

**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE
February 11, 2025
MEETING**

MEMBERS PRESENT:

Mr. CJ Peters-Chair
Mr. Michael Williams
Mr. Justin Verst
Mr. Mark Turner
Mr. Jeff Schuchter
Mr. Dennis Bass

MEMBERS ABSENT:

Ms. Sharon Haynes
Mr. Troy Franzen
Ms. Megan Williams

STAFF PRESENT:

Mr. Kirk Hunter, Principal Planner
Ms. Diane Brossart, Admin Assistant

- 1 Mr. Peters called the meeting to order at 6:30 PM. Following the Pledge of Allegiance. Ms.
2 Brossart called the roll. A quorum was found.
3
4 Mr. Peters went over house-keeping items.
5
6 Mr. Verst noted one correction for the minutes from the previous meeting. Page 11 line 3
7 should be changed to say "Mr. Verst made a motion to recess the public hearing." Mr. Verst
8 then moved to approve the minutes from November 11, 2024 with the correction which was
9 seconded by Mr. Bass. There was no discussion on the motion. The roll was called. The motion
10 passed and minutes were approved.
11
12 There was no old business to present.
13
14 Mr. Peters introduced the new order of business: case PZ-25-002 applicant is Cash Waggner
15 and Associates.
16
17 Mr. Peters turned over discussion to staff.
18
19 [Mr. Hunter presented his report]
20

The Campbell County & Municipal Planning & Zoning Commission will hold a public hearing on Tuesday, February 11th, 2025 at 6:30 P.M. at the at the Campbell County Fiscal Court Chambers, 1098 Monmouth Street in Newport, KY. The purpose of hearing will be to review and act upon the proposed site development plan at Memorial Pointe Drive

The Campbell County staff respectfully submits the attached report for review and consideration related to:

File Number:	PZ-25-002
Location:	Memorial Pointe Drive, Southgate KY
Applicant:	Cash Waggner & Associates
Request:	Stage I Development Plan for Senior Living Facility

Information concerning this case was made available for review at the Campbell County & Municipal Planning & Zoning Office and published on the county website. Opportunities for public comments on the case have been provided by email, phone and in-person.

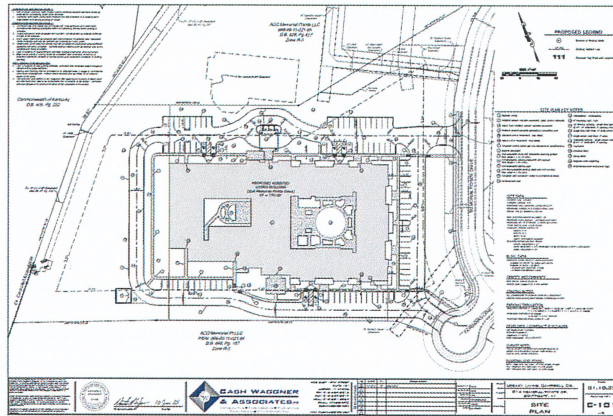


Figure 1: Stage 1 Plan for Senior Living Facility

Background

This site was the subject previous case heard in 2020 (231-20-ZMA-01) that approved a zone change to Residential-Three (R-3) for 29 acres.

The site was also subject to Stage I review with requests for variances and a conditional use permit (231-20-SDP-02). The following was approved at this meeting:

- Approval of the Stage 1 Site Development Plan;
- Conditional Use Permit for an Assisted-Living Facility;
- Variances:
 - Zone R-3 Minimum front yard setback for apartments reduced to 10 feet
 - Zone R-3 Maximum building height for apartments increased to 50 feet
 - Zone R-3 Minimum rear yard setback for CUP (Assisted-Living) reduced to 30 feet
 - Zone R-3 Minimum side yard setback for CUP (Assisted-Living) reduced to 15 feet
 - Zone R-3 Maximum building height for CUP (Assisted-Living) increased to 50 feet
- Waiver of Subdivision Regulations:
 - Waiver of all sidewalks on Memorial Point Drive
 - Waiver of sidewalk on one side of Street A and Street B

A Stage I plan including the senior living section of the development was approved as part of the 2022 hearing. Subsequently in 2023, a revision to the senior living portion of the development was reviewed and approved.

The current proposal is a complete re-design by a different applicant. It bears some similarities to previous plans but should not be considered a revision.

