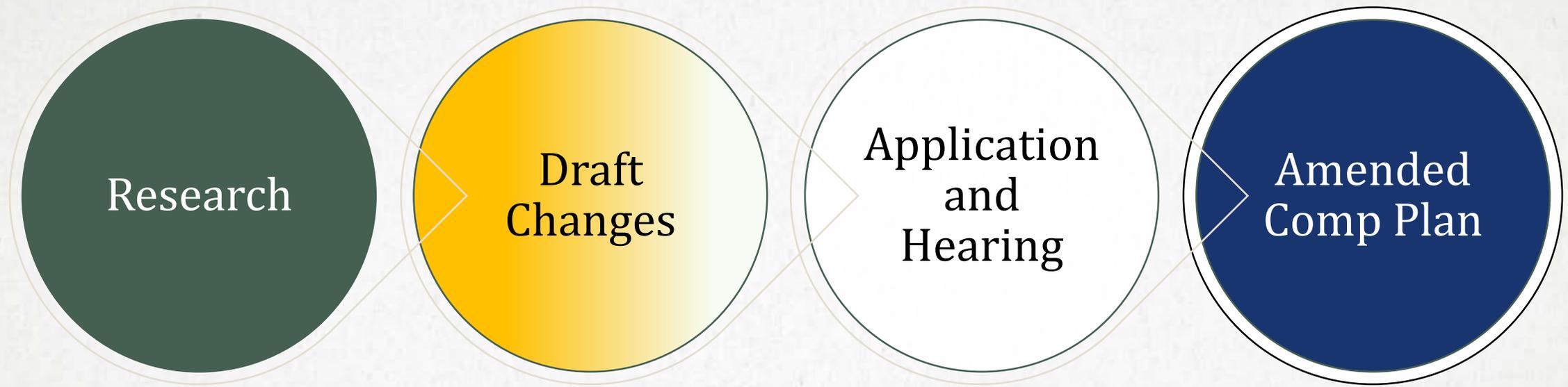


DRAFT CHANGES TO THE COMPREHENSIVE PLAN

FEBRUARY 4, 2020

PROJECT TIME LINE



Public Meeting 1
July 2019



Public Meeting 2
We are here



TONIGHT'S MEETING

1. Overview of Land Use vs. Zoning
 2. Presentation of DRAFT changes
 3. Table discussions
 4. Next steps in the project
-

**LAND USE PLAN
VS.
ZONING
REGULATIONS**

DIRECTION 2030 = LAND USE PLAN

- Land use is **NOT** zoning
 - Land use guides an area's general direction
 - Outlines what the community and Fiscal Court generally thinks is appropriate
 - Agricultural?
 - Recreation and Open Space?
 - Residential?
 - Commercial?
 - Mixed Use?
 - Industrial?
-

LAND USE VS. ZONING

LAND USE

- Long-range
- Big picture
- General direction

This project is a land use plan

ZONING

- Short-range
- Fine details
- Specific uses

Zoning comes later

WHAT DO THESE DRAFT CHANGES MEAN FOR THE AREA?

- The Fiscal Court's vision for some parts of the County are changing
 - Preservation
 - Recreation
 - Job Growth
 - Most of the area is staying the same
-

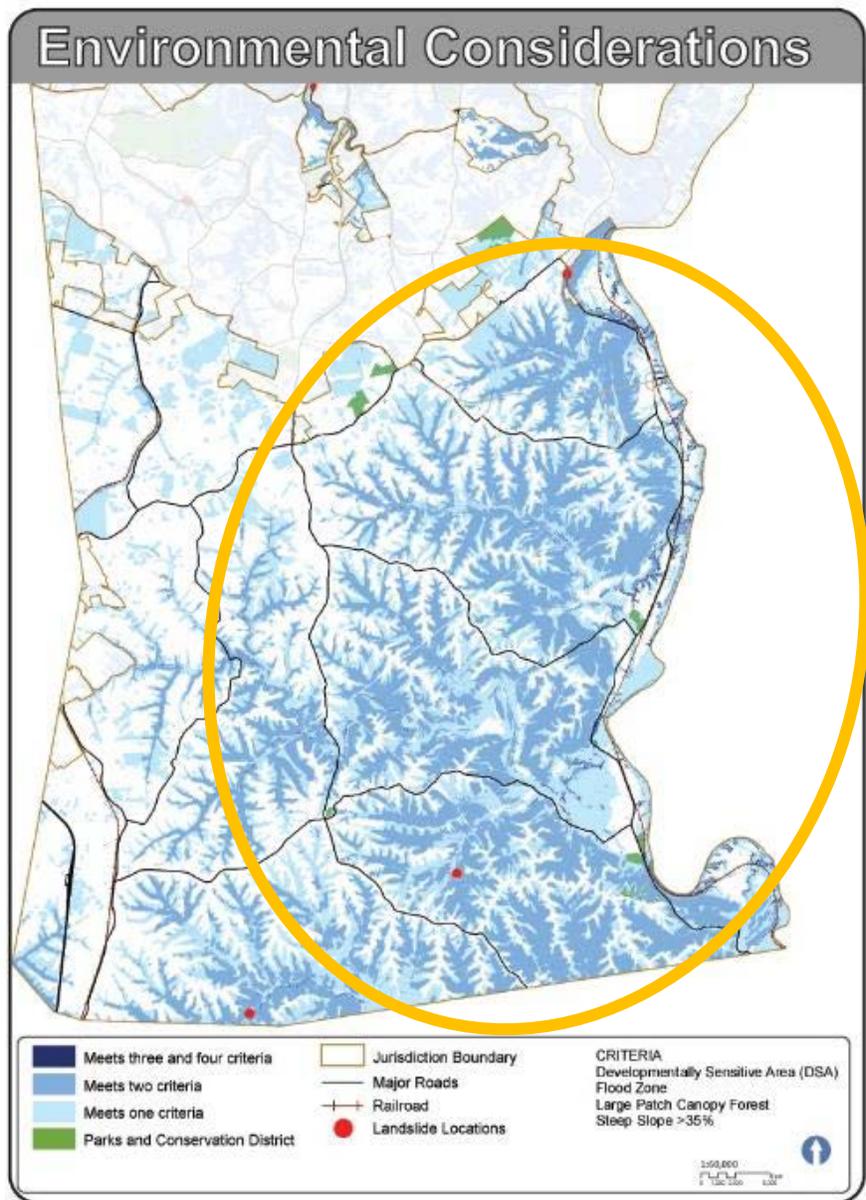
WHEN WILL I START SEEING CHANGES?

- Few if any changes in the near term
 - More incremental changes in the long term
 - Likely decades for the map to fully build out as shown
-

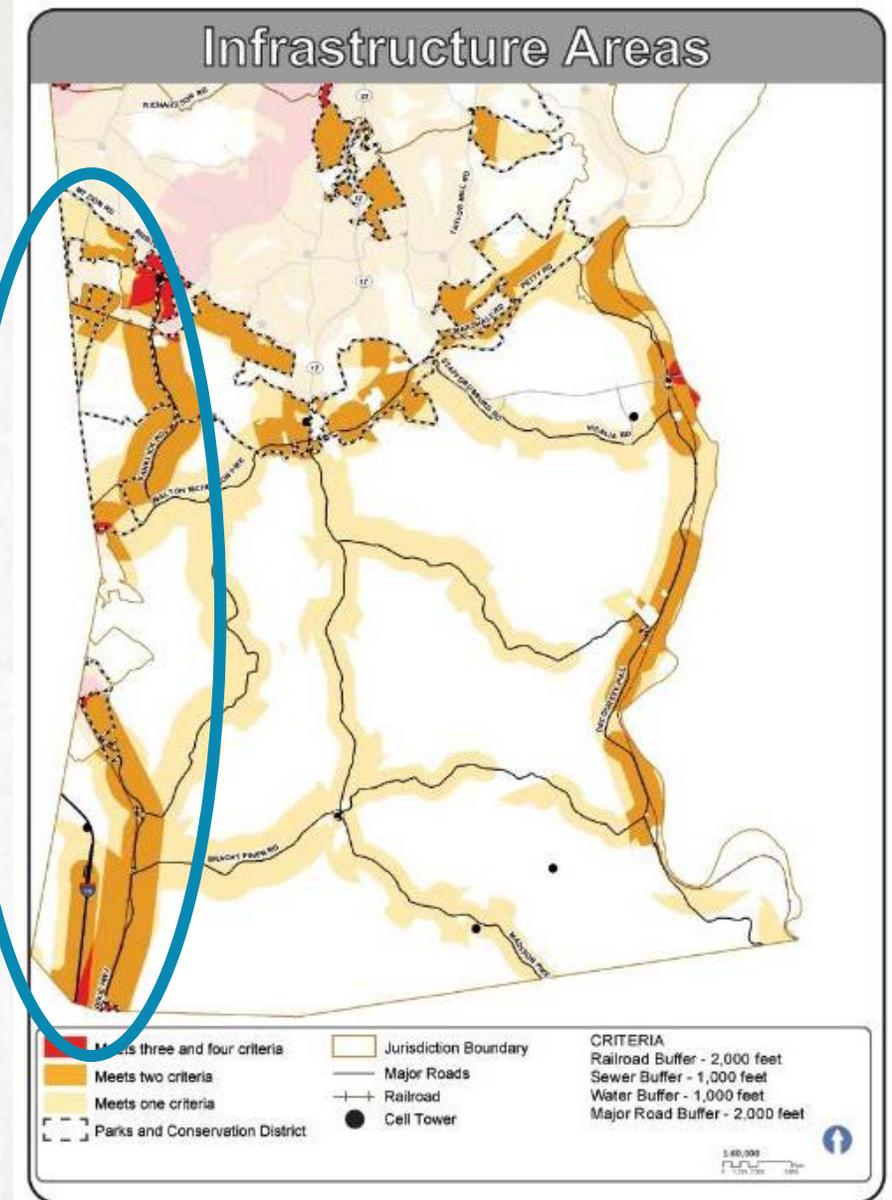
**NATURAL
RECREATION AND
CONSERVATION
AREAS DRAFT
CHANGES**

PREVIOUS RESEARCH

- Research shows physical advantages and limitations depending on topography
 - These features affect what can happen in different areas
 - Map on next slide details these areas
-



Southeastern Kenton County is home to many environmental considerations



Western Kenton County has good access to roads and better potential for utilities



