



October 15, 2025

MARK COLLIER – CITY ADMINISTRATOR
CITY OF ERLANGER
505 COMMONWEALTH AVE
ERLANGER KY 41018

Dear Mr. Collier,

FILE NUMBER: PC-25-0014-MA

Attached please find a copy of this Commission's action from its meeting on October 02, 2025 regarding a proposed map amendment. (The proposal was submitted by Corporex per Greg Scheper on behalf of Key Property Development LLC). Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Andy Videkovich, Director of Planning, of the meeting time and date when this item is placed on your agenda. Once your legislative body acts on this map amendment, please provide our staff at PDS with a copy of your executed ordinance. For questions regarding our action or to request PDS staff representation at your meeting, please contact Andy Videkovich, AICP, Director of Planning at PDS 859.331.8980 or avidekovich@pdskc.org

Please note that per KRS 100, map amendments require action by the legislative body within 90 days of the Planning Commission's action. If no action is taken, the Planning Commission's recommendation shall become final and effective.

Thank you.

A handwritten signature in blue ink, appearing to read "B. Dunham", is shown within a rectangular box.

Brian Dunham
Chair
attachment

cc: Greg Scheper, Key Property Development LLC – Owner/Applicant

KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION

FILE NUMBER: PC-25-0014-MA

WHEREAS

Corporex per Greg Scheper on behalf of Key Property LLC, HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A proposed map amendment to the Erlanger Zoning Ordinance changing an area of approximately 45.03 acres located on the north side of Dolwick Drive between Crescent Springs Road to the east and Turfway Road to the west, approximately one mile west of Crescent Springs Road, in Erlanger, from BP (Business Park) Zone to R-MF (Multi-Family Residential) Zone; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, OCTOBER 2, 2025, AT 6:15 P.M., IN THE KENTON CHAMBERS LOCATED AT 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 1840 SIMON KENTON WAY, COVINGTON, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION - ERLANGER ZONING ORDINANCE:

Favorable recommendation on a proposed map amendment to the Erlanger Zoning Ordinance from BP (Business Park) Zone to R-MF (Multi-Family Residential) Zone; the applicant proposes a multi-family development with 450 apartment units, 550 off-street parking spaces, and associated amenities.

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 5, 2024.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed map amendment is generally in agreement with the adopted comprehensive plan. Although the proposed development will remove available land for industrial development, the proposed development will provide higher density, income aligned, housing that will serve to support the broader employment area, potentially making the remaining business park more marketable to future employment centers.
2. The submitted Concept Development Plan meets the minimum requirements of the Erlanger Zoning Ordinance, except for the following. If approved, these will need to be noted with future permits:
 - a. Section 4.05 of the Erlanger Zoning Ordinance provides use specific standards for multi-family developments, including that walkways shall connect all buildings to each other, parking areas, amenity areas, and existing public sidewalks adjacent to the development.

Although the development is providing a good amount of pedestrian walkways, additional connections will be needed to provide connection to the required sidewalks along Dolwick Drive. An additional pedestrian connection will also be needed to connect Building "C" with Building "F" & "E". Additional information will be needed with permit applications to determine compliance with this requirement.

- b. Section 6.09 of the Erlanger Zoning Ordinance requires sidewalks to be included along the entire frontage of Dolwick Drive, per the Kenton County Subdivision Regulations, unless specifically waived by City Council through an ordinance. Additional information will be needed with permit applications to determine compliance with the requirement.
- c. Section 7.04 of the Erlanger Zoning Ordinance requires one attached or detached garage for each new dwelling unit. The City of Erlanger has submitted a text amendment (PC-25-0011-TX) that would remove this requirement. Additional information may be required with permit applications depending on the outcome of this text amendment.
- d. Section 7.07 of the Erlanger Zoning Ordinance requires parking lot peninsulas and island landscaping, specifically, a parking lot peninsula or island is required for every 10 continuous parking spaces. This requirement may result in a loss of anticipated parking spaces, however, the development is currently proposing 48 spaces above the required number of parking spaces. Additional information will be needed with permit applications to determine compliance with these requirements.
- e. Section 10.02 of the Erlanger Zoning Ordinance provides that none of the parking provided within the R-MF Zone shall be located between a primary façade and a public street. If approved, this will need to be addressed for future permits.

