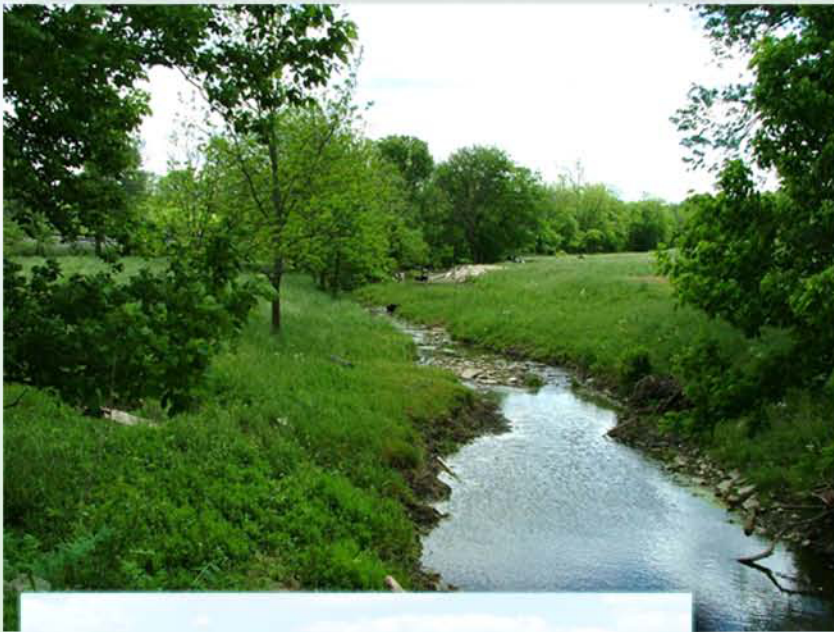


# South Banklick Small Area Study

SEPTEMBER 2006



Prepared by



## **NORTHERN KENTUCKY AREA PLANNING COMMISSION**

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Matthew Herzog, Assistant Systems Administrator  
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Ed Dietrich, Associate Planner  
Susan Conrad, AICP, Research Analyst  
Emalee Listerman, Principal Planner  
John E. Klemeyer, AICP, Contract Planner  
Andrew Conarroe, Planning Aide/Secretary

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Michael Schwartz, AICP, Deputy Director  
Melissa Jort-Conway, AICP, Senior Planner  
Andrew Videkovich, Associate Planner  
Dennis Uchtman, Senior Zoning Official  
Megan Thompson, Principal Zoning Official  
Bruce Wong, Principal Zoning Official  
Melissa Bradford, Associate Zoning Official  
Donna Bresser, Senior Secretary

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Don Edwards, Principal Infrastructure Inspector  
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Michelle Allender, Senior Secretary

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Thomas East, Senior GIS Specialist  
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Kyle Snyder, GISP, Principal GIS Specialist  
Ryan Kent, Associate GIS Specialist  
Kathy Stephens, Associate GIS Specialist  
Robert N. Chandler, Principal GIS Specialist  
Gretchen Boyce, Principal Secretary

## **ADVISORY COMMITTEE MEMBERS**

Donald Easybuck, area resident

Teresa Kampsen, area resident

Frank Platek, area resident

Eddie Gibson, area resident

Al Shulte, area resident

Scott Kimberlin, area resident

Phil Trzop, Mayor, City of Walton

Kent Kelso, Councilman, City of Independence

Lou Noll, Northern Kentucky Area Planning Commission

Tom France, Kenton County Planning Commission

# CONTENTS

## **CHAPTER 1: BACKGROUND**

Background.....	1-1
Intent.....	1-1
Study Boundary .....	1-4
Public Input Process .....	1-5
Components of Study .....	1-5

## **CHAPTER 2: EXISTING CONDITIONS REPORT**

Introduction.....	2-1
Population Analysis.....	2-2
Land Use.....	2-3
Environment.....	2-5
Community Facilities and Utilities.....	2-6
View Sheds.....	2-9
Transportation.....	2-12

### **Maps**

Map 1:	Focus Area and Study Area
Map 2:	Proposed Land Use from 2001 Comprehensive Plan
Map 3:	Development Activity
Map 4:	Existing Land Use
Map 5:	Existing Zoning
Map 6:	Environmental Conditions
Map 7:	Community Facilities
Map 8:	Utilities
Map 9:	Viewshed Analysis
Map 10:	Transportation

## **CHAPTER 3: KEY FACTORS**

Greenways.....	3-1
Map 3-1: Greenways	
Hillside Protection.....	3-3
Viewshed Protection.....	3-4
Map 3-2: Viewshed Analysis (From Banklick, Maher, and Walton Nicholson Rds)	
Map 3-3: Viewshed Analysis (From Existing Residential)	
Riparian Protection.....	3-5
Transportation .....	3-6

## **CHAPTER 4: SUB AREA RECOMMENDATIONS**

Map 4: Landuse Recommendations

Area 1: Single Family Residential.....	4-1
Area 2: Single Family Residential.....	4-3
Area 3: Conservation Subdivision.....	4-4
Area 4: Eco Commerce Park.....	4-5
Area 5: Conservation Subdivision.....	4-6
Area 6: Eco Commerce Park.....	4-8
Area 7: Mixed Residential.....	4-9
Area 8: Agriculture.....	4-10

## **CHAPTER 5: SUMMARY AND IMPLEMENTATION..... 5-1**

### **APPENDICES**

Appendix A: Survey Questionnaire and Summary

Appendix B: First Public Workshop Summary

Appendix C: Three growth alternatives presented at second public workshop.

Appendix D: Compilation of public comments received on the growth alternatives

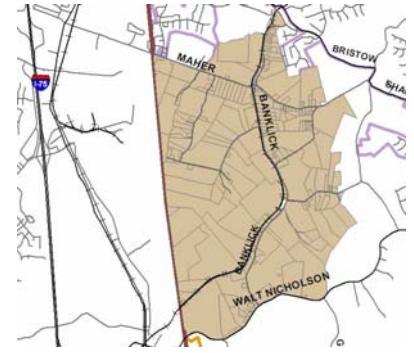
# CHAPTER 1 BACKGROUND



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## BACKGROUND:

The 2001 Area-Wide Comprehensive Plan for Kenton County documents the need to reserve land in Kenton County for future industrial use. A portion of this area referred to as the “Upper Banklick Creek Industrial area” has been identified in the comprehensive plan for industrial uses since 1987. However, the zoning on the land has remained agricultural. Agricultural zoning in Kenton County permits single-family residential development on one-acre lots among other uses. Over the years through zone changes and subdivision, areas south of Mt.Zion Road have seen an increase in residential development that appears to be moving further south.



As a result, much land identified for future industrial uses has been subdivided into residential lots. This has resulted in numerous smaller tracts which are unlikely to be re-assembled for industrial land uses. Furthermore, as residential land uses increase in the area, compatibility concerns between future industrial land uses and existing residential land uses have arisen.

**This study was undertaken to implement the recommendations of the 2001 Area-Wide Comprehensive Plan and to strike a balance between existing residential land uses and potential future land uses, including industrial type uses. Another component of this study includes identifying and preserving key natural features of the land such as streams, hillsides, and forested areas.**

A further discussion of the intent of this study, the study boundary, description of the public input process and major components of the study follows.

## INTENT OF THE STUDY:

### ***Comprehensive Plan***

As mentioned, portions of the study area have been identified for industrial development since the mid 1980's. The land use plan element of the 1996 area-wide plan identified a smaller area for industrial use due to residential development in the area. It was during this update process that concerns were raised regarding loss of land for future industrial development. Land that the future land use map in the Comprehensive Plan identifies for industrial development has always been zoned for agricultural uses including single-family residential development on one-acre lots.

***The intent of the study is to look closely at existing conditions in the area and, through a public process, identify appropriate areas for different development type—both residential and industrial—and to suggest development standards to help ensure compatibility of land use within the study area. Appropriate land use designations will be identified for the area and incorporated as an update to the 2001 Area-Wide Comprehensive Plan.***

### ***Residential Development***

In the past five years, several subdivisions have been approved in the area. These include the Glenhurst Subdivision located off of Maher Road (600 homes), the Jewel Point Subdivision north of Maher Road (over 120 homes), and the Williams Woods subdivision located off of Mt.Zion Road (over 120 homes).

***The intent of the study is to identify appropriate areas and types of residential development to serve the growth that will occur in the community in the next 25 years. Guidelines for residential development that will require developments to be built in harmony with the existing natural environment are also included in the study.***

Glenhurst Subdivision on Maher Road



### **Eco Commerce Park Uses**

The fact that land adjacent to the study area in Boone County is zoned for industrial development and is also designated in the Boone County Comprehensive Plan for future industrial development has had an impact on the study area. Historically, residents have raised valid concerns regarding the compatibility of these uses with potential future industrial land uses in Kenton County. The very use of the term “industrial land use” presents a connotation of incompatibility and also somewhat misrepresents the type of industrial land uses desired in most areas of Kenton County. This study, therefore, promotes the use of the term “eco commerce park” to describe land uses and the operation of those uses that will be more compatible to the surrounding area.

Industrial development in Boone County



***The intent of the study is to identify and reserve land for future light industrial uses. The study will identify areas appropriate for this form of development where it is least intrusive to existing residential development.***

***The study recommends infrastructure improvements, protection of natural features, and development standards that will be required in the future to make this area feasible for eco commerce park uses. The visual impacts of these uses on existing homes will be considered and traffic impacts should be assessed.***

### **Banklick Watershed**

The study area is located in the upper reaches of the Banklick Creek Watershed containing various streams and ponds. The Banklick Creek, which runs through the entire length of the study area has been identified in Kentucky's 303 (d) list of impaired waters of Kentucky, for various pollutants including fecal coliforms and phosphorous.

Banklick Creek in study area



***The intent of the study is to identify areas for preservation and protection that will enhance and protect the quality of the Banklick Creek and its tributaries while protecting the rights of property owners to develop their property when they choose to do so.***

### **Hillsides, Woodland and Viewsheds**

The South Banklick study area has a distinct topography with rolling hills and unimpeded viewsheds wherein one can literally see for miles from locations on hills. This means that residents from their homes can often easily view the activities of farms and industries that are far in the distance. Additionally, many wooded hillsides in the area border the Banklick Creek or its tributaries and help to enhance the health of the stream. These are important factors to be considered in the study as expressed by residents in the public workshops.

Views from Graven Road



***The intent of the study is to protect hillsides and existing woodlands while allowing for development. Existing woodlands, which are located mostly on hillsides, should be protected and/or enhanced to the extent possible to serve as buffers within the viewsheds.***



## **Transportation Improvements**



Maher Road

Existing transportation systems in the study area, including accommodations for bicycles and pedestrians, cannot handle anticipated traffic from future developments. Furthermore, the CSX Railroad that traverses the area presents a barrier to access.

***The intent of the study is to identify infrastructure improvements that will be needed as the area develops. Desired cross sections for various road improvements will be proposed including provisions for pedestrians and bicycles.***

***Access issues regarding future eco commerce park areas will require coordination with Boone County. Discussion is included.***

## **Community facilities**

As the area grows, additional community facilities such as schools, parks, police, and fire protection services will be needed. The study recommends three ideal park locations.

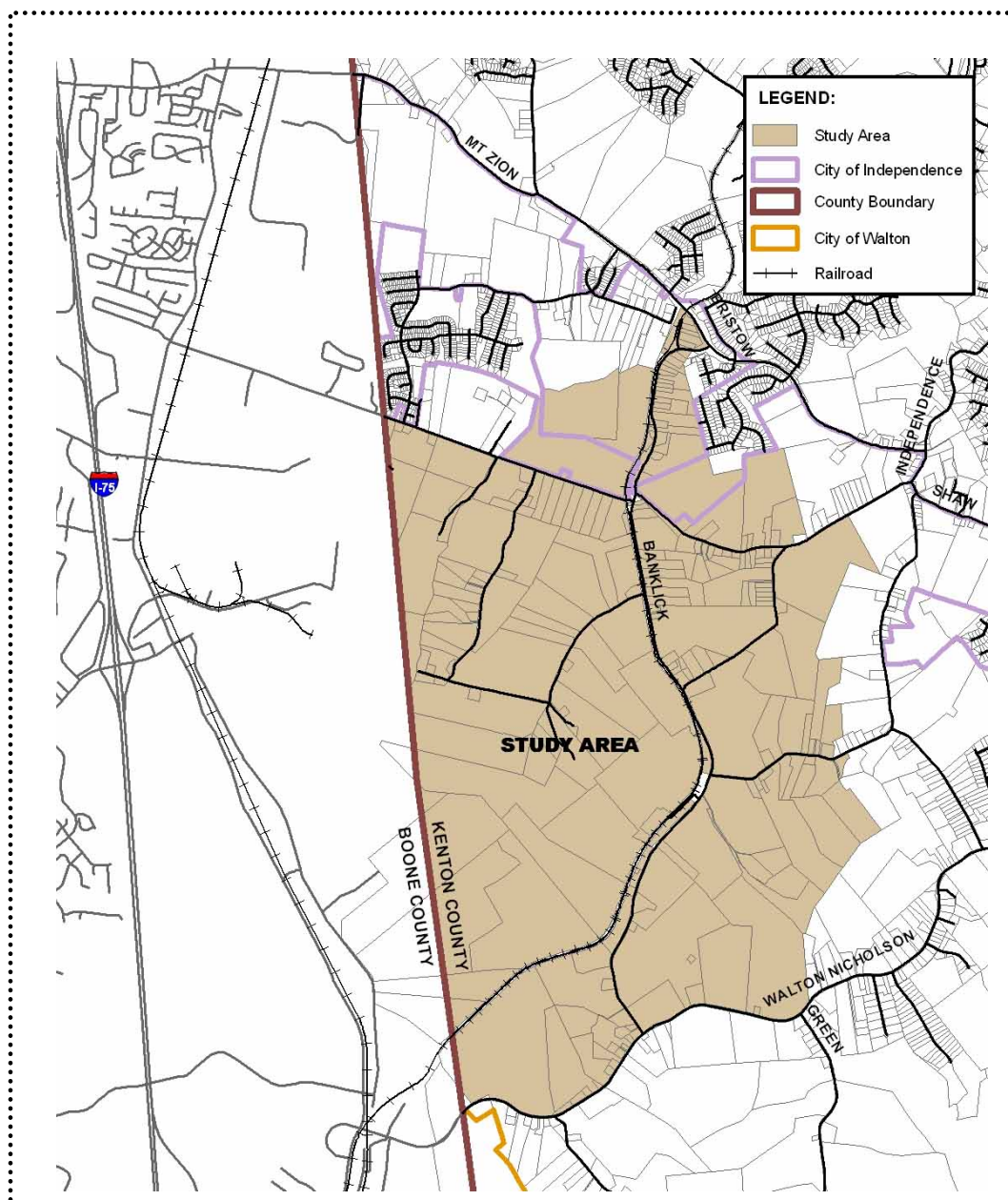
## STUDY BOUNDARY

The South Banklick Small Area Study covers portions of areas south of Mt. Zion Road (KY 536), north of Walton Nicholson Road (KY 16), east of Interstate 71/75 in Kenton County, and areas west of Wilson Road as shown in the map below. Most of the study area is located in unincorporated Kenton County while portions of land north of Maher Road are located within the City of Independence as shown below.



During the early stages of the study, two boundaries different from the boundary shown on the map below were outlined – a 3-mile area and a focus area (**see Chapter 2: Existing Conditions**). An area encompassing a 3-mile radius around the focus area was established to study and understand the influence of surrounding landuses and community facilities such as schools and parks.

The focus area initially consisted of properties within an area bounded by Banklick Road on the east, Maher Road on the north, and Walton Nicholson Road (KY 16) on the south. Due to the comments received on viewshed protection and traffic during the public process, the boundary was extended to include areas north and south of Maher Road and areas east of Banklick Road.



## PUBLIC INPUT PROCESS

Engaging members of the public in the planning process and gaining their support was key to this planning effort. Several processes and meetings were used to facilitate public input. It is desired that residents, both existing and future, within the study area will remain engaged in the land development process in the future. Below is a brief description of the public input process for this study.

- ✓ **Public Input** – An advisory committee consisting of six area residents and representatives from the Kenton County Planning Commission, the City of Independence, the City of Walton, and the Northern Kentucky Area Planning Commission was formed to guide staff throughout the study process.
- ✓ **Public Input** - A Survey Questionnaire was mailed to area residents to get input on their vision for the area as it continues to grow. There was a 35% response rate to the survey. (**Appendix A**).
- ✓ **Public Input** -The first public workshop was held on November 12, 2005 to get input from area residents. Meeting attendees participated in a “Chip Gme” that outlined areas where it would be logical for growth to occur. (**Appendix B**)
- ✓ Three growth alternatives were developed for the area that included options allowing for a reasonable amount of growth while preserving the character of the area and the rights of property owners. (**Appendix C**)
- ✓ **Public Input** - Since January 2006, a monthly update was sent to residents and others interested in the project via email and mail.
- ✓ **Public Input** - Several small property owner group meetings were held to hear from groups of property owners and discuss their concerns.
- ✓ **Public Input** - The second public workshop was held on March 23, 2006 to get input from area residents on the three growth alternatives. Over 40 area residents attended the meeting and offered comments. Results of the workshop were tabulated. (**Appendix D**)
- ✓ The results were then presented to the Advisory Committee for its guidance on developing land use recommendations for the area.

## COMPONENTS OF THE STUDY

### **EXISTING CONDITIONS (Chapter 2)**

Existing conditions in the area were studied and an *Existing Conditions Report* was prepared outlining the conditions including zoning, transportation, environmental factors, and so on. **See Chapter 2.**

### **KEY FACTORS (Chapter 3)**

- ✓ **Greenways** – A system consisting of protected stream corridors connecting to areas with large tree cover. See **Chapter 3: Greenways**
- ✓ **Hillside Protection** – A mechanism to protect steep slopes and minimize grading to protect viewsheds in the area. See **Chapter 3: Hillside protection**
- ✓ **Viewshed Protection**– Development that occurs adjacent to and that can be viewed from Collectors has to take into consideration the visual impact of development. See **Chapter 3: Viewshed Protection**
- ✓ **Riparian protection** – Protection of vegetated areas adjacent to streams. See **Chapter 3: Riparian Protection**
- ✓ **Transportation** – As development occurs pedestrian and bike facilities need to be provided and existing roads need to be improved to handle growth. **Chapter 3: Transportation** outlines the improvements that need to take place in tangent with development.

### **SUB AREA RECOMMENDATIONS (Chapter 4)**

Eight sub areas were identified within the study area and specific recommendations for each area were prepared. In addition, each of the noted key factors apply to all sub areas within the study area.

CHAPTER 2  
EXISTING CONDITIONS REPORT



## **INTRODUCTION**

Land suitable for industrial development is at a premium in Kenton County. Most land suitable for industry within the northern portion of the county has either been consumed, requires redevelopment and/or could entail mitigation for brownfield<sup>1</sup> issues, or is comprised of relatively small parcels.

Since the mid-1980's the *Area-Wide Comprehensive Plan* has identified land in the focus area (See Map 1) located south of Maher Road, east of Banklick Road, north of Walton-Nicholson Road, and adjacent to the Boone County Line for industrial land use. This is the largest portion of land currently identified for industrial land uses within the plan. The problem is that this land, containing approximately **1,500 acres**, has never been zoned for industrial land uses and remains zoned for agriculture. The *2001 Area-wide Comprehensive Plan* identified additional land, containing approximately **200 acres**, south of Walton-Nicholson Road for industrial land use.

