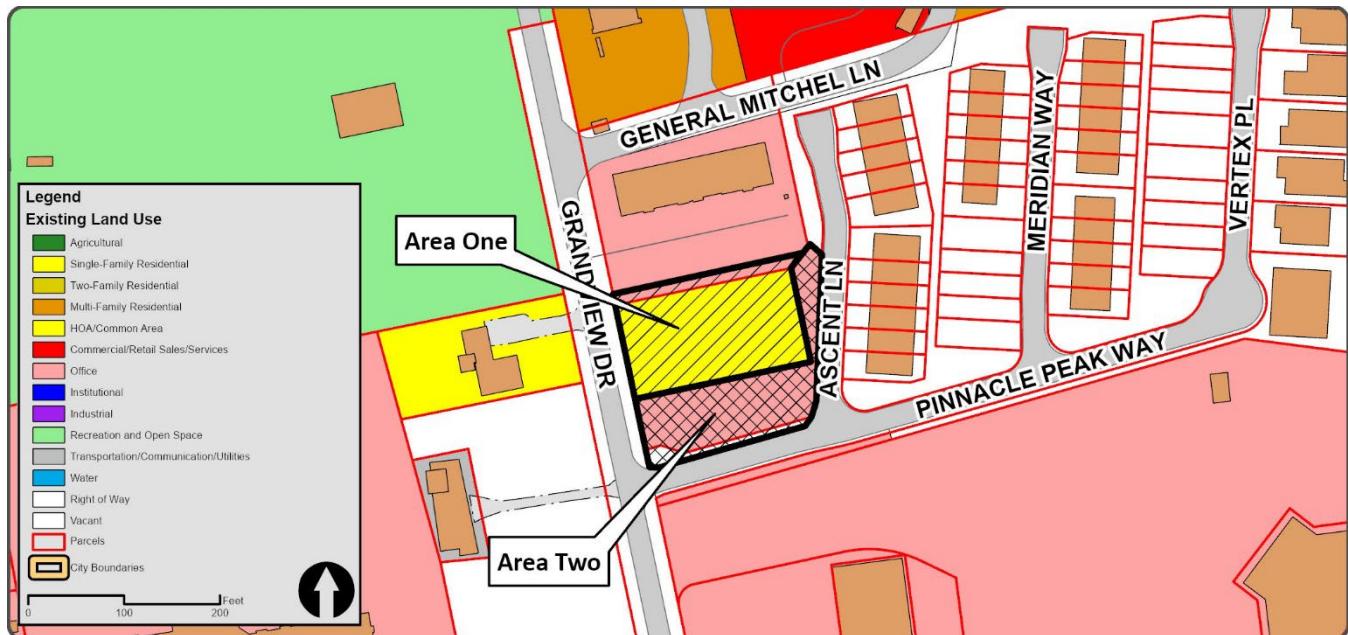
1. Current Zoning

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	BP PUD	0.5 acre 1,765 sq. ft.	N/A 4.4 du/na
NORTH	BP	0.5 acre	N/A
SOUTH	BP	0.5 acre	N/A
EAST	PUD	1,765 sq. ft.	4.4 du/na
WEST	BP CC	0.5 acre N/A	N/A N/A



2. Existing Land Use

	DESCRIPTION
CURRENT	Single-family residential, vacant, and office
NORTH	Office
SOUTH	Office
EAST	Vacant and single-family residential
WEST	Vacant and single-family residential



PETITION REVIEW

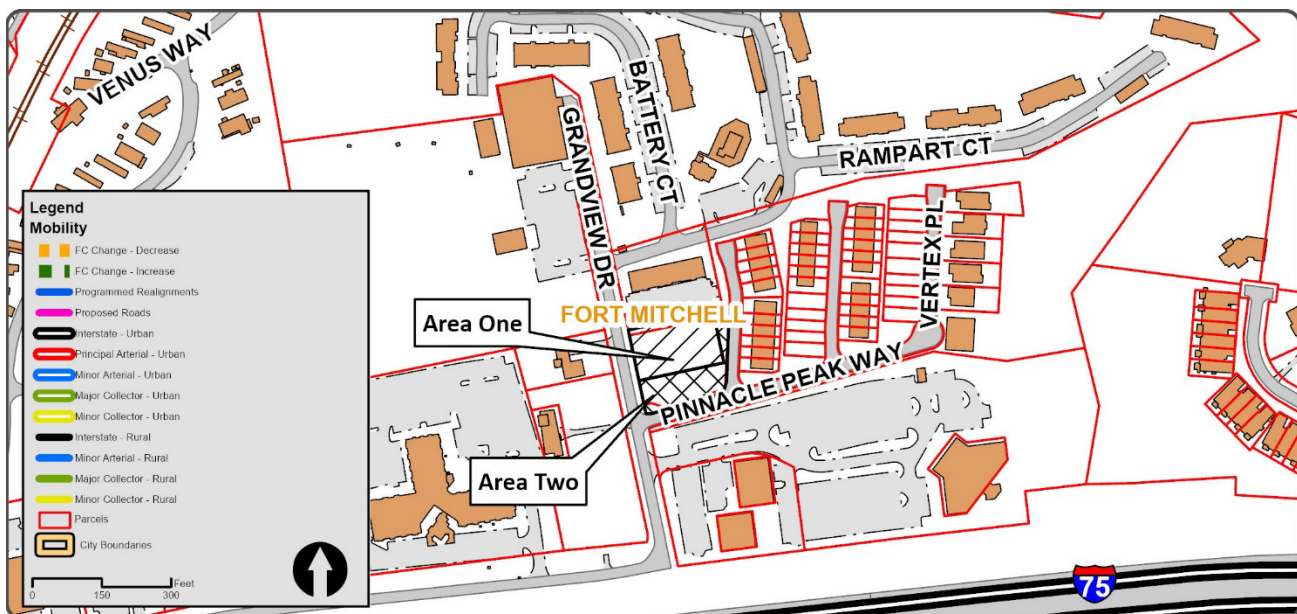
1. BP Zone (Current Zone)
 - a. The Business Park Zone is intended primarily for the location of high-quality office, office showrooms, light fabrication, and research and development uses
 - b. Minimum lot area – 0.5 acres
 - c. Minimum lot width – 100 feet
 - d. Minimum front yard – 15 feet
 - e. Minimum side yard – 20 feet
 - f. Minimum rear yard – 20 feet
 - g. Maximum building height – 60 feet
2. Planned Unit Development (PUD) Overlay Zone (Current Zone for Area Two and Proposed Zone for Area One)
 - a. The purpose of the PUD (Planned Unit Development) Overlay Zone is to:
 - i. Promote flexibility in design;
 - 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 standards 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
3. The submitted Concept Development Plan and submitted materials (attached) indicate the following:
- a. A proposed map amendment of 0.49 acres (Area 1) from BP to PUD including an existing 0.43 acre parcel and 0.06 acres from the property located to the north:
 - i. Construction of four single-family rear-entry attached housing with the following dimensional standards
 - (1) 3,000 square foot minimum lot size
 - (2) A 24 foot minimum lot width at building setback line
 - (3) 20 foot minimum front yard depth
 - (4) Zero foot minimum side yard width for attached single-family residences
 - (5) Five foot minimum rear yard depth
 - (6) 35 foot maximum building height
 - (7) Front facing Grandview Drive with pedestrian walkways
 - (8) Three bedrooms with an optional fourth bedroom
 - (9) Estimated price between \$425,000 and \$500,000
 - ii. Six proposed nine foot by 18 foot off-street parking spaces
 - iii. Four foot sidewalks along Grandview Drive
 - iv. A proposed private access road
 - b. A revised Concept Development Plan (Area 2) for the previously approved PUD:
 - i. Construction of two single-family rear-entry attached housing with the following dimensional standards
 - (1) 3,000 square foot minimum lot size
 - (2) A 24 foot minimum lot width at building setback line
 - (3) 20 foot minimum front yard depth
 - (4) Zero foot minimum side yard width for attached single-family residences
 - (5) Five foot minimum rear yard depth
 - (6) 35 foot maximum building height
 - (7) Front facing Grandview Drive with pedestrian walkways
 - (8) Three bedrooms with an optional fourth bedroom
 - (9) Estimated price between \$425,000 and \$500,000
 - ii. Three proposed nine foot by 18 foot off-street parking spaces
 - iii. Four foot sidewalks along Grandview Drive
 - iv. A proposed private access road
 - c. The total PUD area will have the following:
 - i. 12.85 total acres including 11.29 net acres and 1.56 acres of right of way and easement access
 - ii. 54 total dwelling units with a density of 4.79 dwelling units per net acre
 - iii. 6.2 acres or 48 percent open space where 30 percent is the PUD open space requirement
 - iv. Open space seating area and overlook located on top of the underground detention basin to be

- readily accessible from the adjacent public right of way and usable by all residents
- v. Two parking spaces including garage spaces for townhomes
- vi. Existing grading
- vii. Easements will be provided for all public utilities including:
 - (1) 20 feet for sanitary and storm sewer
 - (2) 20 feet for watermain
 - (3) 15 feet for utility easements
- viii. Coordination with the City of Fort Mitchell on a possible crosswalk located on Grandview Drive

COMPREHENSIVE PLAN

1. **Mobility:** Grandview Drive, Pinnacle Peak Way, and Ascent Lane are all classified as local streets. I-75 / I-71 is located directly to the south with an interchange located one mile to the west off Buttermilk Pike. The site in question is approximately 0.3 miles from Beechwood Road to the west, which is identified as a collector street. There are existing sidewalks along the west and north sides of Grandview Drive. There are no TANK bus routes which are readily accessible from the subject property.