DRAFT Natural Changes

 Small Area Study

 Residential Under 2.0

 Residential 2.1 to 4.0

 Agricultural and Rural Uses

1:120,345



LINK-GIS

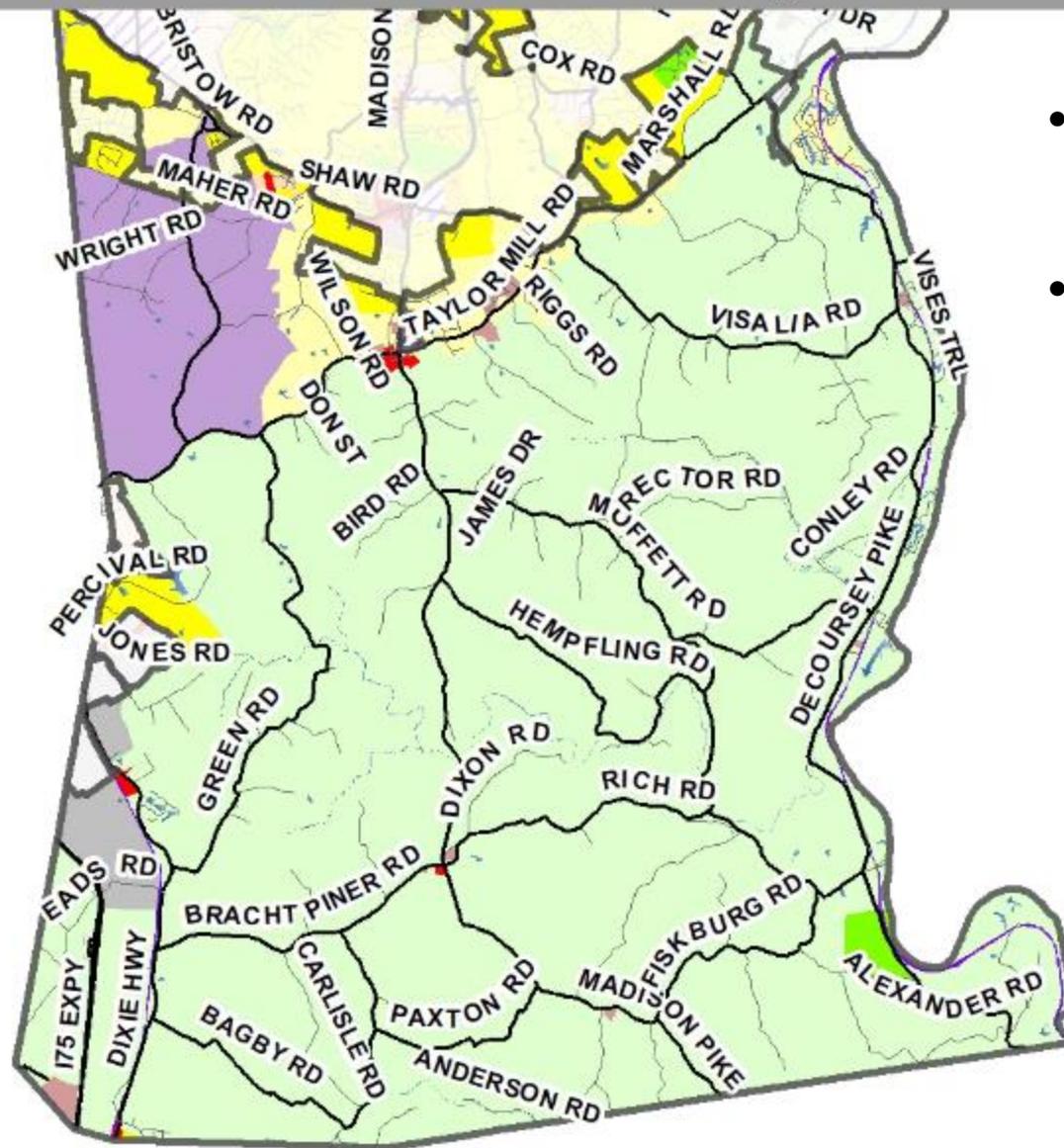


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- This map shows what land uses are currently recommended
- Note that the majority of the area is shown as “Agricultural and Rural Uses” (light green)



DRAFT Natural Changes

 Small Area Study

 Residential Under 2.0

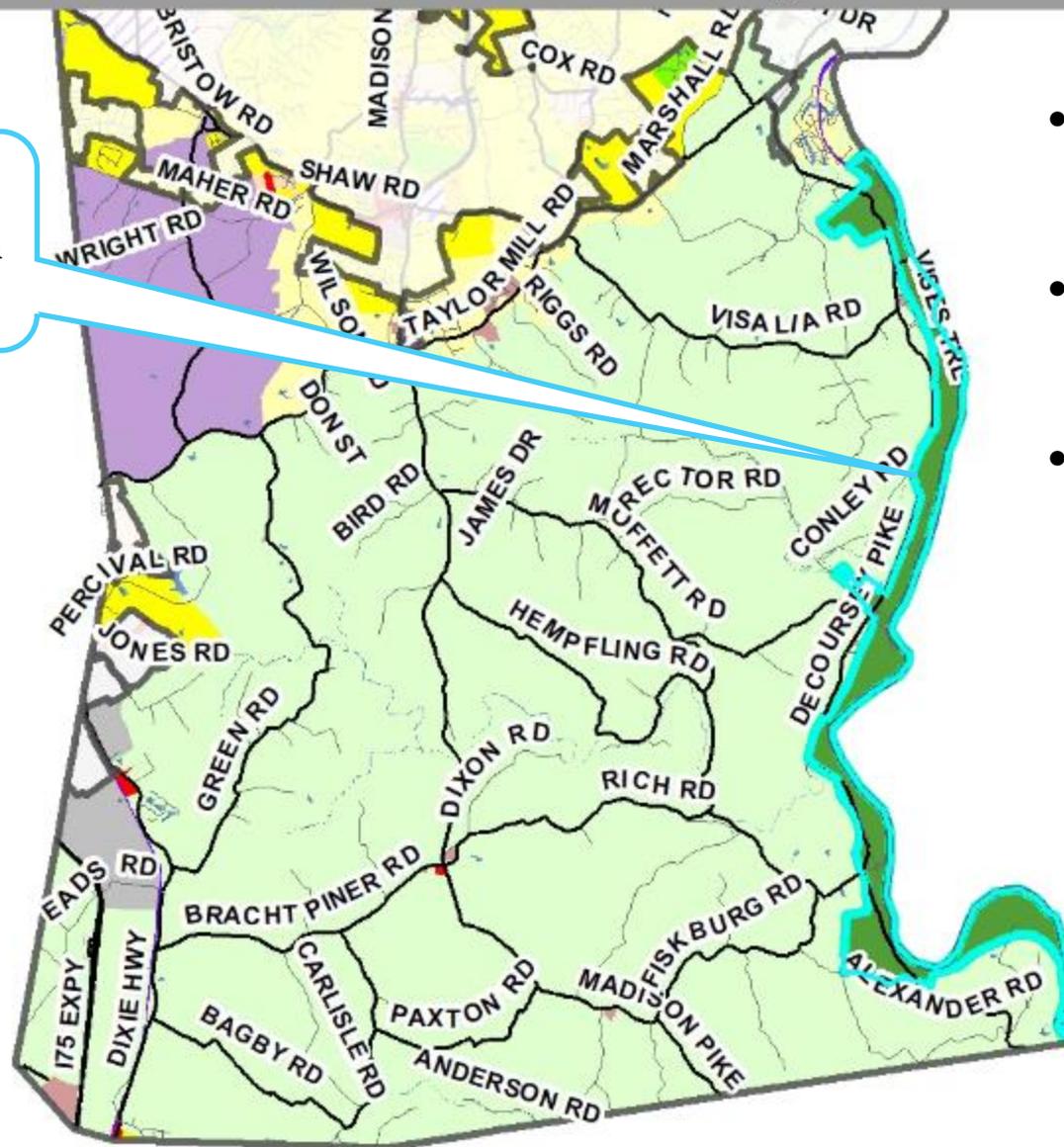
 Residential 2.1 to 4.0

 Agricultural and Rural Uses

1:120,345



Create River Recreation designation



- This map shows the creation of a new land use, “**River Recreation**”
- This area would allow for public or private recreation uses
- Uses such as campgrounds, parks, event centers, recreational river access, fishing, or other recreational activities would be appropriate for this area

LINK-GIS



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DRAFT Natural Changes

 Small Area Study

 Residential Under 2.0

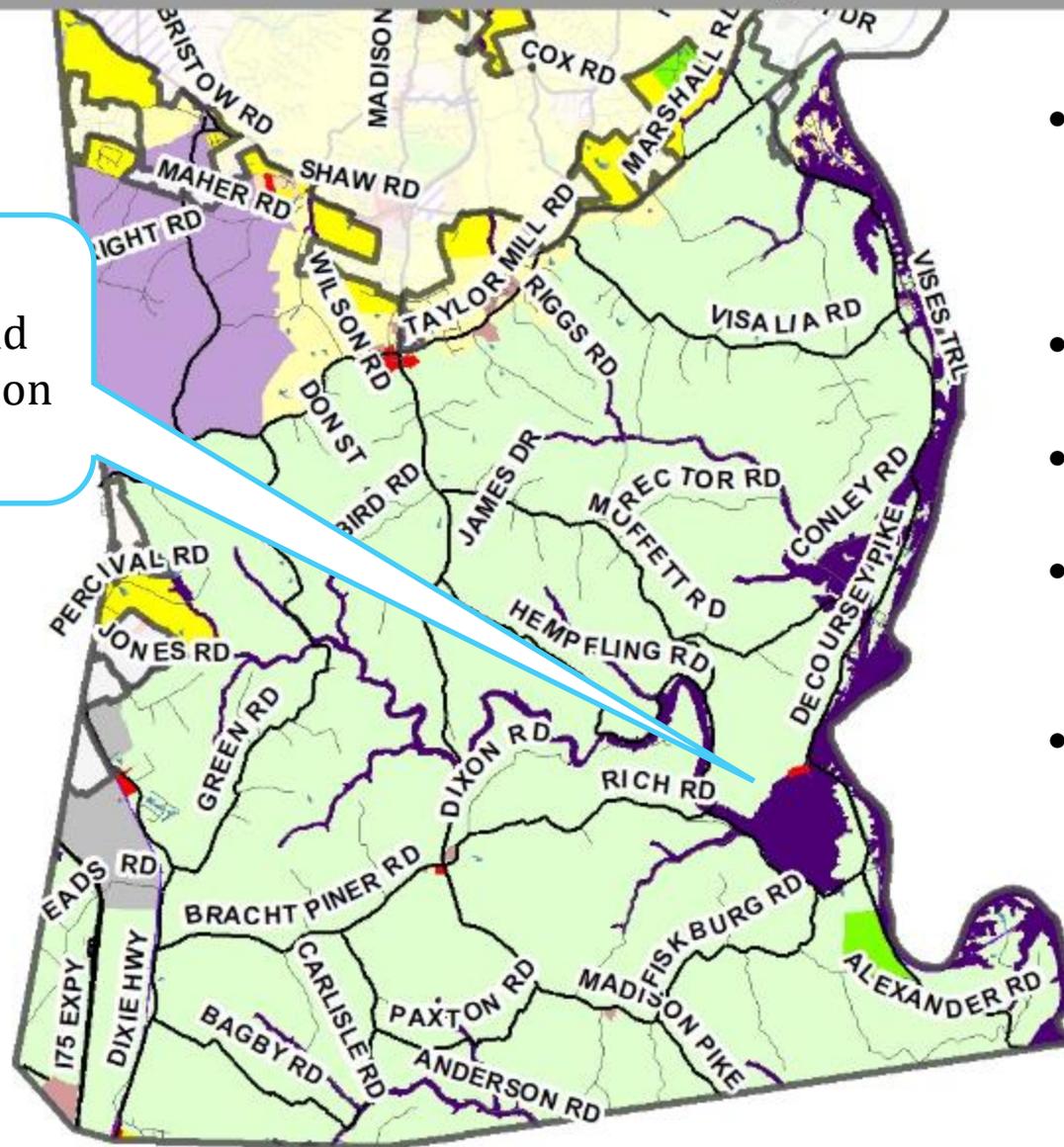
 Residential 2.1 to 4.0

 Agricultural and Rural Uses

1:120,325



Create
Agricultural and
Rural Preservation
designation



- This map shows the creation of a new land use, **“Agricultural and Rural Preservation”**
- Created from 500-year floodplain
- Intended for very low intensity uses
- Intended to retain and preserve natural features and open space
- Designation of this area could help Target conservation and mitigation dollars towards these areas

