

TO: Kenton County Planning Commission Members

FROM: Andy Videkovich, AICP, Current Planning Manager

RE: Staff Recommendations for the Public Hearing

DATE: March 26, 2025

PDS submits the attached report and recommendation for your review prior to the scheduled April 03, 2025, public hearing. This information relates to the following agenda item:

FILE: PC-25-0004-MA

APPLICANT: Fischer Homes per Amanda Webb on behalf of Grand Communities LTD

LOCATION: An area of approximately 17 acres located on the south side Bristow Road between Greenbrook Drive to the west and Independence Road to the east, approximately 400 feet east of Greenbrook Drive in Unincorporated Kenton County.

REQUEST: An amended Stage I Development Plan for the described area which is currently zoned R-1D (RCD) within the Kenton County Zoning Ordinance.

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: Applicant- Fischer Homes per Amanda Webb
Property Owner- Grand Communities LTD

Amended Stage I Development Plan

Case No: PC-25-0002-MA

Jurisdiction: Unincorporated Kenton County

Applicant: Fischer Homes per Amanda Webb
on behalf of Grand Communities LTD

Project Manager: Andy Videkovich, AICP,
Planning Manager

1. **Request:** An amended Stage I Development Plan for the area described which is currently zoned R-1D (RCD) within the Kenton County Zoning Ordinance. The applicant is proposing 48 single-family residential lots (approximately 2.8 dwelling units per net acre). The current R-1D (RCD) Zone allows for attached and detached single-family residential development at approximately 4.8 dwelling units per net acre.

Location: An area of approximately 17 acres located on the south side of Bristow Road between Greenbrook Drive to the west and Independence Road to the east, approximately 400 feet east of Greenbrook Drive in Unincorporated Kenton County.



HISTORY & BACKGROUND

1. In 2009, the KCPC conducted a public hearing and recommended approval of a map amendment for this site, changing an approximately 67-acre site from R-RE and R-1B to R-1D (RDC) and Stage I Development Plan (Z-09-02-01/1955R), subject to the condition that an “additional pedestrian walkway be provided from Red Bud Lane, across Cherry Blossom Drive, to the central open space area.” On April 28, 2009, the Kenton County Fiscal Court approved the Zoning Map Amendment as recommended by KCPC.

2. In 2014, PDS Staff recommended approval of a Stage II Development Plan for approximately 40 of the 67-acre site, including the subject 17 acres. This approval included the following:
 - a. Provision for 111 single-family detached residential lots
 - b. Construction of internal streets with access via Bristow Rd.
 - c. Provision for 11.321 acres of open space
 - d. Provision for sidewalks on both sides of internal streets
 - e. Provision for utilities and erosion control
 - f. Provision for areas where vegetation and trees are to be preserved