2. **Comprehensive Plan:** A full review of the 2024 Kenton County Comprehensive Plan 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 (First-Ring) Element**
 - iii. **Housing**

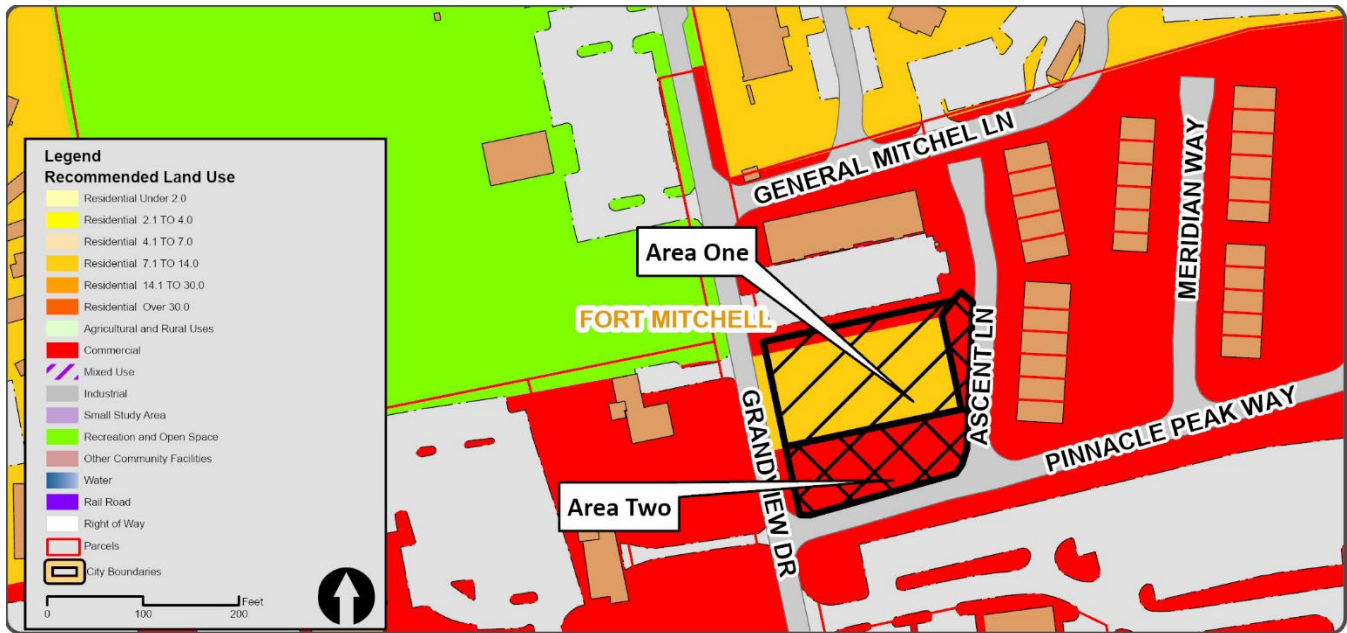
- b. The *Income-Aligned Housing Implementation Strategies and Action Plan* translates the Comprehensive Plan's housing recommendations into five benchmarks: annual housing production, the share of new housing located near jobs and infrastructure, the share of new units that are studios, one-, or two-bedroom homes, and whether median- and moderate-income households can afford the typical home and rent. The proposal's performance against each is summarized in the table below

Benchmark	Target / Update Frequency	Helps Meet Target (Y/N)	Basis
<i>Annual housing production</i>	<i>550/Annual</i>	<i>Y</i>	<i>Six new units</i>
<i>Share of new housing located near jobs and infrastructure</i>	<i>50% Annual</i>	<i>Y</i>	<i>The site parcels score 3.0 to 4.0 on the housing suitability index, above the plan's 2.5 threshold</i>
<i>Share of new housing units that are studios, 1-, or 2-bedrooms</i>	<i>60% Annual</i>	<i>N</i>	<i>All six units are three bedrooms with an optional fourth, so none count toward this benchmark. However, three to four bedroom units are consistent with demand at this price tier.</i>
<i>Median income households can afford typical home price</i>	<i>Yes/Monthly</i>	<i>N</i>	<i>The applicant estimates \$425,000 to \$500,000 per unit</i>
<i>Moderate income households can afford typical rent</i>	<i>Yes/Monthly</i>	<i>N/A</i>	<i>The units are for sale.</i>

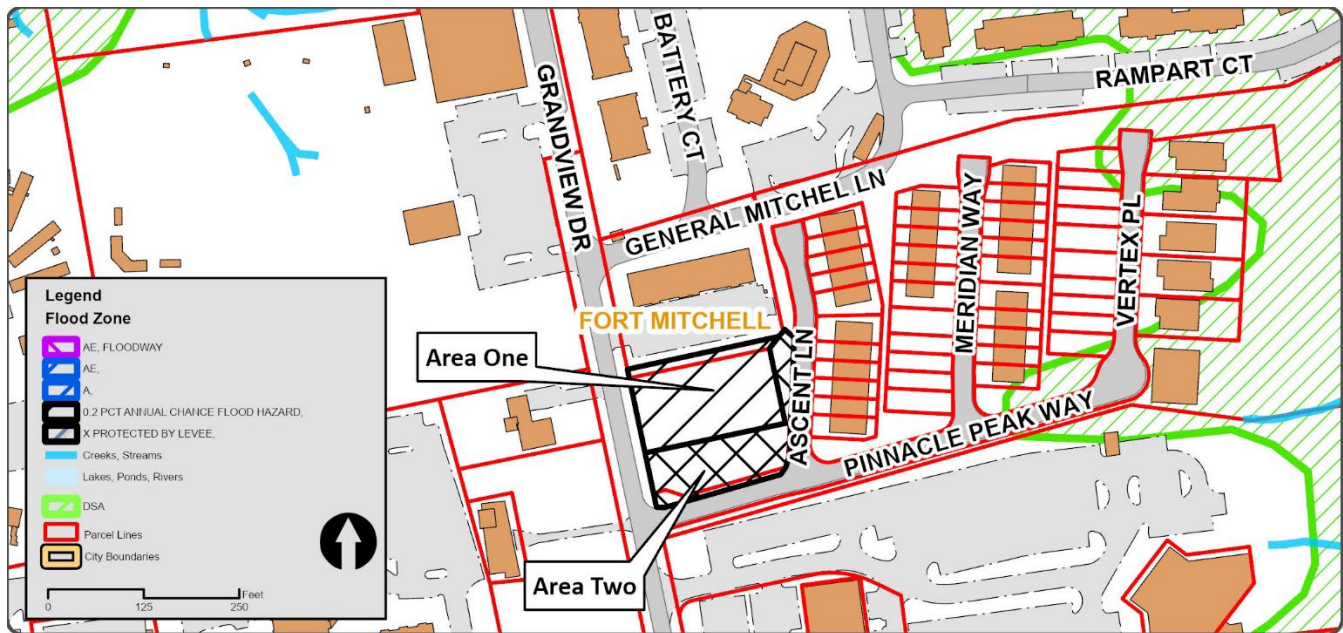
Staff findings: The proposed development allows for the creation of a variety of housing types and allows for infill of an existing vacant lot. The map amendment and amended concept development plan serve as a natural extension of the existing PUD development.

3. **Recommended Land Use**

	DESCRIPTION
CURRENT	Commercial and residential 7.1-14.0 du/na
NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial and recreation and open space



a. The site contains no DSA area or blue line streams.



Staff findings: The proposed development is consistent with the Recommended Land Use Map. The majority of the property identified as Area One is recommended for a residential density of 7.1 to 14.0 du/na. The four proposed attached single-family residences on the 0.49 acres of the requested map amendment have a residential density of 8.1 du/na and the six total proposed residences on the total 0.85 acres have a density of 7.1 du/na. Area Two which is part of the existing PUD is recommended as commercial but the surrounding area including the approved PUD has already developed as residential.

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 and Concept Development Plan to the Fort Mitchell Zoning Ordinance (1) changing the described area from BP (Business Park) Zone to PUD (Planned Unit Development) Zone, and (2) a revised Concept Development Plan for a portion of an existing PUD Zone which includes an addition to an existing PUD for six rear entry attached single-family residential dwellings fronting Grandview Drive. The total PUD area will be 12.85 acres, have 54 dwelling units, and 48 percent open space (a net density of 4.78 dwelling units per net acre).

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

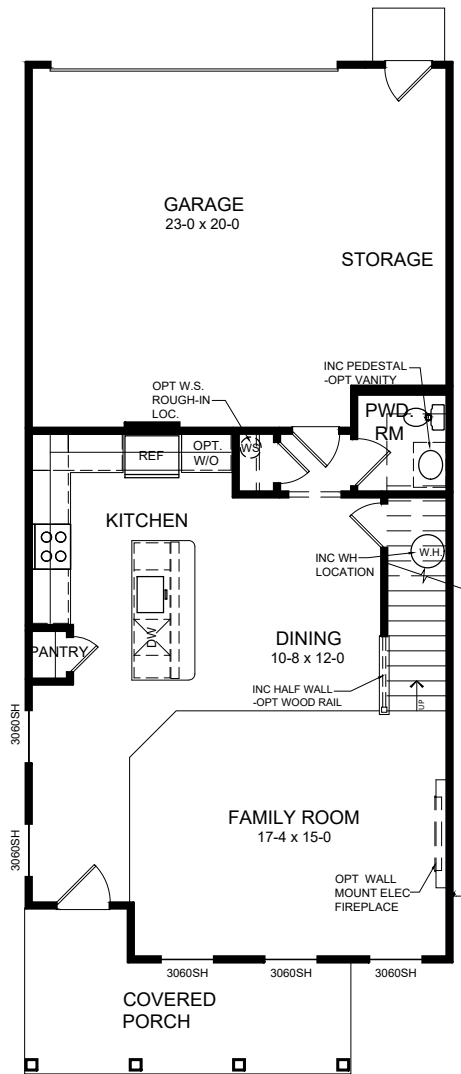
1. The proposed map amendment and revised concept development plan are a logical extension of the existing PUD and are generally in agreement with the adopted comprehensive plan.
 - a. The proposed density is consistent with the Recommended Land Use Map on the specific area in question.
 - b. The revised Concept Development Plan includes areas identified as commercial, however the PUD has already developed as single-family attached residential. The *Income-Aligned Housing Implementation Strategies and Action Plan* identifies the area as being suitable for new housing due to its location near jobs and infrastructure..

ADDITIONAL INFORMATION

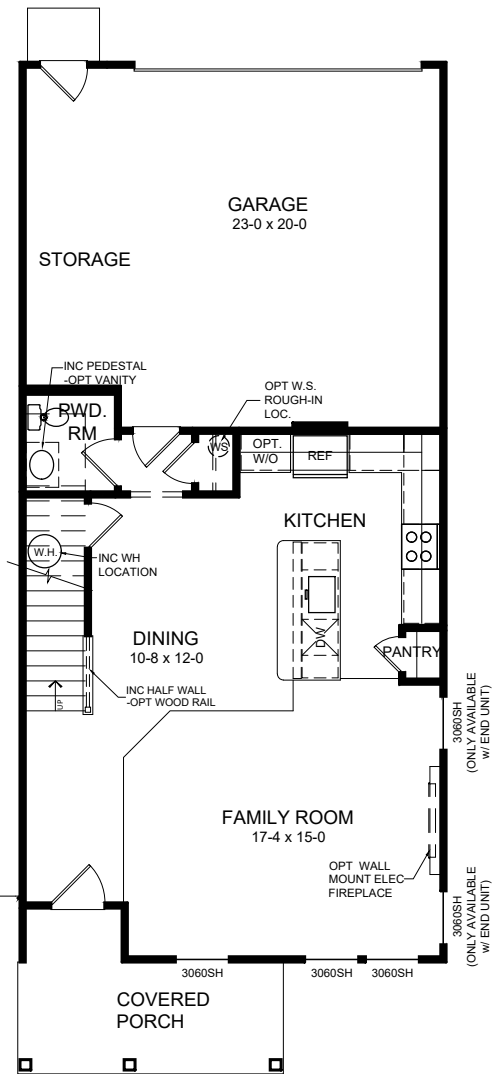
1. While not required on the Concept Development Plan, if approved, the following information is required with future permits or Final Development Plans:
 - a. Section 8.06 sets requirements for storm water management including downspouts, drains, and sump pumps and encourages low impact design strategies. Additional details will need to be submitted as well as compliance with SD1.
 - b. 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.