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DRAFT Natural Changes

 Small Area Study

 Residential Under 2.0

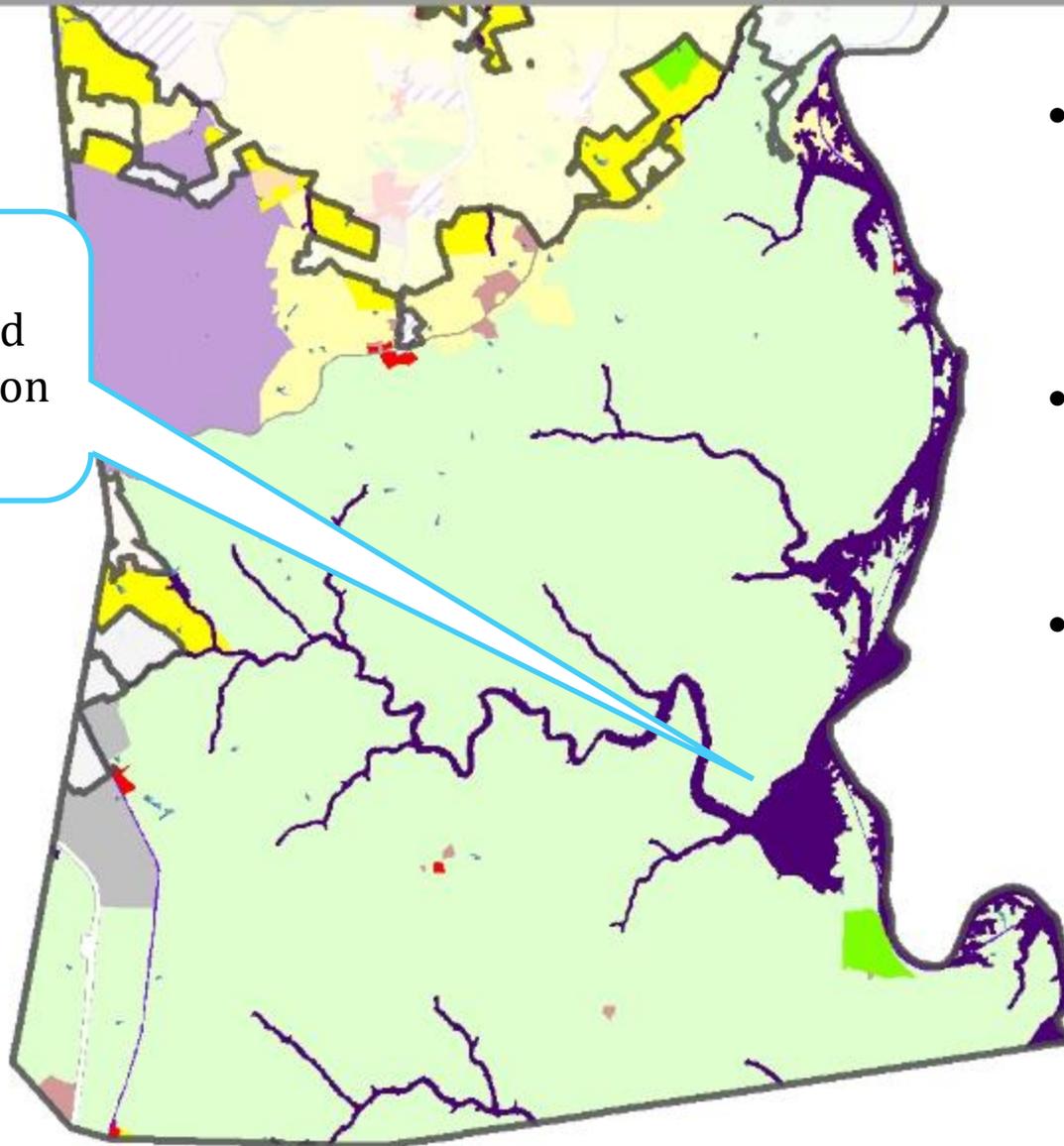
 Residential 2.1 to 4.0

 Agricultural and Rural Uses

1:120,325



Create
Agricultural and
Rural Preservation
designation



- This map removes the road labels to show the **“Agricultural and Rural Preservation”** area more clearly
- Active agriculture and agritourism enterprises are appropriate for this area
- Any new residential uses in this area should be of a low intensity (less than 1 home per acre)

LINK-GIS



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DRAFT Natural Changes

 Agricultural and Rural Uses

 Draft River Recreation

 Draft Agricultural and Rural Preservation

1:45,314



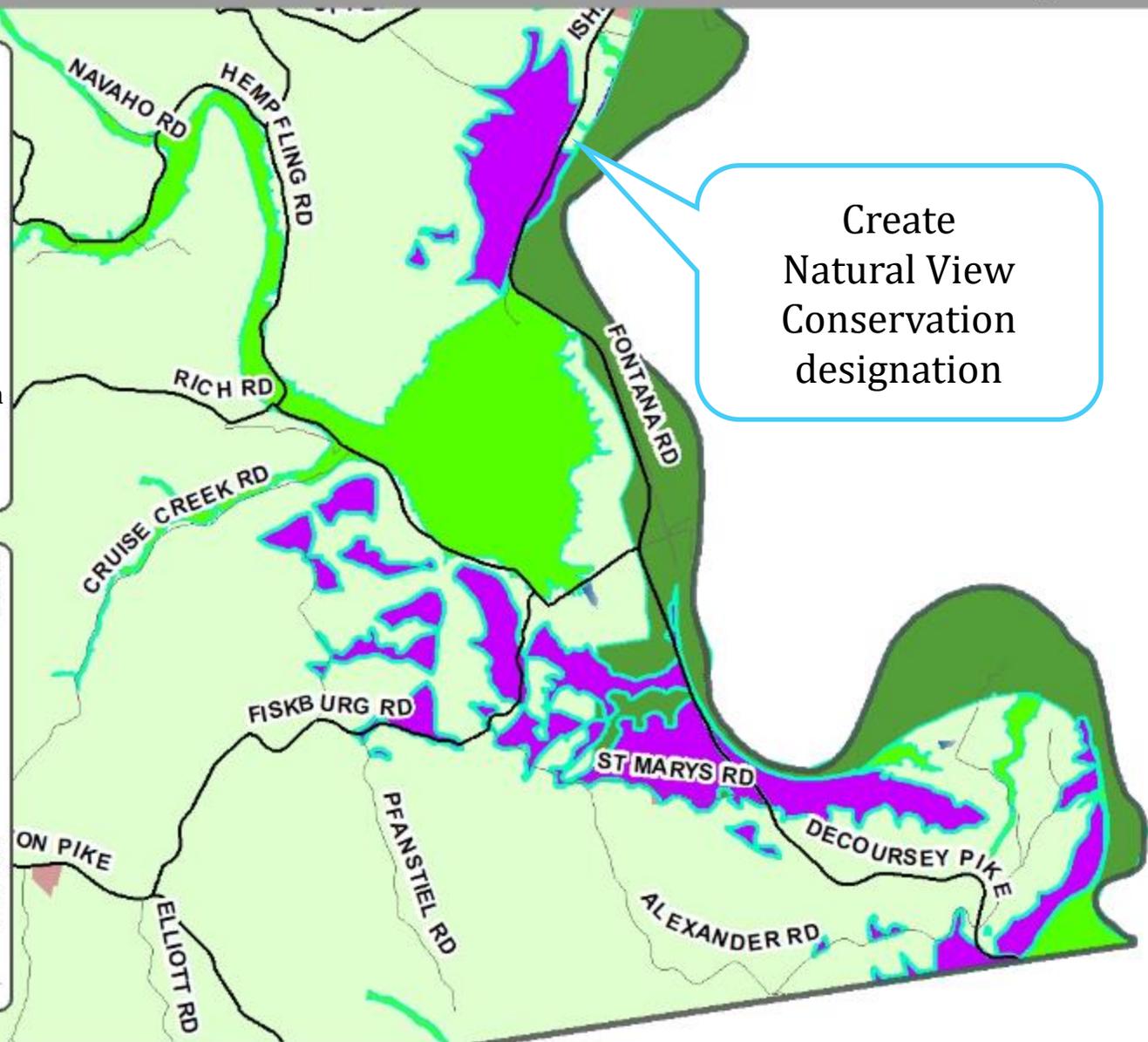


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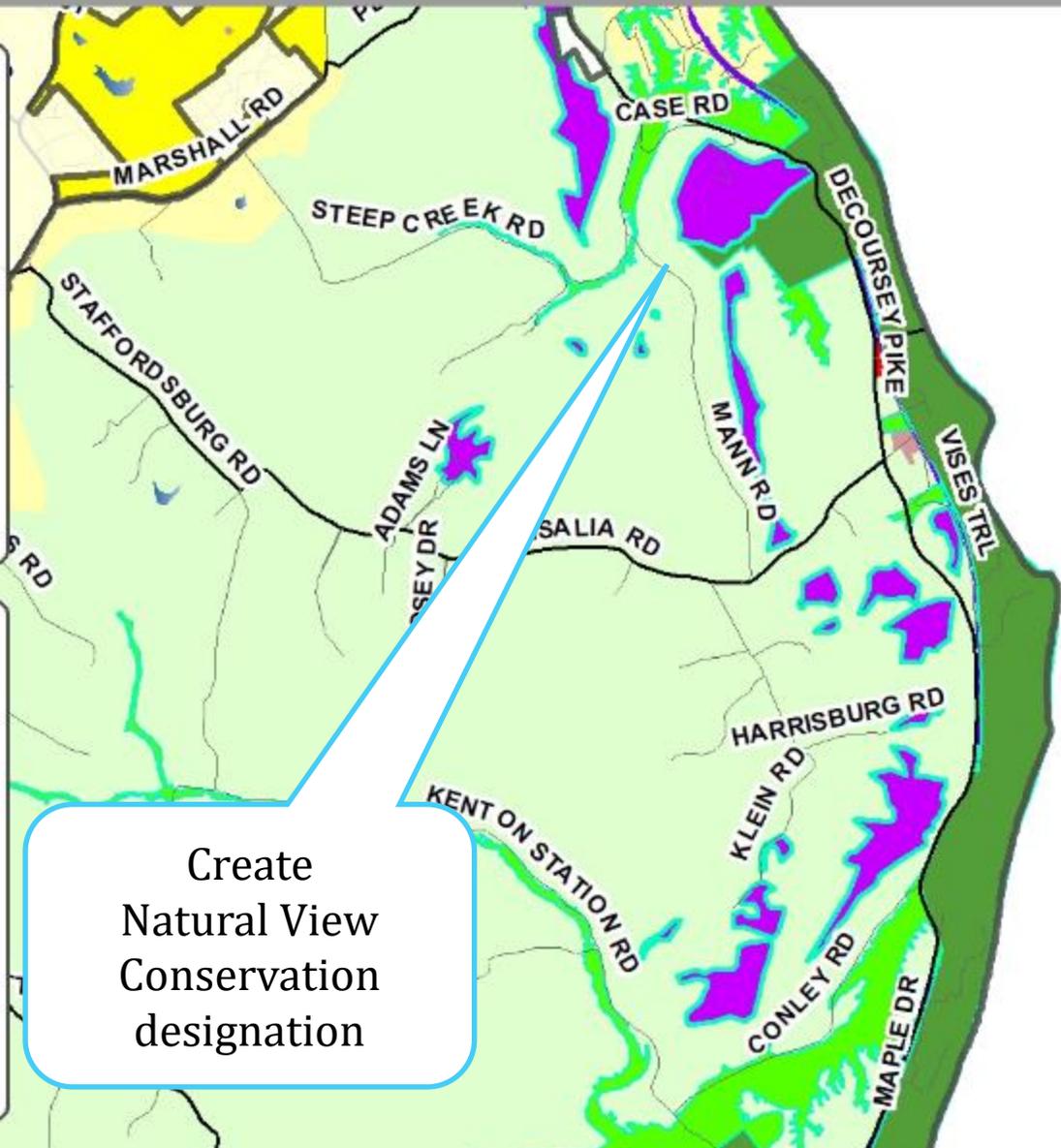
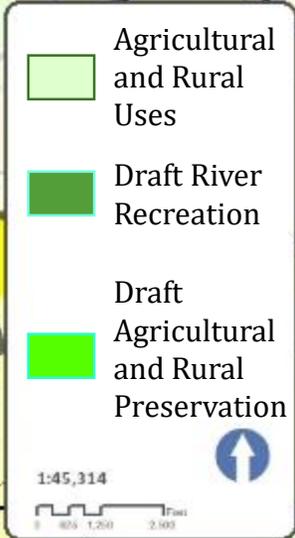
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- This map shows the creation of a new land use, **“Natural View Conservation”**
- Southern portion of the county, central portion on next slide
- Magenta areas are visible from the Licking River
- Created from detailed mapping analysis
- Corresponds with the County’s efforts to create a recreational water way along the Licking River
- New draft designation recommends protecting and preserving viewsheds