During the past several years, land within this area has been subdivided into residential lots in compliance with the county's one-acre minimum lot size for areas zoned for agriculture. A section adjacent to this area was annexed by the City of Independence and several hundred homes have been placed on much smaller lots. The concern is that this process, which fragments the land area into smaller portions and increases the numbers of owners, will make assembly of land for industrial development more difficult. Furthermore, as the area transforms from agriculture to residential land uses, compatibility of adjoining and nearby land uses with anticipated industrial type land uses becomes an issue.

Several attempts have been undertaken since the mid-1990's to address the needs of reserving this land for industrial uses. The most recent was in March 2001 when the Kenton County Fiscal Court sponsored a public meeting to invite residents and others to express their thoughts on rezoning this area for industrial uses. The overwhelming sentiment expressed at that meeting was in opposition to the change. Opposition, in part, appeared to be based on the uncertainties of the type of industry that would be located in the area. It is probably accurate to suggest that visions of smokestacks, various types of pollution, runoff from parking lots, and traffic sparked a significant amount of the expressed concerns.

Based on recent and anticipated development activity within south Kenton County, it is evident that this region of Kenton County and adjoining areas within Boone County will continue to transform from rural to more urban uses. Growth and development within this area will impact and be impacted by land use and transportation decisions well beyond the specific boundaries of the immediate area now identified for industrial use. In order to fully evaluate development needs, including adjacent portions within Boone County, the study area (see Map 1) of this project must extend beyond the area identified for industrial land uses in the comprehensive plan (see Map 2).

It is important that a proactive approach be taken to plan for this future development. A key part of the planning process is input from the South Banklick Advisory Committee that includes area residents. The process also entails seeking significant input from area residents at public workshops. It is hoped this methodology that accommodates issues and concerns of area residents will lead to development that is beneficial for all residents of Kenton County—both existing and future.

## **BOUNDARY OF EXISTING CONDITIONS STUDY**

Two boundaries have been established to carry out the existing conditions study – the 3-mile study area and the focus area. The three-mile study area was established to understand the influence of other land uses such as commercial, community facilities such as parks and emergency services, and the need for such uses on the area; for example, to understand the influence of commercial uses in the Independence Town Center or the Nicholson area on the South Banklick area.

The focus area includes most of the properties identified in the *2001 Area-wide Comprehensive Plan* for industrial uses. This area should be used as a starting point in determining the boundaries of the study

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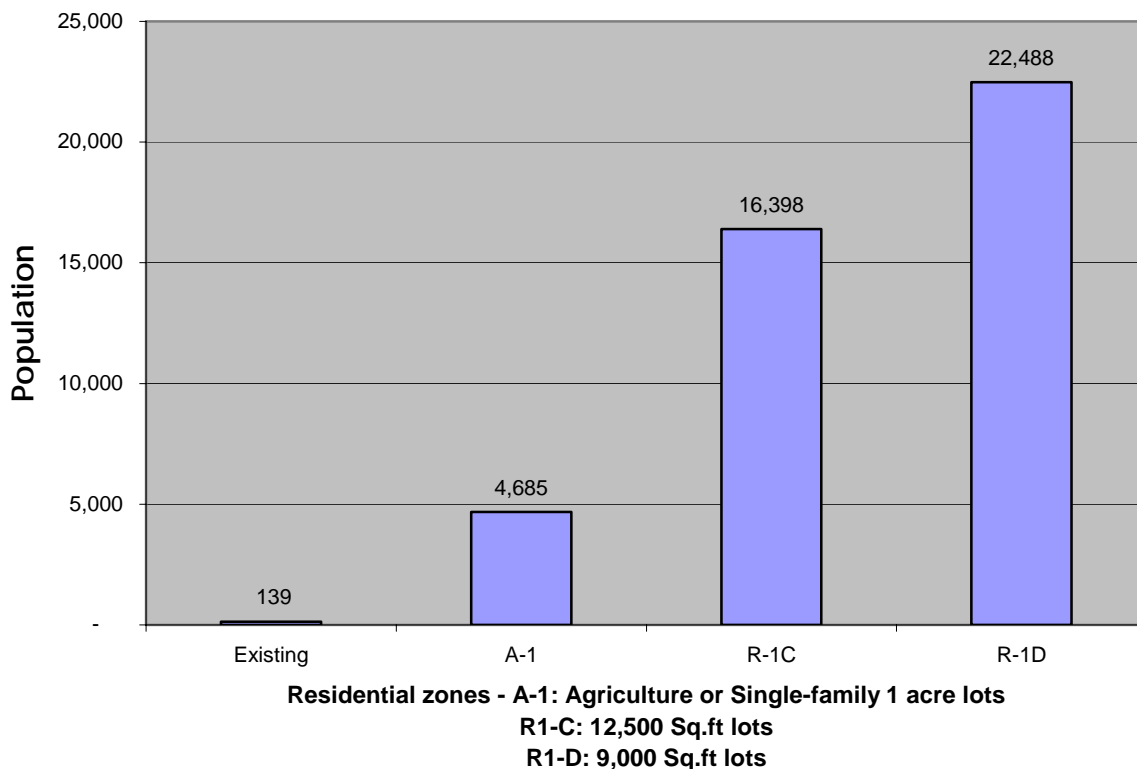
<sup>1</sup> An abandoned or underutilized property that is not being redeveloped because of fears that it may be contaminated with hazardous substances

area. The focus area will eventually morph into the study area for the project based on comments received from area residents.

## **POPULATION ANALYSIS**

The Kentucky State Data Center reports that Kenton and Boone Counties grew one percent and 18 percent respectively since the 2000 Census. Assuming the same growth rate, the focus area, and the three-mile study area within Kenton County grew one percent for the five-year period between 2000 and 2005. According to the 2000 Census, there are approximately 139 persons within the focus area and 8,332 persons within the three-mile study area within Kenton County.

**Chart 1: Population Potential (at 2.6 pph)  
Focus Area**

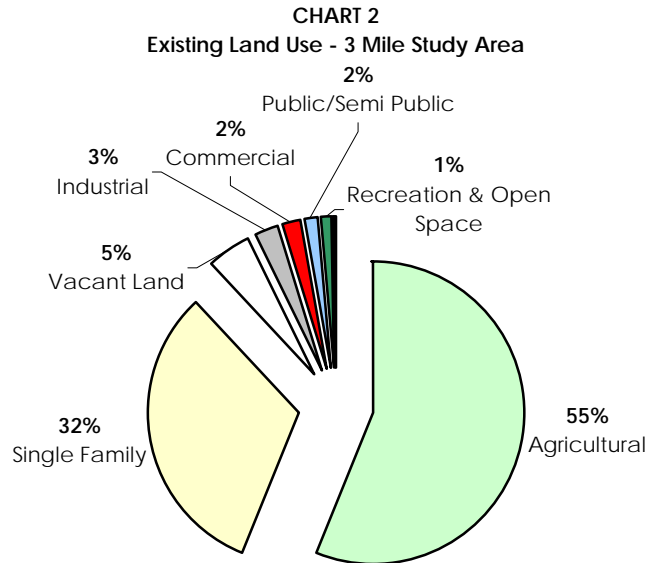


The average household size in Kenton County is 2.6 persons per household according to the 2000 Census. If the focus area develops with the current zoning (agriculture district), there is a potential for 4,685 persons to reside in the area if all the land were developed. In keeping with the growth trends towards the north of the focus area, if the area were to grow to accommodate quarter-acre lots, there could potentially be 16,398 persons within the area. As shown on Map 3, significant development activity is taking place to the north of the area and is moving south.

**EXISTING LAND USE<sup>2</sup> AND ZONING**

The focus area is comprised mainly of agricultural land that includes single-family homes (84%) and some single-family residential land use (14%) as shown on Map 4.

The three-mile study area is comprised mainly of agricultural land uses (55%). Single-family residential use covers 32% of the land area. Industrial land, mostly in Boone County, comprises 3% of the land area. Chart 2 shows the land use percentages within the three-mile area in Kenton County.



*Existing Zoning*

Land within the focus area is currently zoned for Agriculture (A-1) permitting agricultural uses and single-family residences among other uses on a minimum lot size of one acre (see Map 5). The agricultural district in the three-mile study area within Kenton County encompasses approx. 50 percent of the land.

Table 1: Acreage by zoning district in 3-mile study area

Zoning district	In Acres	Percentage of total acreage
Agriculture or single-family 1 acre lots	5669.94	50.06%
Industrial	18.15	0.16%
Neighborhood commercial/Neighborhood shopping	59.34	0.52%
1/2 acre lots - Residential	1369.62	12.09%
1/4 acre lots - Residential	2585.32	22.82%
9000 Sq. ft lots - Residential	897.69	7.93%
20,000 Sq. ft lots – Residential	74.09	0.65%
Rural Commercial	60.94	0.54%
1 acre lots - Rural Residential	592.11	5.23%

*Recommended Land Use*

The 2001 Kenton County Area-Wide Comprehensive Plan identifies the focus area within Kenton County for industrial uses as shown on Map 2.

The comprehensive plan recognizes that “land which can be readily used for industrial development within the Northern Kentucky area is at a premium”. Also the goal of creating industrial uses is for employment and to shorten the work trip for residents. The plan recommends that businesses and industries employing more persons per acres of operation be sought versus those types that use large amounts of land resources and employ relatively few workers. The area in Boone County adjacent to the focus area is currently identified for industrial uses and is also zoned for industrial uses.

<sup>2</sup> Land use is defined as the use of the land for uses such as single-family residential, commercial, agriculture, industrial uses and so on.

**Considerations –**

- Existing uses within the focus area are primarily agricultural and residential. Even within the three-mile area other uses such as retail occupy only a small percentage.
- Land within focus area as currently zoned allows for agricultural uses and single-family residential development on one-acre minimum lots.
- Land available for future industrial type development within Kenton County is scarce.
- The focus area is adjacent to land that is zoned for industrial development in Boone County.



## **ENVIRONMENT**

Environmentally sensitive lands include floodways, areas with slopes over 20 percent (also known as physically restrictive development areas—PRDA) and riparian<sup>3</sup> areas. Table 1 shows the percentage of sensitive land within each land use in the focus area.

Table 1: Environmentally sensitive land within focus area

<b>Acres</b>	<b>% Riparian and PRDA</b>	<b>Floodway, PRDA, and Riparian Areas in acres</b>
Agricultural	3%	6.94
Single Family	1%	0.39
Commercial	0%	0.00
Industrial	0%	0.00
Vacant	2%	0.49
Total Acres	6%	7.82

Source: BACE Study, December 2004

The 2001 comprehensive plan identifies physically-restrictive development areas within the focus area (see Map 6). The comprehensive plan states that these areas are not identified for the purposes of prohibiting development but rather that most of these areas should be left undeveloped.

The Banklick Creek flows along Banklick Road where most of the floodplain and riparian areas are located.

The focus area is mostly located within the Banklick Creek Watershed. The BACE<sup>4</sup> project identifies critical areas for protection within the Banklick Creek Watershed as shown on Map 6 where there is an overlap of several environmentally-sensitive features such as canopy tree cover, floodplain, riparian corridor, runoff potential, and impervious surfaces.

### **Considerations:**

- Careful planning is needed when proposing development within physically restrictive development areas.
- Preservation of riparian areas along creeks protects developed land from soil erosion and sedimentation.
- Critical areas identified for preservation should be carefully studied prior to development.

<sup>3</sup> Riparian area – A vegetated buffer along streams and rivers that helps stabilize the soil and prevent erosion.

<sup>4</sup> Banklick Watershed Council, "A case study and guide to the Banklick Creek Watershed analysis and issue characterization for education and outreach – BACE" project.

## **COMMUNITY FACILITIES & UTILITIES**

Community facilities include services such as schools, emergency services, and so on. Utilities include sewer, water, electric, and natural gas services.

### **Schools**

The focus area is served by Kenton and White's Tower Elementary Schools, Twenhofel Middle School, and Simon Kenton High School. Vocational education is provided by the J.D. Patton Vocational School. St. Cecilia Catholic Grade School, Calvary Christian School, and the Community Christian Academy provide private educational facilities for the area. See Map 7.

The Kenton County Board of Education is currently constructing a new facility immediately adjacent to Twenhofel Middle School. Upon completion of the new structure, the old building will be razed. The resulting site is planned to be the new location of the J.D. Patton Vocational School currently located currently in Edgewood. The timing of this construction will depend upon funding from the Kentucky legislature. The Kenton County School Board has also purchased approximately 50 acres of land immediately adjacent to the Duke Energy electrical sub-station on the north side of the Walton-Nicholson Road for a future elementary school site.

The Boone County School Board provides the area adjacent to the focus area with Ockerman and New Haven Elementary Schools, Ockerman Junior High School, and Ryle High School. The southern portion of the Boone County portion of the three-mile study area lies within the City of Walton. St. Joseph Academy in Walton provides parochial grade school services.

Gateway Community and Technical College provides services from its new campus located at the I-75/Mt. Zion Road interchange, immediately to the north of the study area.

### **Recreation and Open Space**

The Kenton County portion of the study area contains two recreational facilities: the ten-acre Depner Fishing Lake located at the intersection of Bramlage and Wilson Roads; and, the 26-acre Memorial Park located in Independence at Delaware Crossing. See Map 7. The following list identifies other Kenton County recreation areas in close proximity:

North of the focus area:

1. Banklick Woods Park, a community park of 78 acres on Independence Station Road, contains a shelter house, restrooms, grills, bleachers, ponds, disc-golf, sand volleyball and horseshoe pits.
2. Richardson Road Park, a community park of 21 acres contains a shelter house, rest rooms, bleachers, baseball fields, basketball courts, tennis courts, picnic grills, a playground, and horseshoe pits.
3. Kenton County Golf Course located at 3908 Richardson Road, consists of three 18-hole golf courses.

South of the focus area:

1. Barrel Lake, a private fishing lake of 45 acres on Percival Road.

The Boone County portion of the focus area contains Lake Shore County Park and two private lakes: Chap's and Aer-O-Flo Fishing Lakes. The Boone County Comprehensive Plan calls for the creation of a community park just west of I-75 in the vicinity of the Mt. Zion Road interchange, and the creation of a large county park of at least 200 acres between I-75 and U.S. 25 north of the I-71 split.

### **Fire and EMS Service**

The northern part of Kenton County's portion of the focus area is served by the main station of the Independence Fire Department. It operates with 16 full-time, eight part-time, and 31 volunteers who man three pumpers, and one utility truck, and provides an ISO (Insurance Services Office of Kentucky Fire Suppression Rating Schedule) rating of 4<sup>th</sup> class. The southern part is covered by the Walton Fire District with 14 full-time and three part-time professional firefighters and 14 volunteers, who man one ladder, one tanker, one heavy

rescue truck, four pumpers, three engines, one brush truck, one hazmat trailer, and three staff vehicles. The Walton District provides a 5<sup>th</sup> class ISO rating. The location of these facilities is shown on Map 7.

The Independence Fire Department has 31 emergency medical technicians who man two ambulances. The Walton Fire Department has 28 emergency medical technicians who man three ambulances and one EMS First Response Vehicle.

The Boone County portion of the study area is covered by the Walton Fire District.

#### Police Protection

The Kenton County portion of the study area is served by the Kenton County Police (35 officers and 20 civilians operating 40 cruisers), the Kenton County Sheriff (27 full-time and 26 part-time officers and four full-time and eight part-time civilians operating 21 cruisers), and the Independence Police Department (23 full-time and three part-time officers operating 23 cruisers). All three agencies incarcerate perpetrators in the Kenton County jail located in downtown Covington.

The Boone County portion of the study area is served by the Boone County Sheriff's Department out of a sub-station in the Walton City Hall. The Sheriff's Department has a staff of 154 law enforcement personnel.

#### Libraries

The Kenton County Public Library Board operates the Independence branch library on Taylor Mill Road, northeast of the focus area. This branch will soon be moved to a site adjacent to the intersection of Madison Pike and KY 16.

The Boone County portion of the study area is served by the Walton branch of the Boone County Library system. It is located in downtown Walton, immediately south of the study area.

#### Water

The focus area is served by the Northern Kentucky Water District. The north-east quadrant of the study area, composed of residential subdivisions, is completely served with adequate potable water for consumption and fire flow. The south-east quadrant, being mostly rural, is served by water mains located along the following roads: Wilson, Walton-Nicholson, Green, and Percival as shown on Map 8.

In Boone County the study area is served by the Boone County Water District in the north, and the Walton Water District in the south. Both areas are served with an adequate supply of potable water for consumption and fire flow.

#### Sanitary Sewers

The north-east sector of the focus area, containing suburban residential subdivisions, is adequately served by Sanitation District No. 1 as shown on Map 8. The remainder of the study area within Kenton County has no sanitary sewers and most rely on packaged treatment plants or septic tanks to handle their sewage.

The area immediately adjacent to the focus area within Boone County is likewise served by the Sanitation District No. 1 within the residential subdivisions lying along the eastern border of the focus area. The central part of the area is not served by sewers.

#### Electricity, Gas & Stormwater

Electric power distribution is broadly provided by Cinergy/Union, Light, Heat, and Power Company and the Owen County Rural Electric Cooperative Corporation. Some overlap within the residential subdivisions and commercial developments does exist. The two service areas overlap and new service is negotiated between the providers by the Kentucky Public Service Commission.

The focus area is served by natural gas transmission lines along Maher Road, KY 17, and KY 16. Residential and commercial customers along those roads, as well as residential subdivisions that connect to those roads are served with natural gas; all others use propane gas. There are no plans to expand service into this area; but any large development creating a sufficient demand would be served.

Stormwater runoff is fed through catch basins, inlets, pipes, culverts, and channels to nearby creeks and streams and ultimately into the Banklick Creek where it is carried down stream into the Licking River. The more impervious surface there is in an area, the more runoff. The federal government now requires communities to develop a storm water management program. Sanitation District Number 1 has the responsibility for this activity within the study area.

#### Telecommunications

The study area is served by fiber optic cables running the length of U.S. 25 and along KY 17 to Fiskburg Road. Digital subscriber line (DSL) service is sparse at present but is being added on an ongoing basis. Standard residential telephone service is available throughout the study area.