INCLUDED FIRST FLOOR DESIGN

INC 9-FT FIRST FLOOR CEILING HEIGHT
APPROX. 696 FIRST FLR SF / 1853 TOTAL SF



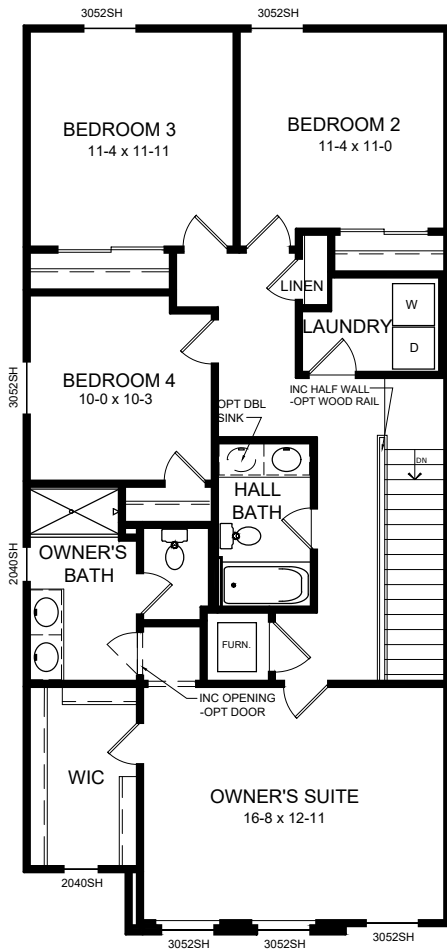
INC LEFT END UNIT 1ST FLOOR PLAN
(SHOWN w/ INC MODERN FARMHOUSE EXTERIOR DESIGN 'A1'
FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)



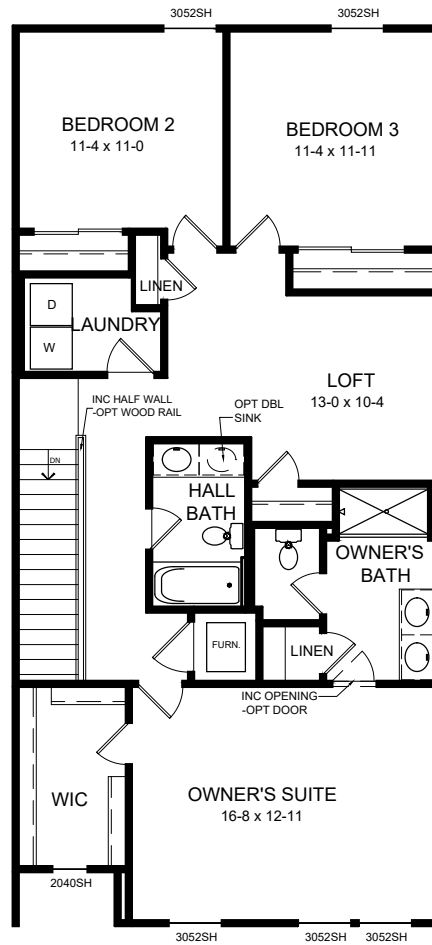
INC RIGHT END OR INTERIOR UNIT 1ST FLOOR PLAN
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FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)

INCLUDED SECOND FLOOR DESIGN

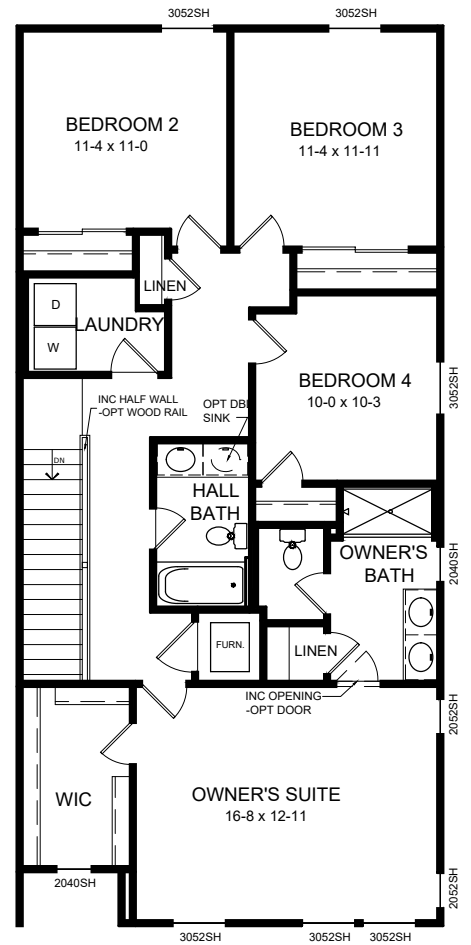
INC 8-FT FIRST FLOOR CEILING HEIGHT
APPROX. 1157 SECOND FLR SF



INC LEFT END UNIT 2ND FLOOR PLAN
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FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)



INC INTERIOR UNIT 2ND FLOOR PLAN
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FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)



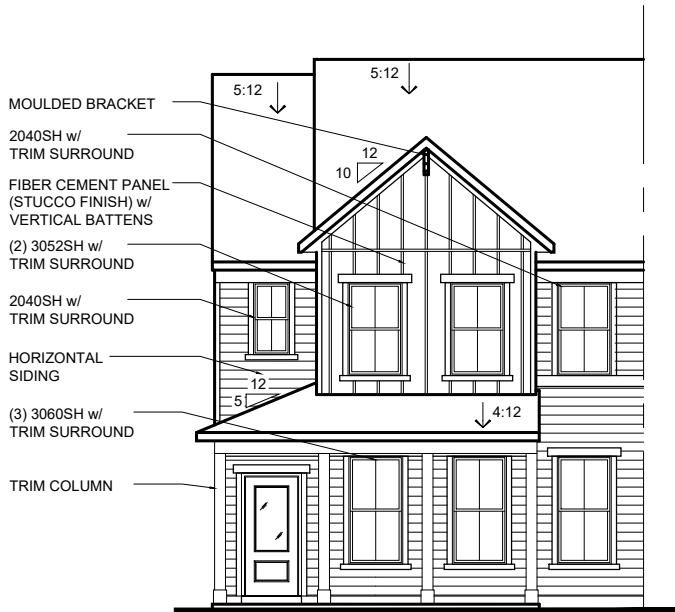
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(SHOWN w/ INC MODERN FARMHOUSE EXTERIOR DESIGN 'A2'
FRONT WINDOW LOCATIONS VARY PER EXTERIOR DESIGN)

INC MODERN FARMHOUSE | EXTERIOR DESIGN

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AVAILABLE w/ OPT CULTURED STONE VENEER
or OPT BRICK VENEER- SEE 2.4

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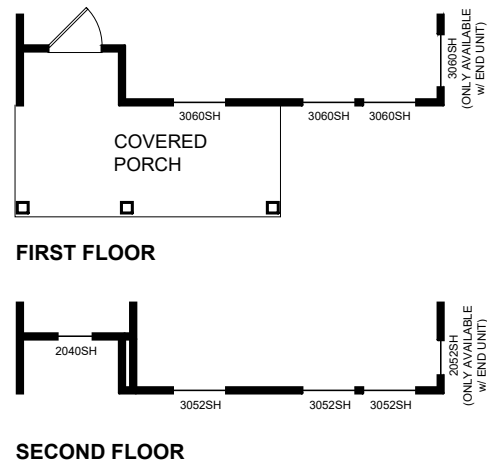
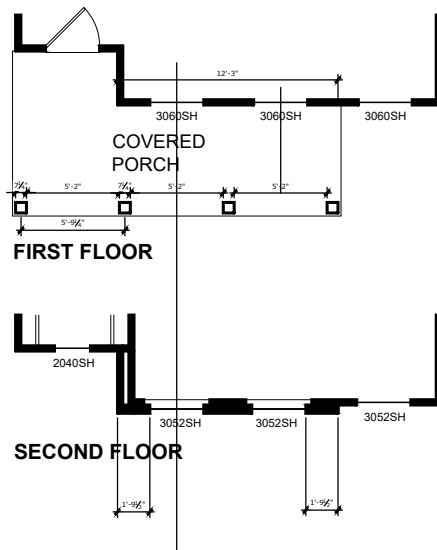
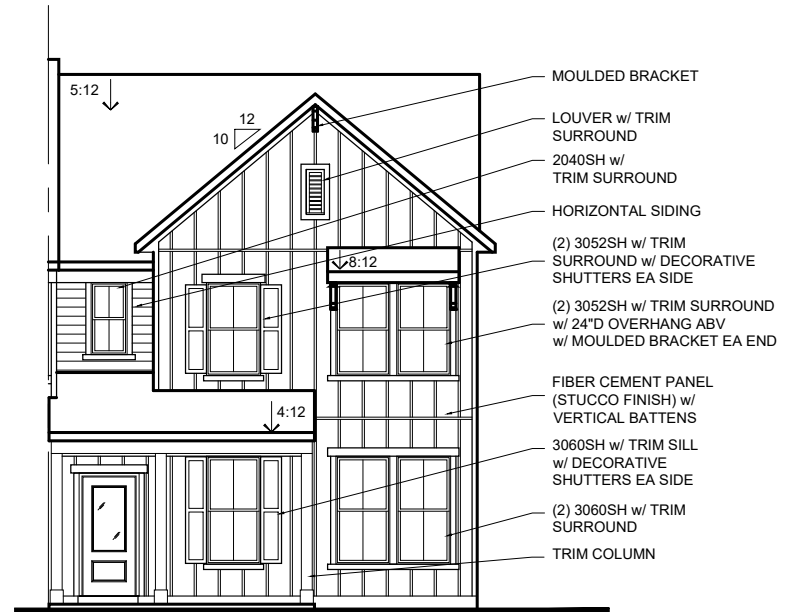
LEFT END UNIT ONLY



EXTERIOR DESIGN ' A2 '

INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)

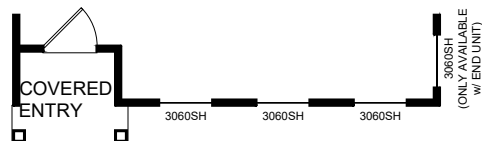
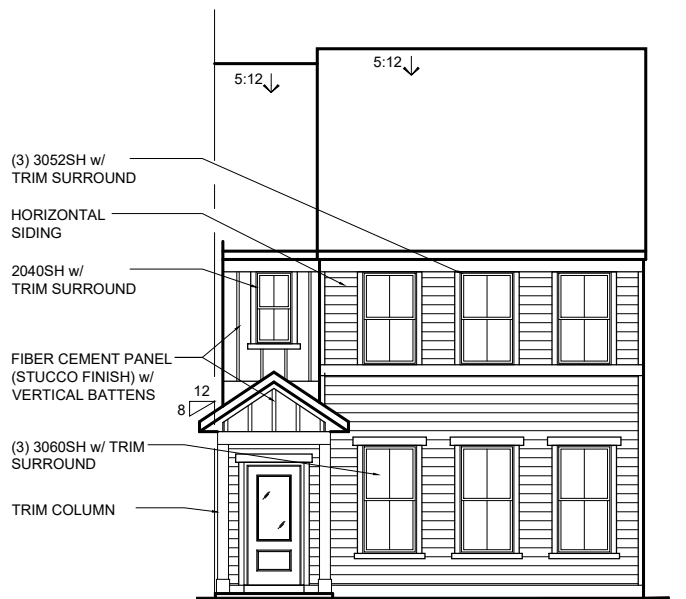