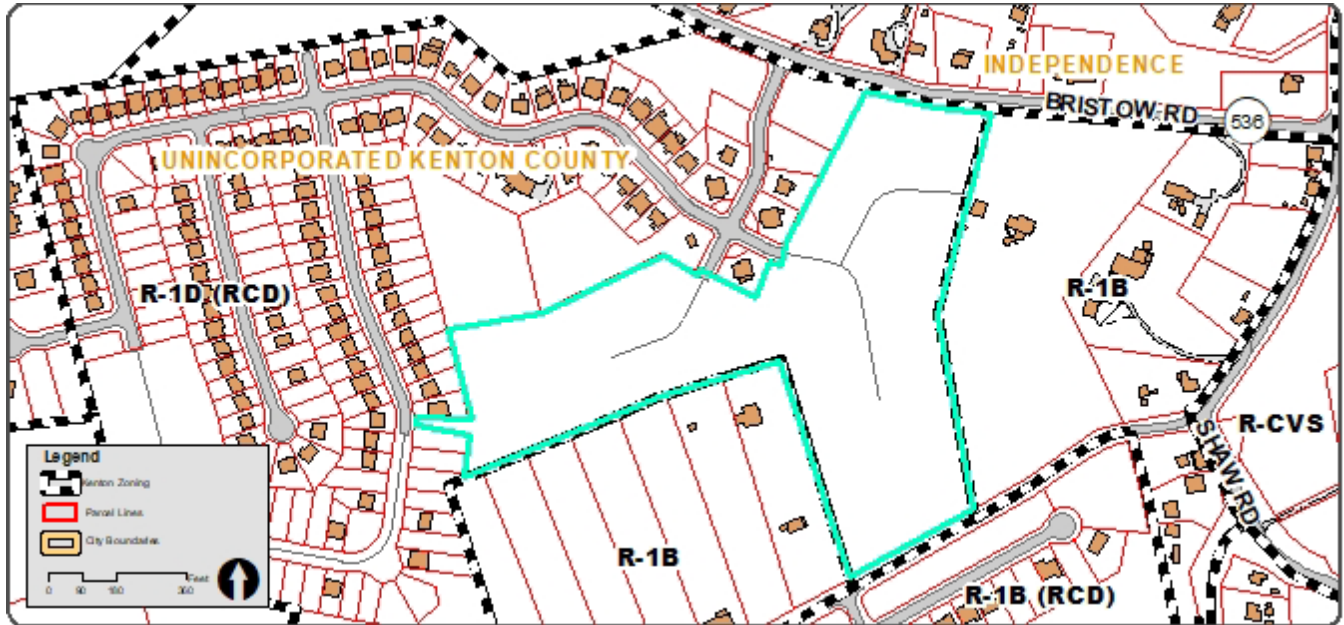
SITE CHARACTERISTICS

1. The site has largely been cleared and graded per the original RCD development plan. The rest of the site is wooded with a small water body basin.
2. The area directly north and west of the site is a part of the original Greenbrook RCD development plan. It is mostly developed and contains single-family detached homes.

ANALYSIS

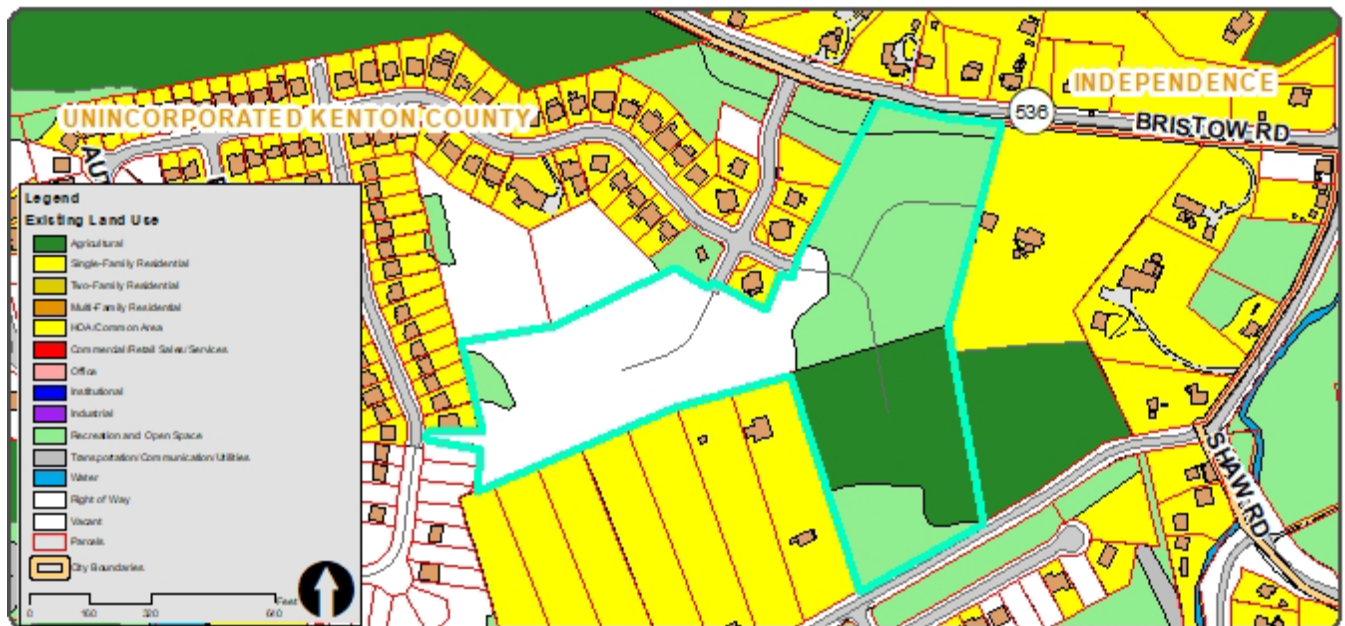
1. Current Zoning

	ZONING	MINIMUM LOT SIZE	MAXIMUM DENSITY
CURRENT	R-1D (RCD)	6,000 sq. ft.	4.02 du/na
NORTH	R-1D (RCD) R-1B	6,000 sq. ft. 0.5 acre	4.02 du/na 2 du/na
SOUTH	R-1B R-1B (RCD)	0.5 acre 6,760 sq. ft.	2 du/na 2 du/na
EAST	R-1B	0.5 acre	2 du/na
WEST	R-1D (RCD) R-1B R-1D	6,000 sq. ft. 0.5 acre 9,000 sq. ft.	4.02 du/na 2 du/na 4.84 du/na