DRAFT Natural Changes



Create Natural View Conservation designation

- This map shows the creation of a new land use in the east central portion of the county, **“Natural View Conservation”**
- Details of how these areas would be regulated would be defined in future zoning ordinance changes
- Generally identifies areas where development should be limited
- Usually these areas are on hillsides and currently have few if any structures

DRAFT NATURAL AND CONSERVATION CHANGES MAJOR THEMES

- Draft recommendation help to protect areas that are already vulnerable
 - Identifying these areas can also help with funding
 - Draft recommendation to preserve and protect views
 - Draft recommendation to create a recreation area
 - Changes align with physical research and the county's natural terrain
 - Draft changes reflect your previous input
-

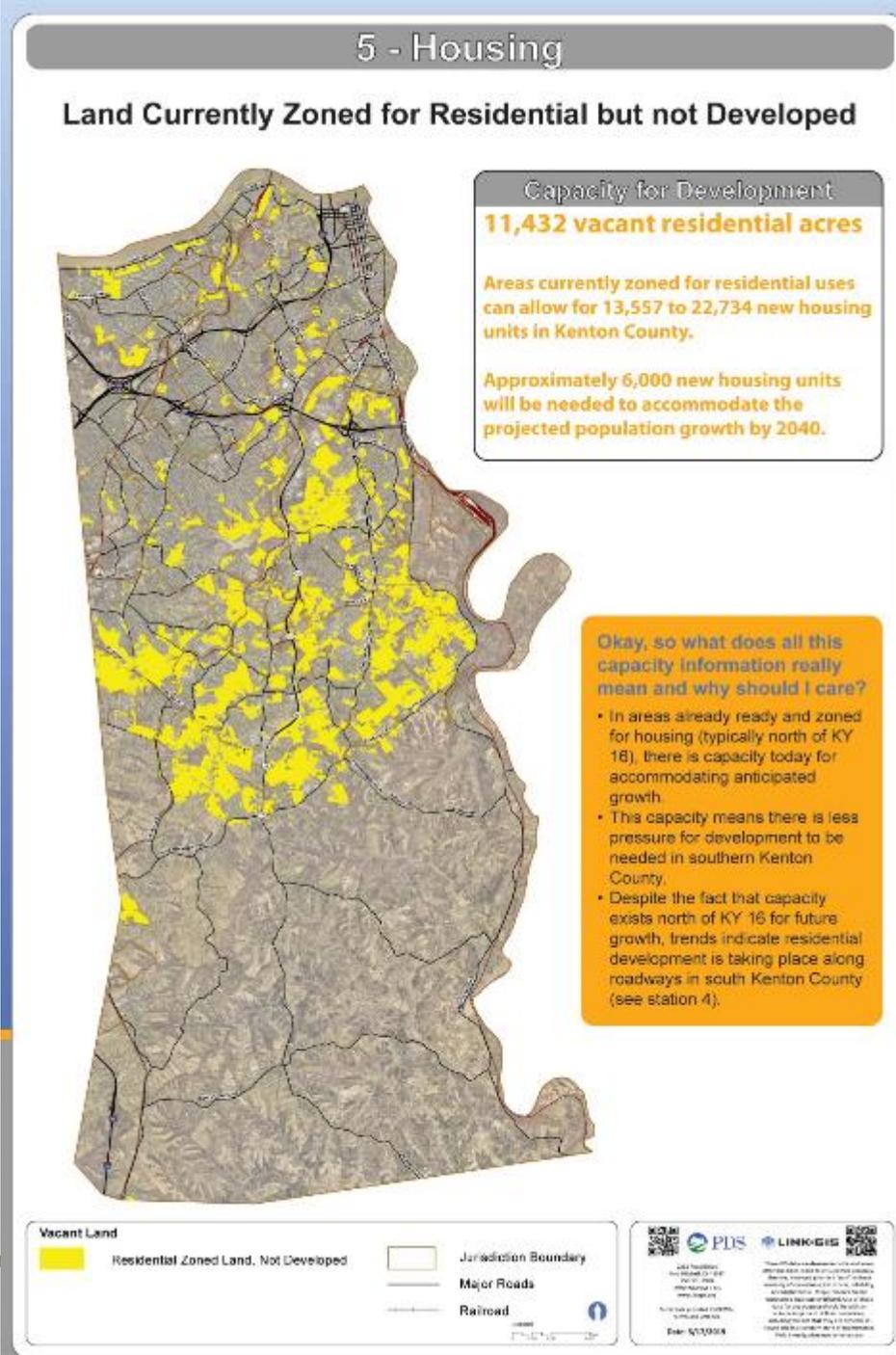
WHAT DO THESE DRAFT CHANGES MEAN FOR ME?

- Preservation areas
 - Further study and conversations with you are needed
 - Recreation areas
 - Continue to enjoy until you are ready for a change
 - Zoning changes come later
 - More chances for you to be involved
-

RESIDENTIAL USES

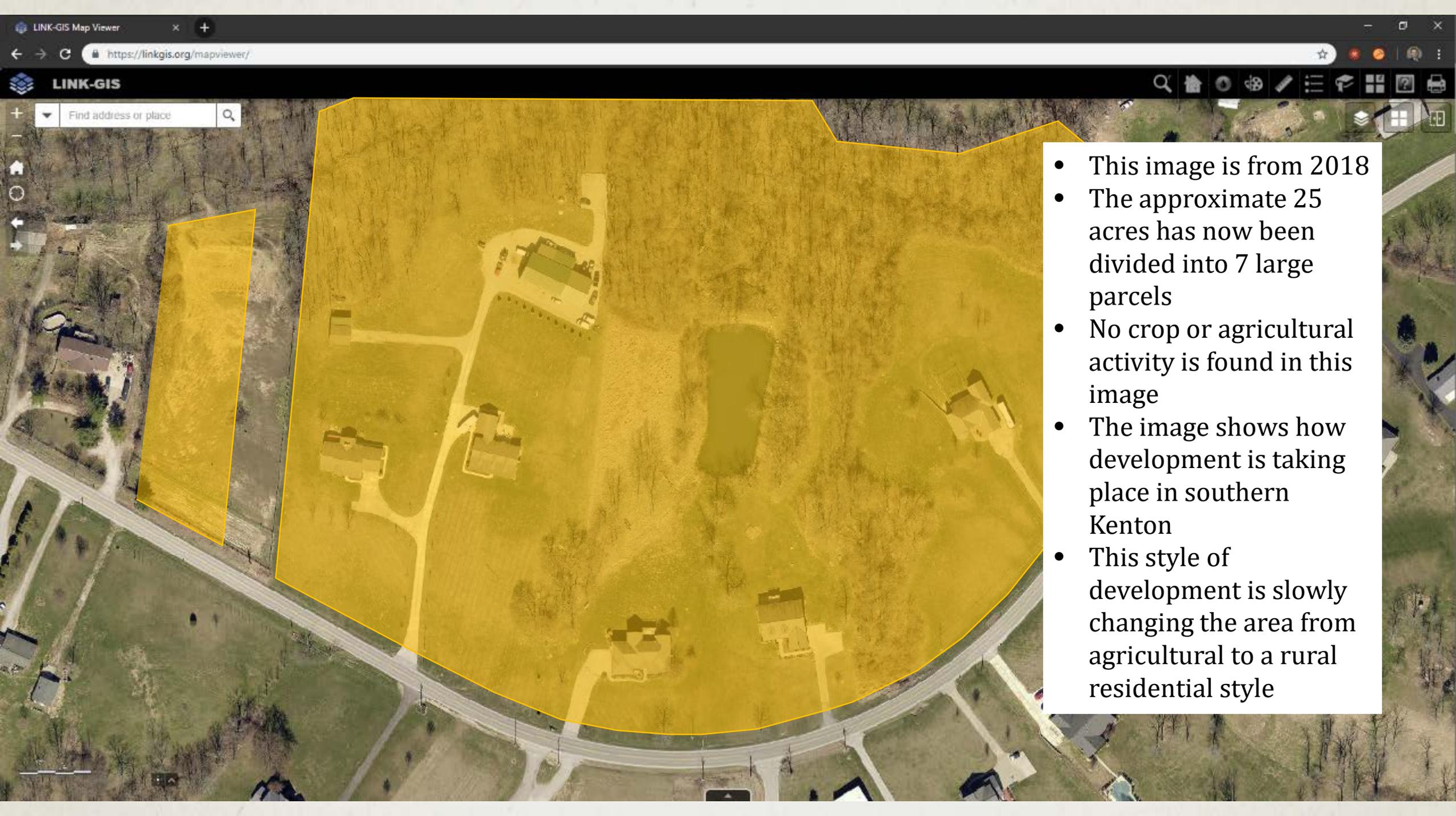
RESIDENTIAL RESEARCH

- Map at the right shows that northern (yellow) areas have capacity today for accommodating anticipated growth.
- This capacity means there is less pressure for development to be needed in south.
- Trends show residential development in the south is happening on an individual lot basis
 - This residential development is taking place along roadways in the south.





- This image is from 1999
- It shows a farm in hay and row-crop production
- Approximately 25 acres are shown on the north side of the road



- This image is from 2018
- The approximate 25 acres has now been divided into 7 large parcels
- No crop or agricultural activity is found in this image
- The image shows how development is taking place in southern Kenton
- This style of development is slowly changing the area from agricultural to a rural residential style

- Research shows no need or desire for residential subdivisions
- However, one-off residential is changing the area incrementally
- This image from 2017 is an example from a neighboring county
- View the next slide for the area today



- Home on the right was built within last 3 years
- It is close to the road and at least partially taking up land where crops were formerly grown
- Changing the agricultural aspect of the area
- Also changing the area's visual character from roadways



RESIDENTIAL MAJOR THEMES

- No current need or desire for residential areas
 - Development is happening on individual lots
 - If nothing changes over the long run, more housing could be built close to country roads that block out nature and make agriculture more difficult
 - Further research is needed to determine what changes might be desired
 - Need for a potential zoning study to examine
 - Resident desires
 - Potential changes
-

COMMERCIAL USES

COMMERCIAL RESEARCH

- Commercial areas today are at crossroads
- No additional major commercial is expected
- No indicated need for major commercial uses



DRAFT Commercial Changes



Other
Community
Facilities

Residential
Under 2.0

Commercial

Mixed Use

1:2,000

Change to
Commercial

JOSEPH E SCHMADER RD
PONY DR

KY 17 HWY

- Only draft change for recommended commercial areas
- This area was rezoned to allow for Rural Commercial uses in 2013
- Draft change aligns the recommended land use map with the commercial that the County already allows for

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WALTON NICHOLSON PIKE

MADISON PIKE

TAYLOR MILL RD

MADISON PIKE

10-minutes were provided for the following question:

What are your thoughts on the DRAFT recommendations to add new designations for River Recreation, Agricultural and Rural Preservation, and Natural View Conservation?