INC MODERN FARMHOUSE | EXTERIOR DESIGN

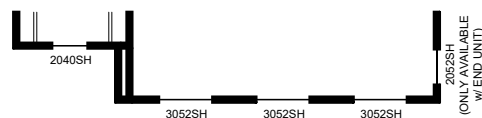
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or OPT BRICK VENEER- SEE 2.4

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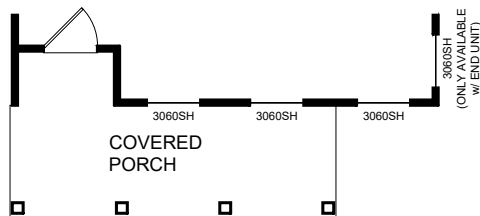
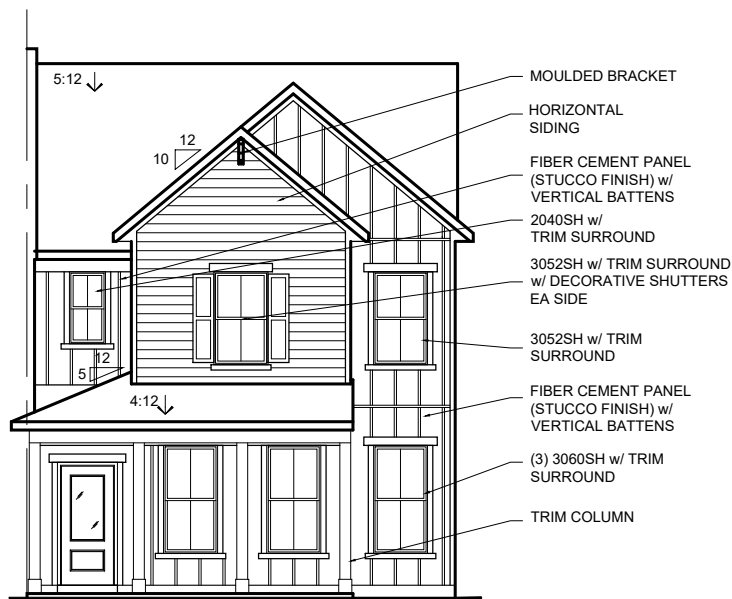
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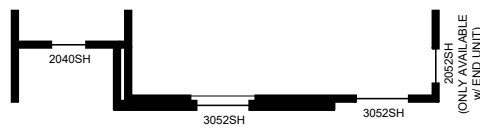
SECOND FLOOR

EXTERIOR DESIGN ' A4 '
INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)



FIRST FLOOR



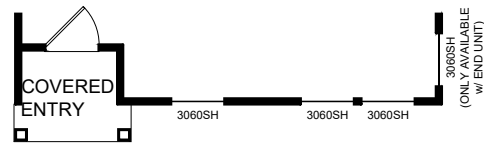
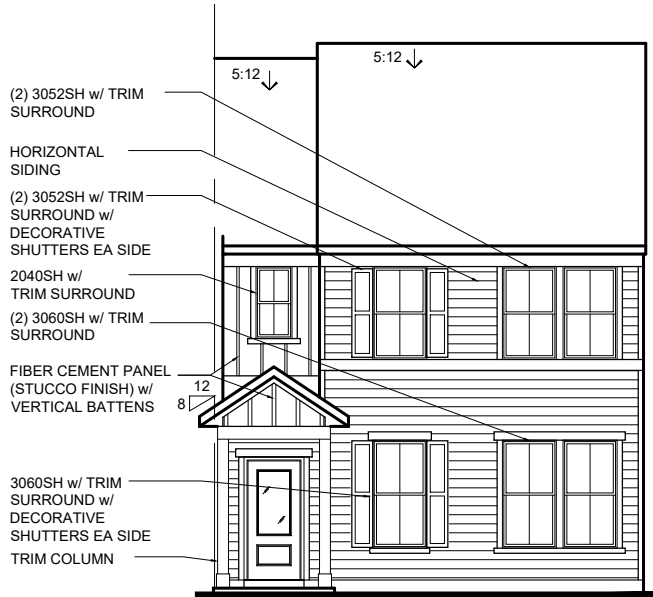
SECOND FLOOR

INC MODERN FARMHOUSE | EXTERIOR DESIGN

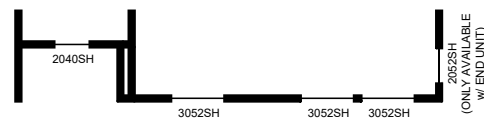
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or OPT BRICK VENEER- SEE 2.4

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INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)

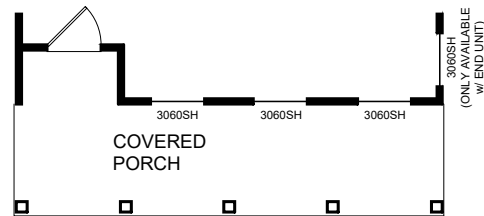
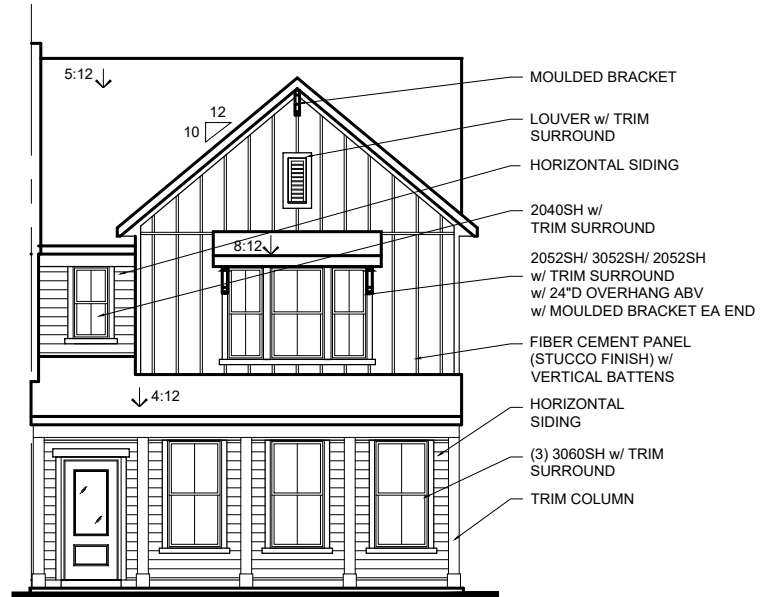


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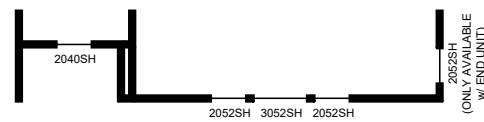


SECOND FLOOR

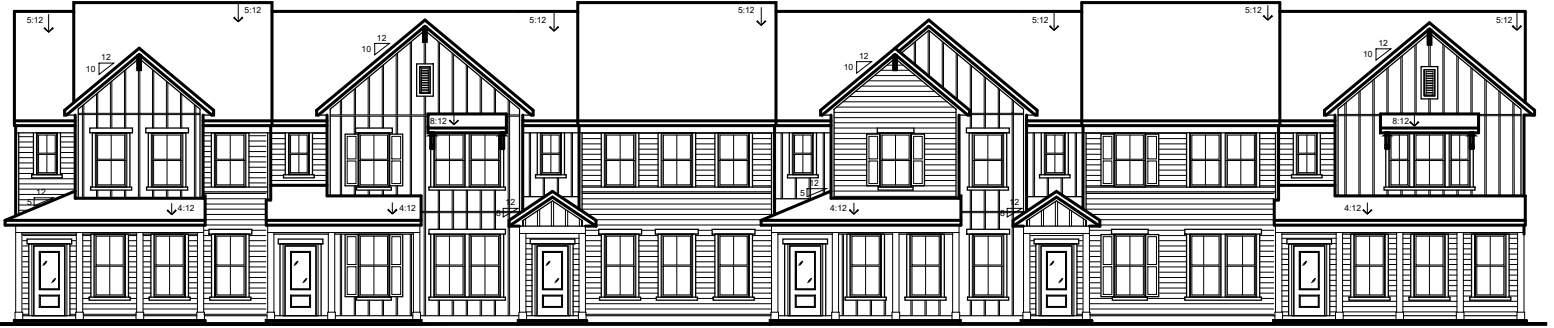
EXTERIOR DESIGN ' A6 '
RIGHT END UNIT ONLY



FIRST FLOOR



SECOND FLOOR



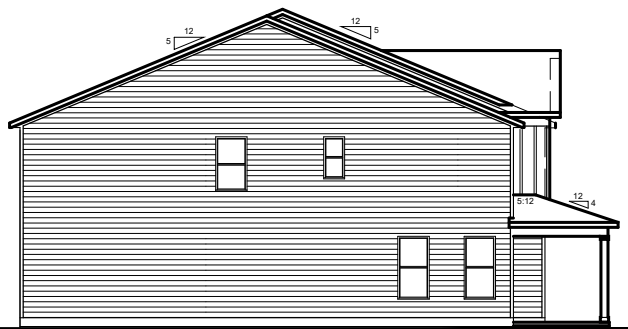
w/ INC SIDING



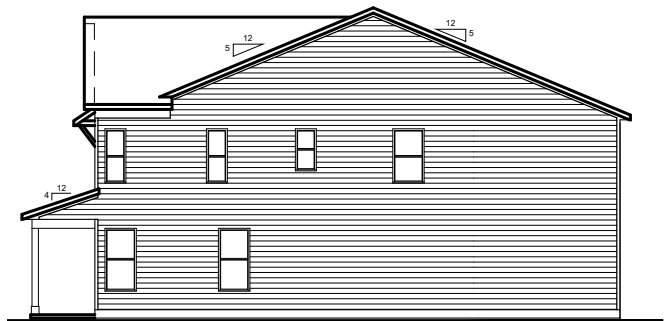
w/ OPT CULTURED STONE VENEER



w/ OPT BRICK VENEER



LEFT SIDE ELEVATION



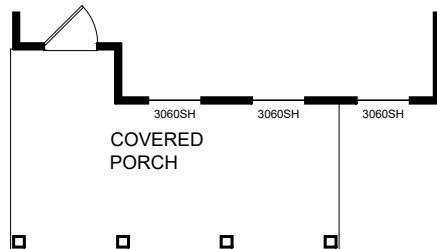
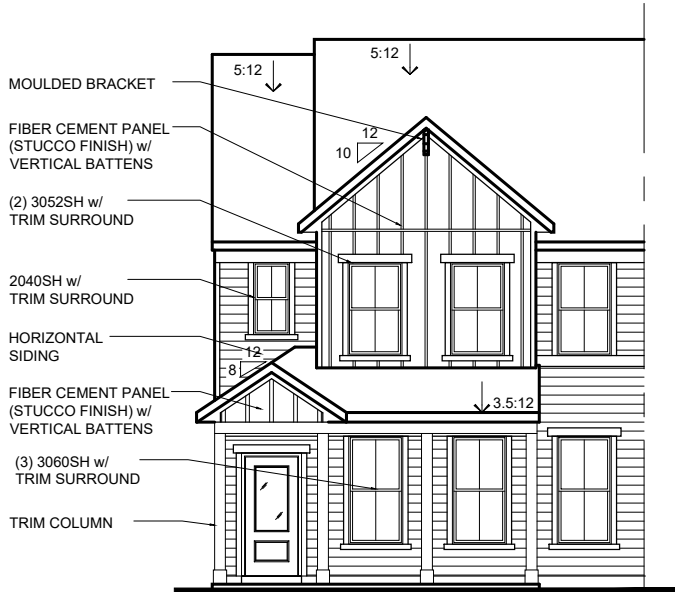
RIGHT SIDE ELEVATION