- 3. Based on testimony provided at the October 2, 2025 public hearing.

ADDITIONAL INFORMATION

- 1. While not required on the Concept Development Plan, if approved, the following information is required with future permit applications:
 - a. Section 4.05 of the Erlanger Zoning Ordinance provides additional use specific standards for multi-family development as well as requirement for swimming pools. Additional information will be needed with permit applications to determine compliance with these requirements.
 - b. Section 7.05 of the Erlanger Zoning Ordinance provides standards for site lighting. A photometric plan will need to be submitted with permit applications to determine compliance with these regulations.
 - c. Section 7.06 of the Erlanger Zoning Ordinance provides standards for fences and walls. Additional details for all proposed fencing, including surrounding the swimming pool, will need to be submitted to determine compliance with these regulations.
 - d. Section 8.02 of the Erlanger Zoning Ordinance provides standards for hillside development and development within developmentally sensitive areas. Additional information will be needed with future permit applications to determine compliance with these regulations.
- 2. The submitted concept and Concept Development Plan meet the minimum requirements of the Kenton County Subdivision Regulations, except for the following:

- a. 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 permit applications.
- b. Article 7 of the Kenton County Subdivision Regulations provides for Traffic Impact Studies. Both KYTC and the PDS Director of Engineering have stated that a Traffic Impact Study will be required. The applicant will need to coordinate with both KYTC and PDS.



BRIAN DUNHAM, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT PC-25-0014-MA**SUMMARY OF THE EVIDENCE AND TESTIMONY PRESENTED BY THE
PROPONENTS/OPPONENTS OF THE PROPOSED MAP AMENDMENT**

(NOTE: This summary was compiled by the Commission's secretary in compliance with 100.211 (1). It is believed to be accurate but has not been reviewed or approved by the Commission. A summary will be found in the officially approved minutes, which will be available following the next meeting of the Commission.)

ISSUE

A request by Corporex on behalf of Key Property Development LLC, for a zoning amendment of approximately 45.03 acres on Dolwick Drive in Erlanger. The proposal aims to change the zoning from Business Park (BP) to Multi-Family Residential (R-MF) to facilitate the development of 450 apartment units and 550 off-street parking spaces, along with related amenities.

PROPONENTS

A proponent addressed the Commission about the company's 30-year ownership of the property in Circleport. He discussed shifting development trends from the large business park concept to meeting the needs of end-users, highlighting a lack of housing and amenities as a challenge and stating that they have completed some residential units on the Boone County side, with significant developable land still available. He referenced research on the nationwide housing crisis, emphasizing the need to enhance site attractiveness while preserving industrial land. He expressed confidence that rental rates would stay stable despite additional permit fees. He addressed concerns about limited access points, explaining that the area's topography complicates the addition of a second access point and noted that a traffic impact study is underway. He stated that businesses prioritize quality of life factors, such as proximity to work and dining options. He addressed the traffic concerns for this site that is zoned Business Park (BP), as having the potential to support up to 2,000 employees, compared to the potential 900 residents from a multi-family development. He stated that the site is close to major roads with good traffic flow during rush hour, highlighted the shortage of affordable housing in the area, and mentioned that about 200 acres will remain zoned as BP.

Another proponent addressed the Commission and highlighted three letters of support for the map and text amendment, one from the Mayor, one from NKADD, and one from the Chamber of Commerce, citing a shortage of multi-family housing in the region.