If you would like to provide input for the Fiscal Court's consideration, please email jfausz@pdskc.org by 12:00 p.m. on February 19, 2020

10-minutes were provided for the following question:

No DRAFT changes are recommended for residential uses. Research shows NO anticipated demand for new subdivision type housing developments in this area, but that new housing being built in the area is being done on an individual basis and is slowly changing the area's character. What housing changes do you think are needed to help maintain the area's agricultural heritage and rural character?

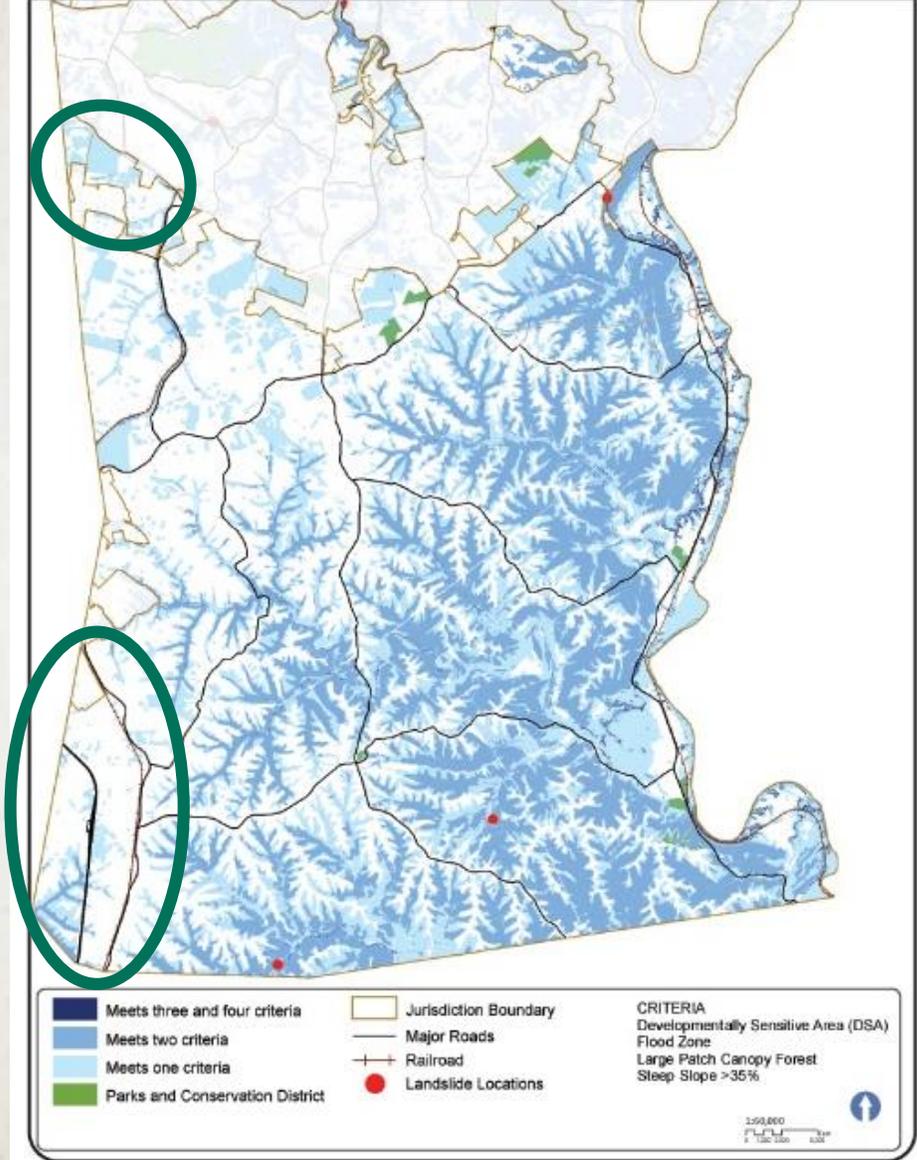
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INDUSTRIAL AND MIXED USE

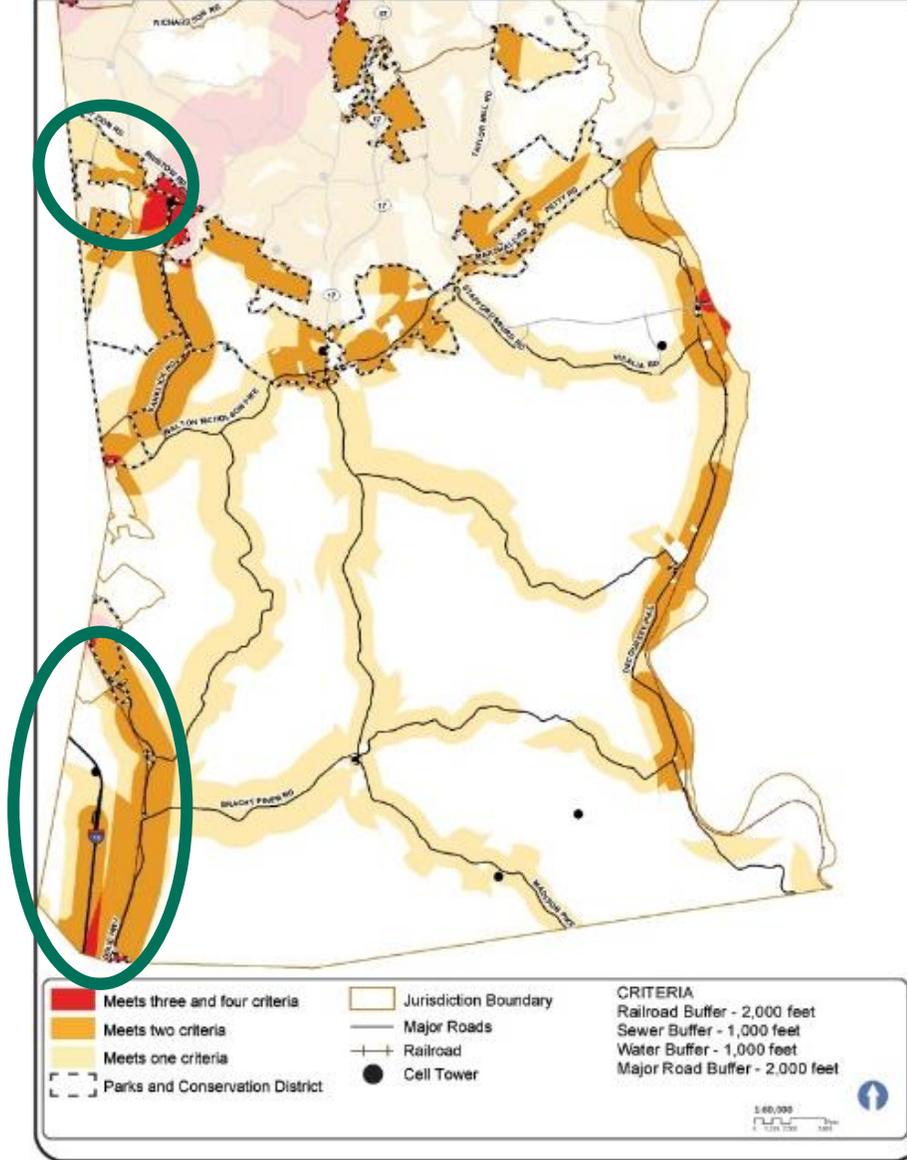
INDUSTRIAL RESEARCH

- Existing industrial areas in Northern Kentucky are filling up
 - Kenton County has no industrial sites available that meet today's industry standards
 - 2016-2017 Site Readiness Initiative found
 - Few areas currently ready for industrial uses
 - Some areas could be suitable with proper planning and infrastructure
 - Industrial uses should have good access to roads and utilities
 - Western Kenton County is where flat land exists for large site development
 - Infrastructure development and planning is needed to realize job growth potential from industrial uses
-

Environmental Considerations



Infrastructure Areas



- Recall from the earlier research slide that western Kenton County has
 - Few environmental considerations
 - Access to infrastructure

INDUSTRIAL REQUESTS FOR INFORMATION

- Northern Kentucky Tri-ED handles industrial requests for Boone, Campbell, and Kenton County
 - Tri-ED presented as part of this public meeting and reported that recent clients are requesting industrial lots with the following characteristics
 - Median acreage requested was 30 acres
 - Median acreage of inventory was only 10 acres
 - For all available land, the median days on the market was more than 1 year
 - This land is not development-ready
 - At the time of the Site Readiness study, there were only 4 available land sites that were identified for an industrial use
-



DRAFT Industrial & Mixed Use Changes

 Industrial

 Residential
Under 2.0

 Residential
2.1 to 4.0

 Mixed Use

1:10,000



LINK-GIS



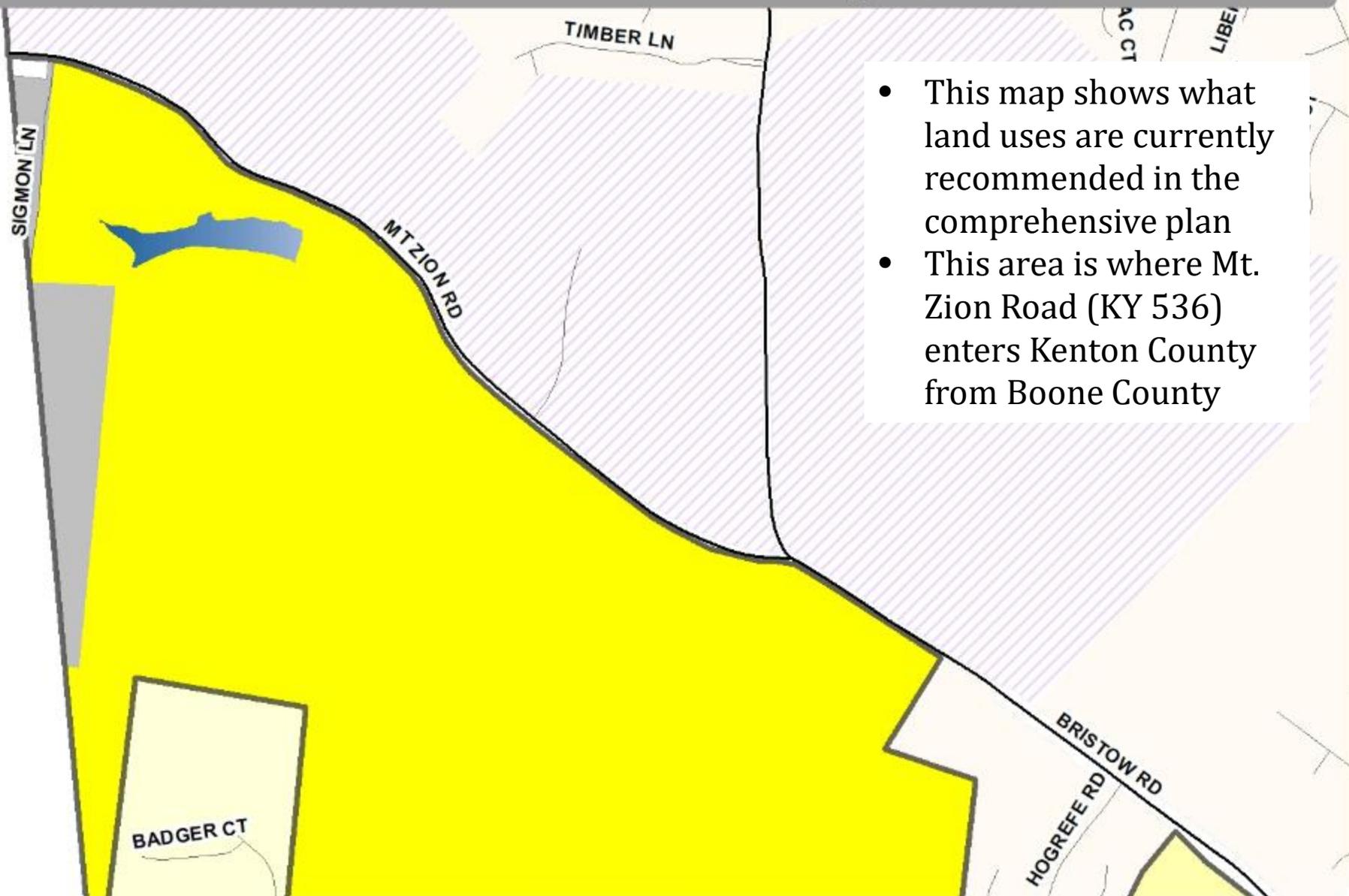
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- This map shows what land uses are currently recommended in the comprehensive plan
- This area is where Mt. Zion Road (KY 536) enters Kenton County from Boone County