OPT AMERICAN FARMHOUSE | EXTERIOR DESIGN

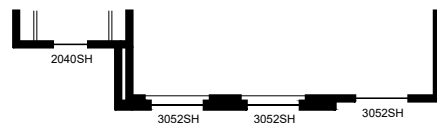
SHOWN w/ INC SIDING
 AVAILABLE w/ OPT CULTURED STONE VENEER
 or OPT BRICK VENEER- SEE 2.8

EXTERIOR DESIGN ' B1 '

LEFT END UNIT ONLY



FIRST FLOOR

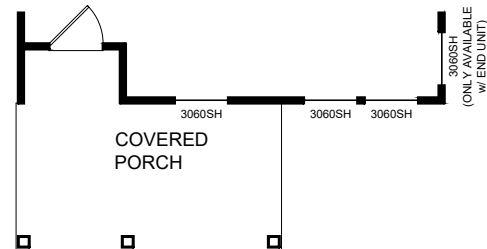
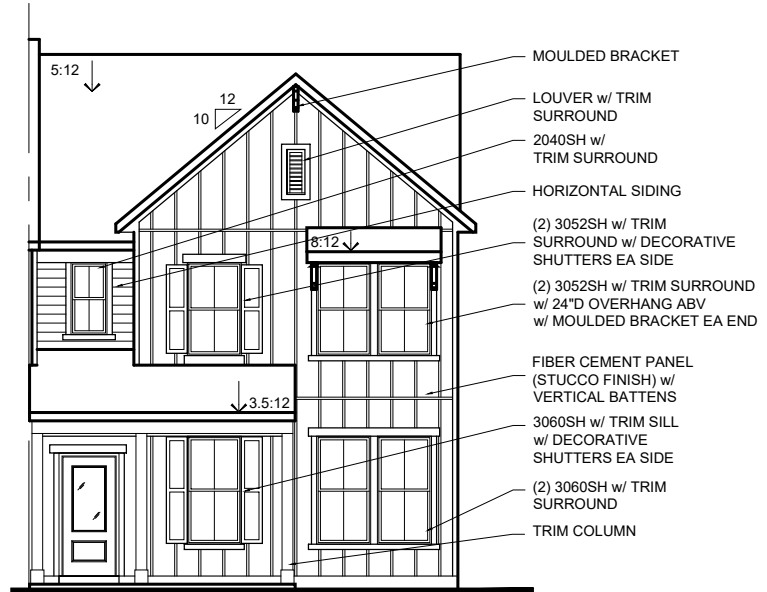


SECOND FLOOR

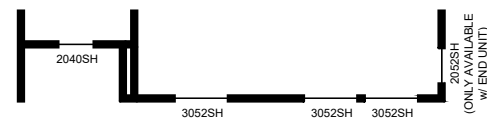
EXTERIOR DESIGN ' B2 '

INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)



FIRST FLOOR



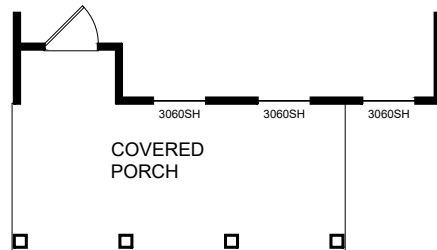
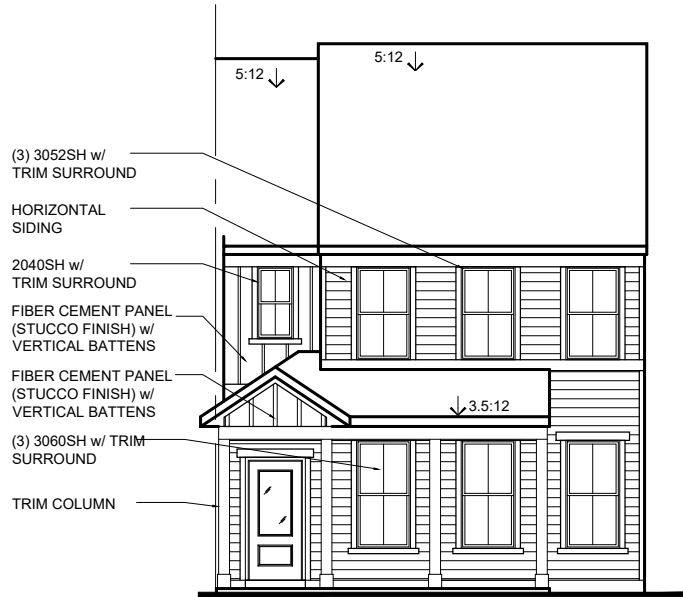
SECOND FLOOR

OPT AMERICAN FARMHOUSE | EXTERIOR DESIGN

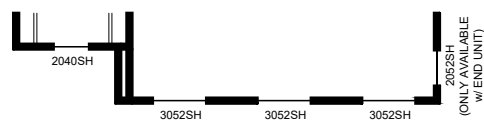
SHOWN w/ INC SIDING
AVAILABLE w/ OPT CULTURED STONE VENEER
or OPT BRICK VENEER- SEE 2.8

EXTERIOR DESIGN ' B3 '
INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)



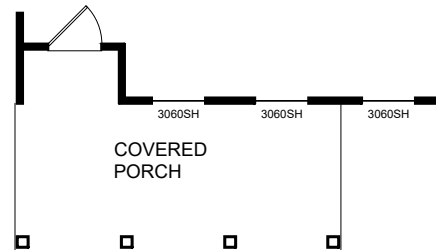
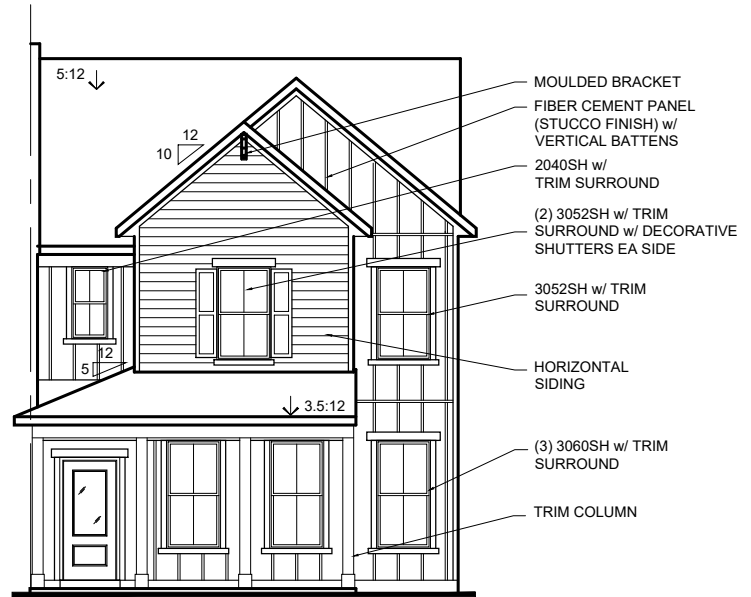
FIRST FLOOR



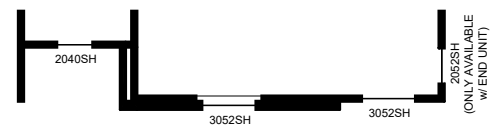
SECOND FLOOR

EXTERIOR DESIGN ' B4 '
INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)



FIRST FLOOR



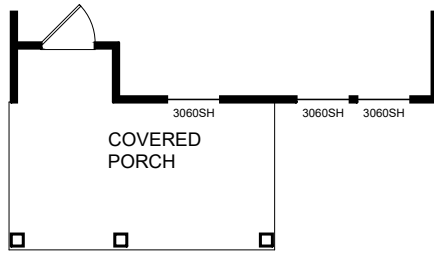
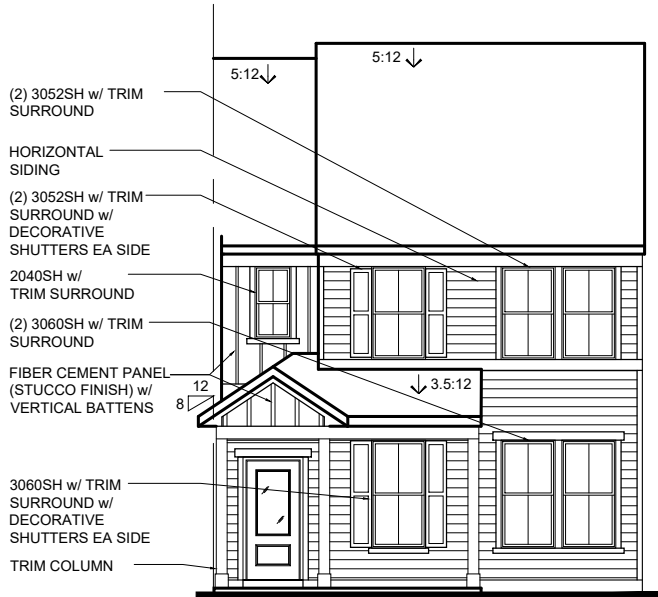
SECOND FLOOR

OPT AMERICAN FARMHOUSE | EXTERIOR DESIGN

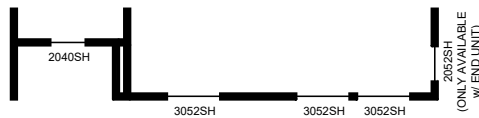
SHOWN w/ INC SIDING
AVAILABLE w/ OPT CULTURED STONE VENEER
or OPT BRICK VENEER- SEE 2.8

EXTERIOR DESIGN ' B5 '
INTERIOR or RIGHT END UNIT

(SHOWN AS END UNIT)

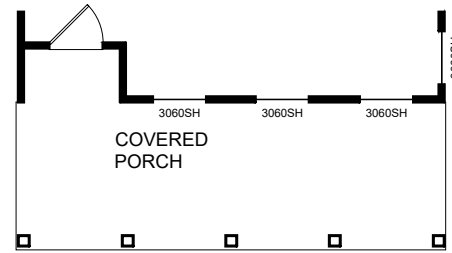
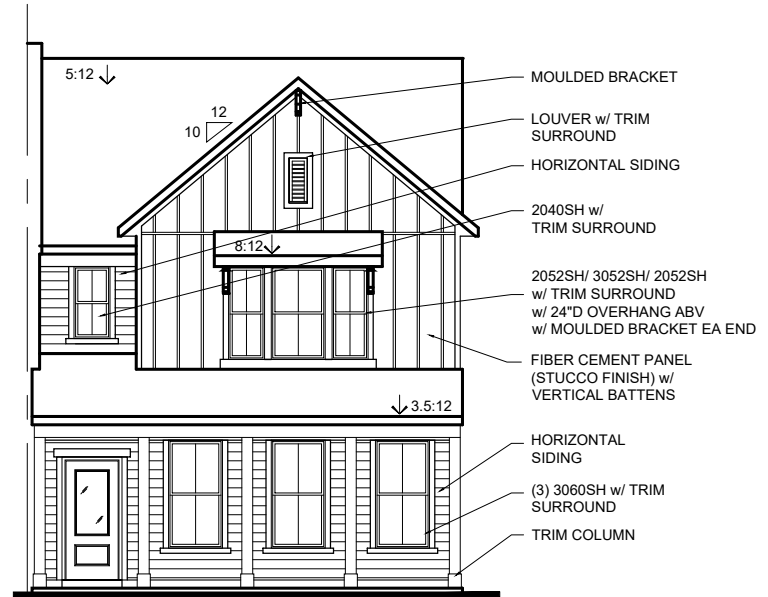