OPPONENTS

An opponent raised concerns about traffic congestion on Buttermilk Pike and significant backups on Dolwick, Crescent Springs Pike, and Anderson Road during evening rush hours. He questioned if a traffic study had compared the impacts of a new business park and a plan for over 400

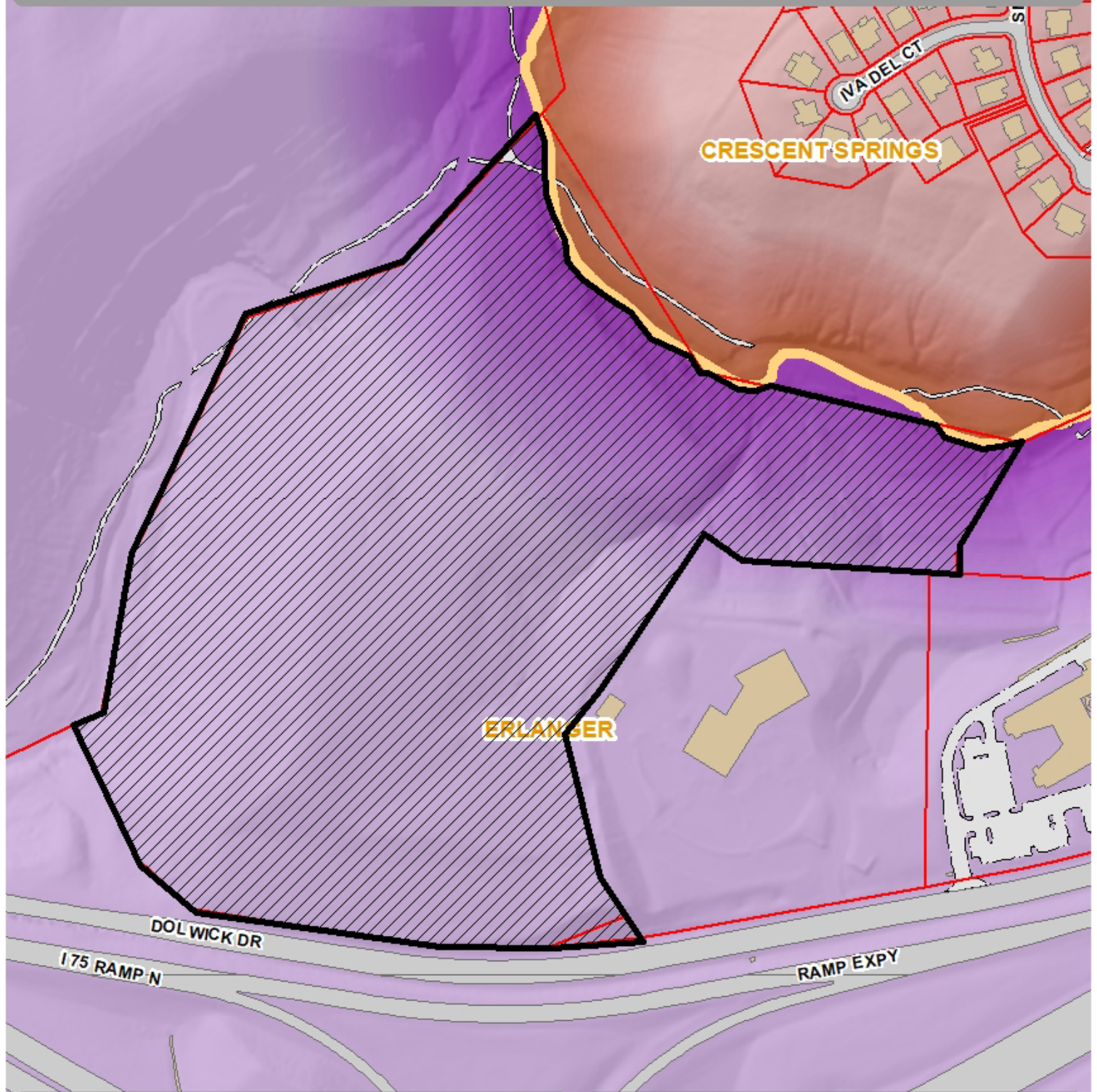
apartments and it was confirmed that a traffic study would be necessary. He expressed disappointment over the County's view on industrial land availability and the reduction of such land for apartment developments. He reiterated the need for the Commission to address the traffic issues.