2. **Existing Land Use**

	DESCRIPTION
CURRENT	Agriculture, recreation and open space, vacant
NORTH	Recreation and open space, single-family residential, vacant
SOUTH	Recreation and open space, single-family residential, vacant
EAST	Agriculture, single-family residential
WEST	Recreation and open space, single-family residential, vacant



PETITION REVIEW

1. R-1D Zone
 - a. Permits single-family residential dwellings.
 - b. Minimum lot area – 9,000 square feet
 - c. Maximum density – 4.84 du/na
 - d. Minimum lot width – 70 feet
 - e. Minimum front yard – 30 feet
 - f. Minimum side yard – 18 feet total; 6 feet one side
 - g. Minimum rear yard – 25 feet
 - h. Maximum building height – 35 feet

2. Residential Cluster Development (RCD) Overlay Zone
 - a. The purpose of the Residential Cluster Development Overlay Zone is to:
 - i. Provide means whereby clusters of attached and detached single-family residential units may be constructed in the residential (R1) Zones
 - ii. Permit a wide flexibility in the design, location, siting of the building, and yard and setback requirements
 - iii. Provide to the greatest extent possible
 - iv. Preserve the hillside areas and other natural geographic and topographic features
 - v. Provide for more usable and suitably located recreation facilities and open space than would otherwise be provided under conventional R-1 residential land development procedures.
 - b. Maximum density is set by the maximum density of the underlying zoning district (4.84 du/na in this case).
 - c. At least 20 percent of the total acreage to be open space.

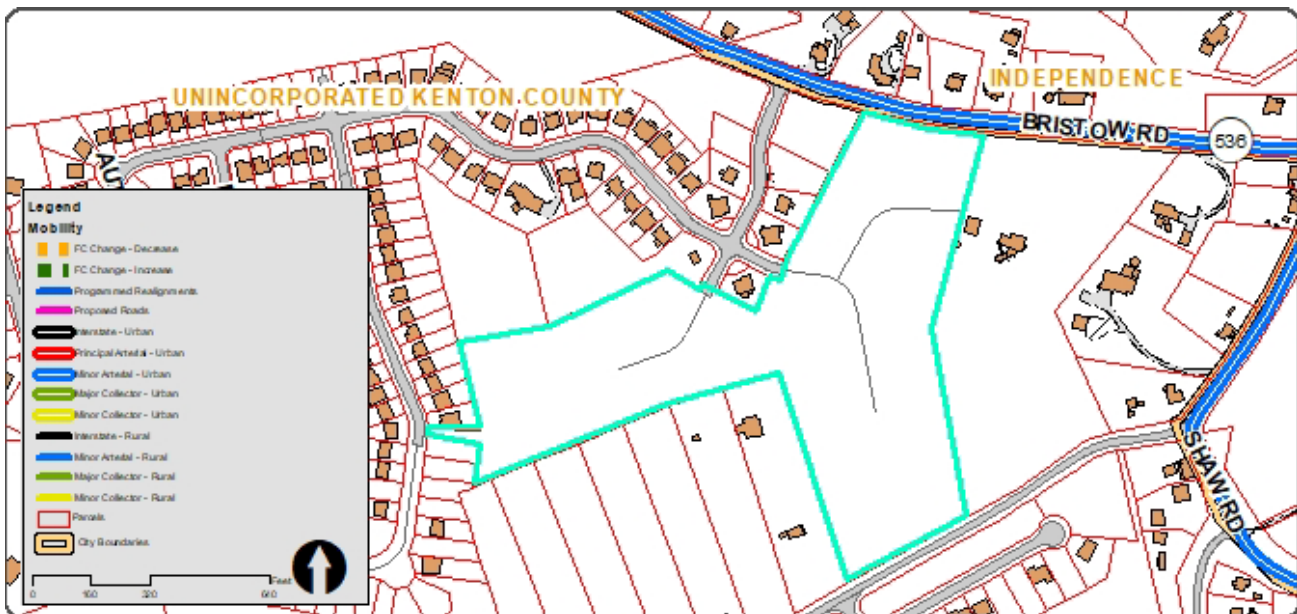
3. The following table represents the proposed changes between the previously approved Stage I Development Plan and the proposed Amended Stage I Development Plan:

	Approved Stage I Development Plan	Amended Stage I Development Plan
Overall RCD		
Net Density	4.02 du/acre	4.12 du/acre
Total Number of Lots	229	235
Minimum Lot Size		
50 foot wide lots	6,000 sq. ft.	6,000 sq. ft.
60 foot wide lots	7,000 sq. ft.	7,000 sq. ft.
17-Acre Site in Question		
Net Density	2.47	2.82
Total Number of Lots	42	48
50 foot wide lots	28	35
60 foot wide lots	14	13
Front Yard Depth	30'	25'
Side Yard Depth (one side/total)		
50 foot wide lots	5'/10'	5'/10'
60 foot wide lots	5'/12'	5'/12'
Rear Yard Depth	25'	25'
Building Height	35'	35'

4. The following items are not proposed to change:
 - a. Location and percentage of open space (22 percent)
 - b. Location and names of proposed streets
 - i. Autumn Maple Drive (ending in a cul-de-sac)
 - ii. Greenbrook Drive (ending in a cul-de-sac)
 - iii. White Pine Circle (stubs into adjacent property to the east)
5. Proposed housing information
 - a. Average of 3 bedrooms per dwelling unit
 - b. Price ranging from low \$300,000 to high \$400,000

COMPREHENSIVE PLAN

1. **Mobility:** The proposed site touches Bristow Road, which is classified as an urban, minor arterial road. Shaw Road is located approximately 750 feet away and is also classified as an urban, minor arterial street. The portion of Bristow Road that is immediately adjacent to the site is the only portion of Bristow Road with a sidewalk. There are no sidewalks located on Shaw Road. Independence Road to the south is classified as a local street. There is currently no sidewalk located on the portion of Independence Road adjacent to this property, but the other side of Independence Road does have a sidewalk. All internal streets in this subdivision have sidewalks on both sides.



2. **Comprehensive Plan:** A full review of the 2024 Kenton County Comprehensive Plan was conducted by staff. The following is a summary of what staff finds to be the most relevant sections:
 - a. PDS staff finds that the submitted request is consistent with the following:
 - i. **Goals and Objectives**
 - ii. **Sub Areas (Suburban) Element**
 - iii. **Land Use Element**
 - iv. **Housing Element**

Staff findings: The proposed development will provide new single-family housing in close proximity to existing services, while preserving a large portion of the hillside in its natural state. The development will

be located approximately one mile from a major regional shopping center and less than 1.5 miles from the highway KY 17. The location is also near parks and industrial employment centers and is approximately 2 miles from a local medical center.

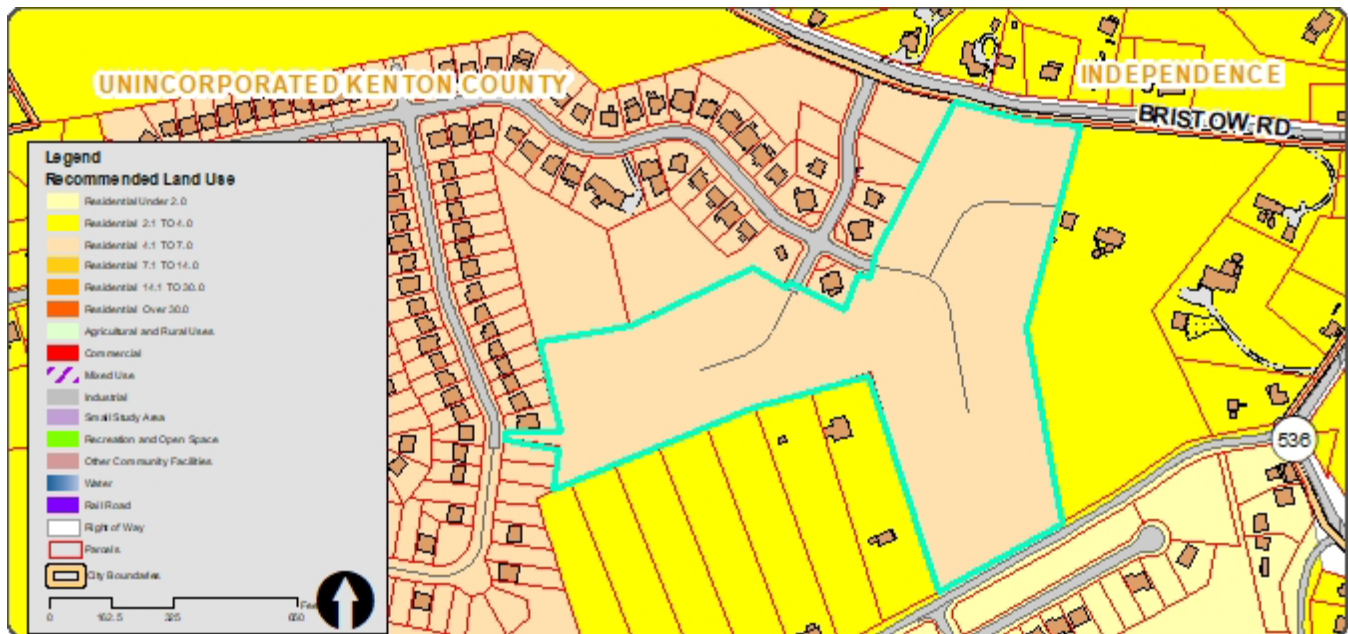
- b. PDS Staff finds that the following areas are relevant, but there is conflicting information or insufficient information has been submitted to determine compliance:
 - i. **Housing Element**
 - ii. **Mobility Element**