FIRST FLOOR

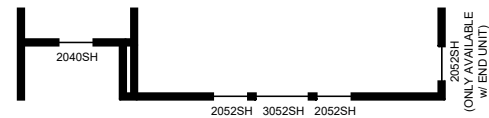


SECOND FLOOR

EXTERIOR DESIGN ' B6 '
RIGHT END UNIT ONLY



FIRST FLOOR



SECOND FLOOR



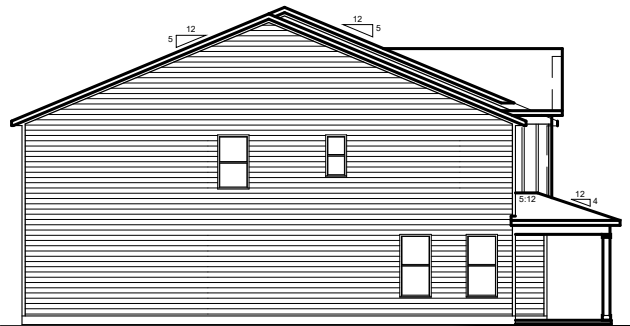
w/ INC SIDING



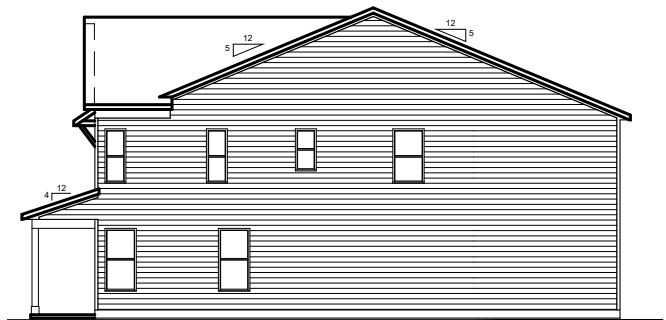
w/ OPT CULTURED STONE VENEER



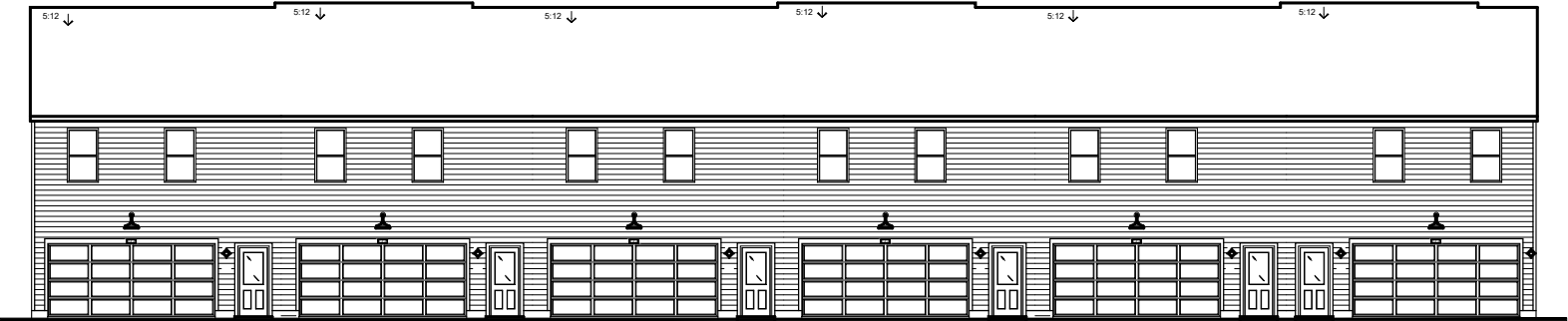
w/ OPT BRICK VENEER



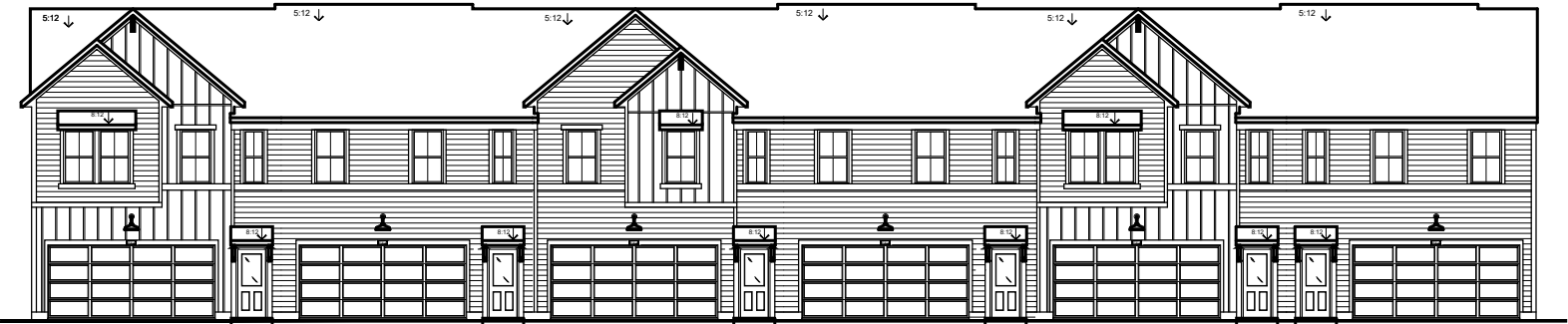
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



INC REAR ELEVATION



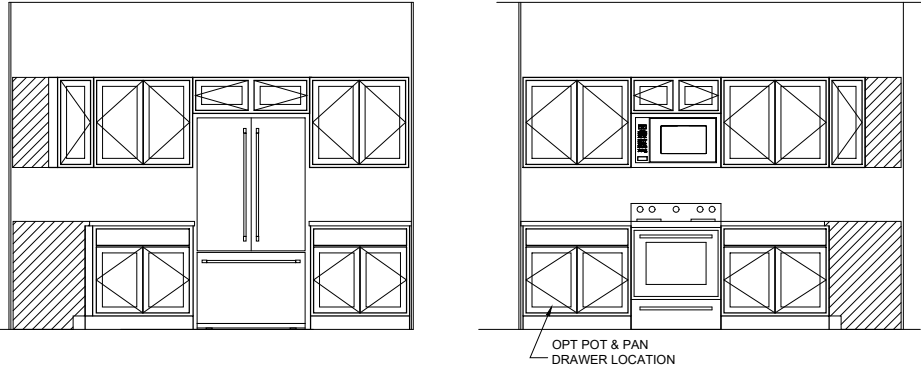
OPT HIGH IMPACT REAR ELEVATION



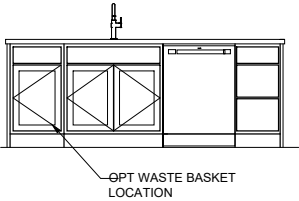
SECOND FLOOR

KITCHEN CABINET OPTIONS

INCLUDED LAYOUT w/ INC 30" WALL CABINETS
(INCLUDES OPENINGS FOR 30" RANGE, REF & OPT MW OVER RANGE)

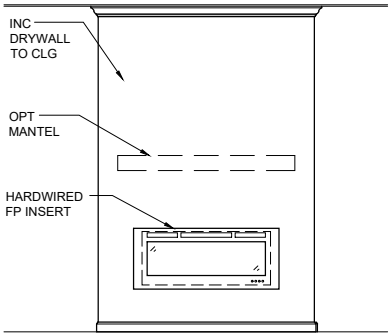


INC KITCHEN ISLAND



OPT. WALL MOUNT ELECTRIC FIREPLACE

w/ INC DRYWALL TO CEILING



From: [Greg Berling](#)
To: [Cody Sheets](#); [Mike Willenbrink](#)
Cc: [Jennifer Riede](#); [Andy Videkovich](#); [Patrick Denbow](#)
Subject: RE: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan
Date: Thursday, September 10, 2026 5:34:15 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Sonder Elevations.pdf](#)
[24-050 Sonder \(2\).pdf](#)

Cody,

Yes, I've been talking to the owner of 260 Grandview about purchasing the 13' strip. I hadn't finalized the terms with them by the time we had the preapplication meeting so kept it off of the plan. 260 Grandview is the same company I purchased the main parcel from that I'm developing now. I'll have an owners authorization signed by them once the owner gets back from vacation.

Trash collection will be with individual trash cans the same as the rest of the community. These owners will have to roll their cans to the sidewalk on Ascent Ln next to the private drive entrance.

See attached elevations. The area adjacent to the garage doors is the pad for the rear entry door.

Elevations attached.

These are set up as 3 bedrooms with a loft and an option to replace the loft with a 4th bedroom. I don't know the exact list price Fischer will put on them but expect it will be between \$425k to \$500k.

Thank you,

Greg Berling
Berling Investments, LLC
3333 Madison Pk Suite C
Ft. Wright, KY 41017
859-250-8285



From: Cody Sheets <csheets@pdksc.org>

Sent: Thursday, September 10, 2026 4:02 PM

To: Mike Willenbrink <mikewillenbrink@bayerbecker.com>; Greg Berling <gberling@cbman.com>

Cc: Jennifer Riede <jenniferriede@bayerbecker.com>; Andy Videkovich <avidekovich@pdskc.org>

Subject: RE: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan

Good Afternoon,

Thanks for getting those back so quickly. A few other questions arose in our staff meeting discussing this project that we were hoping to have addressed.

- In the plans submitted for the preapplication it did not include the additional 13 foot area to the north of the existing parcel. Is there a purchase agreement or has there been conversation with that property owner regarding the transfer and/or consolidation of this area?
- What is the plan for trash pick up for these new homes? Will there be a pad or dumpster where the trash will be collected and if so, where will that be located?
- What are the areas that jut out adjacent to the driveways? Are these porches or rear access points?
- Are any elevations available currently? If not that is fine.
- Do you have bedroom counts and estimated price points per unit?

Please note that I will be out of the office tomorrow (9/11) so feel free to share your answers with [Patrick Denbow](#), our Senior Planner, as well.

Let me know if you have any questions.

From: Mike Willenbrink <mikewillenbrink@bayerbecker.com>

Sent: Thursday, September 10, 2026 10:37 AM

To: Cody Sheets <csheets@pdskc.org>; gberling@cbman.com

Cc: Jennifer Riede <jenniferriede@bayerbecker.com>

Subject: RE: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan

Morning Cody:

The attached revised plan corrects the typo, thanks.