Another opponent addressed the Commission about traffic concerns and presented a video documenting significant traffic congestion on Buttermilk Pike during peak hours and argued that an increase of over 900 cars would worsen the situation, particularly at dangerous exit ramps. He urged the Commission to deny a proposed multi-family development in the business park due to its potential negative impact on residents' quality of life. He also mentioned that Erlanger-Crescent Springs road has always been three lanes wide and traffic signal systems have been added on Buttermilk Pike. He stated that outside of evening rush hour, traffic flow is generally acceptable. It was noted that the business park's permitted uses could result in higher traffic issues and it was emphasized that a traffic study would be crucial for the development's future, noting that it would assess peak hours and traffic flow, with development contingent on a positive conclusion.

Bases for Staff Recommendation: The PDS Staff Recommendation is on file at the PDS office.



PC-25-0014-MA



Building

- Building
- Pool
- Tank
- Concrete Pad

Recreation

- Ball Fields
- Playground/General Rec
- Tee/Green

Roads

- Paved Road
- Unpaved Road
- Bridges
- Paved Parking
- Unpaved Parking
- Railroad

Boundaries

- Parcel
- Zoning

Utilities

- Sewer
- Sewer Structure
- Water Pipe
- Water Hydrant

Topography

- Index Contour
- Intermediate Contour
- Creek / Stream
- River / Lake

1:3,800

0 80 160 320 Feet



1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-2999
859.331.8980
Office hours M-F 8-5
www.linkgis.org

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

Date: 9/10/2025

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.

From: [Greg Scheper](#)
To: [Patrick Denbow](#)
Cc: [Steve Berling](#); [Nick Heekin](#)
Subject: RE: Needed Information - Erlanger Map Amendment
Date: Wednesday, September 10, 2025 10:40:27 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thank you Patrick. We will begin addressing the issues raised in items 2 and 3 below. With regard to the more immediate concerns raised in item 1, the following are our responses.

- The additional .12 +/- acres in parcel 096-00-00-001.73 should be included in our map amendment request from BP to R-MF.
- The portion of parcel 014-00-00-015.00 within the City of Crescent Springs (approximately 1.0 acres) zoned R-CVS in Crescent Springs Zoning Ordinance should NOT be included in this map amendment request. Only that portion of the parcel within the City of Erlanger should be considered for the map amendment.
- The updated total acreage after excepting the portion of the parcel within Crescent Springs, and including Parcel 096-00-00-001.73 is 45.03 acres.

Let me know if you have any other questions or need further clarification.

Greg

Greg Scheper

Corporex Companies, LLC

859-292-5541 direct | 859-466-3443 mobile | gscheper@corporex.com

From: Patrick Denbow <pdenbow@pdskc.org>
Sent: Wednesday, September 10, 2025 10:20 AM
To: Greg Scheper <GScheper@Corporex.com>
Subject: Needed Information - Erlanger Map Amendment

Greg,

This is a follow up to our phone call...

1. We are working on the notification and need some clarifications in order to properly notify. **The notification goes out tomorrow.**
 - The legal description seems to be incomplete.
 - There is a small parcel (PIDN: 096-00-00-001.73) located in the southeast corner of the site that appears to be included within the site plan, but not the legal description or total acreage.
 - The northern portion of PIDN: 014-00-00-015.00 has a few areas that are actually within the City of Crescent Springs. If the intent is to include these areas within the rezone request, that portion of the request will require approval from the City of Crescent Springs as well. If you do not wish to include these portions of the parcel within the rezone request, please provide us an updated acreage for the total portion being rezoned (including the small parcel mentioned above if needed). It does not appear that any portion of the proposed development will fall within the Crescent Springs portion of the parcel.
 - See red circles in map below for reference...

From: [Greg Scheper](#)
To: [Patrick Denbow](#)
Subject: RE: Needed Information - Erlanger Map Amendment- FILE NUMBER: PA-25-0025
Date: Wednesday, September 17, 2025 2:40:15 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
Importance: High

Patrick,

With regard to item 2 below, I can provide the answer via this email. If you need a formal submittal, please let me know.

