



# **Latonia** Small Area Study

## **Existing Conditions Report** **April 2010**





# Acknowledgements

## Task Force Members

***Butch Callery***

Resident

***Barry Coates***

Kenton County Planning Commission Representative

***Barb Cook***

Resident/Neighborhood Watch

***Rita Dreyer***

Resident/West Latonia Neighborhood Association

***Lisa Gillham***

Resident/Ritte's East Neighborhood Group

***Dirk Greene***

Schottenstein Property Group

***Carlie Groneck***

Covington Youth Commission

***Lou Grout***

C&L Auto Body

***Donna Horine***

Resident/Ritte's East Neighborhood Group

***Kate Iadipaolo***

Resident

***Steve Kelly***

Kelly Brother's Lumber

***Rick Kennedy***

Property Owner

***Londa Knollman***

Rosedale Manor

***Ethan Lambert***

Covington Youth Commission

***Tom Mitchell***

T&W Printing

***Laurel Wilson***

Resident/West Latonia Neighborhood Association

---

## City Officials and Advisors

***Keith Bales***

Director of Code Enforcement

***Denny Bowman***

City of Covington Mayor

***Angela Cook***

Executive Assistant

***Suzann Gettys***

Ombudsman

***Rachel Hastings***

Center for Great Neighborhoods of Covington

***Jim Isaacs***

Covington Police

***Larry Klein***

City Manager

***Dan Petronio***

Center for Great Neighborhoods of Covington

***Mildred Rains***

City Commissioner

***Jerry Stricker***

City Commissioner

# Acknowledgements

## Northern Kentucky Area Planning Commission

***Keith D. Logsdon, AICP***

Deputy Director - Long Range Planning

***Sharmili Reddy, AICP***

Senior Planner - Long Range Planning

***Ed Dietrich, AICP***

Associate Planner - Long Range Planning

***Jenna Haverkos, AICP***

Associate Planner - Long Range Planning

***James K. Fausz, AICP***

Associate Planner - Long Range Planning  
Project Manager

***Michael Schwartz***

Deputy Director - Current Planning

***Mike Ionna***

Associate Planner - Current Planning

***Trisha Brush***

Deputy Director - GIS

***Christy Powell***

Senior GIS Specialist

***Joe Busemeyer***

Principal GIS Specialist

***Ryan Kent***

Principal GIS Specialist

***Gretchen Boyce***

Associate GIS Specialist

***Pete Berard***

Public Information Coordinator

***Todd Wallace***

Systems Administrator

***Brian Sims***

Deputy Director - Building Codes Administration

***Mike Carpenter***

Senior Building Official

***Rich McAllister***

Associate Building Official

***Kimberly Traft***

Associate Secretary

***Mike Carpenter***

Senior Building Official

***Scott Hiles***

Deputy Director - Infrastructure Engineering

***Adam Kirk***

Transportation Engineer

***Rob Zwick***

Senior Infrastructure Inspector

***Don Edwards***

Principal Infrastructure Inspector

***Bernie Schroeder***

Principal Infrastructure Inspector

# Table of Contents

<b>Acknowledgements</b>	<b>i</b>
<b>Table of Contents</b>	<b>iii</b>
<hr/>	
<b>1 - Introduction</b>	<b>1</b>
<b>2 - Previous Plans</b>	<b>7</b>
<b>3 - Market Study</b>	<b>13</b>
<b>4 - Green Infrastructure</b>	<b>21</b>
<b>5 - Community Facilities and Utilities</b>	<b>35</b>
<b>6 - Existing Land Use and Zoning</b>	<b>53</b>
<b>7 - Transportation</b>	<b>61</b>
<b>8 - Streetscaping and Wayfinding</b>	<b>69</b>
<b>9 - Areas of Influence</b>	<b>83</b>
<b>10 - Building Conditions Survey</b>	<b>87</b>
<b>11 - Latonia Survey</b>	<b>91</b>
<hr/>	
<b>Appendix A - Existing Zones in the Study Area</b>	<b>95</b>
<b>Appendix B - Street Conditions</b>	<b>107</b>
<b>Appendix C - Sidewalk Conditions</b>	<b>115</b>
<b>Appendix D - Sidewalk Deficiencies</b>	<b>127</b>
<b>Appendix E - Damaged Sidewalks</b>	<b>129</b>
<b>Appendix F - Evaluation Criteria and Definitions</b>	<b>131</b>
<b>Appendix G - Latonia Questionnaire</b>	<b>133</b>
<b>Appendix H - Response Categories</b>	<b>139</b>
<b>Appendix I - Questionnaire Responses</b>	<b>143</b>
<b>Appendix J - In the News</b>	<b>153</b>