Mike

Mike Willenbrink, PE LEED AP
Principal

D: 859-415-1614

E: mikewillenbrink@bayerbecker.com

From: Cody Sheets <csheets@pdksc.org>

Sent: Thursday, September 10, 2026 9:43 AM

To: gberling@cbman.com

Cc: Mike Willenbrink <mikewillenbrink@bayerbecker.com>

Subject: PC-26-0009-MA 252 and 260 Grandview Dr Map Amendment and Revised Concept Plan

Good Morning,

I am working on your Map Amendment and Revised Concept Development Plan for The Pinnacle of Fort Mitchell. Please note that there is a minor issue on the preliminary plat which I've included screenshots of. The Site Data describes Phase 2 as 6+/- Single Family – rear entry detached housing but the Phase 2 lots are described as attached housing and the site plan appears to show attached housing.

Can you please fix this on the preliminary plat?

I'll let you know if I have any additional questions.

Thanks

SITE DATA

- a. TOTAL ACREAGE: 12.85± ACRES (PHASE 1 & 2)
12.36 ± (PHASE 1)
0.49 ± (PHASE 2)
- b. CURRENT ZONING: PHASE 2 - BP (BUSINESS PARK) & PHASE 1- PUD (FORMERLY R1D/RCD)
PROPOSED ZONING: PHASE 2 - PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE: RESIDENTIAL
- c. EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AS REQUIRED, OR AS SHOWN:
SANITARY SEWER = 20' (SD1) & STORM SEWER = PER SD1 STANDARDS
WATERMAIN = 20' (NKWD) & UTILITY EASEMENT = 15' (DUKE ENERGY)
- d. EXISTING GRADING SHOWN.
- e. RESIDENTIAL
TOTAL ACREAGE: 12.85± ACRES (11.29 AC + 1.56 AC OF R/W & ESMT ACCESS)
MAXIMUM ALLOWABLE DENSITY PUD: 4.8 DU/AC (FORMERLY R1D/RCD)
5± PATIO HOME (PH) PH 1 LOTS - DETACHED HOUSING (53± TYPICAL LOT WIDTH)
43± TOWNHOME (TH) PH1 LOTS - ATTACHED HOUSING (24± TYPICAL LOT WIDTH)
6± SINGLE FAMILY (SF) PH2 LOTS - REAR ENTRY DETACHED HOUSING (24± TYPICAL LOT WIDTH)
TOTAL # DWELLING UNITS: 54± HOUSING UNITS

PHASE 2 LOTS

PROPOSED HEIGHT, YARD, AND SETBACKS TO BE APPROVED WITH THE PLAN INCLUDE:

SMALLEST LOT: 3,000 SF±

MIN. LOT WIDTH AT BUILDING SETBACK LINE=24' ATTACHED

MIN. FRONT YARD DEPTH= 20' ATTACHED

MIN. SIDE YARD WIDTH= 0' ATTACHED

MIN. REAR YARD=5' ATTACHED

MAX. BUILDING HEIGHT=35' ATTACHED

Cody Sheets, AICP

Principal Planner

Planning and Development Services of Kenton County

1840 Simon Kenton Way, Suite 3400

Covington, KY 41011-3693



[859-392-7056](tel:859-392-7056) | pdskc.org

NOTE: All content in this email may be subject to open records request and become public information. Also, this message and any files attached to it are intended for the sole use of the person to whom it's addressed.
Thank You.

[THIS EMAIL IS FROM AN EXTERNAL SOURCE]

[THIS EMAIL IS FROM AN EXTERNAL SOURCE]

TO: Planning and Development Services & Northern Kentucky Planning Commission

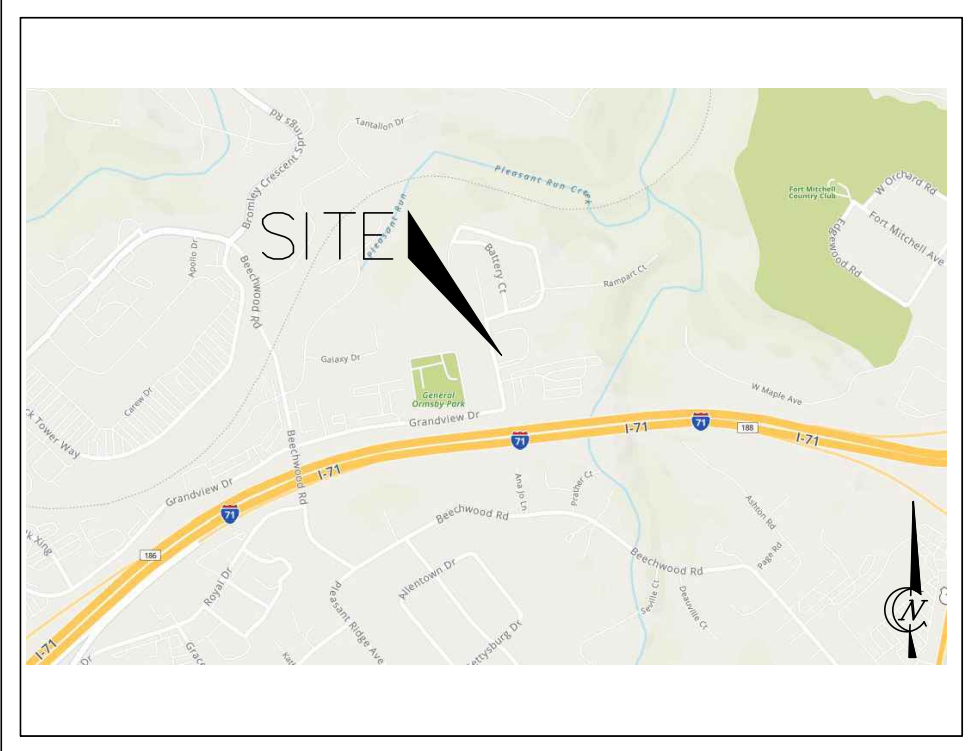
Plan submission for 260 Grandview Dr Ft. Mitchell, KY

I Mike Kegley of 260 Grandview, LLC authorize Greg Berling with Fort Summit, LLC to submit a Map Amendment/zone change application for an approximately 0.06 acre portion of the property, PIDN 027-20-06-001.00

Thank you,

A handwritten signature in blue ink, reading "Mike J. Kegley" with a small "ms." or similar mark at the end, written over a horizontal line.

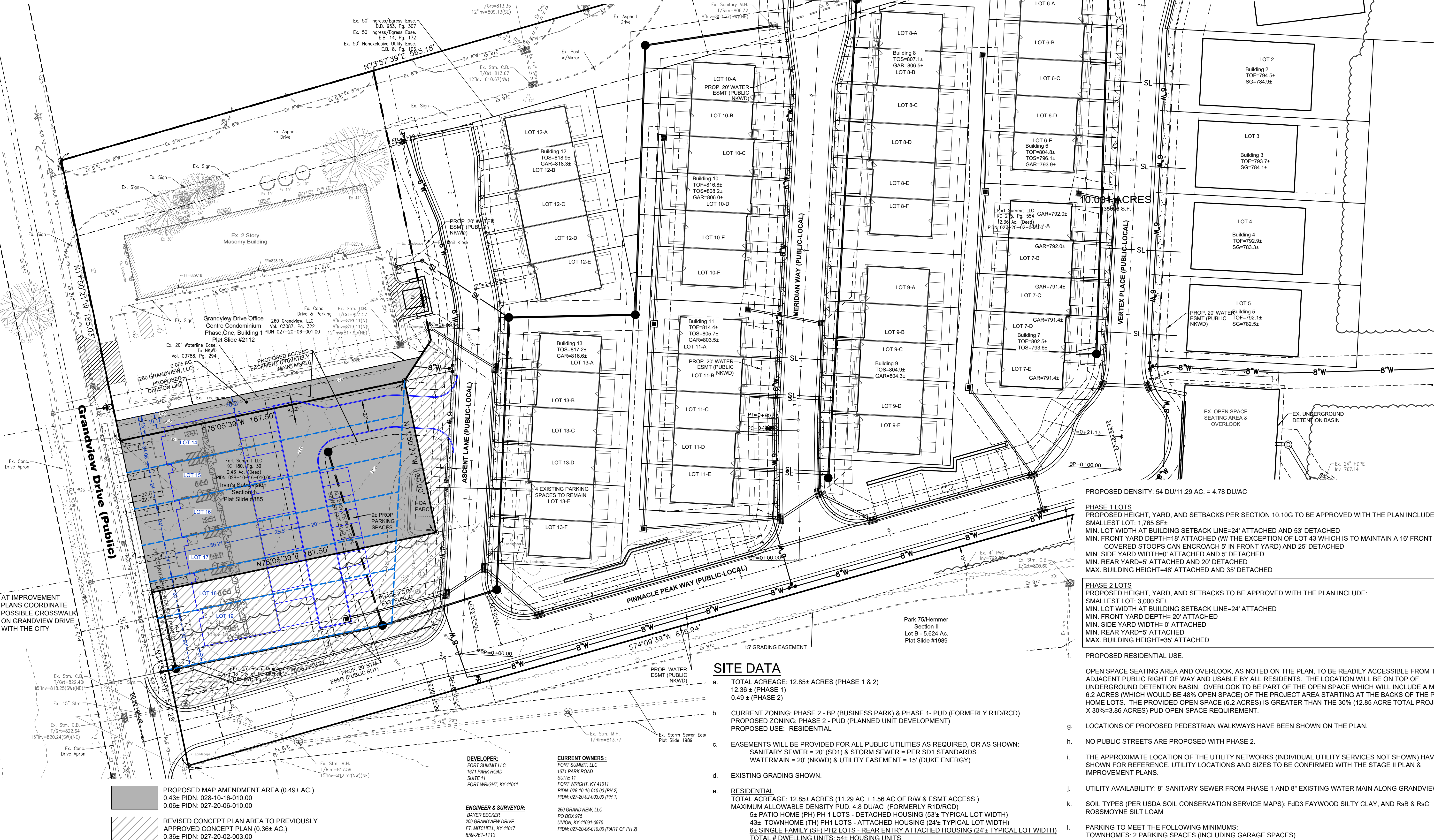
Mike Kegley



VICINITY MAP - NTS

GENERAL NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND THE FORT MITCHELL ZONING ORDINANCE.
- PRIOR TO ANY EARTHWORK ACTIVITY, EROSION CONTROL DEVICES WILL BE INSTALLED. AN EROSION CONTROL PLAN WILL BE PROVIDED WITH THE IMPROVEMENT PLANS TO MEET THE REQUIREMENTS OF SD1.
- ALL STORM SEWER AND STORM WATER DETENTION BASINS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE KENTON COUNTY SUBDIVISION REGULATIONS AND SANITATION DISTRICT #1.
- DISCHARGE OF ROOF DOWNSPOUTS, FOOTING, FOUNDATION DRAINS, AND SUMP PUMPS MAY BE DISCHARGED DIRECTLY TO A PUBLIC STORM SEWER SYSTEM PROVIDED THAT THEY ARE DIRECTED TO THE PROPOSED DETENTION BASIN. IF CONNECTED TO PUBLIC STORM SEWER PIPE, (12" SIZE OR GREATER) CONNECTION TO BE A TEE WITH PRIVATE STORM SEWER STUBBED FOR FUTURE EXTENSION BY HOME BUILDER.
- ALL SANITARY SEWER SHALL BE PUBLIC AND MAINTAINED BY THE SANITATION DISTRICT #1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN CONFORMANCE WITH THE "RULES AND REGULATION OF THE SANITATION DISTRICT #1".
- ALL WATERMAIN SHALL BE PUBLIC AND MAINTAINED BY "NORTHERN KENTUCKY WATER DISTRICT STANDARDS AND SPECIFICATIONS FOR WATERMAIN CONSTRUCTION".
- ALL PROPOSED INTERNAL UTILITIES SHALL BE UNDERGROUND. JOINT TRENCH (GAS, TELEPHONE, ELECTRIC, & CABLE SERVICES) TO BE DESIGNED BY DUKE ENERGY IN CONJUNCTION WITH IMPROVEMENT PLANS.
- GRADING AND CLEARING LIMITS AND ANY UTILITY LAYOUT SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION BASED ON COMPLETION OF STAGE II PLAN.
- THE PROPOSED TOWNHOMES TO BE PLATTED ON INDIVIDUAL LOTS.