Staff findings: The proposed development will provide single-family housing with no nearby accessible transit. In addition, although the development has existing amenities in the nearby property, the open space in this property is not proposing any type of amenity, such as paths, that would make it readily accessible to the residents of the RCD.

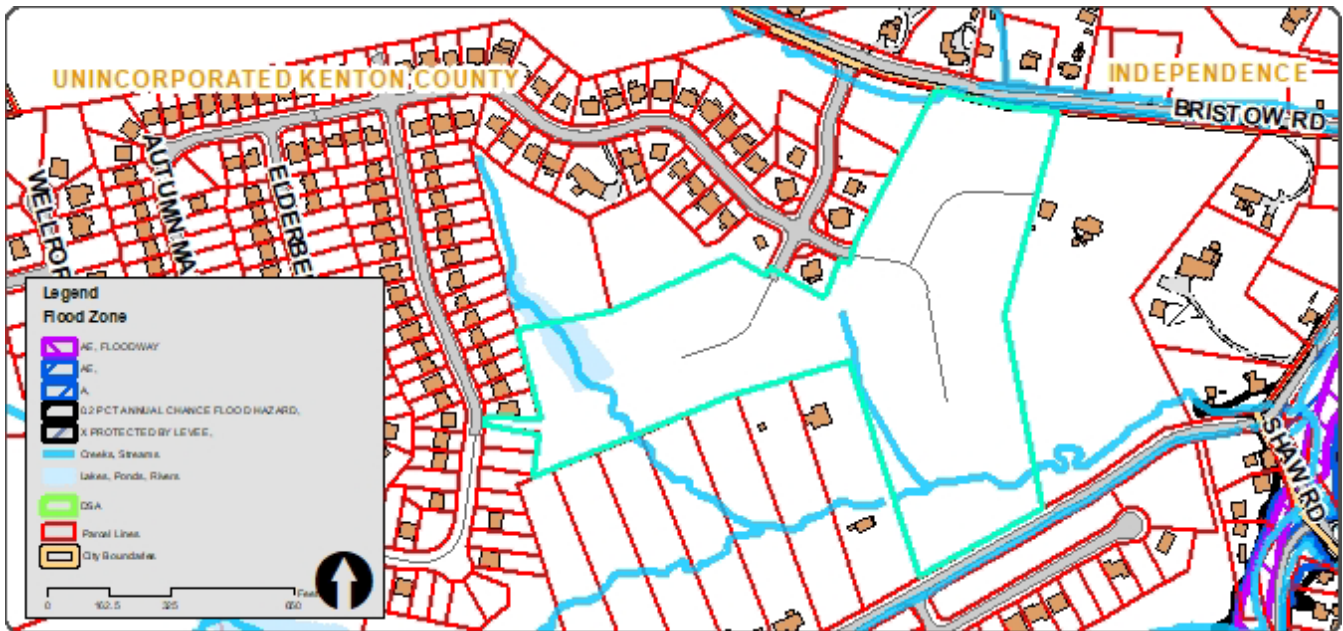
Although average bedroom counts and a proposed price range have been submitted, we do not have enough information to determine if this development qualifies as income aligned. However, since this development has already been approved for 42 lots, the addition of six 50 foot lots and the reduction of one lot from 60 feet to 50 feet, will provide additional housing opportunities on medium size lots than what was previously approved.

3. Recommended Land Use

	DESCRIPTION
CURRENT	Residential 4.1-7.0 du/na
NORTH	Residential 4.1-7.0 du/na, Residential 2.1-4.0 du/na
SOUTH	Residential 2.1-4.0 du/na
EAST	Residential 2.1-4.0 du/na
WEST	Residential 4.1-7.0 du/na, Residential 2.1-4.0 du/na



- a. A small portion of the site contains stream areas along with a basin.