Considerations



Campbell County Planning and Zoning staff has reviewed the application submittals in accordance to Southgate's Official Zoning Ordinance Article IX, Section 9.20 *Plan Requirements – Stage I, II and Record Plats* and has determined the following:

The plans were drawn to be printed on ARCH D (24" X 36") paper at a scale of one inch = 30 feet, however the plans of the subject area were submitted electronically to enable adequate viewing.

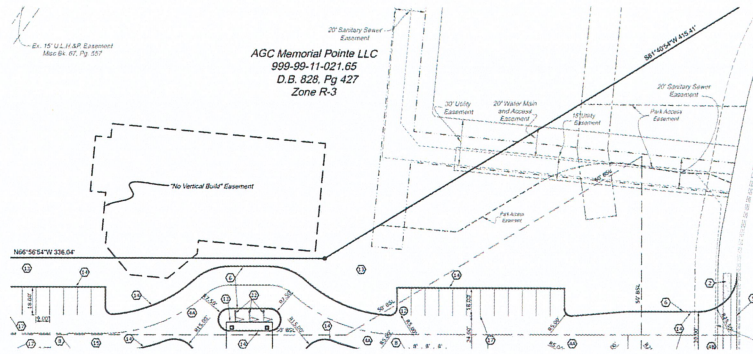
1. The total project area is 6.01 acres. This site is referenced as Lot 86 within the Memorial Point Residential Community Plan.
2. The acreage within the project area is zoned Residential-3 (R-3). Adjacent zones primarily Residential-3 (R-3). There is an area of Professional Office (PO) along the adjoining I-471 right-of-way.

R-3 RESIDENTIAL THREE ZONE permitted uses include two-family residential dwellings and multi-family residential dwellings are subject to the following:

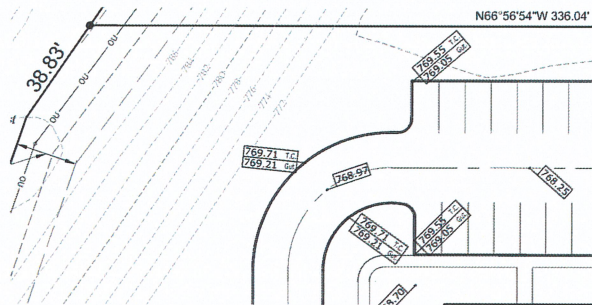
- Minimum lot area – Forty thousand (40,000) square feet.
- Maximum density – Ten (10) dwelling units per acre
- Minimum lot width at building setback line – One hundred (100) feet
- Minimum front yard depth – Ten (10) feet *
- Minimum side yard width on each side of lot – Fifteen (15) feet
- Minimum rear yard depth – Thirty (30) feet
- Maximum building height – Fifty (50) feet *

* Variance granted in 2020 (231-20-SDP-02)

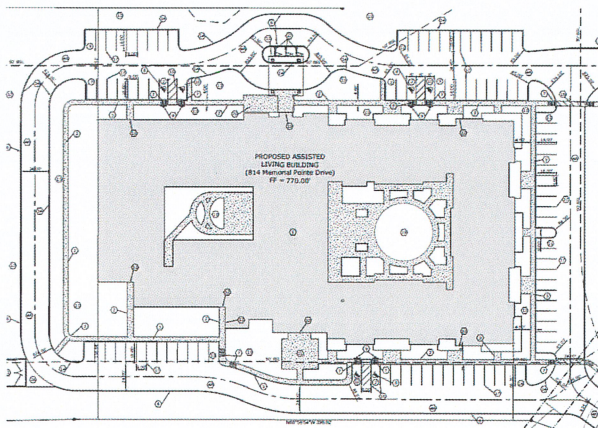
3. Sheet C-101 indicates multiple public and private rights-of-way and easement lines located on and/or adjacent to the subject property. *Zoomed-in sample:*



4. Sheet C-102 illustrates existing topography, and approximate delineation of any topographical changes shown by contour in two-foot intervals:



5. The proposed building is a single, multi-family building. No detached housing is proposed. The building will have 94 dwelling units with a total of 98 beds.



6. No nonresidential uses are proposed in the project:
7. Proposed pedestrian walkways are shown with dimensions;
8. No new streets are proposed. There are entrances to the complex off of Memorial Pointe Drive and off of the cul-de-sac at Fairbanks Lane. Memorial Pointe Drive and Fairbanks Lane are publicly-dedicated streets.
9. A detailed utility plan is included (C-104) indicating the location of all existing and proposed water, sanitary sewer, and storm drainage lines, indicating approximate pipe sizes. The provision of electric and telephone service is also indicated.

