

Add the following language to the Land Use element of *Direction 2030*

AGRICULTURE AND RURAL CONSERVATION

Areas classified as Agricultural and Rural Conservation represent lands recommended for the least amount of development in the county. These areas are typically consistent with floodplain locations and other areas where development would be challenging because of the existing natural features of the land. While construction of new single-family residential and agricultural support structures is permitted within this area, the designation is intended to promote the retention and preservation of natural features and open space. These features may include natural areas such as wetlands, woodlands, meadows, lakes/ponds, and stream corridors. Active agricultural and agritourism enterprises are also appropriate for this area.

Any new residential uses should be of a lower intensity than even the Agricultural and Rural Use or less than 1 dwelling unit per net acre. New construction should preserve natural site features and minimize environmental impact.

These areas are ideal for conservation and mitigation initiatives as they are environmentally sensitive.

RIVER RECREATION

Areas classified as River Recreation are intended to provide land for public or private recreation uses. Uses such as campgrounds, parks, event centers, recreational river access, fishing, or other recreational activities are appropriate for this area.

NATURAL VIEW CONSERVATION

Areas classified as Natural View Conservation are locations that have unique aesthetic elements or those that contribute to the overall character of the community. Any development in these areas should promote the retention of natural views of these areas. Viewsheds enhance property values, contribute to the economy, and may serve as the part of the foundation of a community's identity.

Revise the Economy element with new text as indicated below

7. Recommendation:

Improve availability of industrial development sites in Kenton County to create additional economic employment opportunities and strengthen the local economy.

Associated Goals and Objectives:

Goal 1 – Objective D

Goal 3 – Objective C

Goal 3 – Objective D

Basis:

Currently, existing industrial land is not readily available for immediate use within Kenton County due to poor access, insufficient infrastructure, or incompatible zoning. On-going efforts should continue to identify suitable land for industrial use and encourage increasing industrial land as land suitable for industrial use is at a premium and new companies and users are entering the Northern Kentucky industrial market.

Tasks:

1. Work to rezone land identified as suitable for industrial development on the Recommended Land Use Map and through TRI-ED's ongoing Site Readiness Initiative.
2. Strategize effective and efficient ways to bring industrial development into areas within the county that have been identified as suitable for industrial development.
3. Facilitate efforts to provide access and infrastructure to industrial land and land zoned for industrial use to improve readiness for development.
4. Preserve existing and increase the availability of ready to build upon industrial large parcels (50 acres or more).
5. Ensure safety, security, and mobility as new industrial sites and areas are developed by including critical infrastructure (i.e. street lighting and sidewalks), designing connected internal street patterns with adequate entry(ies)/egress(es) to arterials and collector roadways, and providing truck parking, staging and loading/unloading space separate from the public right-of-way.
6. New industrial in Unincorporated Kenton County should focus on the creation of high-quality jobs and high job density sectors such as research & development and high-tech manufacturing rather than low job density operations often found in distribution or warehousing facilities. Zoning should support this concept.
7. Additional mobility and infrastructure upgrades are needed to facilitate the proposed industrial development in the Southwest Corner of Unincorporated Kenton County. Additional analysis and planning are needed to ensure that development is beneficial and does not create adverse impacts for the surrounding agricultural community.