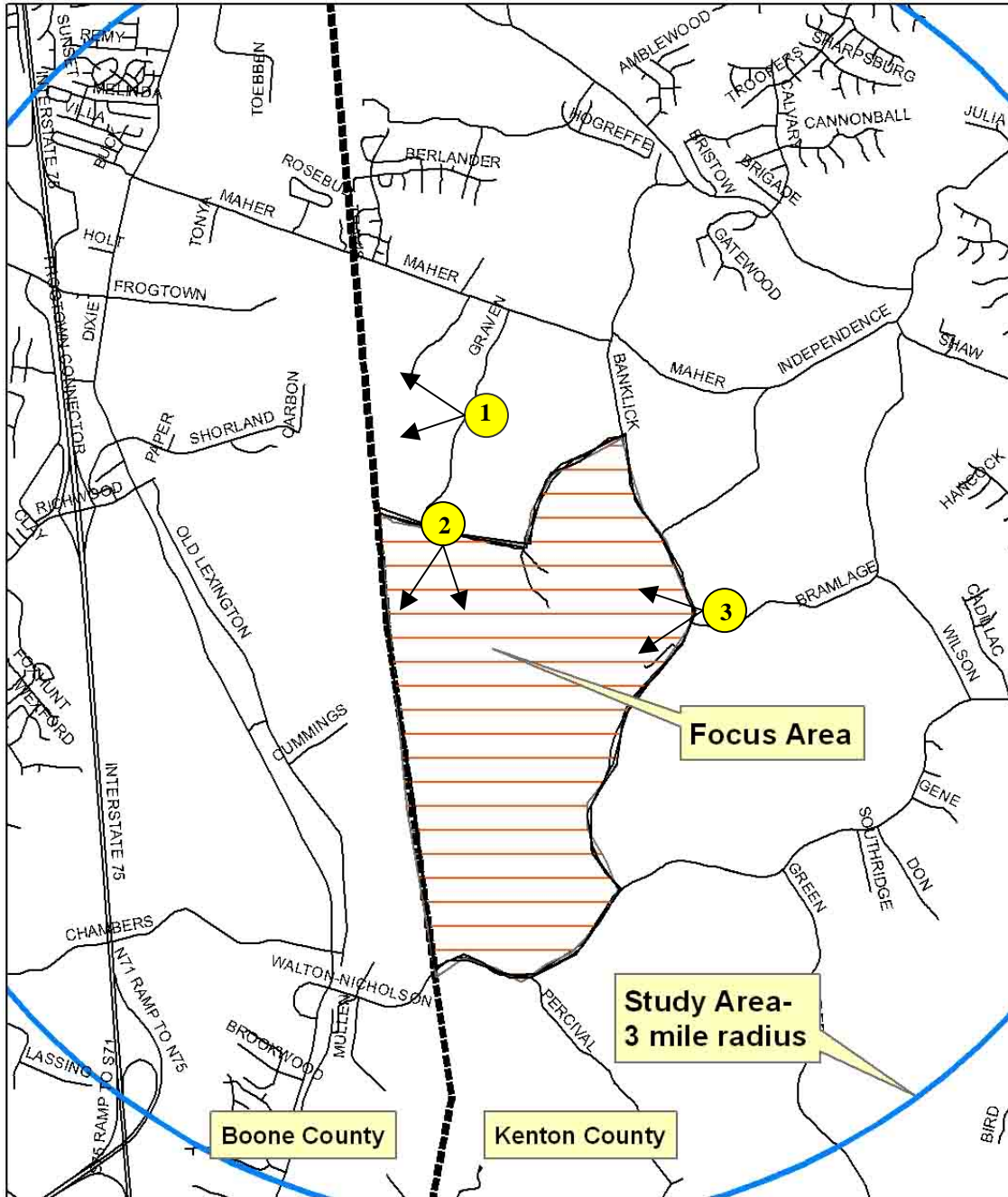
#### **Considerations:**

- The area is adequately served with the normal pattern of community facilities such as schools, libraries, recreation, police, fire protection, and telecommunications for current development.
- Electricity is available throughout the area and can be expanded to satisfy any future demand.
- Natural gas is available only along KY 16, KY 17, and Maher Road. There are no plans to expand service at this time.
- The area is only partially served with water lines capable of providing sufficient fire flow.
- Only the north-east portion of the focus area and the areas adjacent to Kenton County in the western portion of Boone County are adequately sewered.

## VIEWSHED ANALYSIS

A viewshed analysis assesses the visual impacts of proposed development and proposes measures to mitigate any adverse visual impacts associated with the construction on the surrounding visual environment.

Map 9 below shows the focus area from where some sample viewshed photos were taken.



Map 9: Sample viewshed locations and direction of view



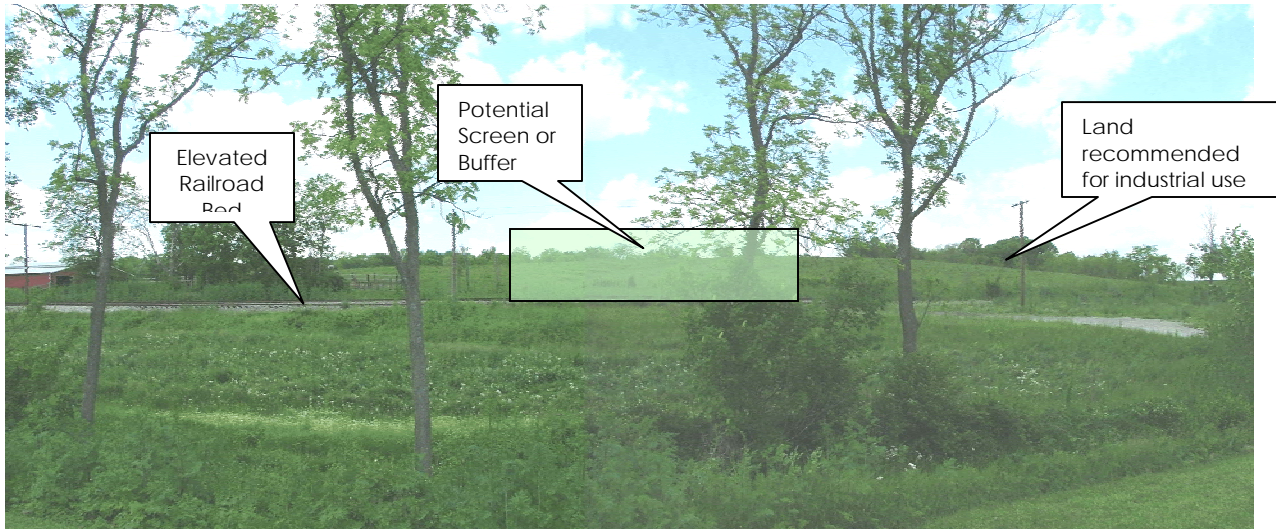
**Viewshed Sample #1**

Viewshed Sample # 1, taken from Graven Road, is important as it shows both the beautiful, rolling fields and woods in the distance as well as the industrial development that has moved into the viewshed of residents along Graven Road. Lighting from the industrial area may be seen by the residents of the area.



**Viewshed Sample #2** was taken from a high point on Wright Road looking south.

This area does not include residences and commands a very nice view of large, gently rolling fields and a woods in the distance. This could be a prime location for development. Plantings of landscape buffers along the road could screen unwanted views of new development from the road. Access to future development would be best achieved from the existing, larger roads already serving Boone County.



**Viewshed Sample #3** taken at the intersection of Bramlage and Banklick Roads.

In sample #3, the viewing location is below the railroad and focus area. This location looks up towards an elevated railroad bed approximately 100 yards away. The focus area is located beyond the rail bed with a large hillside and tree line at the top. The hillside is currently recommended for industrial development. A green, transparent box has been added to illustrate how a screening or buffer area could shield both new development and the railroad from the roadway.

#### **Considerations**

- The area is currently rural but in transition as development pressure increases. More residential areas are being built nearby and industrial uses are developing a short distance away in Boone County.
- Every effort should be made to minimize negative effects of construction and development on surrounding residents and property owners.
- The visual effects of development should be considered as the area continues to grow.

## **TRANSPORTATION**

Roads are the primary means for local residents and businesses to travel—both from where they live and where they want to go.

There are wider roads on the eastern side of the focus area in Boone County with Interstate 71/75 and the Dixie Highway (U.S. 25) running north and south (see Map 10). These two major transportation corridors serve existing industrial areas along U.S. 25 and Old Lexington Road. The other roads on the south, east, and north were built as rural roads and are relatively narrow, winding, and facing increased traffic as southern Boone and Kenton Counties continue to grow.

### Descriptions of roads near or adjacent to the focus area

Maier Road is a narrow, local, rural road (20 feet wide; Kenton and Boone Counties). New subdivisions access this road.

Graven Road is a narrow, local, rural road (20 feet wide; Kenton County).

Wright Road is a narrow, local, rural road (20 feet wide; Kenton County).

Banklick Road/County Road 2043 is a rural, major collector (24 feet wide; Kenton County). This is a major north/south road serving eastern part of the focus area.

Walton Nicholson Road/KY 16 is a minor arterial (28 feet wide; Kenton and Boone Counties). This is the main east/west connector for southern part of the focus area.

Dixie Highway/U.S. 25 is a minor arterial in this area (varying widths from two to five lanes; Boone County).

This road is important as it is the major north/south connection to the interstate and to nearby towns.

Old Lexington Road (originally U.S. 25) is a small, remnant rural road (24 feet wide; Boone County).

Cummins Road is a local road (28 feet wide; Boone County).

Shorland Road is a local, rural road serving an industrial area (28 feet wide; Boone County).

Frogtown Road is a local, rural road large enough to carry industrial traffic (varying widths from 20 to 28 feet; Boone County).

Mt. Zion Road/Shaw Road (KY 536) is an urban, minor arterial which serves the growing residential areas in the northern portion of the study area. It provides an interchange to I-71/75 and is slated for improvements in the six-year plan.

Interstate 71/75 is the main north/south vehicular corridor. It provides three access points to the study area. At the southernmost interchange (Walton/Verona), the traffic count for 2005 is 61,400 vehicles per day. Because of the I-71/75 merge, the trip count goes up to 124,000 per day at Mt. Zion Road. The interstate is significant for both residential trips and commercial truck traffic.

### Other Transportation Modes

**Railroad:** an active railroad runs along Banklick Road from north to south within the focus area.

**Mass Transit/Bus Service:** the Walton Express (22X) that runs along U.S. 25 in Boone County is the only bus route that serves the focus area, however, TANK has recently decided to discontinue it. TANK also has recently acquired land for a new park and ride lot near the I-75/Mt. Zion Road interchange. The Independence Express (30X), which serves the Independence area, is located within the three-mile study area. Two other routes serve areas just north of the study area.

**Bicycle:** there are currently no bicycle facilities in or near the focus area. The *Kenton County Bicycle Plan* proposes that a touring bikeway be constructed along Banklick Road to the intersection with Mt. Zion Road. The intent of the plan is to create a network of bikeways through Kenton County.

**Pedestrian:** no sidewalks were observed anywhere near the focus area.

### Road Improvements

Major road improvements are usually pursued by the Kentucky Transportation Cabinet using a combination of federal, state, and local monies through its six-year plan. Competition for road improvement projects is stiff.



Factors such as new development, increased traffic and associated delays, increase in accidents and maintenance, and infrastructure needs are used to prioritize and approve requests. The following projects are proposed within the study area and will improve road capacity to and from the interstates. They will also create favorable conditions for more development.

#### Kenton County

1. KY 536 (Mt. Zion Road): widening to three lanes from the Boone County Line to KY 17.
2. KY 17 (Madison Pike): widening from Independence south to KY 16.

#### Boone County

1. KY 536 (Mt. Zion Road): widening to three lanes from Union to the Kenton County Line.
2. U.S. 25 (Dixie Highway): widening from KY 536 south to KY 338 near the Richwood interchange.
3. Interchange Improvements: the Richwood and Mt. Zion interchanges on I-71/75 will be reconstructed.

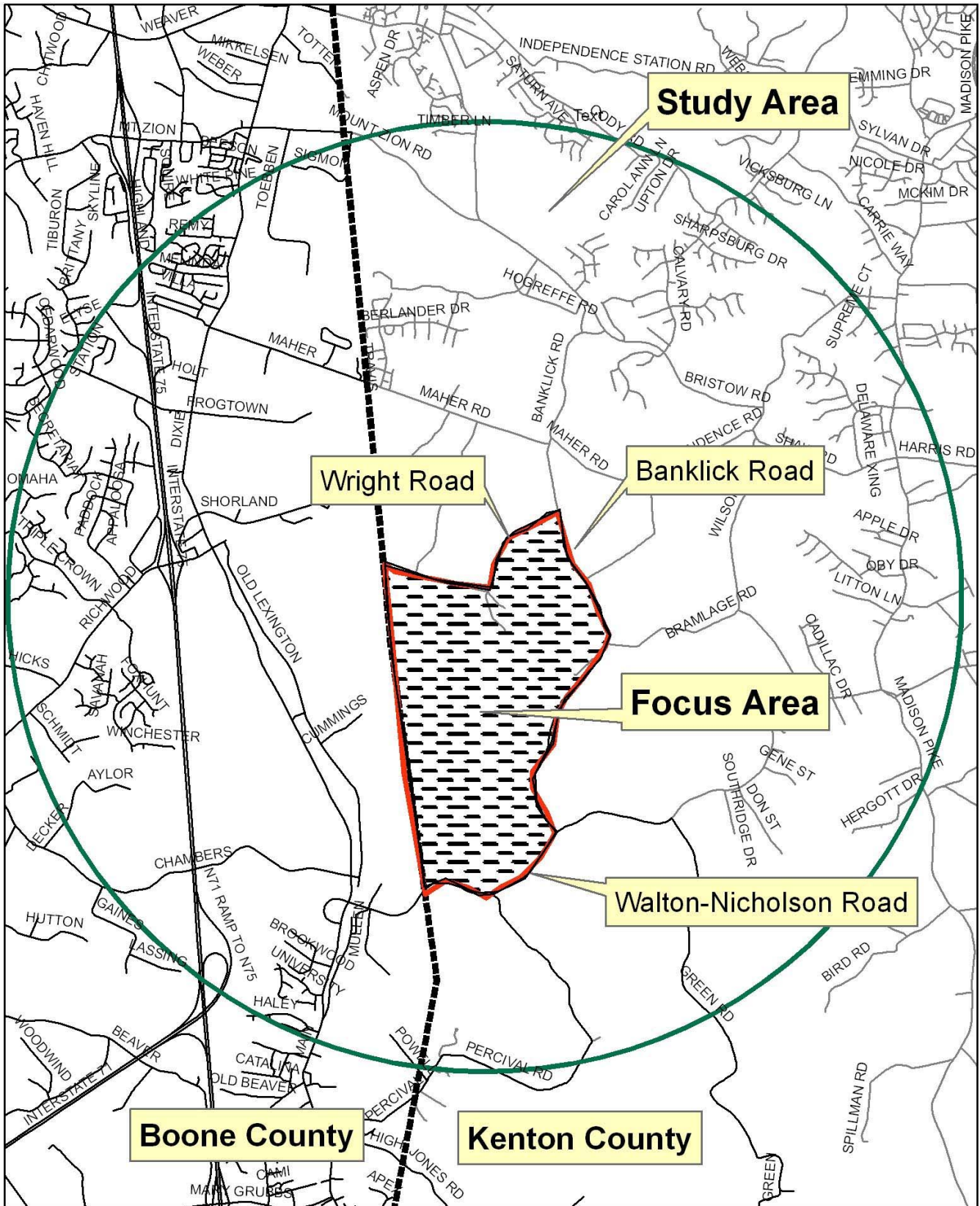
#### **Considerations**

- Kenton County roads in the focus area are primarily narrow, local, rural roads.
- New subdivisions in the northern part of the focus area are creating pressure to widen roads.
- The best roads and means of access for commercial and industrial development exist in Boone County due to the proximity of U.S. 25 and Interstate 71/75.
- Careful evaluation should be given to protecting scenic qualities of rural roads in the area.
- Feasibility of extending existing or creating new roads from Boone County into the focus area in Kenton County should be considered.
- Mass transit and multi-modal (bike and pedestrian) uses should be incorporated into the focus and study areas.
- Consideration should be given to the presence of the railroad between developable land within the focus area and Banklick Road.