We believe that the proposed Map Amendment requesting a zone change for this parcel from BP (Business Park) to R-MF (Multi-Family) is consistent with the 2024 Comprehensive Plan, more specifically the Housing Element of the Comprehensive Plan. This parcel is part of the larger CirclePort development that encompasses 650 acres along both sides of I-275 stretching from I-75 to the CVG exit. The Circleport project resides in both Boone County and Kenton County, primarily in the City of Erlanger. The Circleport project has been in development for a number of years, with substantial office, industrial and hotel projects locating within the project. Over the past several years prospective businesses have indicated that CirclePort and the CVG submarket lacks quality housing opportunities and retail amenities that are necessary to attract and retain employees. This requested zone change is in response to these demands and seeks to integrate housing with existing and future office/industrial/business park uses. This proposed housing addresses the specific goals of the "Housing Elements" section of the Comp Plan by providing additional housing options that are lacking in Northern Kentucky- specifically one and two bedroom rental apartments that will attract and retain a talented workforce for businesses seeking to locate in this submarket specifically, and broader region generally. The proposed area is accessible to existing and future employment centers and easily accessible to services via Kenton Lands Road (Buttermilk Pike and Dixie Highway), as well as those located along I-275 and I-75 via the Mineola Pike interchange.

The proposed development will consist of mixture of studio, one-bedroom and two bedroom apartments and will be market rate. We anticipate that unit size and rents will be comparable to similar multi-family apartment projects developed in Kenton County and the Northern Kentucky market over the past couple of years, with unit sizes ranging from 725 sf to 1050 sf, and rents ranging from \$1500 to \$1900 per month, which addresses an existing deficiency in the market.

Let me know if I can provide any additional information or if you have any questions.

Best,

Greg Scheper

Corporex Companies, LLC

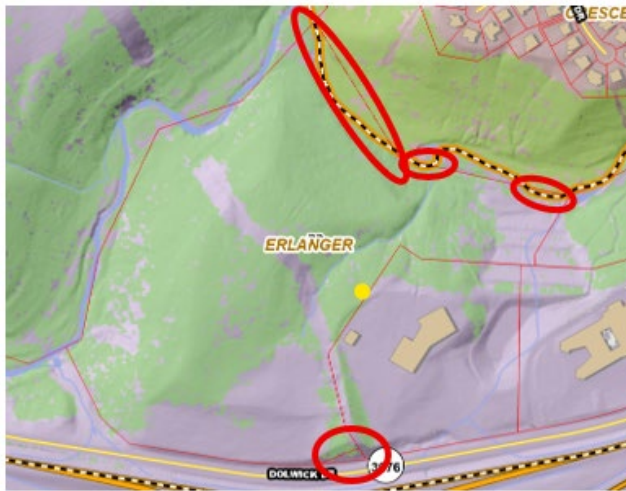
859-292-5541 direct | 859-466-3443 mobile | gscheper@corporex.com

From: Patrick Denbow <pdenbow@pdskc.org>
Sent: Wednesday, September 10, 2025 10:20 AM
To: Greg Scheper <GScheper@Corporex.com>
Subject: Needed Information - Erlanger Map Amendment

Greg,

This is a follow up to our phone call...

1. We are working on the notification and need some clarifications in order to properly notify. **The notification goes out tomorrow.**
 - The legal description seems to be incomplete.



We will not need a completely new legal description for this. You can just let us know 1) if the small parcel (PIDN: 096-00-00-001.73) is to be included, 2) if the portions within Crescent Springs are to be included or not included, and 3) an updated total acreage for the portion being rezoned.

2. The following item is not needed for notification purposes, but will be needed for our staff report and staff review

Something we will need in order to determine compliance with the Housing Element of the Kenton County Comprehensive Plan are the anticipated price points for the units in the development. Can you please take a look at the chart below, and let me know where your development will fall within this chart. The darker the blue, the higher the need within the county. This will be very important for us when considering the removal of potential industrial/business park property within the county.

Also, it has been mentioned that this housing development is intended to be “supportive housing” for future industrial/business park development in the vicinity. Can you confirm this?