DRAFT Industrial & Mixed Use Changes

Industrial

Residential Under 2.0

Residential 2.1 to 4.0

Mixed Use

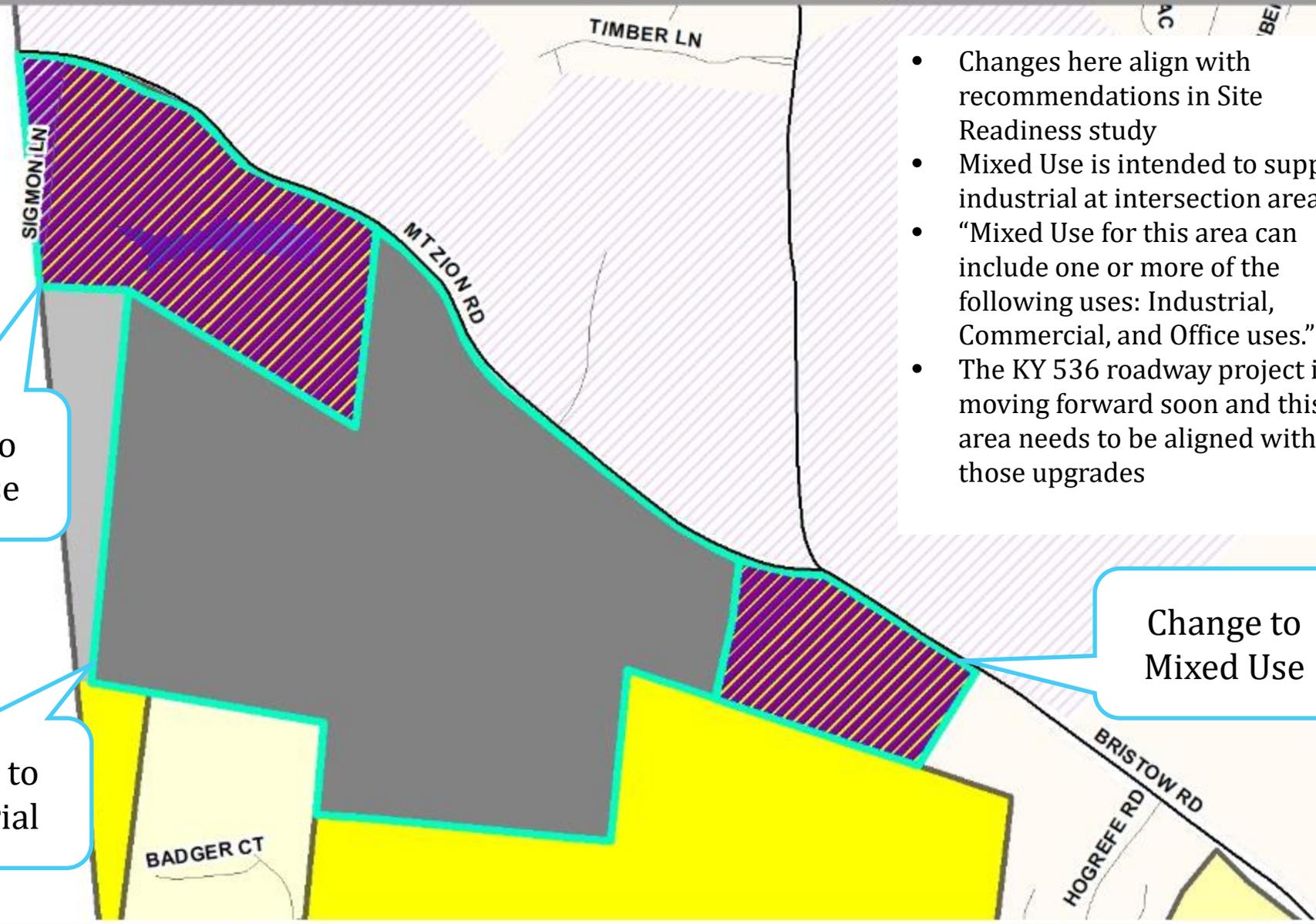
1:10,000

Change to Mixed Use

Change to Industrial

Change to Mixed Use

- Changes here align with recommendations in Site Readiness study
- Mixed Use is intended to support industrial at intersection areas
- “Mixed Use for this area can include one or more of the following uses: Industrial, Commercial, and Office uses.”
- The KY 536 roadway project is moving forward soon and this area needs to be aligned with those upgrades



LINK-GIS

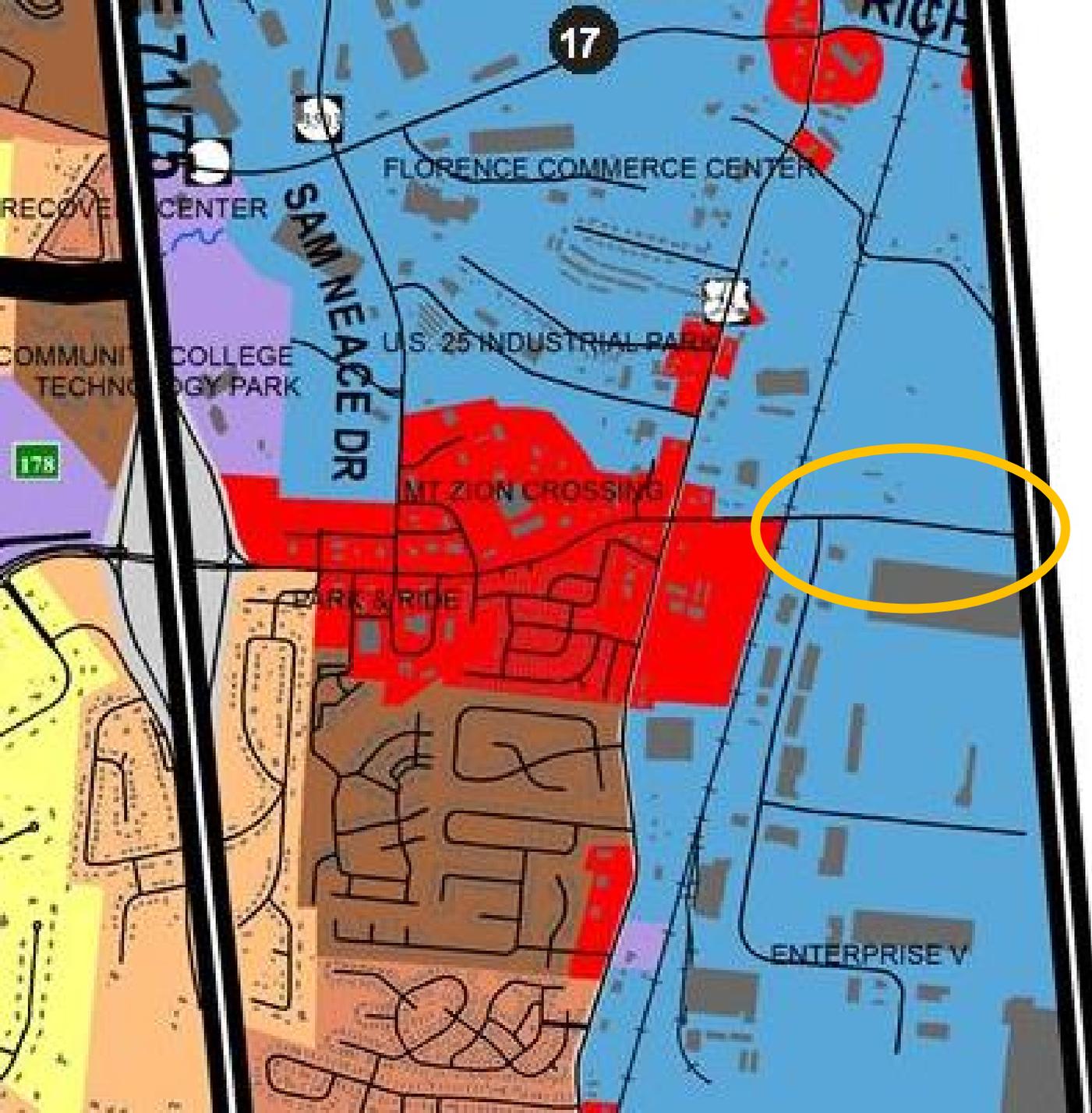
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- This map shows the Boone County recommended land use to 2040
- Note that the blue areas represent Industrial uses
- The orange circle is KY 536 at the Boone / Kenton County line
- This area is immediately west of the previous slide





DRAFT Industrial & Mixed Use Changes

- Other Community Facilities
- Residential 2.1 to 4.0
- Commercial
- Industrial

1:40,000



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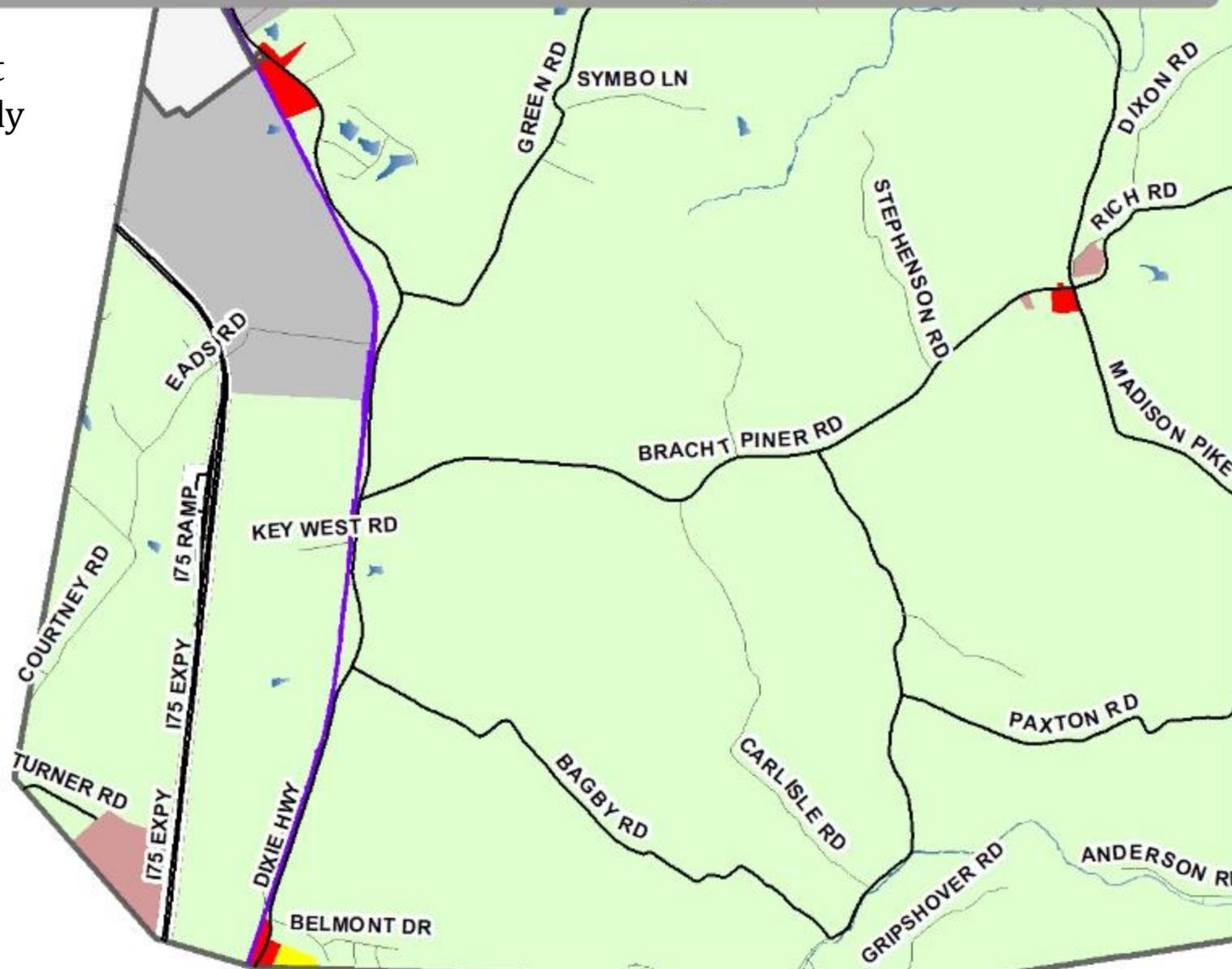
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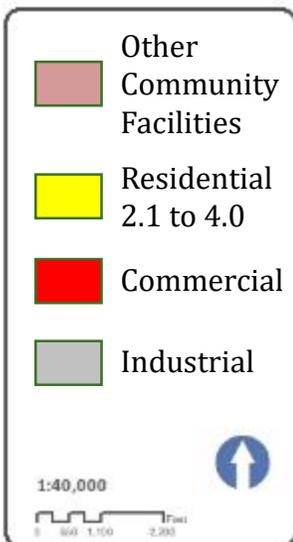
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- This map shows what land uses are currently recommended in the comprehensive plan