## MAPS

# FOCUS AND STUDY AREA

# MAP 1

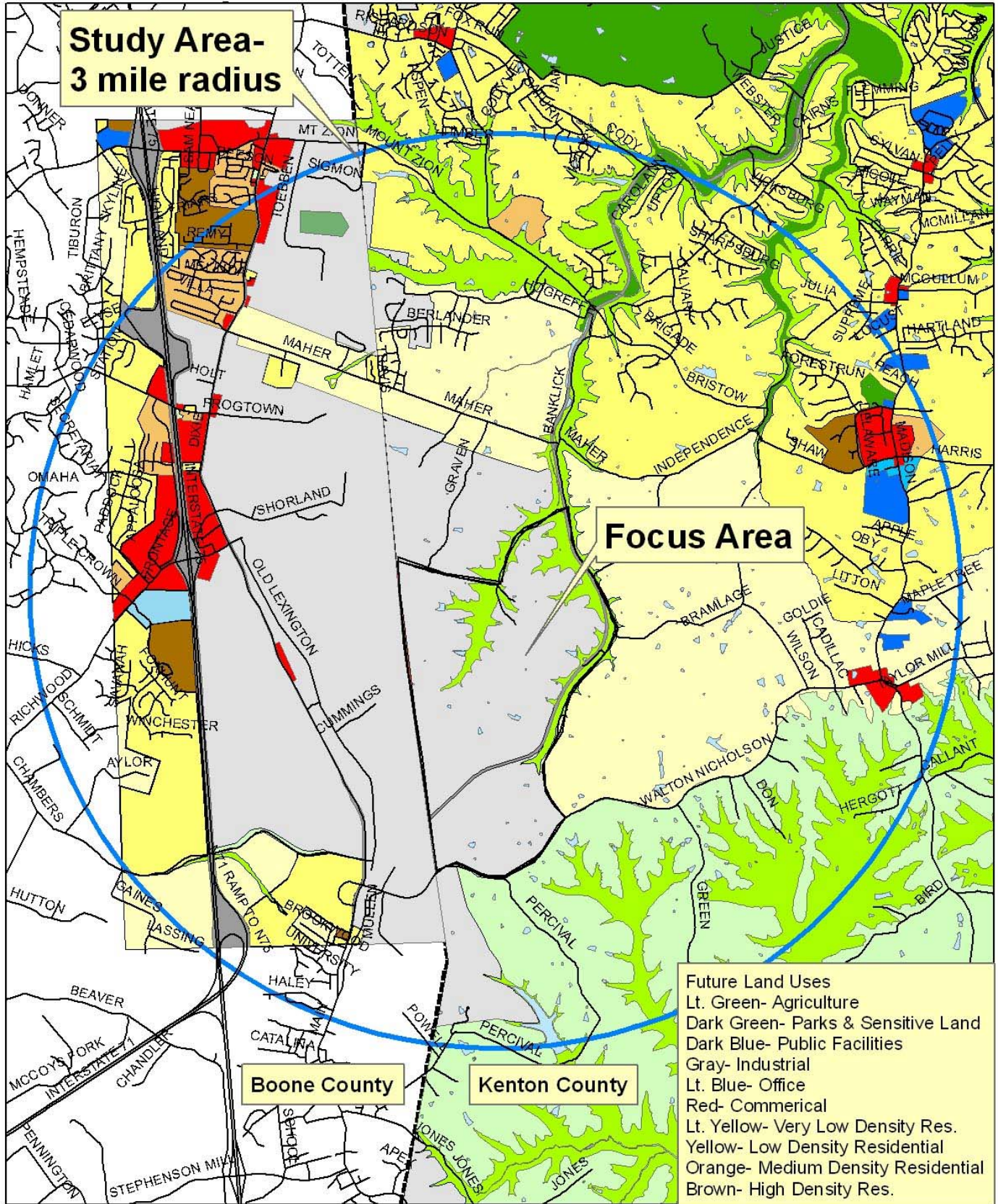


## South Banklick Small Area Study



October 4, 2005

# COMP PLAN FUTURE LAND USE MAP 2



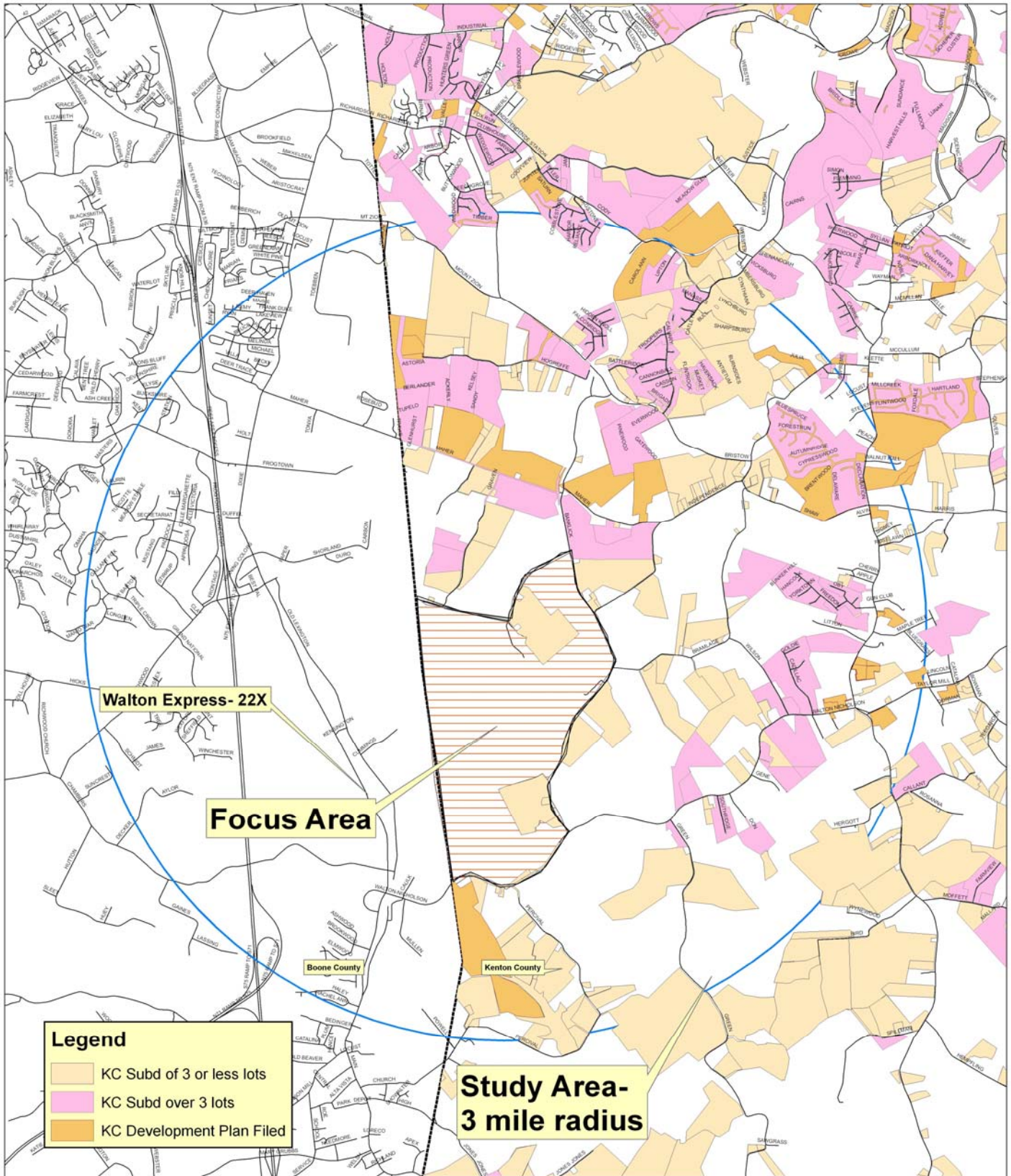
## South Banklick Small Area Study



October 4, 2005

# DEVELOPMENT ACTIVITY

# MAP 3



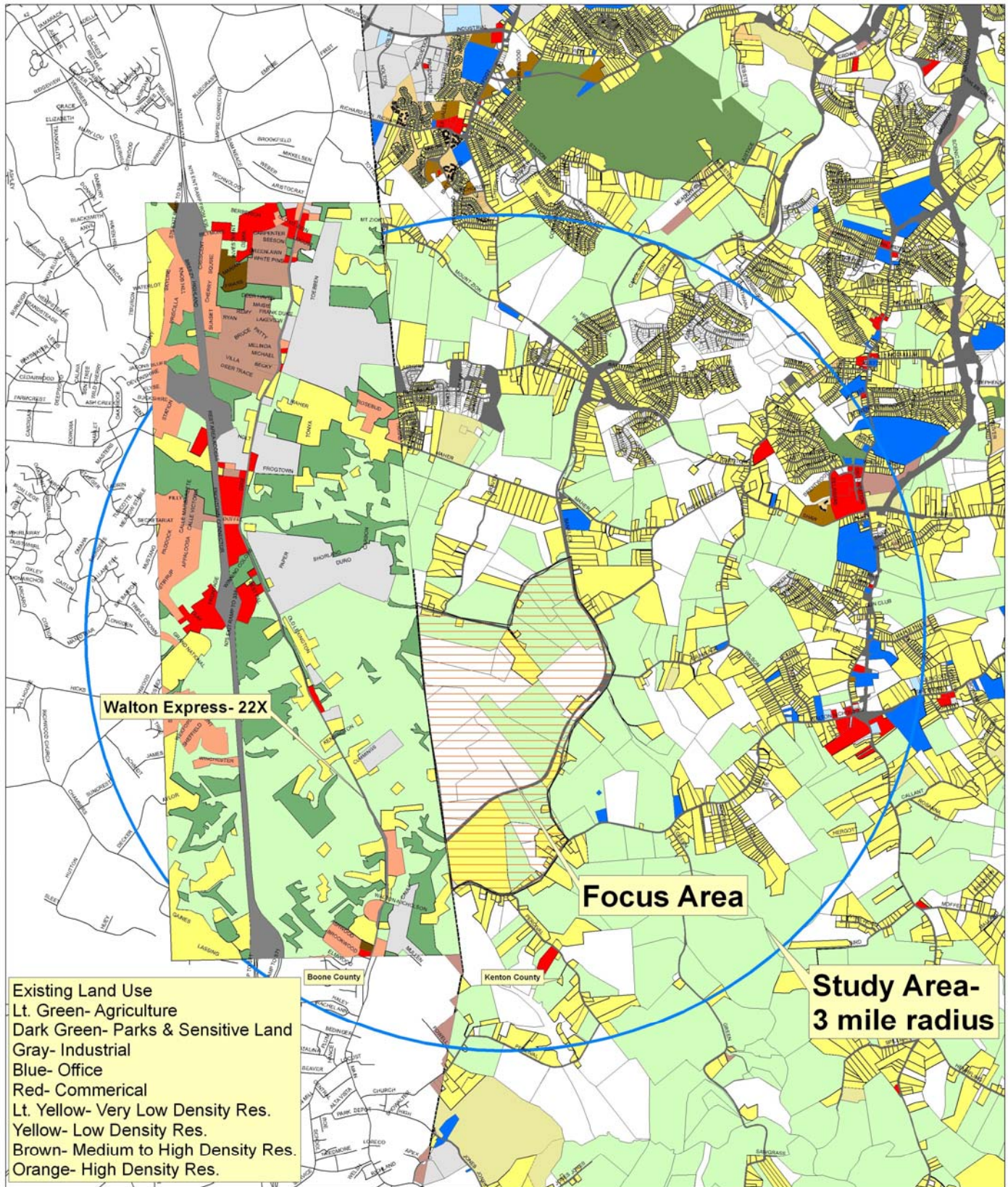
## South Banklick Small Area Study



October 6, 2005

# EXISTING LAND USE

# MAP 4



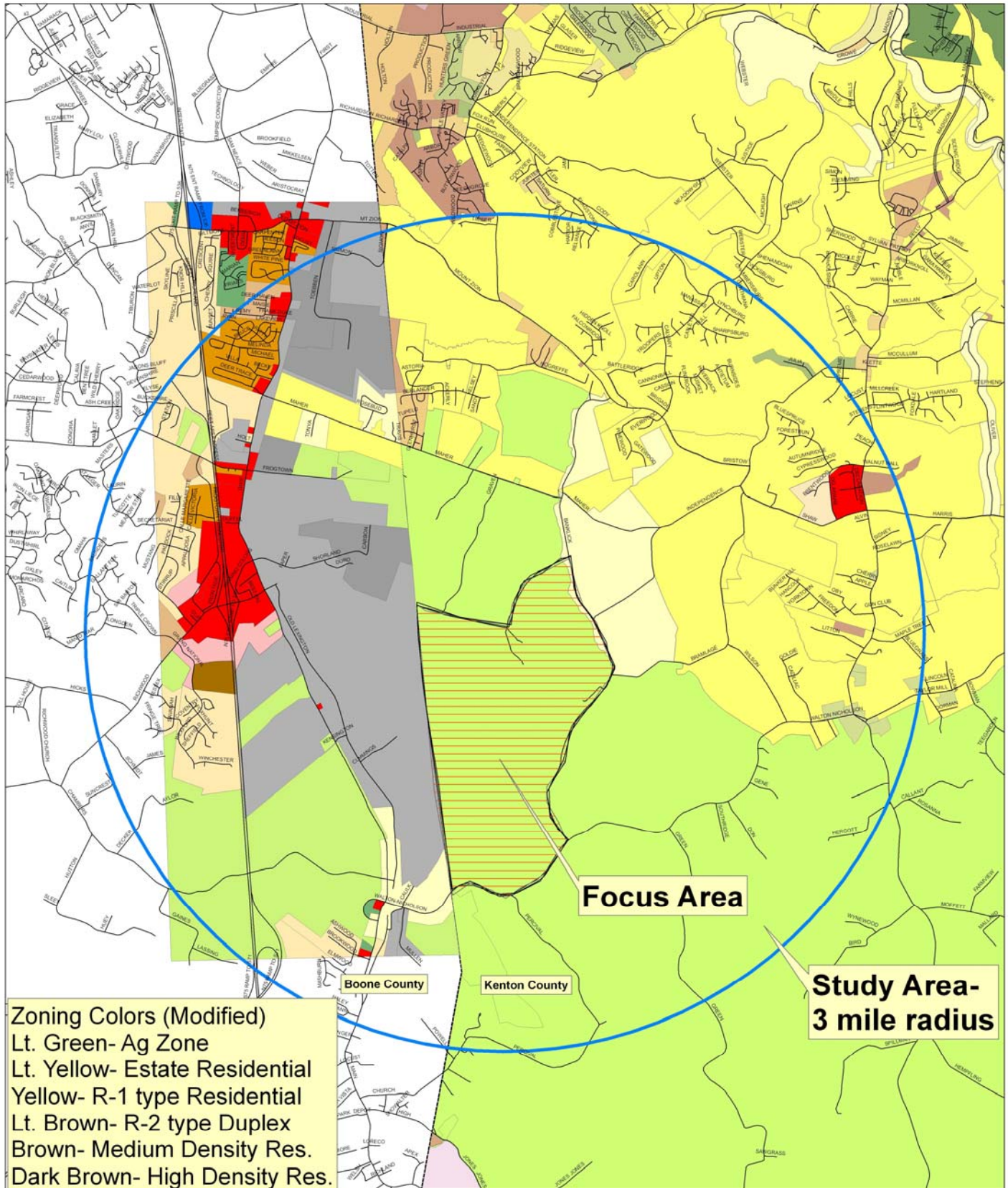
## South Banklick Small Area Study



October 31, 2005

# EXISTING ZONING

# MAP 5



**Zoning Colors (Modified)**  
 Lt. Green- Ag Zone  
 Lt. Yellow- Estate Residential  
 Yellow- R-1 type Residential  
 Lt. Brown- R-2 type Duplex  
 Brown- Medium Density Res.  
 Dark Brown- High Density Res.