Staff findings: The proposed development is consistent with the Recommended Land Use map. The proposed development will provide single-family residential at a density of approximately 4.12 dwelling units per net acre where 4.1 to 7.0 dwelling units per net acre is recommended. The proposed development will be improving those areas already graded to accommodate the previously approved development.

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 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 map amendment to the Kenton County Zoning Ordinance amending a Stage I Development Plan within the R-1D Zone with an RCD overlay. The applicant proposes to construct 48 single-family residential units at approximately 2.8 dwelling units per net acre.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed map amendment is generally in agreement with the adopted comprehensive plan. Although the proposal is slightly denser than the previously approved RCD plan, it still meets the density restrictions within the R-1D Zone and within the recommended land use.

ADDITIONAL INFORMATION

1. While not required on the Stage I Development Plan, if approved, the following information is required with future Stage II Development Plans:
 - a. Section 9.7 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.
 - b. Section 9.15 states that all structures shall be designed, erected, or altered in accordance with the legislative body's and building codes. This code outlines water and sanitary sewer service requirements.
 - c. 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.

2. The submitted concept and Stage I Development Plan meet the minimum requirements of the Kenton County Subdivision Regulations, except for the following:
 - a. Sidewalks will be required along both sides of all interior streets
 - b. Proper turn-around will be required at the stub of White Pine Circle
 - c. Sidewalk will be required along Independence Road adjacent to this development.

GREENBROOK SUBDIVISION REVISED STAGE I PLAN

PREVIOUSLY APPROVED SUMMARY

TOTAL AREA	66.3 AC.
R/W AREA	9.3 AC.
NET ACREAGE	57.0 ± AC.
APPROXIMATE GROSS DENSITY	3.45 D.U./ACRE
APPROXIMATE NET DENSITY	4.02 D.U./ACRE
OPEN SPACE ACREAGE (20% REQUIRED, 22% PROVIDED)	14.34 AC.

NEW SUMMARY

TOTAL AREA	66.3 AC.
R/W AREA	9.3 AC.
NET ACREAGE	57.0 ± AC.
APPROXIMATE GROSS DENSITY	3.54 D.U./ACRE
APPROXIMATE NET DENSITY	4.12 D.U./ACRE
OPEN SPACE ACREAGE (20% REQUIRED, 22% PROVIDED)	14.34 AC.

--- EXISTING ZONE LINE
--- CHANGE TO PREVIOUSLY APPROVED STAGE I PLAN



- NOTES**
- PRESENT ZONING OF PROPERTY = R-(R)CD.
 - PRESENT USE = RESIDENTIAL AND AGRICULTURAL.
 - SEWER - ALL SANITARY SEWER WILL BE PUBLIC "8" AND WILL BE OWNED BY SANITATION DISTRICT NO. 1. LOCATIONS WILL BE DETERMINED ON A SUBSEQUENT STAGE II SUBMITTAL.
 - WATER - PROPOSED PUBLIC WATER MAINS WILL BE "6" & "8" MAINS EXTENDED FROM S.R. 536 (BRISTOW ROAD). LOCATIONS WILL BE DETERMINED ON A SUBSEQUENT STAGE II SUBMITTAL.
 - GAS - DUKANE ENERGY.
 - ELECTRIC - DUKANE ENERGY.
 - TELEPHONE - CINCINNATI BELL.
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND.
 - EXISTING SOIL TYPES = NICHOLSON SILT LOAM (N8 & N10) AND PAYWOOD SILTY CLAY (P40).
 - EROSION AND SEDIMENT CONTROLS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANITATION DISTRICT #1'S REGULATIONS.
 - MAXIMUM HEIGHT DETACHED RESIDENTIAL = 35' FROM FRONT DOOR THRESHOLD.
 - ALL STREETS TO BE PUBLIC STREETS.
 - STREET CONSTRUCTION - PAVEMENT COMPOSITION TO THE STANDARDS OF THE KENTON COUNTY SUBDIVISION CONSTRUCTION AND MATERIAL STANDARDS.
 - LINE'S OTHERWISE SHOWN, FENCES SHALL BE REGULATED BY THE UNDERLYING ZONE AS DESCRIBED IN THE KENTON COUNTY ZONING ORDINANCE.
 - SHOWS SHALL CONFORM TO ARTICLE XV OF THE KENTON COUNTY ZONING ORDINANCE UNLESS OTHERWISE REQUESTED BY A VARIANCE THROUGH THE BOARD OF ADJUSTMENT.
 - ALL OPEN SPACE PARCELS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ON-SITE DETENTION BASINS WILL BE OWNED AND MAINTAINED BY H.O.A.
 - PROPOSED DRAINING TO BE SHOWN ON STAGE II PLAN.
 - A MINIMUM OF 30 FEET OF RIGHT OF WAY FROM THE CENTER OF THE EXISTING PAVEMENT TO BE DEDICATED ALONG BRISTOW ROAD.
 - A MINIMUM OF 25 FEET OF RIGHT OF WAY FROM THE CENTER OF THE EXISTING PAVEMENT TO BE DEDICATED ALONG INDEPENDENCE ROAD.