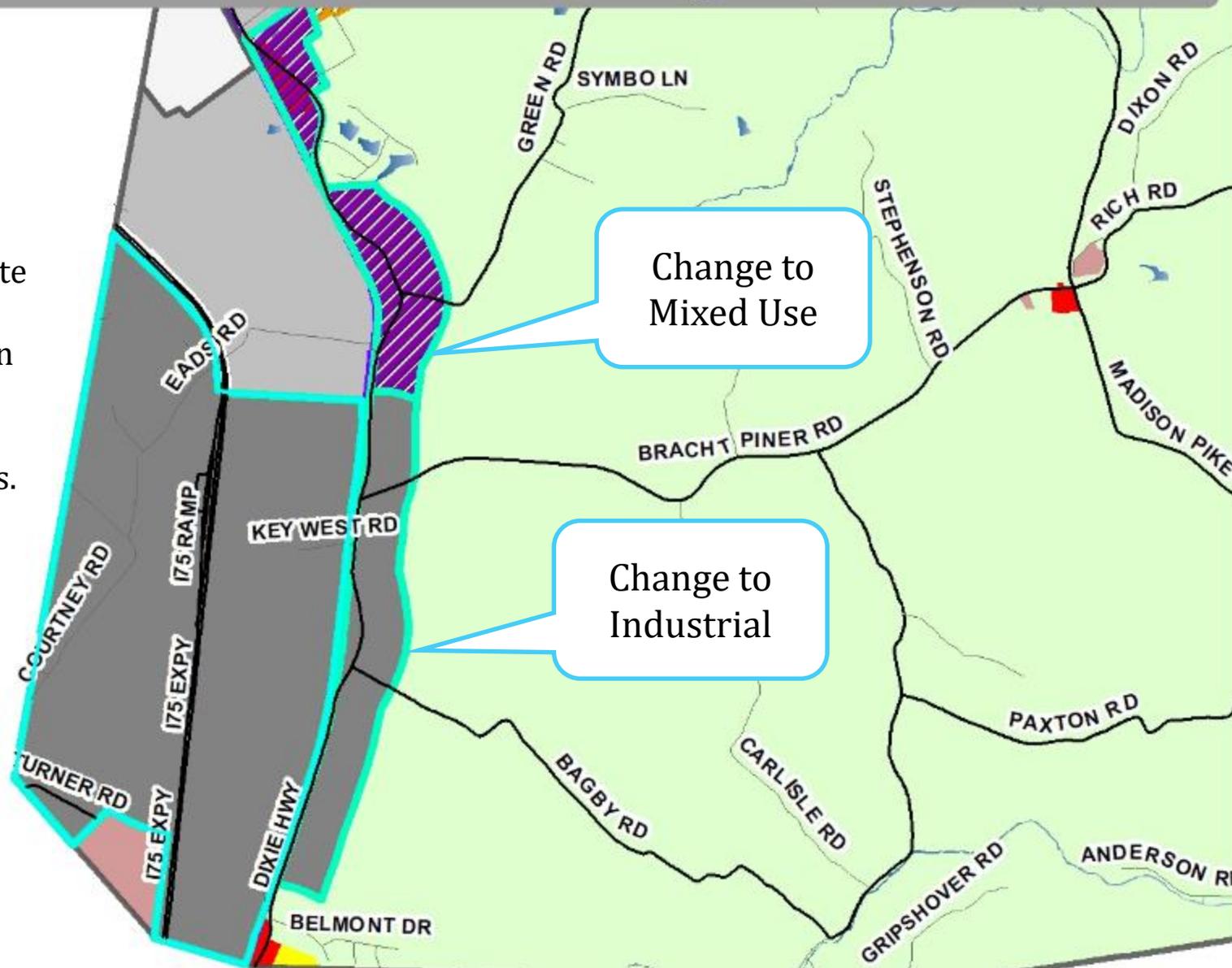




DRAFT Industrial & Mixed Use Changes



- This map shows what land uses are currently recommended in the comprehensive plan
- Changes align with recommendations in the Site Readiness study
- “Mixed Use for this area can include one or more of the following uses: Industrial, commercial, and office uses. Residential uses are also appropriate behind other uses.”
- Uses along Dixie Highway (US 25) are limited to a depth of 1,000-feet east of the roadway
- This areas is likely to be a longer-term economic development opportunity



LINK-GIS

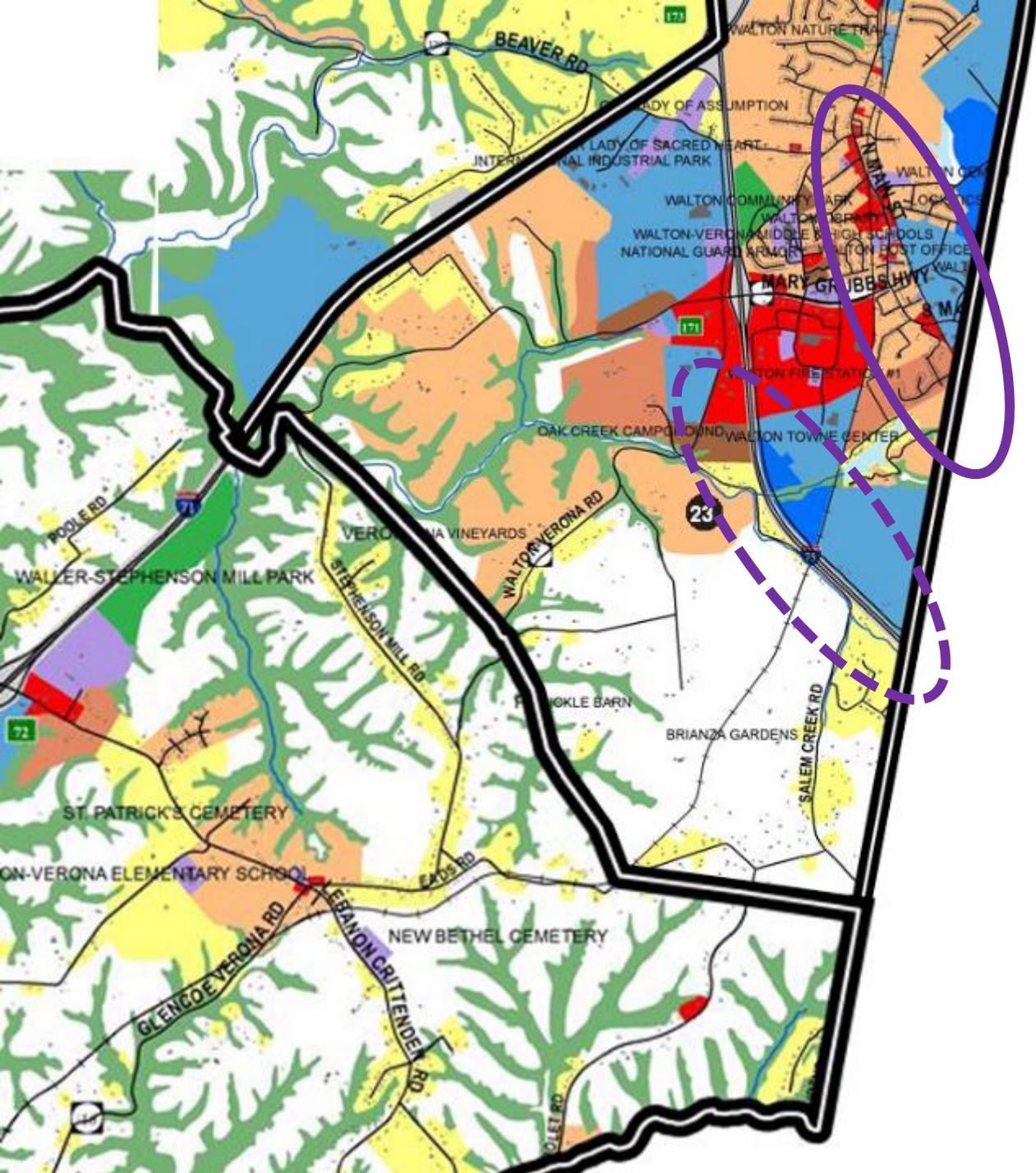
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- This map shows the Boone County recommended land use to 2040
- The solid purple oval shows Dixie Highway
- The dashed purple oval shows I-75
- This area is immediately west of the previous slide



DRAFT INDUSTRIAL CHANGES MAJOR THEMES

- Draft changes build upon recommendations in Site Readiness study
 - Draft changes are recommended in areas with good access to roads and utilities
 - Draft changes are in areas that are generally flat
 - Changes align with physical research and the county's natural terrain
 - Draft changes targets high-employment uses rather than distribution/warehousing
 - Looking at R&D, light manufacturing, etc.
 - Draft changes reflect your previous input
-

WHAT DO THESE DRAFT CHANGES MEAN FOR ME?

- Continue to enjoy until you are ready for a change
 - Property owner is 100% in control of their private property
 - County is **NOT** taking any property in the area
 - You can expand your home or farm as you see fit
 - You decide if or when you want to sell it to a potential buyer
 - Designation of industrial or mixed use gives you more options for sale down the road
 - Even with those industrial or mixed use designations, you could still sell your property to someone who wanted to use the land for farming or open space
 - Zoning changes come later
 - More chances for you to be involved
-

10-minutes were provided for the following question:

Research shows a need for additional industrial land in Kenton County and public input indicates a desire for industrial uses that create jobs. What types of jobs and industries do you feel are most appropriate for the KY 536 area and the southwestern corner of the county?

If you would like to provide input for the Fiscal Court's consideration, please email jfausz@pdskc.org by 12:00 p.m. on February 19, 2020

5-minutes were provided for the following question:

Allowing for a mix of uses provides more flexibility for the future and can provide a transition area from strict industrial to agricultural uses. These areas can also provide support commercial uses for surrounding future businesses and residents. What types of uses would you like to see in these areas?