**Focus Area**

**Study Area-  
3 mile radius**

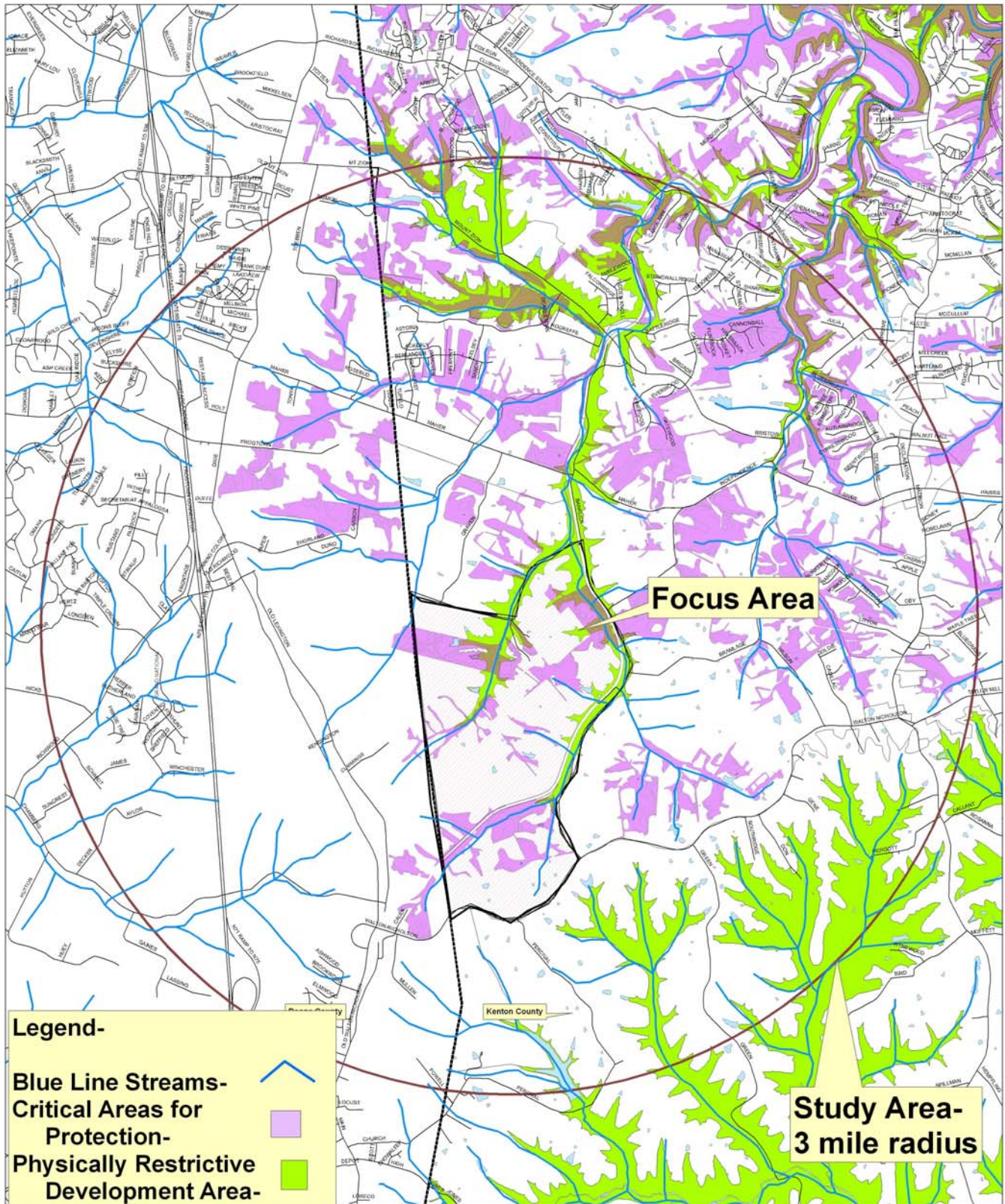


## South Banklick Small Area Study



October 13, 2005

# ENVIRONMENTAL CONDITIONS MAP 6

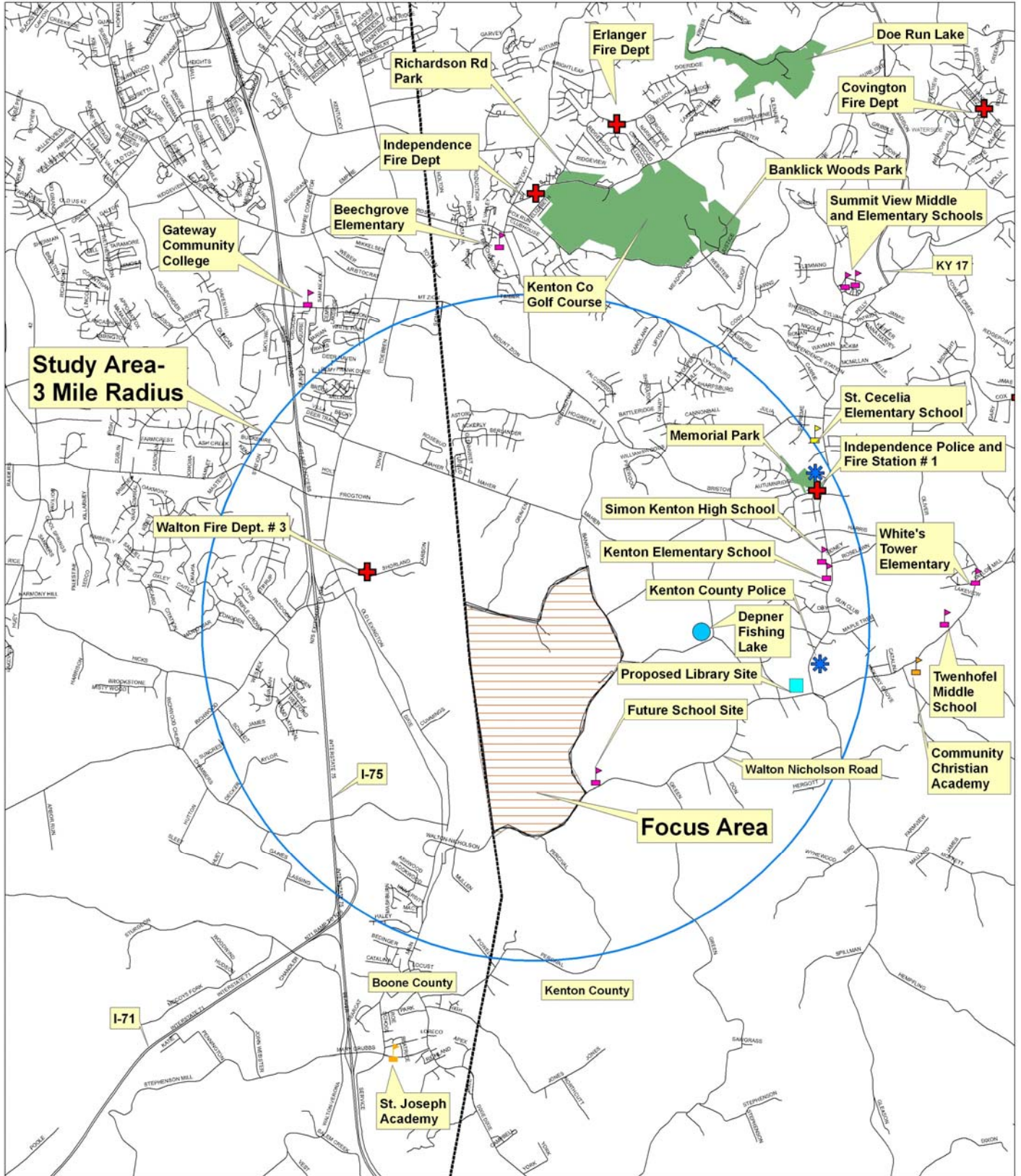


## South Banklick Small Area Study



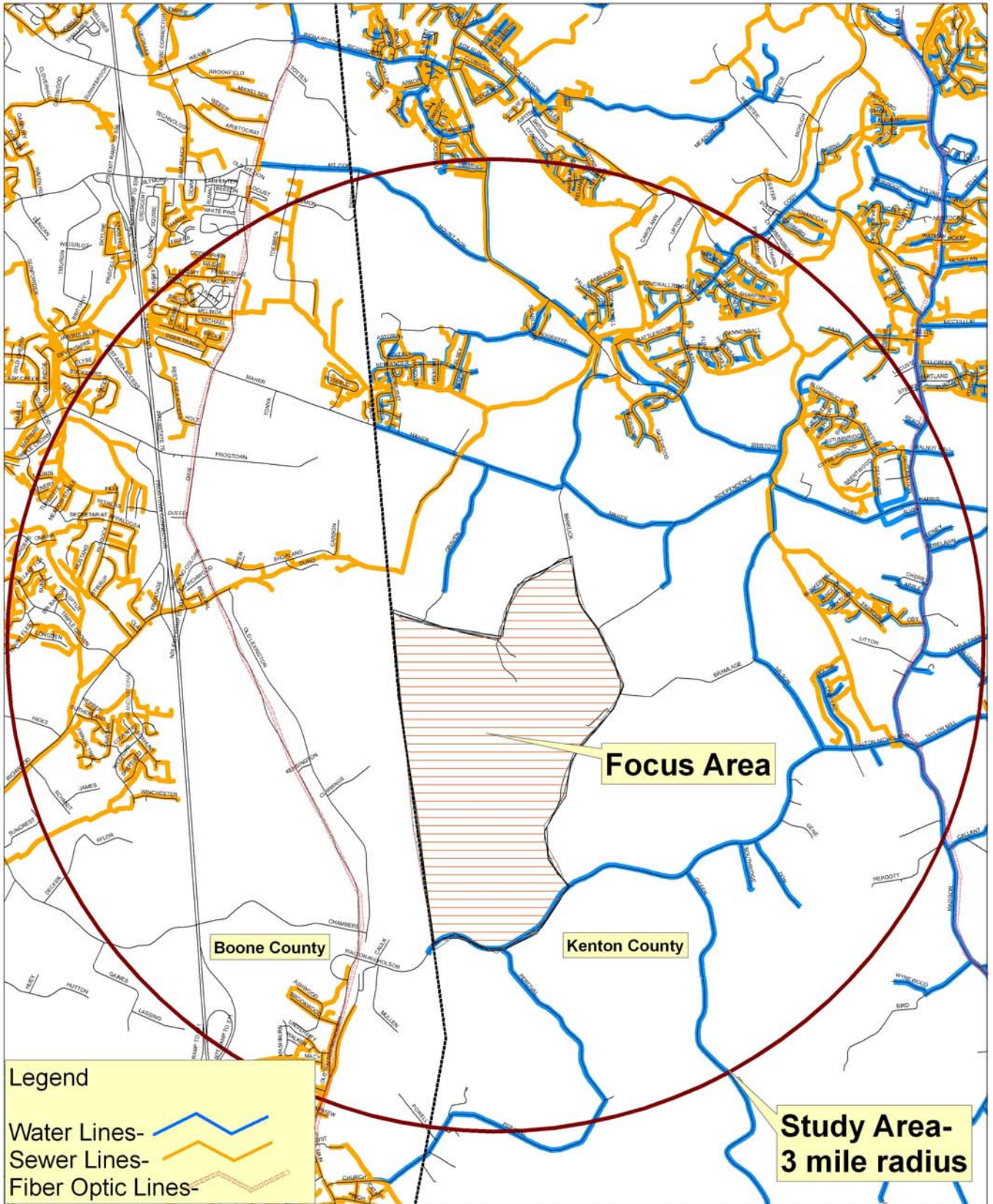
October 6, 2005





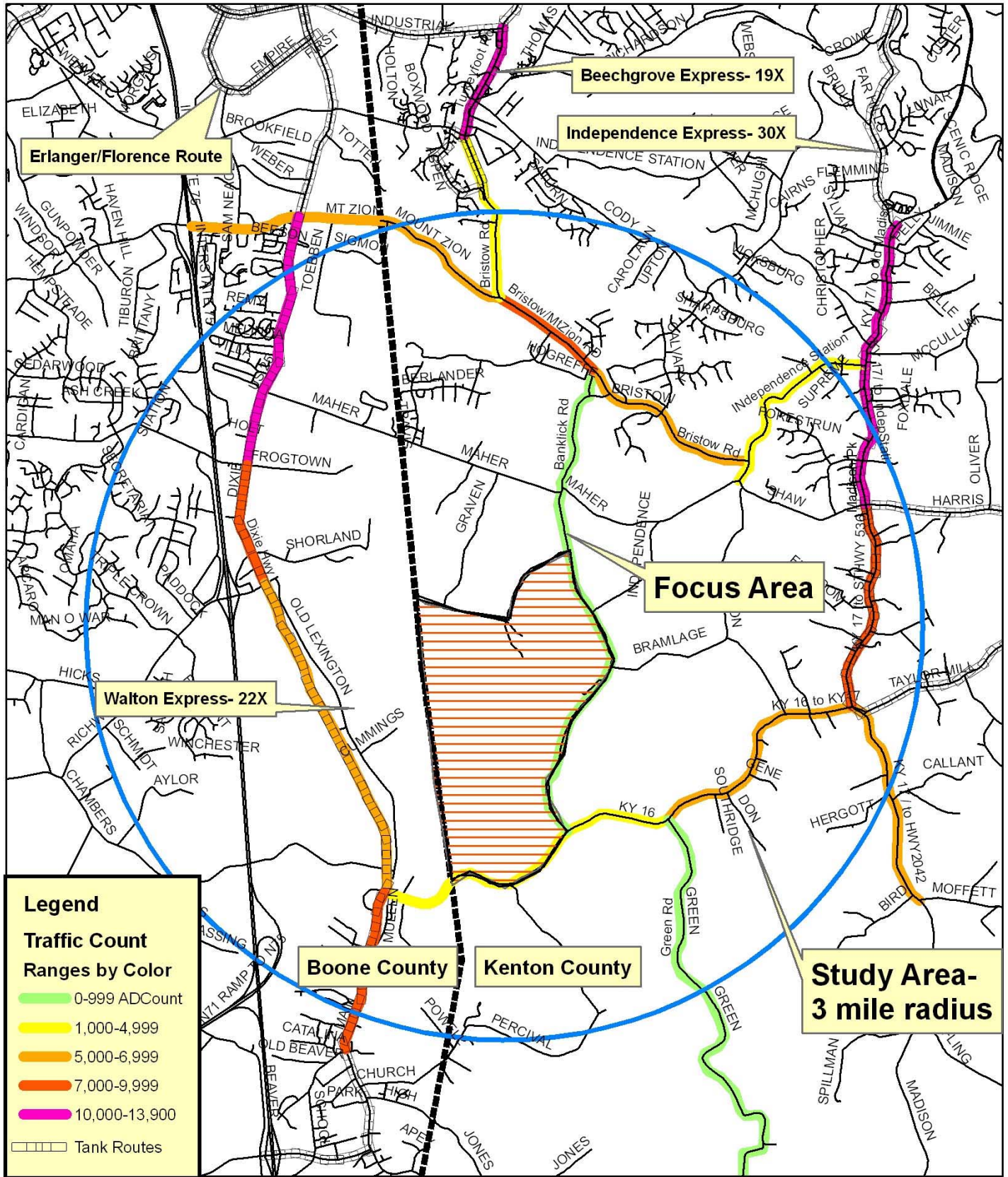
# UTILITIES

# MAP 8



**MAP 9 ON PAGE 2-9**

# TRAFFIC COUNT AND BUS SERVICE MAP 10



# CHAPTER 3 KEY FACTORS



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## GREENWAYS:

**Map 3-1** illustrates portions of the study area where tree cover has been identified for preservation in the BACE<sup>1</sup> study, hillsides and areas along Banklick Creek and its tributaries.

The BACE study identified forested areas that contribute significantly to protecting water quality and moderating water quantity in the watershed and that should be the focus of protection efforts. A scoring system to analyze areas with forest canopy cover used the following metrics:

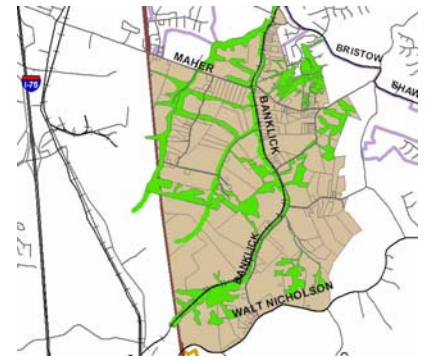
- location within the floodplain;
- location within the riparian corridor;
- runoff potential; and
- proximity to impervious surfaces.

The areas shown on the map should be used as a starting point in determining areas that are appropriate for protection. The extent of actual greenway boundaries will be determined as individual properties are proposed for development.

***The intent of this study's recommendation for pursuing greenways is to create a system of interconnected green spaces throughout the study area that will act as a buffer between land uses and protection for viewsheds and the natural environment of the area.***

### RECOMMENDATIONS:

- ✓ Whole properties should not be subjected to greenway development thereby enabling owners to exercise their right to develop their properties.
- ✓ Portions of areas identified for protection in the BACE study were used to derive the proposed greenway system.
- ✓ Riparian buffer areas—vegetated areas along the Banklick Creek—should be an integral part of the proposed greenway system. A riparian buffer ordinance should be prepared and adopted to preserve these areas in their natural state and protect these areas from sedimentation and erosion.
- ✓ Property owners should be encouraged to protect these areas through conservation easements and/or other preservation tools. Easements donated to the Kenton Conservancy or similar land protection groups provide owners with tax benefits.
- ✓ Discussions should be pursued with property owners to educate and inform them of greenway benefits before they make development decisions for their property.
- ✓ Development other than trails, walkways, and utilities should not be permitted in dedicated greenway areas.
- ✓ Development of easy-to-develop sites should be conducted in a manner to protect greenway linkage or to re-create the linkage through such actions as



### ***Importance of greenways in the area –***

- ✓ *A greenway system will serve as a buffer between land uses; this is particularly important where single family residential uses are adjacent to a more intensive use such as mixed residential or Eco Commerce Park (See Chapter 4: Sub Area Recommendations).*
- ✓ *Through this study's public process, viewsheds were identified as an element to protect in the area. Greenways will protect existing tree cover thereby protecting views in the area.*
- ✓ *The study area is located in the upper reaches of the Banklick Creek Watershed which has been designated as 'impaired' for several uses. Protection of greenways will reduce the impact of future development on areas adjacent to Banklick Creek.*
- ✓ *Interconnected greenway areas will provide a unique opportunity to create an area-wide system of trails for recreational purposes.*
- ✓ *Protection of identified stands of trees will help protect the Banklick Creek and its tributaries from sedimentation and erosion.*

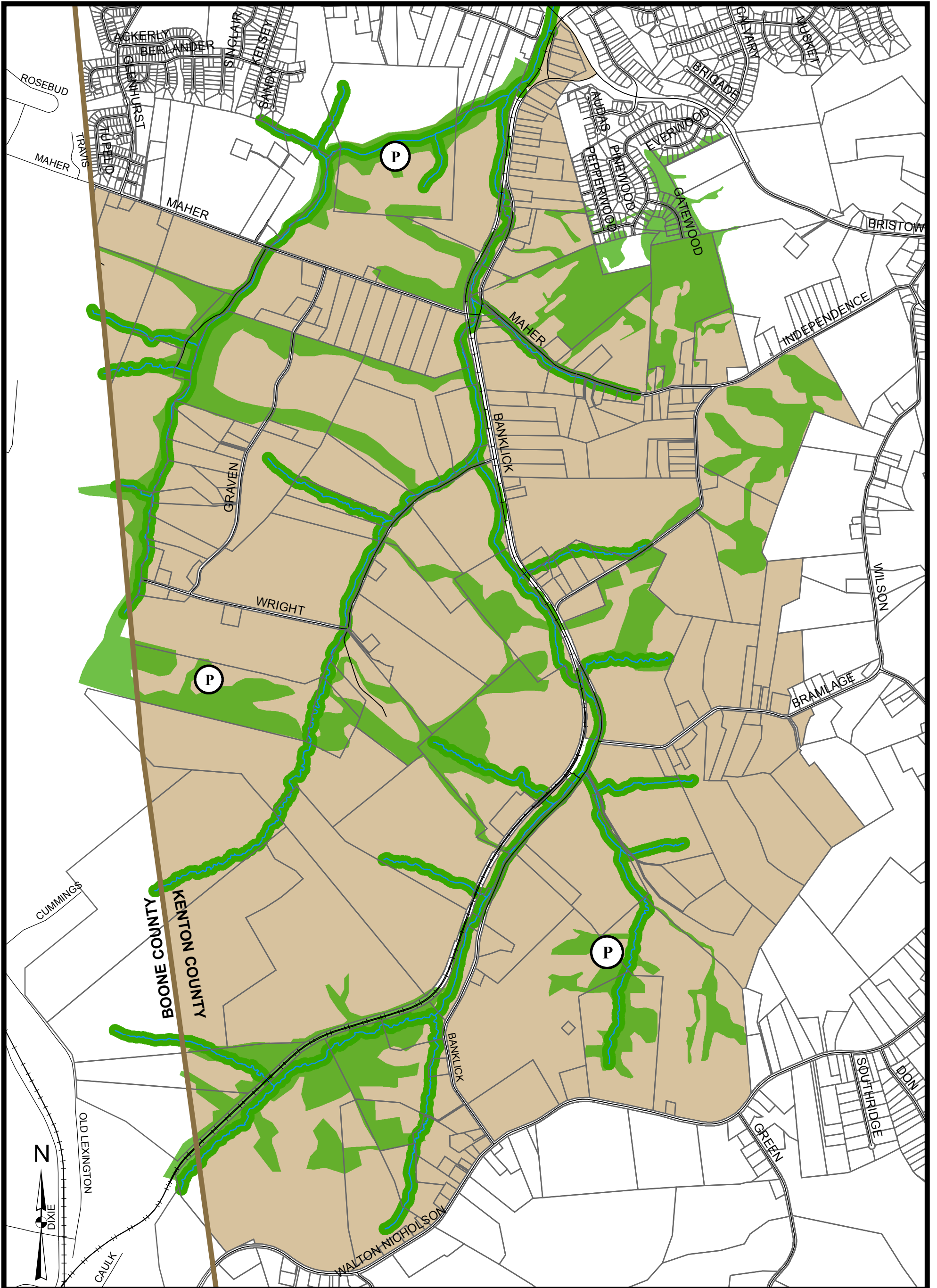


<sup>1</sup> Banklick Creek Watershed Analysis and Issues Characterization for education and Outreach study. December 2004. Copies available at NKAPC for reference.

reforestation. Property owners/developers should be required to demonstrate the need to remove large stands of existing trees or to provide a plan for alternative linkage.

- ✓ The greenway system should provide a linkage between the three proposed parks identified in the study.

# MAP 3-1 : GREENWAYS

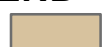


## South Banklick Small Area Study



0 430 860 1,720 2,580 3,440 Feet

### LEGEND



Study Area



Property Boundary



Streams



Greenway



Potential Future Parks

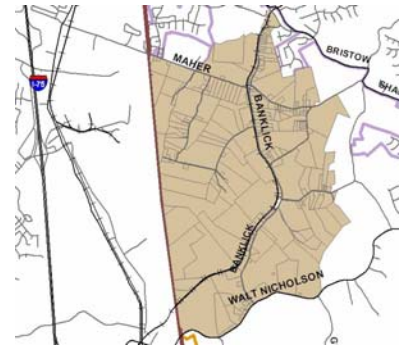


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## HILLSIDE PROTECTION:

Topography in the study area includes rolling hills and wooded areas that impact the Banklick Creek and its tributaries and viewsheds in the area. Development of these areas can have a significant potential impact on both the creek and viewsheds if care is not taken to protect natural vegetation.

For the purpose of this study, hillsides are defined as those areas with slopes over 20 percent. Most of the study area contains slopes of less than 20 percent. In the event more detailed analysis reveals sites with slopes over 35 percent, development should not be permitted.



***The intent is to protect hillsides with slopes over 20 percent as these have a direct impact on viewsheds and streams in the area.***

### RECOMMENDATIONS:

- ✓ Development should be pursued on ridge tops and relatively flat land to minimize grading and erosion.
- ✓ Hillside regulations requiring a geotechnical investigation for development proposed on slopes greater than 20 percent should be incorporated into new zoning regulations for the area.
- ✓ Conservation subdivisions that require clustering of residential uses should be encouraged so that land disturbance will be kept within concentrated areas.
- ✓ Vegetated hillsides with slopes over 20 percent should hold a higher priority for protection when they lay adjacent to streams so as to minimize erosion and sedimentation.

When hillsides with slopes over 20 percent are disturbed to accommodate development:

- stream banks and hillsides should be reforested;
  - residential lots should be platted/graded to minimize disturbance of the natural vegetation;
  - fewer residential lots should be planned; and
  - consideration should be given to minimizing street widths, setbacks, and other dimensions to accommodate hillside protection.
- ✓ Development's impact on viewsheds should be evaluated as part of the review process.
  - ✓ Vegetated areas on hillsides along Banklick Creek and its tributaries should be protected and kept in a natural state to protect the creek from sedimentation and erosion. A riparian buffer ordinance should be adopted to protect these areas.
  - ✓ Hillside protection areas should be addressed in conjunction with development in the area. Innovative designs that involve terracing and development that compliments the surrounding topography should be encouraged.
  - ✓ Roads and driveways should be aligned to follow natural contours where feasible. Houses on individual house lots should be located closer to the street to avoid long driveways that may require grading on hillsides.



View from Walton Nicholson Road.

The following is a summary of data extracted from a report was prepared by the Hillside Trust entitled "A Hillside Protection Strategy for Greater Cincinnati."

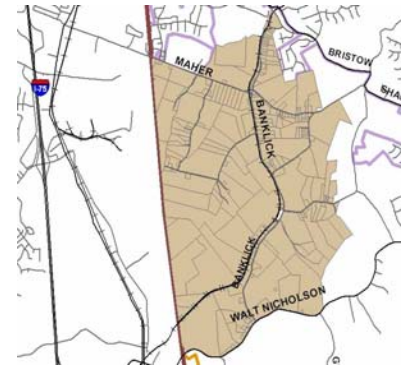
- The study area is identified for moderately high to high value as an **ecological corridor** (areas found along the lower edges of hillsides adjacent to undeveloped drainage courses).
- The study area has high to very high **visual quality** (areas in high proximity to water, natural undeveloped conditions, a viewing combination of forest, vegetation, agriculture, pasture, water, and/or parks, and location along sensitive hillside rim edge).
- The study area has a very low to moderately low **hazard for landslides**.

The study area has a moderately high **overall visual and environmental sensitivity** (a combination of visual quality, prone to landslides and ecological quality).

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## VIEWSHEDS:

Viewsheds are areas visible from a point due to the topography which allows a longer and wider range of vision than might otherwise be afforded. One of the identifying characteristics of the South Banklick area is that its topography enables views for long distances from many points. A result is that most future development will likely be visible from numerous locations throughout the study area. Comments received throughout the public input process consistently included protecting the rural feel and the views of the area. In order to protect the unique scenic quality of this area, several recommendations to protect viewsheds are outlined below.



The purpose of viewshed protection is to enhance and/or maintain as much existing scenic qualities as possible through the use of existing vegetation and landscaping to enhance all development that occurs in areas that are highly visible.

