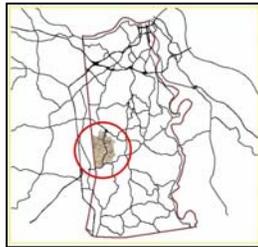


CHAPTER 5

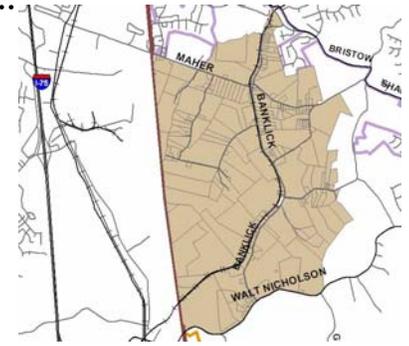
SUMMARY & IMPLEMENTATION



IMPLEMENTATION:

GENERAL

This chapter summarizes and provides information on implementation strategies presented previously in this document for the study area. A summary of the recommendations is outlined in **Table 1**.



SUMMARY OF LAND USE AND ZONING RECOMMENDATIONS

Land use recommendations and subsequent zoning designations, including the timing of these changes appropriate for the implementation of recommendations, have been identified. Zoning designations that are recommended within the study area are identified by sub-area in **Table 1**.

The timing and priorities for recommended zoning amendments fall within two timeframes: short-term and long-term. They are defined below:

Short-term: Amendments should be implemented as soon as possible to minimize or eliminate the possibility of development that is not in conformance with the recommended land uses. It is anticipated that amendments will occur within six to eight months of adoption of the study.

Long-term: Amendments are anticipated to occur more slowly because of specific conditions within the area that may not demand changes in the near future. The intent is to encourage development of a specified area for the use and/or density designated within the comprehensive plan when the necessary conditions for such development are realized.

TABLE 1: Summary of recommendations and timing

<u>AREA NUMBER</u>	<u>LANDUSE DESIGNATION</u>	<u>RECOMMENDED ZONING</u>	<u>TIMING</u>
Area 1	Single-family residential 2.1 to 4.0 units/acre	Residential Planned Unit Development with design guidelines	Long term *
Area 2	Single-family residential 2.1 to 4.0 units/acre	Residential Planned Unit Development with design guidelines	Long term *
Area 3	Residential Conservation Subdivision	New Zone – Residential Conservation Subdivision	Short term
Area 4	Eco Commerce Park	New Zone – Eco Commerce Park	Short term
Area 5	Residential Conservation Subdivision	New Zone – Residential Conservation Subdivision	Short term
Area 6	Eco Commerce Park	New Zone – Eco Commerce Park	Short term

* - Portions of these areas (mainly those annexed by the City of Independence) are currently zoned at a density higher than that recommended in the study. While some of these areas may be developed in the short term under current zoning collaboration with developers will be needed to implement the recommendations in the study. In the long term recommendations within the study for portions of these areas located in Unincorporated Kenton County should be implemented.

TABLE 1: Summary of recommendations and timing (Cont'd)

<u>AREA NUMBER</u>	<u>LANDUSE DESIGNATION</u>	<u>RECOMMENDED ZONING</u>	<u>TIMING</u>
Area 7	Mixed Residential	New Zone – Mixed Residential Zone	Long term
Area 8	Low density residential/ Agriculture	Agriculture (A-1)	No change – current zoning is consistent with recommendation.

IMPLEMENTATION STRATEGY

The South Banklick Small Area Study presents numerous recommendations and strategies for implementation. As previously noted, this area is within the growth area of Kenton County and changes in land use have been occurring at a steady rate. Furthermore, portions are identified as key land resources for future economic development benefiting the entire population of the County. Along with these activities it is important to ensure that future development is sensitive to the needs of existing area residents and environmental characteristics that provide a key element to the quality of life within the area. This plan provides the framework to accomplish these objectives, however, the plan alone will not create the desired outcome. Implementing the recommendations is the key to realizing the plan. Following is the recommended and planned strategy to begin the implementation process, which ultimately will require continuing effort and involvement of many government and private sector participants.

Step 1: Review and Adoption of the South Banklick Small Area Plan and amendment to the *2001 Area-wide Comprehensive Plan*

NKAPC staff will present the plan for review and comment to the Northern Kentucky Area Planning Commission. The NKAPC will then forward the review to the Kenton County Planning Commission (KCPC) for a public hearing and adoption as an amendment to the *2001 Area-wide Comprehensive Plan*.

Step 2: Preparation and Adoption of Zoning Regulations (Residential Conservation Subdivision and Eco Commerce Park)

The first two zoning amendments, as identified in Table 1, and which are considered key to new development in the area will be addressed immediately upon adoption of the plan. These regulations will be drafted, reviewed by the KCPC Model Zoning Ordinance Committee and submitted to the KCPC for a public hearing and recommendation. The KCPC will then recommend these regulations for adoption to the Kenton County Fiscal Court for inclusion in the County’s zoning ordinance.

Step 3: Continuing Implementation Activities

NKAPC staff will continue to work with area residents, property owners, developer and local governments to implement the other recommendations identified in this Study.