CURRENT ZONE INFORMATION

RCD R-1D	
MINIMUM LOT AREA:	6,000 SQUARE FEET
MINIMUM LOT WIDTH:	FIFTY (50) FEET
MINIMUM FRONT YARD DEPTH:	THIRTY (30) FEET
MINIMUM SIDE YARD WIDTH:	FIVE (5) FEET, TEN (10) FEET TOTAL
MINIMUM REAR YARD DEPTH:	TWENTY-FIVE (25) FEET
MAXIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET

RCD R-1B	
MINIMUM LOT AREA:	7,000 SQUARE FEET
MINIMUM LOT WIDTH:	SIXTY (60) FEET
MINIMUM FRONT YARD DEPTH:	THIRTY (30) FEET
MINIMUM SIDE YARD WIDTH:	FIVE (5) FEET, TWELVE (12) FEET TOTAL
MINIMUM REAR YARD DEPTH:	TWENTY-FIVE (25) FEET
MAXIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET

PROPOSED ZONE INFORMATION

RCD R-1D	
MINIMUM LOT AREA:	6,000 SQUARE FEET
MINIMUM LOT WIDTH:	FIFTY (50) FEET
MINIMUM FRONT YARD DEPTH:	TWENTY FIVE (25) FEET
MINIMUM SIDE YARD WIDTH:	FIVE (5) FEET, TEN (10) FEET TOTAL
MINIMUM REAR YARD DEPTH:	TWENTY-FIVE (25) FEET
MAXIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET

RCD R-1B	
MINIMUM LOT AREA:	7,000 SQUARE FEET
MINIMUM LOT WIDTH:	SIXTY (60) FEET
MINIMUM FRONT YARD DEPTH:	TWENTY FIVE (25) FEET
MINIMUM SIDE YARD WIDTH:	FIVE (5) FEET, TWELVE (12) FEET TOTAL
MINIMUM REAR YARD DEPTH:	TWENTY-FIVE (25) FEET
MAXIMUM BUILDING HEIGHT:	THIRTY-FIVE (35) FEET

LINE TABLE

LINE	BEARING	LENGTH
L1	S 10°44'43" W	122.25'
L2	S 82°40'55" E	144.56'
L3	S 07°19'05" W	1.64'
L4	N 89°15'11" W	140.84'
L5	N 62°21'07" W	100.08'
L6	S 27°38'53" W	16.56'
L7	N 62°21'07" W	50.00'
L8	N 62°21'07" W	118.95'
L9	S 18°40'01" W	103.10'
L10	N 81°02'08" W	9.00'
L11	S 08°57'52" W	50.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°36'04"	149.31'	17.20'	N 04°01'57" E	17.19'
C2	9°42'09"	150.00'	25.40'	S 76°11'04" E	25.37'

LOT TABLE

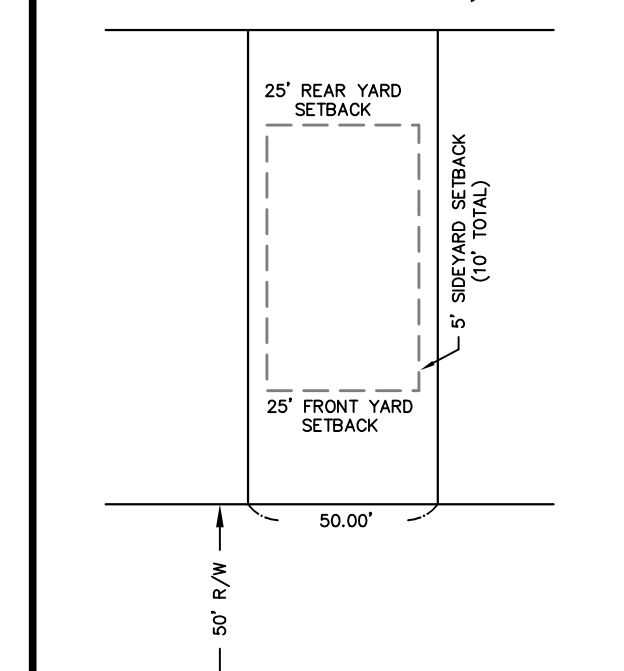
50' LOTS:	149
60' LOTS:	80
TOTAL LOTS:	229