Difference between supply and demand: units by tenure, size, and monthly cost

Source: Woods & Poole, Replica, ACS, CoStar, Apartments.com, Padmapper

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.

3. A few additional items have come up during our initial site plan review. These will be noted in the staff report, so I wanted to bring these to your attention as soon as possible...
 - Section 10.02 of the Erlanger Zoning Ordinance provides that none of the parking provided within the R-MF

Zone shall be located between a primary façade and a public street. If approved, this will need to be addressed for future permits.

- Section 6.09 of the Erlanger Zoning Ordinance requires sidewalks to be included along the entire frontage of this parcel with Dolwick Drive, unless specifically waived by City Council by ordinance.
- Section 7.07 of the Erlanger Zoning Ordinance request parking lot peninsula and island landscaping, specifically, a parking lot peninsula or island is required for every 10 continuous parking spaces. This requirement may result in a loss of anticipated parking spaces, however, you are currently proposing 48 additional parking spaces above the required number of parking spaces.
- Section 4.05 of the Erlanger Zoning Ordinance provides use specific standards for Multi-Family developments, including that walkways shall connect all buildings to each other, parking areas, amenity areas, and existing public sidewalks adjacent to the development. Although you are providing a good amount of pedestrian walkways, staff is identifying some areas where additional connections may be warranted, to include connections to the required sidewalk along Dolwick Drive.

Thank you for your attention to this, and please let me know if you have any questions.



Patrick Denbow, AICP
Senior Planner

P: 859.331.8980
E: pdenbow@pdksc.org

1840 Simon Kenton Way, Suite 3400
Covington, KY 41011-3693

Please [share](#) your experience with us.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email originated from an external source and is not from a pdksc.org email address. Please exercise caution when opening attachments or clicking on links.

THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR USE OR REUSE BY INDIVIDUALS, COMPANIES, CORPORATIONS, OR OTHER ENTITIES FOR ANY PURPOSE OTHER THAN THE INTENDED PURPOSE OF THIS DOCUMENT, NOR FOR USE ON ANY OTHER PROJECT. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT



SITE INFORMATION	
PROPERTY ACREAGE	46.12 +/-
SELLABLE ACREAGE	24.90 +/-
TOTAL UNITS	450
TOTAL PARKING	550



DOLWICK APARTMENTS
MASTER PLAN
DOLWICK DRIVE
ERLANGER, KENTUCKY

CERTIFICATION

ISSUE DATE

1 9.2.2025

CONCEPT LAYOUT

PROJECT NO: 25071

DRAWN: ARS CHECKED: RNH

SITE PLAN

1 SITE PLAN
A001 SCALE: 1"=50'-0"



A002

THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR USE OR REUSE BY INDIVIDUALS, COMPANIES, CORPORATIONS, OR OTHER ENTITIES FOR ANY PURPOSE OTHER THAN THE INTENDED PURPOSE OF THIS DOCUMENT, NOR FOR USE ON ANY OTHER PROJECT. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT.



GENERAL INFORMATION

BUILDINGS ARE 4 STORY		
FRAME CONSTRUCTION		
BUILDING A	82	
BUILDING B	66	
BUILDING C	90	
BUILDING D	74	
BUILDING E	74	
BUILDING F	64	