SITE DATA

- TOTAL ACRES: 12.85± ACRES (PHASE 1 & 2)
12.36 ± (PHASE 1)
0.49 ± (PHASE 2)
- CURRENT ZONING: PHASE 2 - BP (BUSINESS PARK) & PHASE 1- PUD (FORMERLY R1D/RCD)
PROPOSED ZONING: PHASE 2 - PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE: RESIDENTIAL
- EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC UTILITIES AS REQUIRED, OR AS SHOWN:
SANITARY SEWER = 20" (SD1) & STORM SEWER = PER SD1 STANDARDS
WATERMAIN = 20" (NKWD) & UTILITY EASEMENT = 15' (DUKE ENERGY)
- EXISTING GRADING SHOWN.
- RESIDENTIAL
TOTAL ACRES: 12.85± ACRES (11.29 AC + 1.56 AC OF R/W & ESMT ACCESS)
MAXIMUM ALLOWABLE DENSITY PUD: 4.8 DU/AC (FORMERLY R1D/RCD)
5± PATIO HOME (PH) PH 1 LOTS - DETACHED HOUSING (53± TYPICAL LOT WIDTH)
43± TOWNHOME (TH) PH1 LOTS - ATTACHED HOUSING (24± TYPICAL LOT WIDTH)
6± SINGLE FAMILY (SF) PH2 LOTS - REAR ENTRY ATTACHED HOUSING (24± TYPICAL LOT WIDTH)
TOTAL # DWELLING UNITS: 54± HOUSING UNITS

PROPOSED DENSITY: 54 DU/11.29 AC. = 4.78 DU/AC

PHASE 1 LOTS
PROPOSED HEIGHT, YARD, AND SETBACKS PER SECTION 10.10G TO BE APPROVED WITH THE PLAN INCLUDE:
SMALLEST LOT: 1,765 SF±
MIN. LOT WIDTH AT BUILDING SETBACK LINE=24' ATTACHED AND 53' DETACHED
MIN. FRONT YARD DETACHED (W/ THE EXCEPTION OF LOT 43 WHICH IS TO MAINTAIN A 16' FRONT YARD.
COVERED STOOPS CAN ENCROACH 5' IN FRONT YARD) AND 25' DETACHED
MIN. SIDE YARD WIDTH=0' ATTACHED AND 5' DETACHED
MIN. REAR YARD=5' ATTACHED AND 20' DETACHED
MAX. BUILDING HEIGHT=48' ATTACHED AND 35' DETACHED

PHASE 2 LOTS
PROPOSED HEIGHT, YARD, AND SETBACKS TO BE APPROVED WITH THE PLAN INCLUDE:
SMALLEST LOT: 3,000 SF±
MIN. LOT WIDTH AT BUILDING SETBACK LINE=24' ATTACHED
MIN. FRONT YARD DETACHED (W/ THE EXCEPTION OF LOT 43 WHICH IS TO MAINTAIN A 16' FRONT YARD.
COVERED STOOPS CAN ENCROACH 5' IN FRONT YARD) AND 25' DETACHED
MIN. SIDE YARD WIDTH= 0' ATTACHED
MIN. REAR YARD=5' ATTACHED
MAX. BUILDING HEIGHT=35' ATTACHED

PROPOSED RESIDENTIAL USE.

OPEN SPACE SEATING AREA AND OVERLOOK, AS NOTED ON THE PLAN, TO BE READILY ACCESSIBLE FROM THE ADJACENT PUBLIC RIGHT OF WAY AND USABLE BY ALL RESIDENTS. THE LOCATION WILL BE ON TOP OF UNDERGROUND DETENTION BASIN. OVERLOOK TO BE PART OF THE OPEN SPACE WHICH WILL INCLUDE A MINIMUM OF 6.2 ACRES (WHICH WOULD BE 48% OPEN SPACE) OF THE PROJECT AREA STARTING AT THE BACKS OF THE PATIO HOME LOTS. THE PROVIDED OPEN SPACE (6.2 ACRES) IS GREATER THAN THE 30% (12.85 ACRE TOTAL PROJECT AREA X 30%=3.86 ACRES) PUD OPEN SPACE REQUIREMENT.

LOCATIONS OF PROPOSED PEDESTRIAN WALKWAYS HAVE BEEN SHOWN ON THE PLAN.

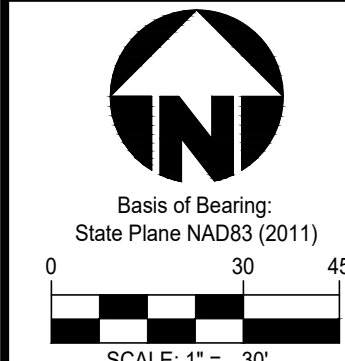
NO PUBLIC STREETS ARE PROPOSED WITH PHASE 2.

THE APPROXIMATE LOCATION OF THE UTILITY NETWORKS (INDIVIDUAL UTILITY SERVICES NOT SHOWN) HAVE BEEN SHOWN FOR REFERENCE. UTILITY LOCATIONS AND SIZES TO BE CONFIRMED WITH THE STAGE II PLAN & IMPROVEMENT PLANS.

UTILITY AVAILABILITY: 8" SANITARY SEWER FROM PHASE 1 AND 8" EXISTING WATER MAIN ALONG GRANDVIEW DRIVE.

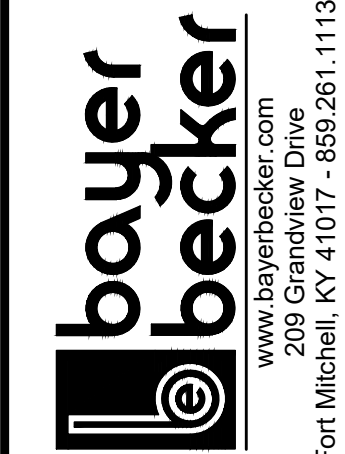
SOIL TYPES (PER USDA SOIL CONSERVATION SERVICE MAPS): FdD3 FAYWOOD SILTY CLAY, AND Rsb & RslC ROSSMOYNE SILT LOAM

PARKING TO MEET THE FOLLOWING MINIMUMS:
TOWNHOMES: 2 PARKING SPACES (INCLUDING GARAGE SPACES)

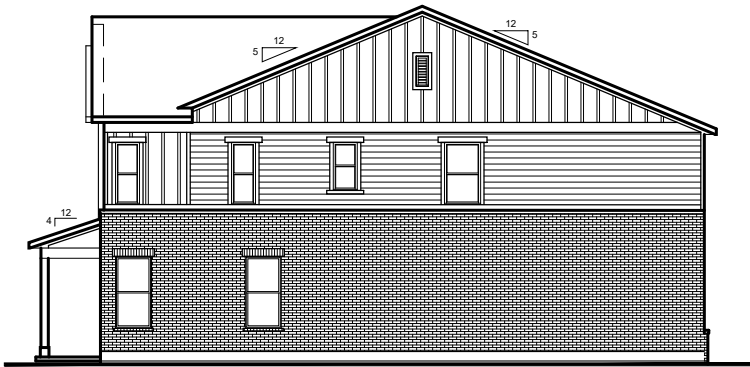


THE PINNACLE OF FORT MITCHELL
252 GRANDVIEW DRIVE
CITY OF FORT MITCHELL, KY
KENTON COUNTY
COMMONWEALTH OF KENTUCKY

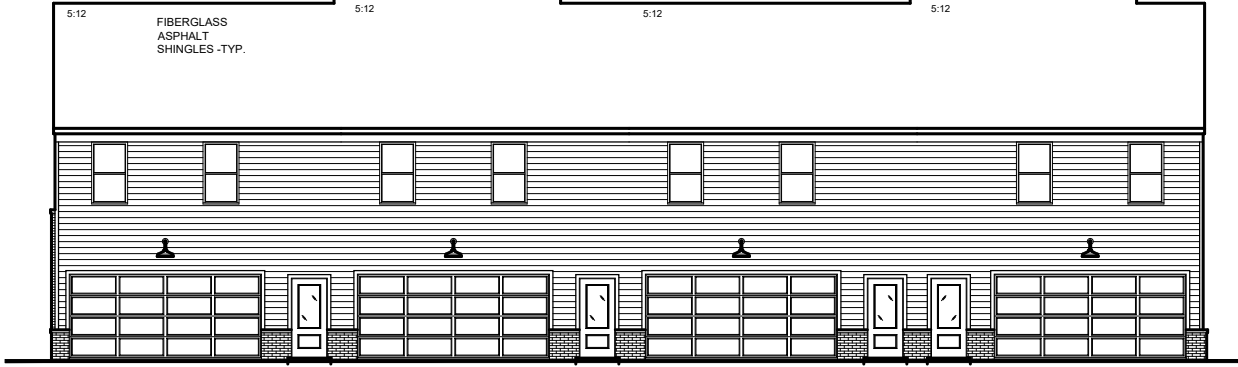
CONCEPT PLAN/PRELIMINARY PLAT



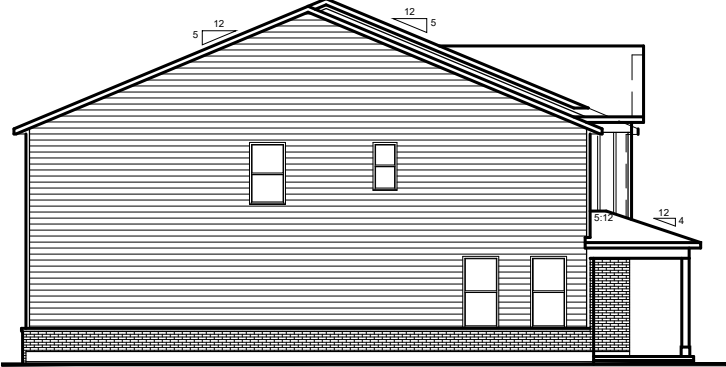
Drawing: 21-0216 CD PHASE 2
Drawn by: CML
Checked by: MDW
Issue Date: 1-06-22



Right Side Elevation



Rear Elevation 3-Unit Building SCALE: 1/16"= 1'-0"



Left Side Elevation



Front Elevation SCALE: 1/8"= 1'-0"