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TO: Kenton County Planning Commission Members

FROM: Emi Randall, AICP, RLA 
Director of Planning and Zoning

RE: Staff Recommendations for the Public Hearing

DATE: February 28, 2019

PDS submits the attached report and recommendation for your review prior to the scheduled March 7, 2019 public hearing. This information relates to the following agenda item:

FILE: PC1902-0002
APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chair
REQUEST: Amendments to Kenton County's *Direction 2030: Your Voice. Your Choice.* comprehensive plan: revising the Recommended Land Use Map for the Cities of Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton.

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: Mayors and City Councils/Commissions, Cities in Kenton County
Judge/Executive and County Commissioners, Kenton County Fiscal Court
Matt Smith, KCPC Legal Counsel
April Robinson, Crescent Springs City Clerk/Treasurer
Tim Williams, Crestview Hills City Administrator
Jill Bailey, Fort Wright City Administrator
Mayor Dave Jansing, City of Lakeside Park
Mayor Kathy Zembrodt, City of Park Hills
Brian Haney, Taylor Mill City Administrator
Craig Bohman, Villa Hills City Administrator/Clerk
Mayor Gabe Brown, City of Walton



Staff Report February 28, 2019

Map Amendment

Case No: PC1807-0005
Jurisdiction: Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton
Applicant: Kenton County Planning Commission per Paul Darpel, Chair
Project Manager: Chris Schneider, AICP

GENERAL CASE INFORMATION

1. **Request:** Amendments to Kenton County's *Direction 2030: Your Voice. Your Choice.* comprehensive plan: revising the Recommended Land Use Map for the Cities of Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton.
2. **Location:** Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton

STATE STATUTE

1. Kentucky Revised Statutes (KRS) Chapter 100 require the planning commission of each planning unit to prepare a comprehensive plan. Further, this chapter also requires that the planning commission hold a public hearing prior to the adoption or amendment of the comprehensive plan.
2. Kentucky Revised Statute (KRS) 100.197 states that all elements of the comprehensive plan shall be prepared with a view toward carrying out the statement of goals and objectives. The various elements may be adopted as they are completed, or as a whole when all have been completed. The planning commission shall hold a public meeting and adopt the elements. The comprehensive plan elements and their research basis, shall be reviewed from time to time in light of social, economic, technical, and physical advancements or changes. At least once every five (5) years, the commission shall amend or readopt the plan elements. It shall not be necessary to conduct a comprehensive review of the research done at the time of the original adoption pursuant to KRS 100.191, when the commission finds that the original research is still valid. The amendment or re-adoption shall occur only after a public hearing before the planning commission.

REQUEST: Revising the Recommended Land Use Map for the Cities of Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton.

HISTORY & BACKGROUND

1. The Kenton County Planning Commission (KCPC) adopted *Direction 2030. Your Voice. Your Choice.* as the comprehensive plan on September 4, 2014. The new comprehensive plan was pursued due to several reasons, including the recent economic recession, in combination with the changing demographic composition of Kenton County's population. The plan guides growth and development in Kenton County and outlines goals, objectives, and implementation strategies aimed at making Kenton County a great place to live.

2. As part of the periodic review of the comprehensive plan as required by KRS 100.197, staff is discussing any desired changes or updates to the recommended land use map for each jurisdiction in Kenton County. Phase I of the project included discussion with ten Kenton County jurisdictions including Bromley, Edgewood, Elsmere, Erlanger, Fairview, Fort Mitchell, Independence, Kenton Vale, Ludlow, and Ryland Heights. Of those 10 cities, 8 cities proposed changes for their jurisdiction. Fairview and Kenton Vale were considered as part of Phase I and had no changes to their recommended land use map. Changes to the recommended land use map for Phase I cities were approved at the August 2018 KCPC meeting.
3. Phase II of the project included discussion with eight Kenton County jurisdictions including Crescent Springs, Crestview Hills, Fort Wright, Lakeside park, Park Hills, Taylor Mill, Villa Hills, and Walton. After consideration of the Phase II proposed changes, Unincorporated Kenton County and Covington are the remaining jurisdictions needing review.

ANALYSIS

1. Petition Review

- a. The proposed amendments will update the recommended land use map (see attachments) within the Land Use element on the *Direction 2030. Your Voice. Your Choice.* website. The proposed amendments apply to the jurisdictions of Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton. These changes are the result of discussions with each jurisdiction and reflect the long-term vision for each community. See attachments for proposed changes.
- b. The Land Use Element of *Direction 2030* identifies the long-term vision for the orderly development and redevelopment of land in Kenton County. The Recommended Land Use is intended to provide guidance for future development and represent the broad vision for the community.
- c. *Direction 2030* has included a Mixed Use designation applied to several areas of the Recommended Land Use map since it was adopted in 2014, however, some of these areas have yet to be defined. The proposed amendments provide a unique definition for the Mixed Use areas within the aforementioned cities. The definition for each Mixed Use area was discussed with each jurisdiction and provides the long-term guidance and vision for these areas.

STAFF RECOMMENDATION: To approve the proposed amendments revising the Recommended Land Use Map for the Cities of Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villa Hills, and Walton.

SUPPORTING INFORMATION/BASES FOR STAFF RECOMMENDATION

1. The proposed amendments to the *Direction 2030. Your Voice. Your Choice.* Recommended Land Use Map are consistent with the guiding principles and the goals and objectives of the plan. The comprehensive plan was derived based on public input from a varied cross section of residents, community, and economic leaders.
2. The proposed amendments will update the Recommended Land Use Map to be consistent with the vision of each community. Each jurisdiction met with staff to discuss their recommended land use, determine any changes and define Mixed Use for those areas. The proposed changes are based on these discussions which included city administrators, mayors, councilmembers, and KCPC members. A public open house was held to present the proposed changes to the public. These proposed changes take into consideration comments received at the public open house.

3. The proposed changes seek to better align the Recommended Land Use Map and the Zoning Map. Since the adoption of *Direction 2030* many zoning map amendments have occurred in these jurisdictions. Until this review, the Recommended Land Use map had not been updated to reflect these zoning map modifications, creating discrepancies between the two maps. The proposed changes will better align the map to reflect each jurisdiction's long-term vision for their community.
4. The proposed amendments will provide clarity to the Recommended Land Use map by adding definitions to the Mixed Use areas. These definitions provide a better understanding of the intent and vision for each Mixed Use area.