TOTAL UNITS 450

UNIT MATRIX

STUDIO	122	27%
1-BED	224	50%
2-BED	104	23%
TOTAL	450	100%

PARKING

AUTO	502
HC/VISITOR	48
TOTAL	550

1 SITE PLAN
A001 SCALE: 1"=20'-0"



1063 Central Avenue Cincinnati, Ohio 45202
p: 513.241.4422 www.ATA-B.com

DOLWICK APARTMENTS

MASTER PLAN
DOLWICK DRIVE
ERLANGER, KENTUCKY

CERTIFICATION

ISSUE DATE

1 9.2.2025

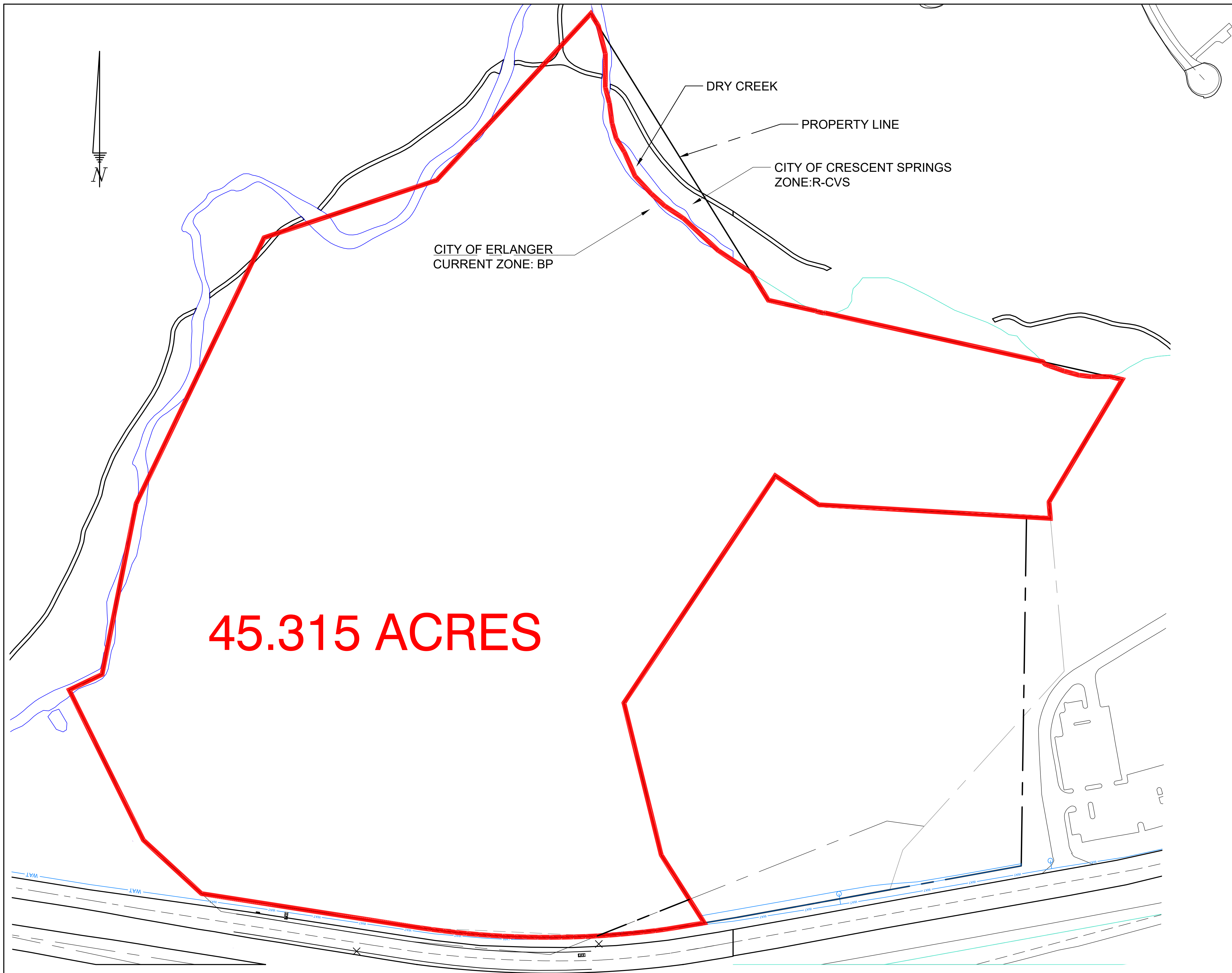
CONCEPT LAYOUT

PROJECT NO: 25071

DRAWN: ARS CHECKED: RNH

SITE PLAN

A001



ACREAGE MAP		
CIRCLEPORT V		
STEVEN A. BERLING KY. ENGINEER #18134	SCALE 1"= 100'	DRAWN BY E.J.B. REVISED
DOLWICK DR, ERLANGER, KENTUCKY		
DATE 9/10/25	APPROVED BY	DRAWING NUMBER