## **RECOMMENDATIONS:**

✓ A viewshed overlay zoning district should be pursued to protect the views from collector and arterial streets. Areas along Banklick, Maher, and Walton-Nicholson Roads (see **Map 3-2**) are areas that will be visible to motorists, bikers, and pedestrians that use these roads. The boundary of the viewshed overlay should be based on the topography of the areas adjacent to the roads and those that will be visible from the roads without vegetation. The following site design options or combinations thereof should be used to protect the viewsheds along these scenic corridors.

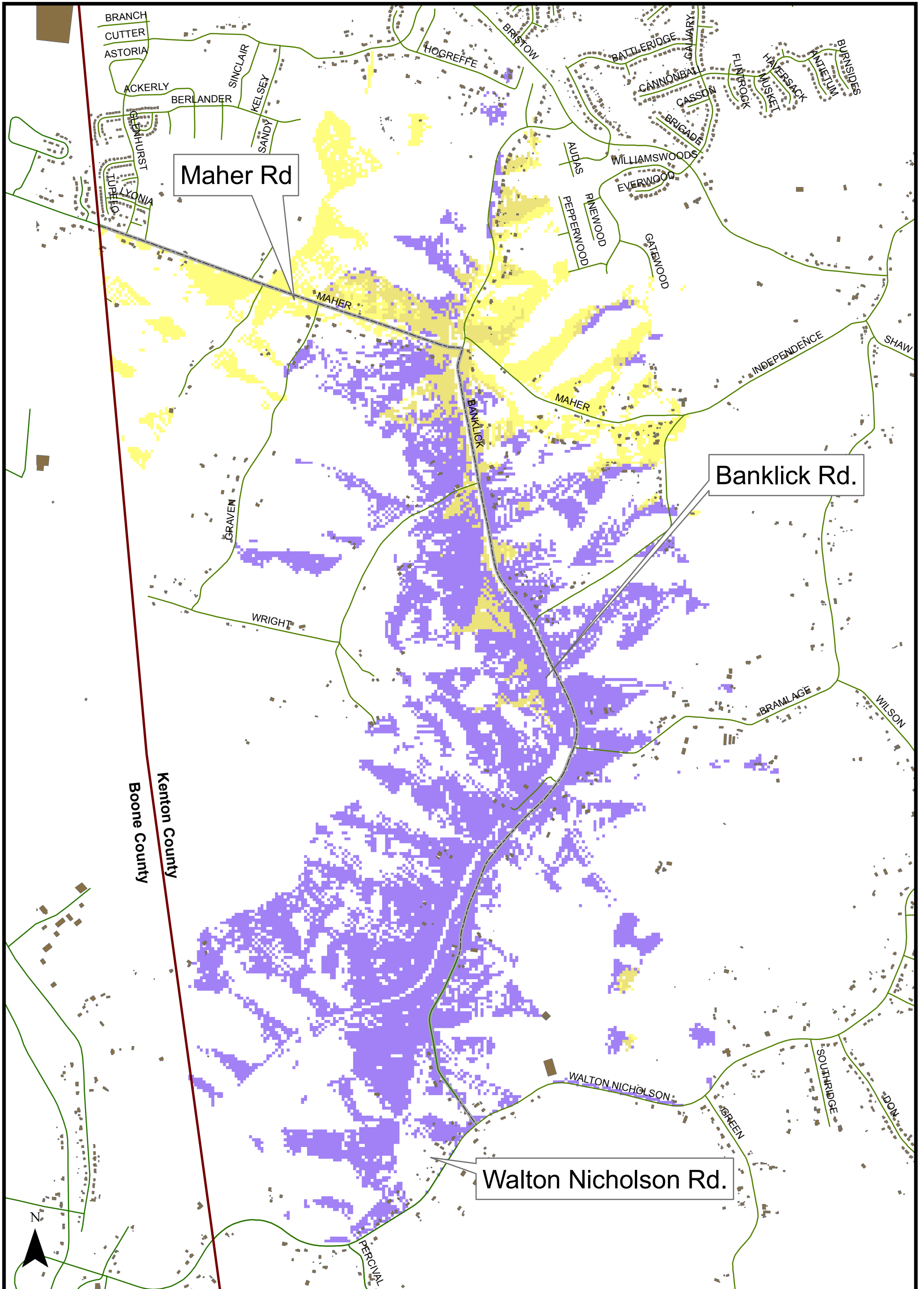
- Protection of existing vegetation where applicable would be the most viable and cost effective option.
- Providing an increased setback of 150 feet along arterial or collector roadways would enhance the rural feel of the area.
- Providing landscaped earthen berms in areas where land adjacent to the road is lower or level with the road would protect the views. The height of the berms should be high enough to act as a visual buffer for pedestrian and motorists.
- While not always the best option due to the length of time required for plants to reach maturity, pursuing reforestation or landscaping would be an option where there is no existing landscaping and other options will not protect the views.



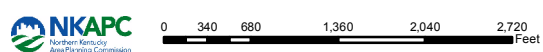
✓ The viewshed overlay zoning district should be used to protect or minimize the visual impact of proposed land uses on existing and future residential uses.

- The three areas shown on **Map 3-3** represent areas that can be seen from five different points in existing residential areas. While all areas on the map are visible, three categories based on visibility are inferred: highly visible areas; moderately visible areas; and, low visible areas (seen from only one point). These are the areas that will create the most visual impact if all vegetation buffering them from residential is removed. Protection of greenway areas with canopy cover will minimize the visual impact of land uses particularly the Eco Commerce Park (See Chapter 4: Sub Area Recommendations) buildings on residential uses. The size and height of buildings in the proposed Eco Commerce Park should be considered during the review and approval process. Additional perimeter or parking lot landscaping should be required to buffer the views.

# MAP 3-2: VIEWSHED ANALYSIS FROM BANKLICK, MAHER & WALTON NICHOLSON ROADS



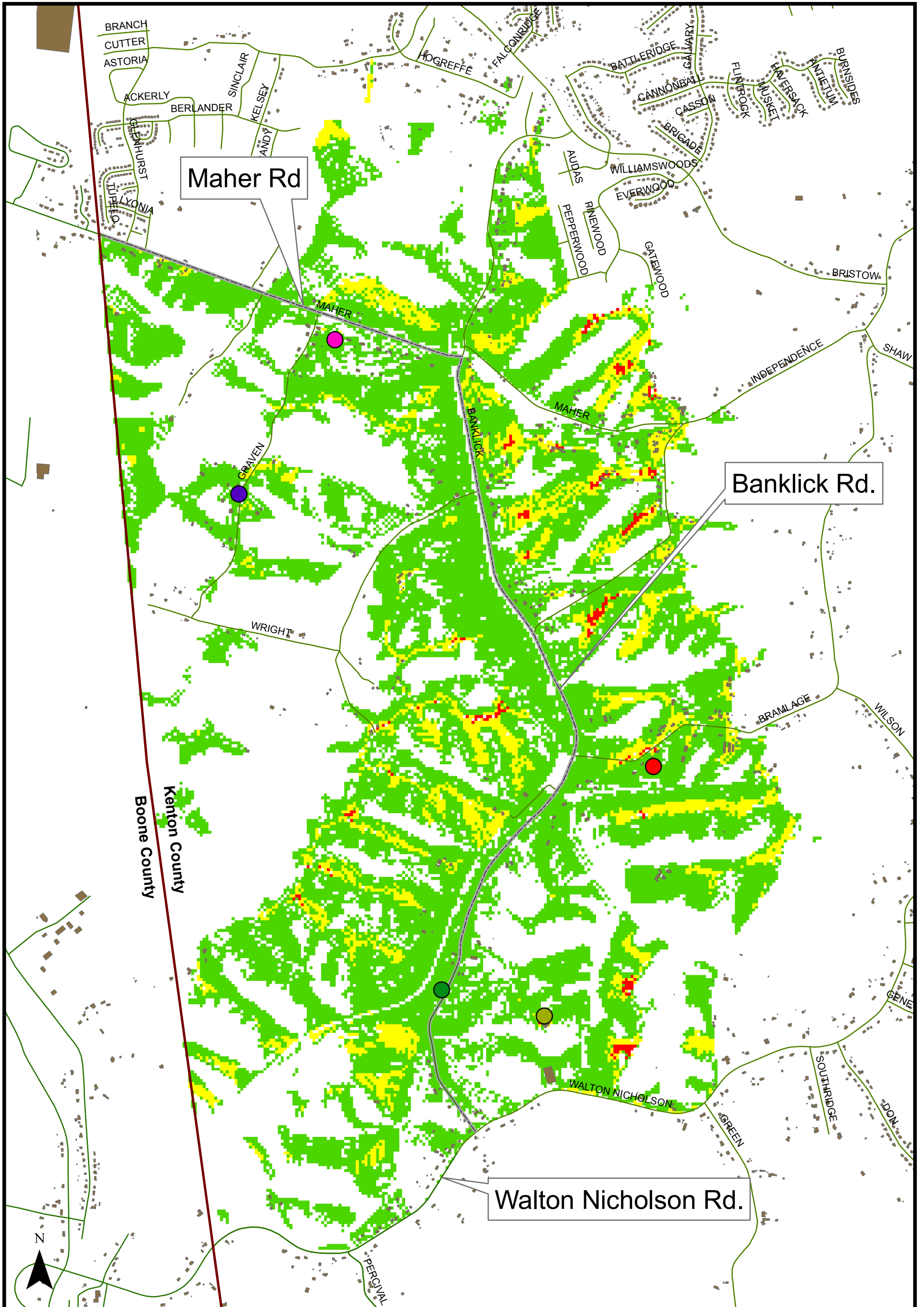
South Banklick Small Area Study



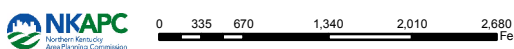
**Legend**

-  Existing Buildings
-  Area Visible from Maher
-  Areas Visible from Banklick Rd
-  Areas Visible from Walton Nicholson Rd

# MAP 3-3: VIEWSHED ANALYSIS FROM EXISTING RESIDENTIAL



South Banklick Small Area Study



**Legend**

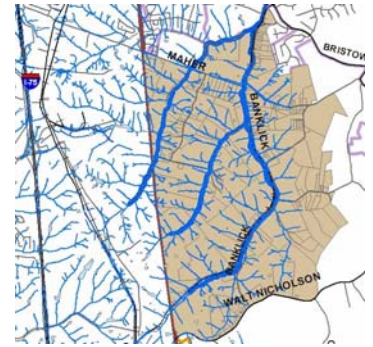
- Viewshed Point 1
- Viewshed Point 3
- Viewshed Point 5
- Viewshed Point 2
- Viewshed Point 4
- Existing Buildings
- Areas visible from All 5 viewshed points
- 3-4 viewshed points
- 2 viewshed points or less

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## RIPARIAN PROTECTION:

The study area is located in the upper reaches of the Banklick Creek Watershed. The Banklick Creek flows south to north with tributaries branching throughout the study area.

Kentucky's designated uses for Banklick Creek include warmwater aquatic life and primary and secondary contact recreation including wading and fishing. These uses are, however, currently impaired by nutrients, siltation, habitat alterations, organic enrichment/low dissolved oxygen and pathogens. (*Banklick Watershed Action Plan*, November 2005)



The study area contains several perennial streams (flow more than 90 percent of the time), intermittent streams (flow only during wet periods, approximately 30 to 90 percent of the time in a continuous, well defined channel) and ephemeral streams (flow only during storms and may or may not have a well defined channel) as depicted on a USGS topographic map.

### RECOMMENDATIONS:

- ✓ Areas along perennial and intermittent streams should be protected through safeguarding of existing vegetation or reforestation.
  - Most areas along Banklick Creek and its tributaries have a good stand of vegetation. Protection of these vegetated areas will help improve the water quality of the stream by filtering sediments and preventing erosion.
  - These areas may be reserved as open space areas and protected as recreational corridors.
- ✓ The width of riparian buffers should be reviewed carefully in conjunction with existing property lines so as not to infringe on property owners' right to develop a significant portion of their property.
  - The intent is to protect the stream while allowing for development.
  - The width of the riparian buffer should be based on adjacent slopes, floodplains, or vegetation that collectively have a significant impact on the quality of the stream.
- ✓ Encouragement should be provided to property owners and developers to donate these areas to a land protection group such as the Kenton Conservancy or the Kenton County Conservation District.
- ✓ Stream restoration projects should be encouraged and property owners educated about the importance of riparian protection.
  - The Banklick Watershed Council (BWC) can provide information on riparian buffers and their contribution to the natural environment and help property owners' select ideal locations for stream restoration projects and available funding options.

#### ***Riparian areas***

Riparian areas are vegetated areas along stream banks that help protect the stream from erosion and sedimentation. This protection helps improve the quality of the stream and protects its habitat.

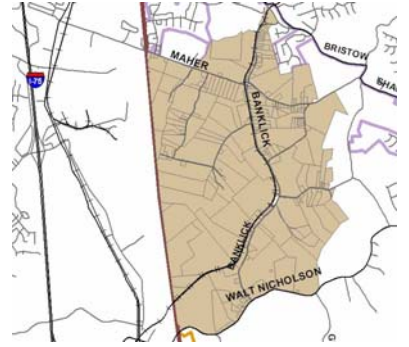
Riparian areas along the Banklick Creek are shown on **Map 3-1**. These areas are particularly essential to protect since the study area is located in the upper reaches of the Banklick Creek Watershed where upstream activities can cause a significant impact on those downstream in urban areas.



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## TRANSPORTATION:

Rural roads in the study area have served the needs of the sparsely populated agricultural community for generations. In the last decade, however, residential growth in Independence to the north and Walton to the south has increased traffic volumes through the study area. In particular, traffic on Maher Road is problematic due to the road's offset intersection with Banklick Road. Further, the at-grade railroad crossing just under 250 feet from this intersection creates potential problems for long-term access to the area. Sight distances and the abundance of residential driveway curb cuts are also issues that must be considered. So too must accommodating pedestrian and bicycle movements and connecting developments to encourage use of local streets whenever possible.



### **RECOMMENDATIONS:**

- ✓ As collectors, Maher and Banklick Roads provide major access to the study area. Access to these roads should be minimized. Creation of shared driveways and construction of new streets to serve multiple residences should be encouraged. Sufficient rights of way should be dedicated during development review and approval to accommodate appropriate cross-sections.
- ✓ Banklick Road should be reclassified as an arterial in the comprehensive plan in keeping with its anticipated role as a primary north-south route connecting Walton-Nicholson Road with Mt. Zion/Bristow Road and Turkeyfoot Roads.
- ✓ Access to proposed Eco Commerce Park areas should be provided through Boone County because of topographic constraints and railroad right of way in Kenton County. An exception to this is the area identified for Eco Commerce Park along Walton-Nicholson Road. Agencies in Kenton County should work closely with their counterparts in Boone County and Tri-ED to coordinate planning for these connections.
- ✓ The following transportation improvements and considerations should be given high priority status.
  - Align the Banklick Road/Maher Road intersections and provide adequate turn lanes to accommodate anticipated traffic. Improve at-grade crossings to include adding storage lanes to preclude traffic from backing up onto Banklick Road.
  - Connect new developments for all types of transportation to minimize the use of collector roadways for local trips.
  - Prohibit access from Maher, Graven, and Wright Roads into Eco Commerce Park areas so as to eliminate potential conflicts with business traffic and increased traffic generated by proposed Eco Commerce Park uses.
  - Require traffic impact studies for all new developments within the study area to help ensure that proper planning minimizes impacts on existing and future roadways.
  - Accommodate provisions for pedestrian, bicycle, and mass transit movements through the use of shared paths, bus pullouts on major roads and so forth to help insure safe and convenient access to all modes of transportation.

#### ***Traffic concerns:***

Traffic was one of the biggest concerns expressed by study area residents. The advisory committee expressed a similar concern.

Railroad crossings, topography and offset intersections create an unsafe situation for motorists in the area.



**View of railroad crossing**

- Require dedication of sufficient rights of way along existing collector and arterial roadways to accommodate planned road cross-sections.
- Pursue appropriate cross sections and improvements for Banklick, Wright and Graven, and Maher Roads to help improve the traffic flow in the area and create a safer environment for pedestrians and bikers. A description of those roads and the recommended improvements follows.

The Banklick Road right of way is undersized, averaging 52 feet in width. The roadway surface is 22 to 24 feet wide and constrained by slopes to the east, and utility poles, railroad tracks, and the Banklick Creek on the west. The road is listed as a bicycle-touring route in the *Kenton County Bicycle Plan* and has no sidewalks. The road's corridor is scenic with a limited number of driveways and homes along it.

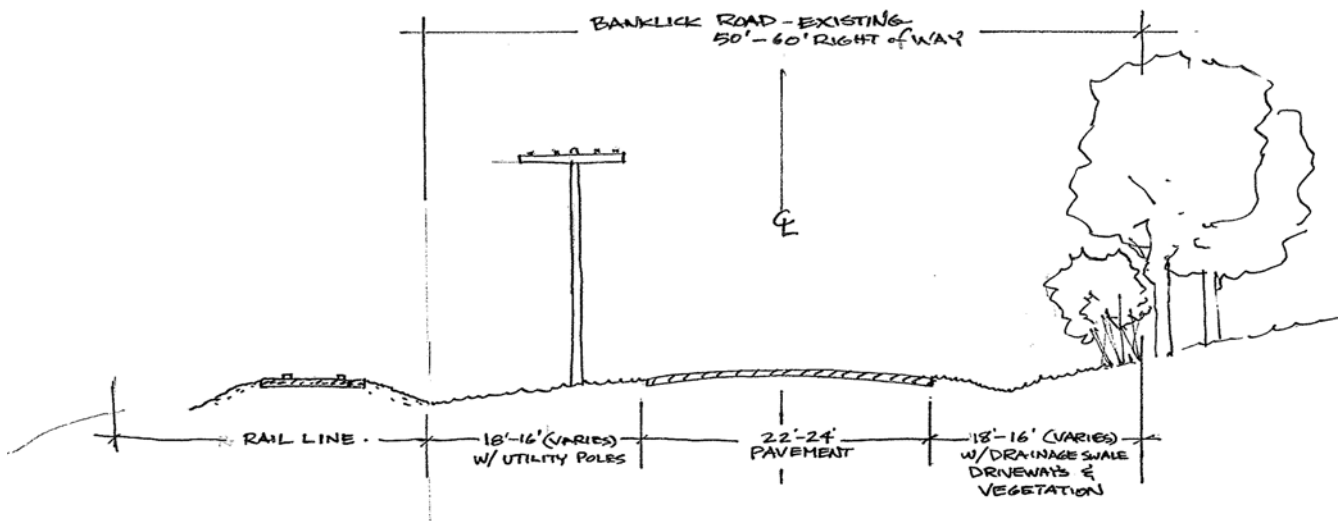
View of Banklick Road.