REVISED LOT TABLE

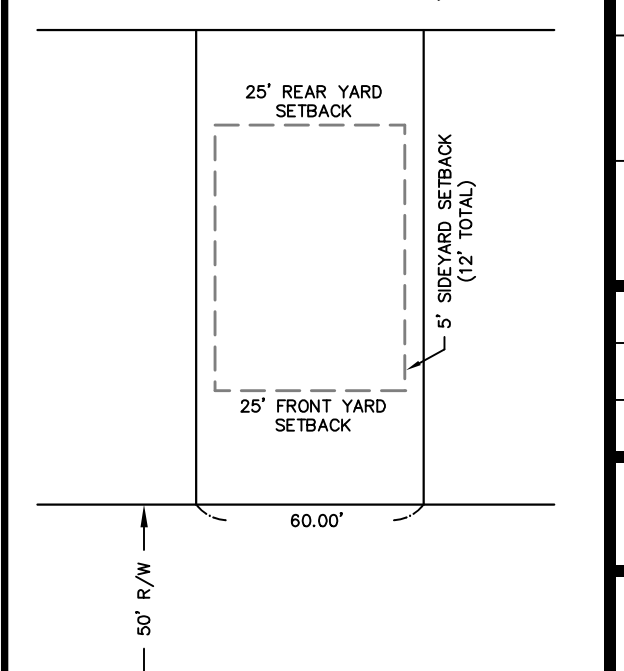
50' LOTS:	184
60' LOTS:	51
TOTAL LOTS:	235

LOT NUMBERS DESIGNATED WITH AN "*" REPRESENT 60' WIDE LOTS

TYPICAL 50' LOT LAYOUT
MIN. LOT AREA = 6,000 SF

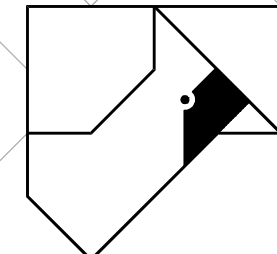


TYPICAL 60' LOT LAYOUT
MIN. LOT AREA = 7,000 SF



REVISIONS

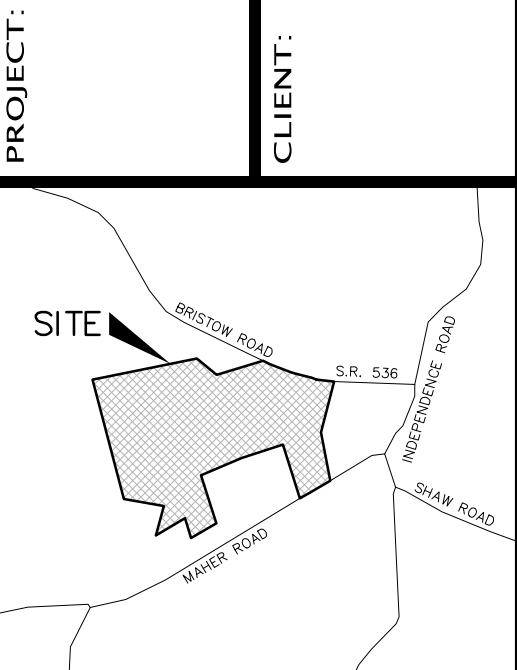
DATE	#	ITEM
02-02-09	1	REVISE PER CLIENT
10-13-14	2	REVISE PER NKAPC
02-25-25	3	UPDATE LOT LAYOUT



CARDINAL
ENGINEERING
ARCHITECTURE
LAND SURVEYING
ONE MOOCK ROAD
WILDER, KENTUCKY 41071
PHONE: (859) 581-9600
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

REVISED STAGE I DEVELOPMENT PLAN
GREENBROOK SUBDIVISION
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD, SUITE 100
ERLANGER, KENTUCKY 41018



PROJECT: TRP
CHECKED BY: JGK
PROJECT MANAGER: JGK
PROJECT NO.: 08-117
SCALE: 1" = 100'
DATE: 1-15-09
STAGE I DEVELOPMENT PLAN
SHEET: C-1.0