10. The applicant has included Certification from Northern Kentucky Water District and Sanitation District #1 that services will be available.

11. Sheet C-101 identifies the soil types and geologic formation on the subject property. Preliminary grading of the site was completed as part of the initial grading for the Memorial Point Residential Community.

12. A construction schedule is included. (C-101)

13. The plan indicates the availability of 94 parking spaces, including 6 handicap spaces.

Senior Living:

Per Article XI, off street parking requirements, one parking space for every two beds plus one parking space per two employees (max. shift) is required for the main building.

- 98 Beds = 49 Spaces + one parking space per two employees (max. shift) + one space per doctor
- 22 Employees = 11 Spaces
- Total Spaces Required = 61 (Spaces Provided 94)
- 2 Handicap Spaces Required (Spaces Provided 6)

The 94 total parking spaces provided exceeds the minimum requirement.

* * * * *

The plan submittals have been found to be in compliance with the City of Southgate Zoning Ordinance Article IX, Section 9.20 *Plan Requirements – Stage I, II and Record Plats*.

Staff Recommendation

Approval of the Revised Stage I plan

Basis for Recommendation:

1. Evidence was presented and/or heard which confirms that the project complies with the City Zoning Ordinance including Section 9.20 - Site Plans.
2. Proper notice has been given in accordance with Southgate Zoning Ordinance Article XVII, Section 17.0 D.
3. The proposed development is consistent with the recommendations of the Comprehensive Plan Update, Subdivision Regulations and Zoning Ordinance;

* * * * *

[end of staff report]

Mr. Peters opened up to commission for any comments or questions for staff.

Mr. Peters invited the applicant up to the podium.

The applicant, Ross Oberhausen, owner of Allied Development Group approached the stand. Applicant stated that they are looking at building 65 assisted living and 29 memory care units. The design is a single-story memory care because of the construction type that the state of Kentucky is now mandating.

1 Mr. Peters opened the floor to the public.

2
3 Mr. Jim Hamburg, Mayor of Southgate, 323 Snowshoe Lane, Southgate approached the stand.
4 Mr. Hamburg inquired about C101 schedule and when the construction would start.

5
6 The applicant stated that they are a for-profit. The stage 2 meeting would possibly be around
7 the 21st of April. The absolute dead date to take down the land would be 180 days from
8 December 18th. Mr. Hamburg asked how many employees. The applicant answered there
9 would be about 46 employees. Construction should be about 18 months.

10
11 Mr. Verst made a motion to recess the hearing and seconded by Mr. Schuchter. Roll call vote
12 was taken. Motion passed.

13
14 Mr. Peters recessed the hearing for discussion among commission members.

15
16 Mr. Peters entertained a motion to end the recess of the hearing.

17
18 Mr. Verst made a motion to end the recess and seconded by Mr. Turner. Motion passed.

19
20 Mr. Peters opened the floor up for motions.

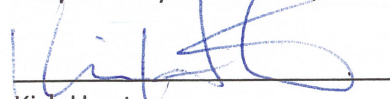
21
22 Mr. Verst made a motion for PZ-25-002, Memorial Point Drive, to approve it as submitted based
23 on staff's assessment that it meets all of our requirements for a stage one development plan
24 and that it is consistent with our comprehensive plan, our subdivision regulations, and our
25 zoning ordinances, and the bases for that motion is the testimony provided by staff, the
26 applicant and the public. And I find that the proposed development plan is consistent with our
27 applicable regulations. Motion was seconded by Mr. Bass.

28
29 A roll call vote was taken. With Mr. Peters, Mr. Turner, Mr. Verst, Mr. Williams, Mr. Schuchter,
30 and Mr. Bass voting aye. Mr. Franzen, Ms. Haynes and Ms. Williams were noted as absent.

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32 The motion passed.

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34 Mr. Peters entertained a motion to adjourn. Mr. Bass made the motion to adjourn. Mr. Schuchter
35 seconded the motion. Meeting adjourned.

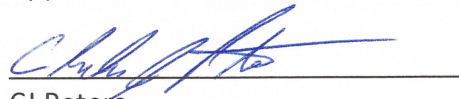
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38
39 Respectfully Submitted,

40 

41
42 Kirk Hunter

43 Principal Planner

Approved:



CJ Peters

Chair