If you would like to provide input for the Fiscal Court's consideration, please email jfausz@pdskc.org by 12:00 p.m. on February 19, 2020

5-minutes were provided for the following question:

What other thoughts would you like the county's Project Team to consider as they are reviewing your comments from tonight's meeting?

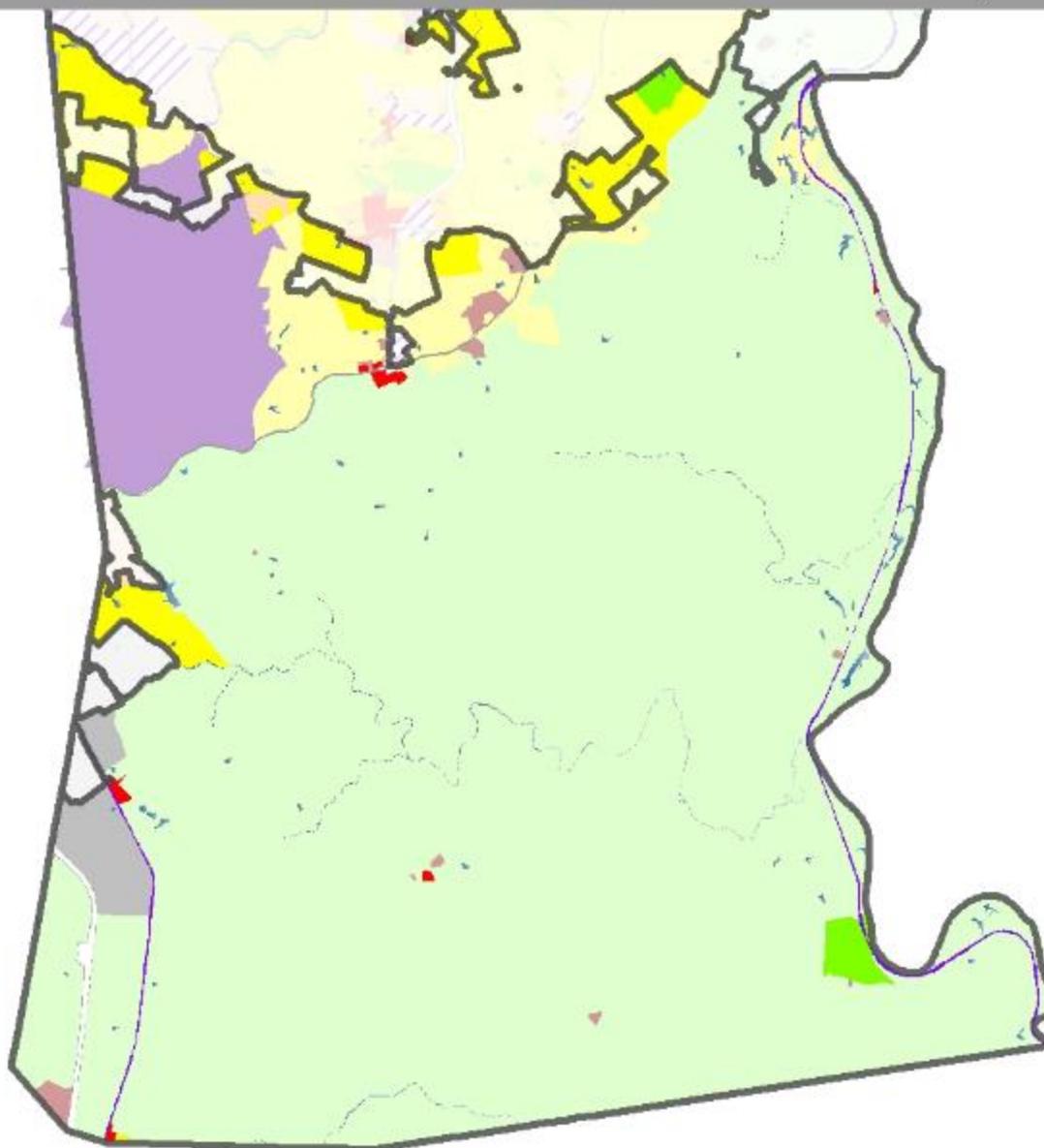
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**PUTTING IT
ALL TOGETHER**



Direction 2030 Recommended Land Use (Current)

This map shows the recommended land use as it currently exists in the comprehensive plan



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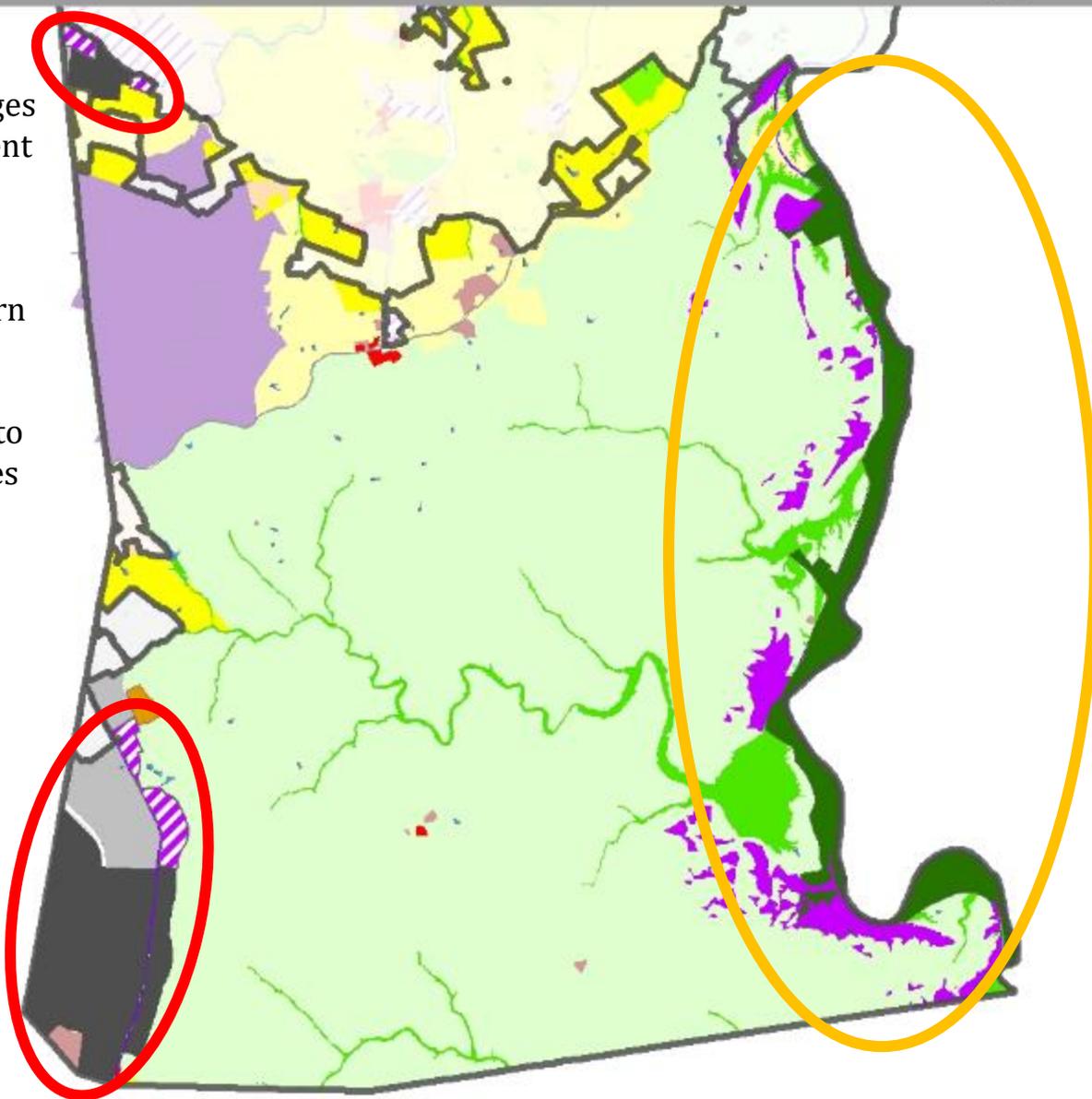
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DRAFT Recommended Land Use Changes

- This map all the DRAFT land use changes
- Generally, draft changes for development are on the western side of the county, close to roads and utilities (red ovals)
- Areas that are more natural and preservation oriented are on the eastern side of the county (orange oval)
- These draft changes reflect both the county's natural amenities and access to infrastructure when suggesting changes



LINK-GIS 

 **PDS**

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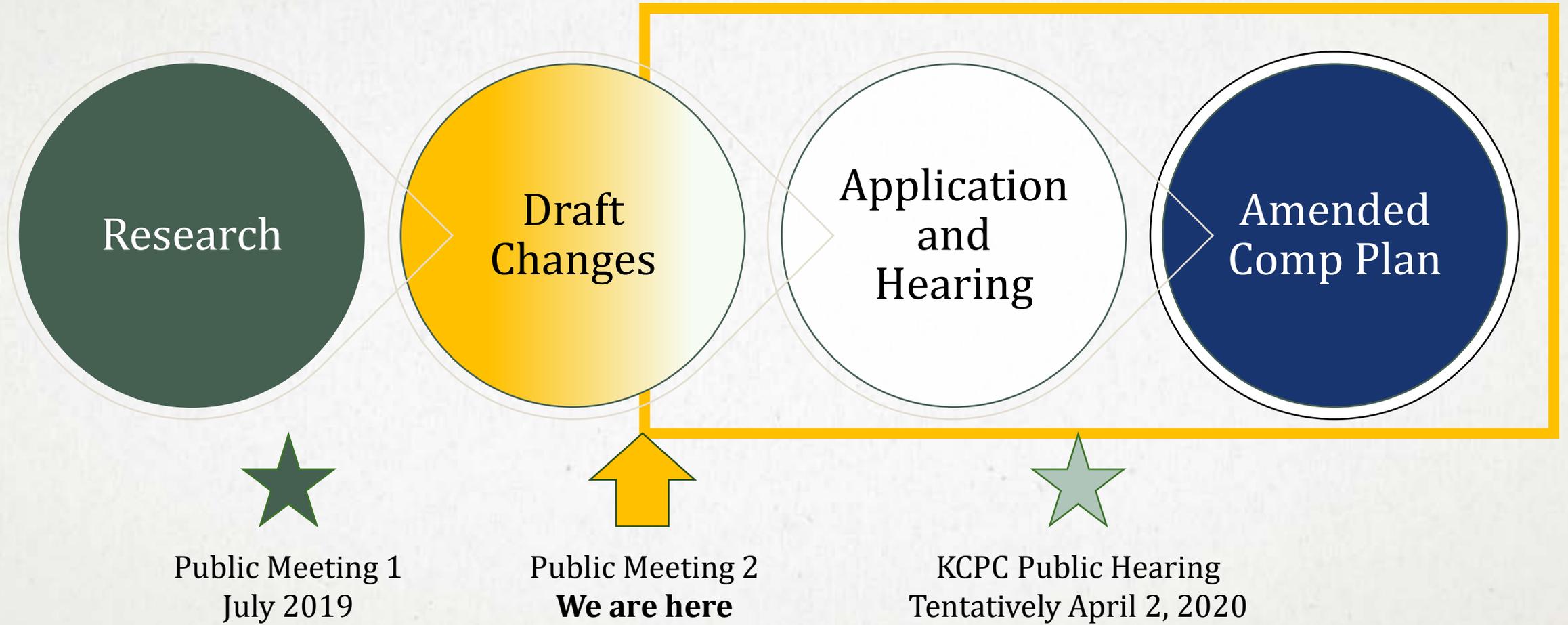
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NEXT STEPS

PROJECT TIME LINE



THANK YOU!

Please visit

<http://action.direction2030.org>

for more information on the project