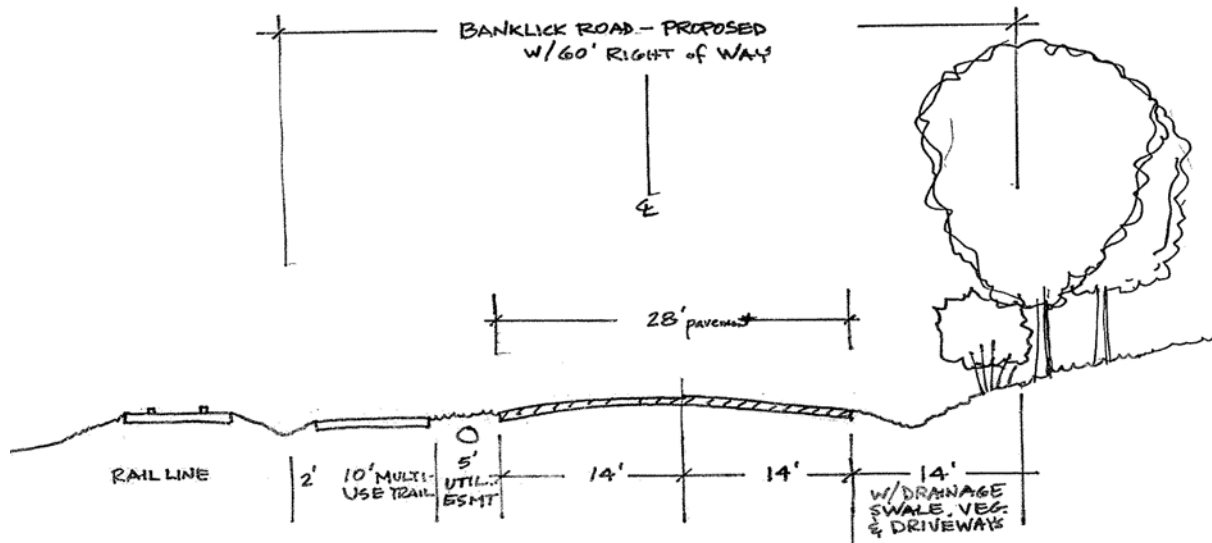
Recommended cross section improvements should include:

- traffic calming techniques such as gentle curves versus long straight stretches;
- a right of way of 60 feet and a roadway of 28 feet to allow for shared uses;
- relocating overhead utility wires to underground;
- a ten-foot multi-purpose trail for pedestrians and bicyclists on the west side of Banklick Road adjacent to the creek; and
- shade trees and/or riparian planting along the corridor.

**Existing Cross Section**



## Proposed Cross Section



Wright and Graven Roads have the most scenic views in the study area. They are very narrow ranging from 12 to 19 feet wide. The existing right of way is narrow, averaging 50 feet in width. The roads frequently have adjacent steep slopes, large trees, and creeks. No pedestrian and bike accommodations exist currently.

View of Graven Road.

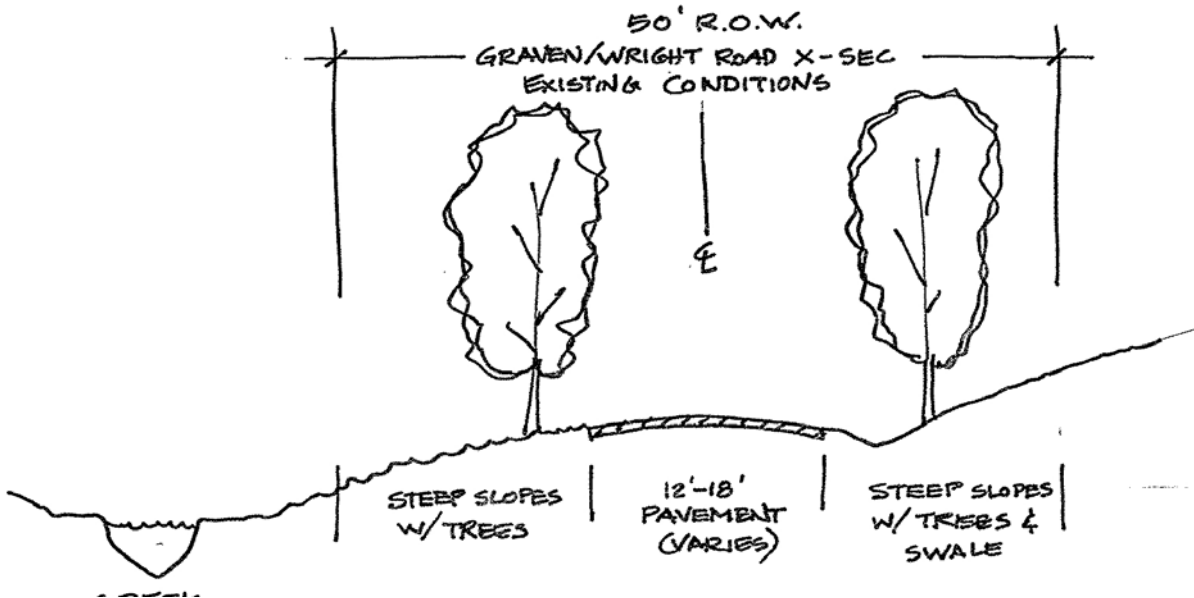


Recommended cross section improvements should include:

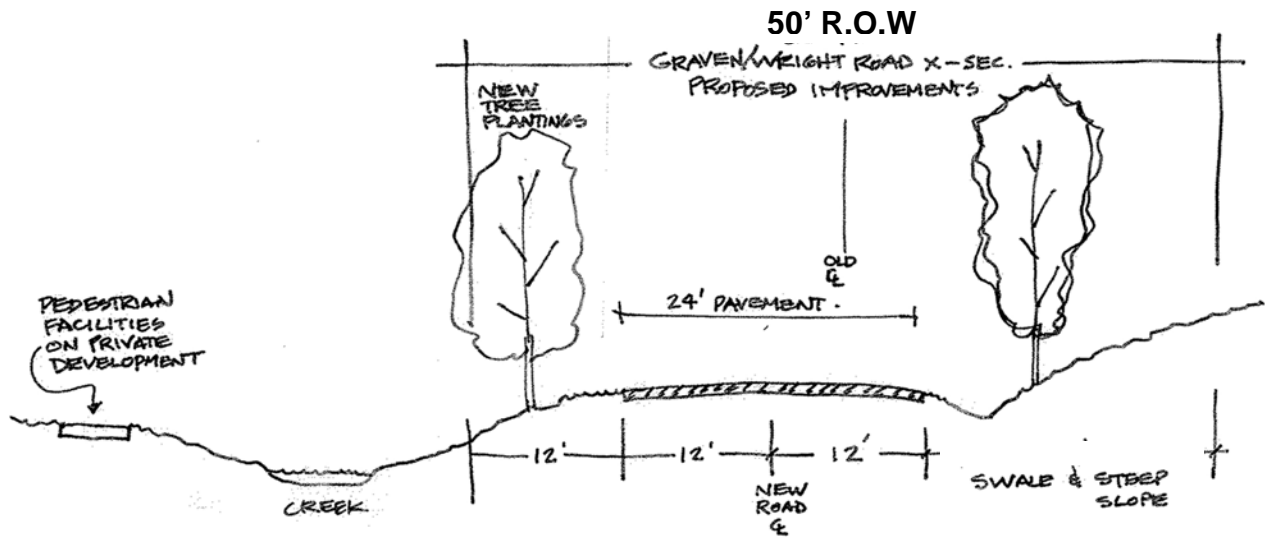
- a right of way of 50 feet and a roadway of 24 feet in width;
- shade trees and/or riparian planting along the creek;
- a four feet wide sidewalk should be required on the downhill; a sidewalk feasibility study should be undertaken to determine the best and most feasible location; and
- sidewalk facilities may need to be placed on the right of way of private development depending on the results of the sidewalk feasibility study.



Existing Cross Section



Proposed Cross Section



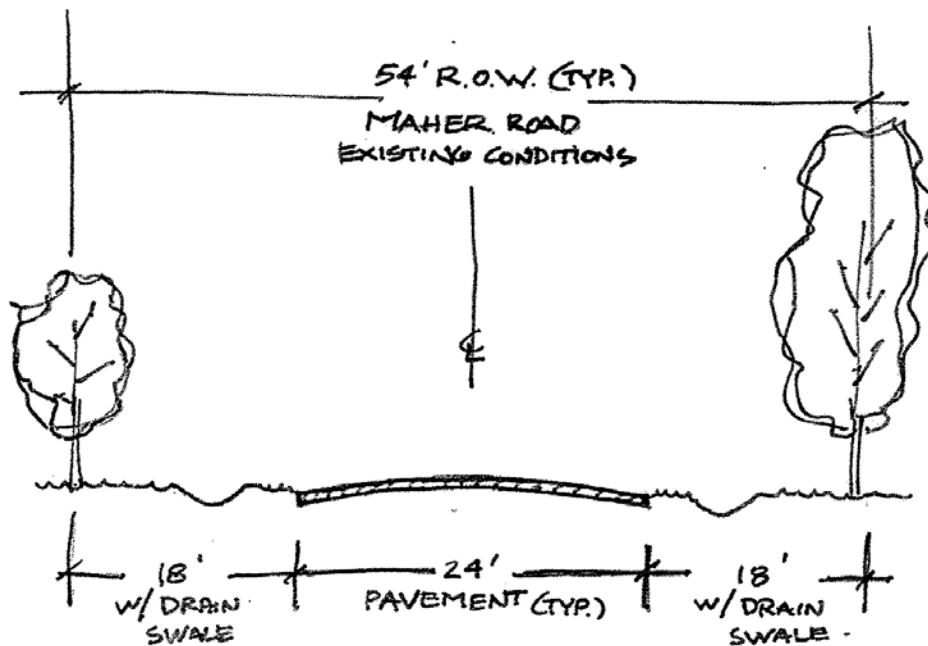
Maher Road includes a minimal number sidewalks and no bike facilities. The right of way is undersized at between 52 and 54 feet in width. There is a lack of trees, vegetation or landscaping along the road.



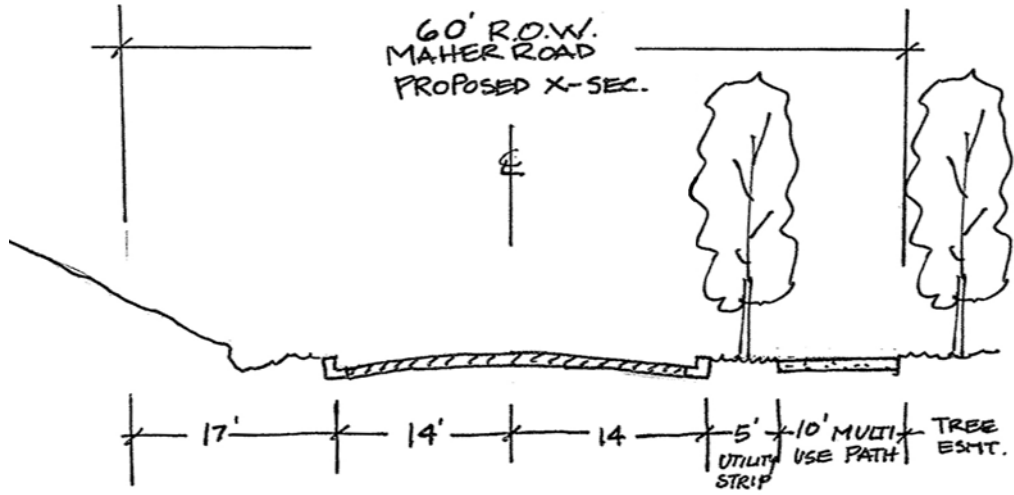
Recommended cross section improvements should include:

- an urban-type cross section with curb, gutter and storm water inlets;
- a right of way of 60 feet and a pavement width of at least 28 feet;
- a ten-foot multi-use path to serve the existing and future subdivisions on the north side of Maher Road;
- streetscape improvements within the right of way such as shade trees or landscaping to help preserve the rural character of the area;
- pedestrian facilities on the south side of Maher Road (off the right of way) as part of a connected pedestrian system;
- a minimized number of curb cuts; and
- an improved at-grade railroad crossing close to the intersection of Maher with Banklick Roads.

### Existing Cross Section

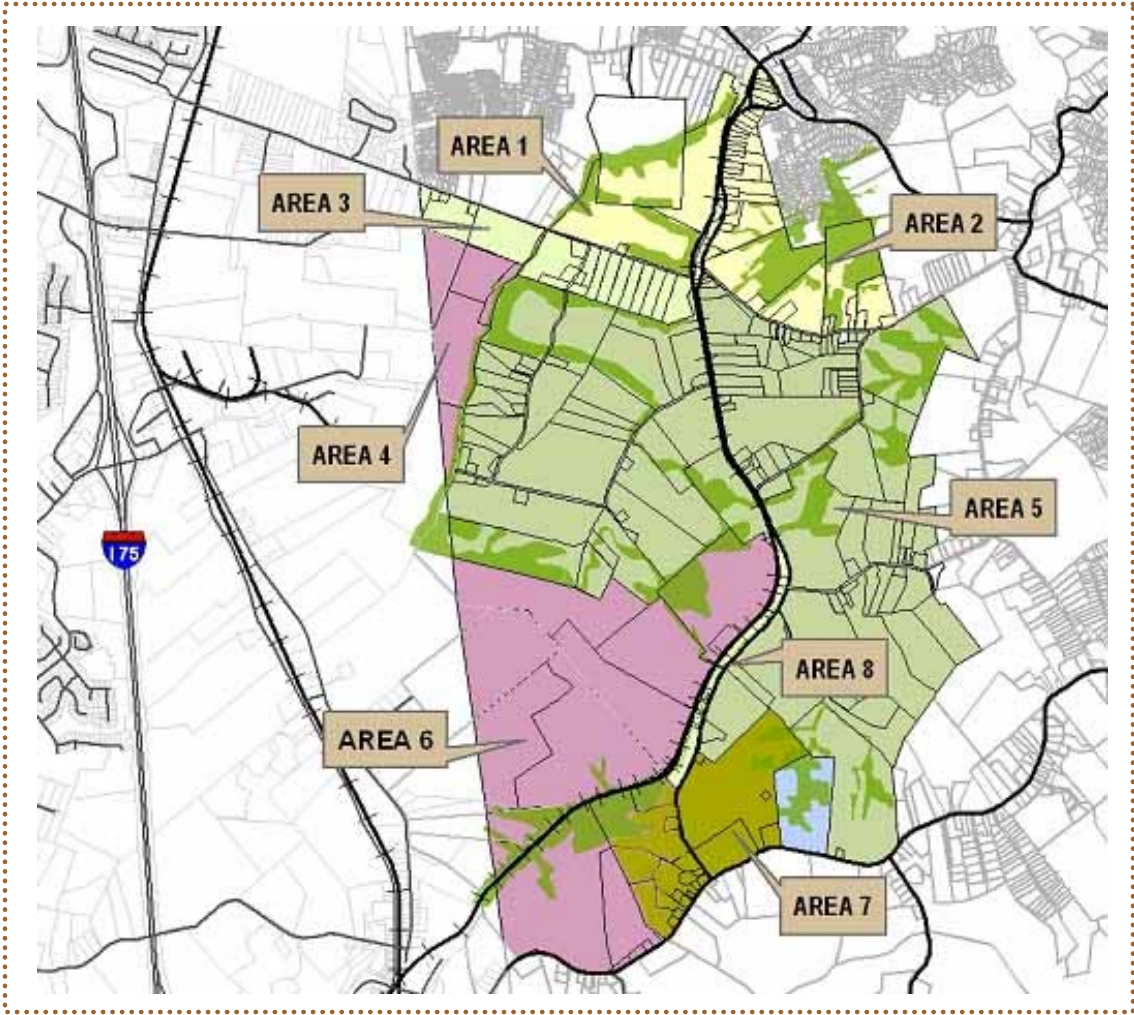


Proposed Cross Section

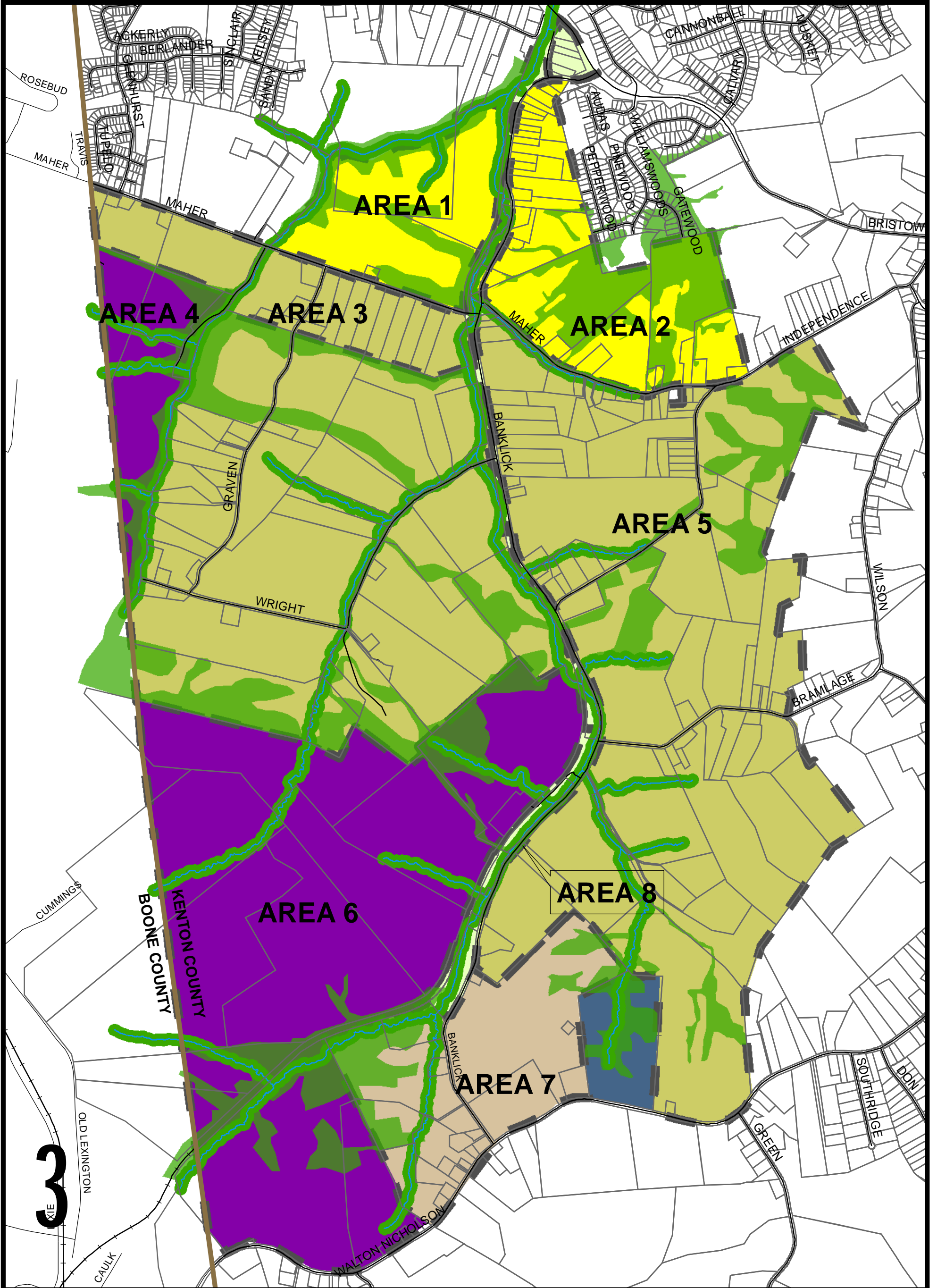


# SUB AREA RECOMMENDATIONS

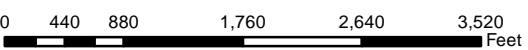
The study area was divided into eight sub-areas for identification and discussion purposes. Detailed recommendations for each of the areas are outlined in this section.



