

# Crescent Springs Gateway Study

Kenton County Planning Commission  
Adopted August 2010





# Acknowledgements

## *Crescent Springs Gateway Study- Final Report*

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# 1 Introduction

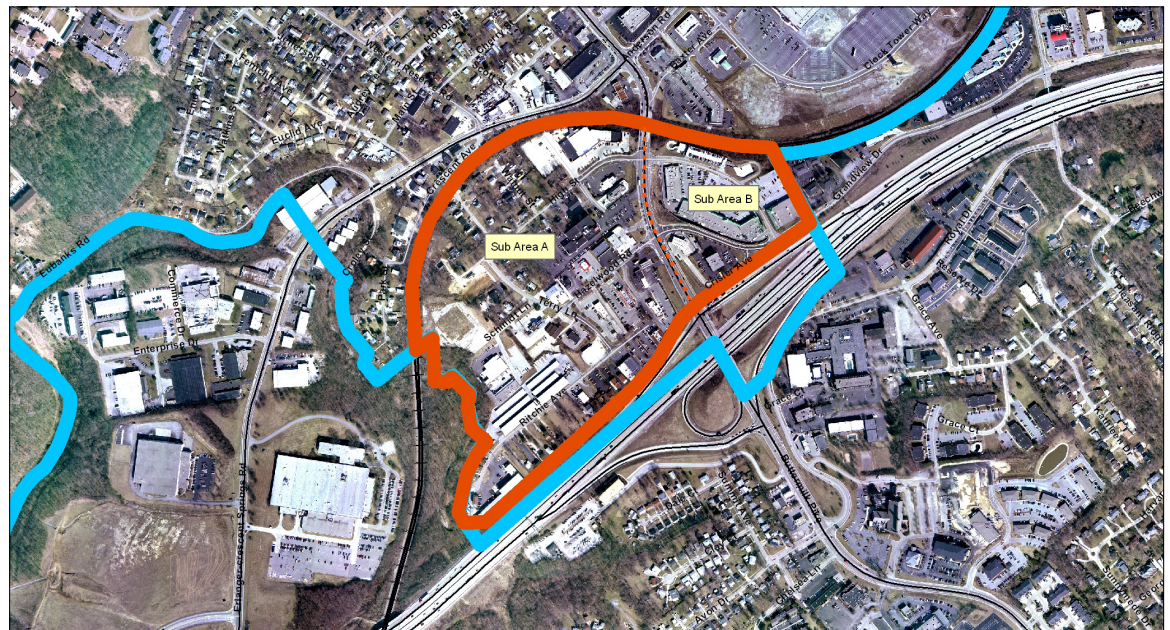
During the last several years the City of Crescent Springs has been interested in redevelopment of the area comprising this study. Prior to the last county-wide comprehensive plan update which was adopted in 2006, the city's Long Range Planning Committee identified that the study area was transitioning to commercial and industrial land uses and that a plan was needed as a guide. The 2006 plan update, entitled the *Comprehensive Plan Update 2006-2026: An Area-Wide Vision for Kenton County*, listed this plan as one of the future initiatives for the City of Crescent Springs.

In late 2008 the City of Crescent Springs contracted with the Northern Kentucky Area Planning Commission (NKAPC) and GEM Public Sector Services to conduct this study. GEM Public Sector Services prepared a market analysis that provided detailed information on existing and future economic conditions. NKAPC managed the project and provided the land use planning component for the study.

The following is a brief overview of some elements of this plan. The study area, which is almost completely developed, presents several challenges as the city moves forward with improvements. Understanding the components briefly described below will assist during the review of the remaining parts of this plan where more detail on each of these elements will be found.

## Study Boundary

The boundaries of the *Crescent Springs Gateway Study* are Interstate 71/75 on the east side, the Norfolk Southern railroad on the south and west sides, and the Crescent Springs city boundary on the north side. The area is primarily commercial with some single-family residential and warehouse industrial uses. For the purposes of this plan the study area is divided into two areas; Sub Area A is located on the south side of Buttermilk Pike, and Sub Area B is located on the north side of Buttermilk Pike (see Map 1).



Map 1: Crescent Springs Gateway Study boundaries