# MAP 4 : LANDUSE RECOMMENDATIONS



## South Banklick Small Area Study



Legend		
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single family	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Eco Commerce Park	<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid blue;"></span> Streams
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Agriculture	<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> Mixed Residential	<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Greenway
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> Conservation Subdivision	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> FutureSchool	<span style="display:inline-block; width:15px; height:15px; border:1px solid black;"></span> Property Boundary

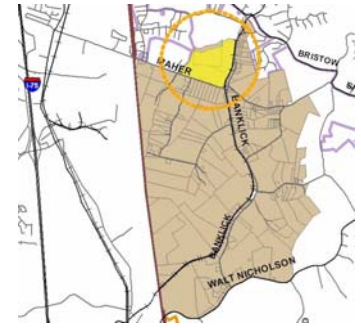
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## AREA 1:

**Location:** north of Maher Road and west of the railroad along Banklick Road; Banklick Creek runs along the northern boundary. The area contains approximately 153 acres.

**Recommended Land Use:** Single-Family Residential at 2.1 to 4.0 units/acre

**Recommended zoning:** Residential Planned Unit Development (PUD)



This area is presently surrounded by residential land uses with a density of 2.1 to 4.0 units per acre and is viewed as an extension of existing subdivisions such as Glenhurst and Jewel Point. It is in close proximity to Mt.Zion Road, a major east west arterial, enabling convenient access to the interstate, shopping, and jobs. The topography of the area allows it to blend into the surrounding development.

### RECOMMENDATIONS:

- ✓ Viewsheds along Maher Road should be protected to preserve the rural feel of the area and provide for attractive residential development in the future (see Chapter 3: Viewshed Protection).
  - Houses built along Maher Road should have setbacks similar to those along the south side of the road. Screening (trees) with earthen berms should be utilized to screen them from view of Maher Road.
- ✓ Access connecting Maher Road to Hogrefe Road should be provided.
  - The heavily-used railroad east of the area hinders traffic movement between Maher and Banklick Roads. A secondary access to Hogrefe Road and eventually to Mount Zion Road would provide an alternate route for residents, school buses, emergency services, and every-day traffic.
  - An access stub is currently provided in the Glenhurst subdivision adjacent to this area. Road connections should be provided to the access stub provided in Glenhurst and to development that will be built to the north. This is not intended to provide a major through connection but to allow local movements via the local street system.
- ✓ Street connections and trails to Glenhurst, Jewel Point, and future residential developments should be provided to improve connectivity.
  - Connectivity between subdivisions encourages residents to walk rather than drive thereby reducing trips on Maher Road.
- ✓ A nature park with walking trails along tributaries to Banklick Creek should be provided.
  - The nature park should be at least 75 feet wide along Banklick Creek from Maher Road to the railroad and provide for passive open space and recreational opportunities for residents in the area. It should also protect steep slopes that exist in the area.
- ✓ Existing greenway area should be protected as much as possible (see Chapter 3: Greenways) to preserve existing tree canopy and viewsheds from Maher Road.

#### **Challenge:**

An undeveloped portion of this area was annexed by the City of Independence and rezoned to R-1 (D) which permits densities up to 4.8 units per acre.

Given the topography of the area, development at a density of 2.5 to 3 units per acre would be more suitable.

Collaboration with developers will be necessary to implement this study's recommendations for this area and portions of Area 2 (also annexed by the City of Independence) and rezoned for higher density development.

- ✓ Riparian protection regulations should be developed to protect vegetated areas along Banklick Creek and its tributaries (see Chapter 3: Riparian Protection).
  - Banklick Creek is currently listed as impaired for several uses in the State's list of impaired waterways. Protecting the vegetation along the stream will minimize sedimentation and erosion problems associated with development. Floodway boundaries should be used in analyzing the required area to be protected.

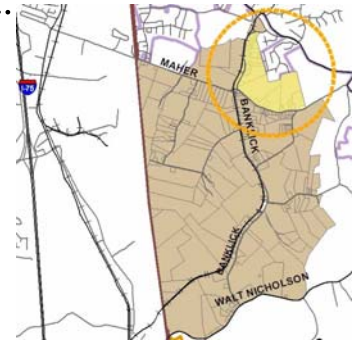
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## AREA 2:

**Location:** east of Banklick Road and north of Maher Road. The area contains approximately 226 acres.

**Recommended Land Use:** Single-Family Residential at 2.1 to 4.0 units per acre

**Recommended zoning:** Residential Planned Unit Development (PUD)



This area is presently surrounded by land uses with densities of 2.1 to 4.0 units per acre and is viewed as an extension of existing subdivisions such as Williams Woods to the north. It is in close proximity to Mt.Zion Road, a major east west arterial, enabling convenient access to the interstate, shopping, and jobs.

### RECOMMENDATIONS:

- ✓ Residential densities in this area should be kept to 2.1 to 4.0 units per acre.
  - This area is viewed as an extension of existing subdivisions north of the study area such as Williams Woods which is currently built at a density of 2.5 units per acre.
- ✓ Road and pedestrian connections should be provided between all existing and future developments in this area.
  - Internal connections between neighborhoods improve connectivity for vehicular and pedestrian access thereby reducing the number of trips on local roads.
- ✓ Existing greenway area should be protected as much as possible (see Chapter 3: Greenways) to preserve existing tree canopy and viewsheds from Maher Road.
- ✓ Improvements should be pursued to the Maher Road/Banklick Road intersection.
  - The Maher Road intersection with Banklick Road should be aligned and designed to permit safe turn movements.
  - New intersections created to provide local road connections should be designed to allow safe turn movements and storage lanes to remove stopped traffic from driving lanes.
- ✓ No new individual curb cuts should be permitted along Banklick Road as the area develops.
  - Over 20 driveways have direct access to Banklick Road in this area currently. A coordinated form of development should be sought for adjacent parcels to minimize new access points in the future. One option could be to require the use of shared driveways.

#### **Challenge:**

An undeveloped portion of this area was annexed by the City of Independence and rezoned to R-1 (D) which permits densities up to 4.8 units per acre.

Given the topography of the area, development at a density of 2.5 to 3 units per acre would be more suitable.

Collaboration with developers will be necessary to implement this study's recommendations for this area and portions of Area 1 (also annexed by the City of Independence) and rezoned for higher density development.

#### **Maher Road east of Banklick Road**





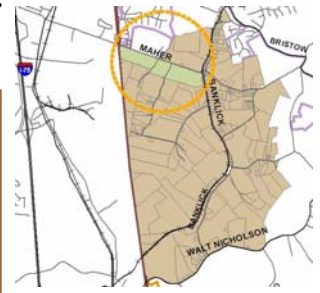
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## AREA 3:

**Location:** adjacent to the south side of Maher Road between Banklick Road and the Boone County Line. The area contains approximately 143 acres.

**Recommended Land Use:** Residential Conservation Subdivision

**Recommended zoning:** Conservation Subdivision (new regulations)



The south side of Maher Road is occupied by large lot residential uses. The Conservation Subdivision concept will help maintain the rural feel of the area by requiring open space and clustering of single-family homes. This will provide an opportunity for a substantial buffer between existing and future residential uses and help protect natural features such as hillsides and riparian areas.

### RECOMMENDATIONS:

- ✓ New regulations should be developed for this area to permit conservation subdivisions (see Area 5 for a complete description) in addition to those permitted under current Agriculture (A-1) regulations.
  - Conservation subdivision regulations should preserve viewsheds along collectors and arterials. They should also protect viewsheds along Maher Road (see Chapter 3: Viewshed Protection).
- ✓ Riparian protection regulations should be prepared and adopted to protect vegetated areas along Banklick Creek and its tributaries (see Chapter 3: Riparian Protection).
  - Banklick Creek is currently listed as impaired for several uses in the State's list of impaired waterways. Protecting the vegetation along the stream will minimize sedimentation and erosion problems associated with development.
  - Floodway and floodplain boundaries, slopes adjacent to the stream, and existing vegetation should be used in analyzing the required area to be protected.
- ✓ New curb cuts onto Maher Road should be minimized.
  - Limiting direct access to major roadways will create safer movements for vehicles on Maher Road and aid in continuous traffic flow.
  - Shared driveways should be encouraged to minimize the number of access points on Maher Road.
- ✓ Transportation improvements to Maher Road discussed in Chapter 3 should be pursued when development is proposed.

View of Maher Road



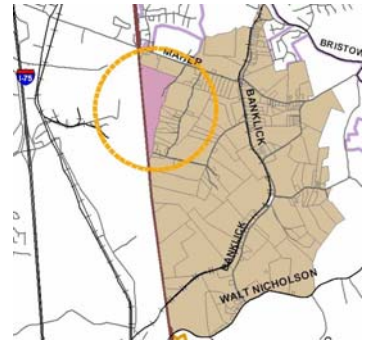
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## AREA 4:

**Location:** east of the Kenton/Boone County Line and west of the creek separating this area from existing residential uses on Graven Road. The area contains approximately 115 acres.

**Recommended Land Use:** Eco Commerce Park

**Recommended Zoning:** Eco Commerce Park (new regulations)



The best access to this area is from existing industrial roads in Boone County due to terrain issues. Under these circumstances, designating this area for residential use is unreasonable. Agricultural uses such as those existing in the area are compatible with most industrial activities. The area's topography and potential streamside greenways can be used to minimize the impact of Eco Commerce Park uses on nearby residential uses. It would reserve the land for future Eco Commerce Park uses and increase the tax base for the County to support services needed in area.

### CHALLENGE:

This area may be the first Eco Commerce Park area to develop due to the proximity of the Shoreland Drive stub in Boone County and the minimal land available due to site constraints. Because of this, it is expected that development in this area will most likely be an extension of development in Boone County.

Shoreland Drive in Boone County



### RECOMMENDATIONS:

- ✓ Eco Commerce Parks should allow for light industrial uses such as manufacturing, warehousing, and packaging when they meet appropriate performance standards. It should also allow agriculture as a permitted use.
  - The intent of the Eco Commerce Park area is to allow for a wide variety of light industrial uses that meet certain performance standards for noise, light, and odors.
  - The regulations should limit the size and height of buildings so as to minimize their visual impact on near-by residential areas.
  - Agricultural uses are more compatible with industrial than residential uses and should continue to be encouraged in the area.
- ✓ Access to this Eco Commerce Park should be from Boone County, not Maher or Graven roads.
  - Coordination should be pursued with Boone County for the infrastructure improvements that will be needed in the area.
- ✓ Areas identified as greenways in Chapter 3 should be protected as much as possible.
  - These areas will provide necessary buffers between residential and industrial uses (see Chapter 3: Greenways).
- ✓ Innovative low impact development methods for stormwater management should be explored.
  - This area is located in the upper reaches of the Banklick Creek Watershed which is designated as an impaired waterway. Low impact development methods such as pervious pavements, green parking lots, and bio-retention areas to reduce stormwater runoff will improve water quality.

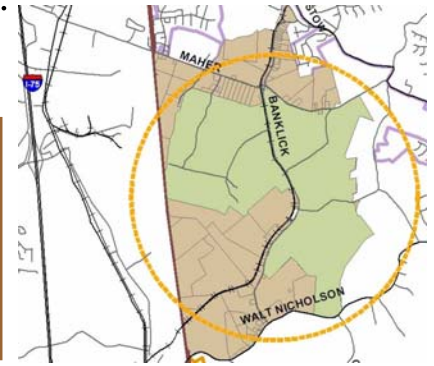
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## AREA 5:

**Location:** east and west of Banklick Road and south of Maher Road. The area contains approximately 1750 acres.

**Recommended Land Use:** Residential Conservation Subdivision

**Recommended zoning:** Conservation Subdivision (new regulations)



This area contains streams, hillsides, viewshed, and other natural features. In order to encourage a form of development that protects these natural features, the Conservation Subdivision is suggested. The Conservation Subdivision concept will help protect the rural feel of the area by requiring open space and minimizing land disturbance through clustering of single-family homes.

### RECOMMENDATIONS:

- ✓ New regulations should be developed for this area to permit conservation subdivisions in addition to those permitted under current Agriculture (A-1) regulations.
  - This area contains the largest acreage of all areas within the study area. While residential development is appropriate for this area, it should be pursued in a manner compatible with an environment that includes significant acreage in hillsides, streams, viewsheds, and canopy cover.
  - The design process for a conservation subdivision should begin by outlining areas that should be protected and designing home sites around them.
  - Conservation subdivisions will help protect the area’s natural features while allowing for residential development to occur.
  - A minimum of 30 percent of the development should be retained as open space.
- ✓ This area should develop at a base density of no more than one dwelling unit per acre with a provision to increase density if a Conservation Subdivision is pursued.
  - Because Conservation Subdivisions are an option, incentives should be added to encourage developers to pursue them.
  - Density bonuses should be pursued as an incentive if additional requirements such as those listed below are met.
- ✓ In order to encourage developers to build conservation subdivisions density bonuses should be pursued.
  - Density bonuses should be considered for meeting the following: additional setback from collectors or arterials; additional open space; public access to open space; and, preservation of historic homes.
- ✓ Open space should be provided around the developed area of Conservation Subdivisions to provide a buffer between existing and future residential developments.
  - The close proximity of clusters to existing large lot subdivisions was a concern expressed with the clustering concept in Conservation Subdivisions during the public input process. New developments should use open space to buffer adjacent larger lot developments.
  - Vegetation within open spaces will break the visual impact of a sea of homes in a highly visible area.

#### **Conservation Subdivision**

- The intent of this type development is to permit clustering of houses to preserve surrounding land as open space.
- This pattern of development ensures the protection of hillsides and stream corridors that need protection.
- The clustering of houses within an area will reduce the length of roads and reduce maintenance costs.
- Residents attending the public workshops for this study supported this form of development and saw it as a viable mechanism to preserve the rural character of the area.

- ✓ Flexibility should be provided to developers in terms of lot layouts and infrastructure requirements.
  - While traditional zoning requirements specify minimum lot sizes and setbacks, the conservation subdivision concept provides flexibility.
- ✓ Inter-connected trails and walkways between subdivisions should be provided to reduce the number of vehicles on local streets.
  - Trails and walkways should be provided within subdivisions rather than sidewalks to encourage mobility and connectivity and to enhance the rural feel of the area.
  - A trail system should be established connecting subdivisions. Areas along the Banklick Creek may be used as a resource to establish a recreational corridor.
- ✓ Low impact development (LID) principles should be encouraged in the area to facilitate storm water management.
  - LID techniques use bio retention areas or grassed swales to store stormwater and allow it to infiltrate aquifers.
  - Impervious areas should be minimized where possible and pervious pavements and porous materials should be used.

### ***Low Impact Development (LID)***

This concept incorporates natural systems such as wetlands, stream corridors, and so on as design elements.

LID<sup>1</sup> aims to:

- minimize impervious surfaces;
- disconnect hydrologic elements (roofs, downspouts, parking areas);
- maintain/increase flow paths and times; and
- utilize decentralized treatment practices.

The use of LID techniques have been proven to reduce costs significantly and create a system that is integrated with the natural environment.

<sup>1</sup> National Association of Home Builders Research Center, [www.nahbrc.org](http://www.nahbrc.org)



## AREA 6:

**Location:** east of the Boone County Line, west of the railroad, and north of Walton-Nicholson Road. The area 6 contains approximately 811 acres.

**Recommended Land Use:** Eco Commerce Park

**Recommended Zoning:** Eco Commerce Park Zone (new regulations)



Adjacent land in Boone County is zoned for industrial uses. The Eco Commerce Park land use designation for this area is a logical extension of those industrial uses. Preserving greenway areas illustrated in this study should provide a logical transition between Eco Commerce Park uses and less-intensive residential uses.

### RECOMMENDATIONS:

- ✓ Eco Commerce Parks should allow for light industrial uses such as manufacturing, warehousing, and packaging when they meet appropriate performance standards. It should also allow agriculture as a permitted use.
  - The intent of the Eco Commerce Park area is to allow for a wide variety of light industrial uses that meet certain performance standards for noise, light, and odors.
  - The regulations should limit the size and height of buildings so as to minimize their visual impact on near-by residential areas.
  - Agricultural uses are more compatible with industrial than residential uses and should continue to be encouraged in the area.
  - Lighting standards requiring full cut-off fixtures will minimize light spill-off to surrounding areas.
- ✓ Access to this area should be provided through Boone County, not from Graven, Wright, and Banklick Roads or future residential streets in the area.
  - Coordination should be pursued with Boone County for the infrastructure improvements that will be needed in the area.
- ✓ The impact of the Eco Commerce Park district on adjacent residential uses should be minimized by using existing vegetation, streams, and/or providing a minimum 100 feet buffer between land uses.
  - Where there is no natural buffer, site topography should be used to provide a buffer a minimum of 100 feet wide.
- ✓ Riparian protection regulations should be prepared and adopted to protect vegetated areas along Banklick Creek and its tributaries (see Chapter 3: Riparian Protection).
  - Banklick Creek is currently listed as impaired for several uses in the State's list of impaired waterways. Protecting the vegetation along the stream will minimize sedimentation and erosion problems associated with development.
  - Floodway and floodplain boundaries, slopes adjacent to the stream, and existing vegetation should be used in analyzing the required area to be protected.
- ✓ Low impact development (LID) principles should be encouraged in the area to facilitate storm water management.
  - LID techniques use bio retention areas or grassed swales to store storm water and allow it to infiltrate aquifers.
  - Impervious areas should be minimized where possible and pervious pavements and porous materials should be used.

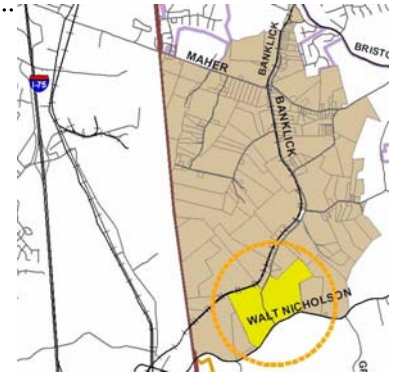
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## AREA 7:

**Location:** east of Banklick Road and north of Walton-Nicholson Road, adjacent to a future school site. The area contains approximately 239 acres.

**Recommended Land Use:** Mixed Residential

**Recommended zoning:** Mixed Residential (new regulations)



This area is recommended for mixed residential uses due to its close proximity to a future school site, to the Eco Commerce Park area, and its location at the intersection of Banklick and Walton-Nicholson Roads. Requiring a mix of housing types will provide a variety of choices for people who live and work in the area. It will also minimize vehicles miles traveled on roads within the study area.

### RECOMMENDATIONS:

- ✓ The Mixed Residential area should allow for developments with a majority of detached single-family homes and a 25 percent minimum of condominiums or townhomes.
  - Providing for moderate density development in close proximity to the proposed school will facilitate a walkable community.
  - The proposed mixture of housing types will serve the varied housing needs of the community and the nearby Eco Commerce Park area.
- ✓ A small amount of rural commercial uses may be permitted in the area to serve the needs of surrounding neighborhoods
  - A small number of neighborhood-scale commercial uses should be permitted in the area to facilitate walk-in shopping trips without taking business away from the City of Walton or the Nicholson.
- ✓ Viewsheds along Banklick Road should be protected to preserve the rural feel of the area and provide for attractive residential development in the future (see Chapter 3: Viewshed Protection).
  - This is required to preserve the rural feel of the area that currently exists while allowing for residential development in the future.
  - It is essential in preserving scenic corridors along the major residential roads in the area. When future development incorporates certain elements similar to that in existing developments a sense of community is created.
- ✓ Existing greenway area should be protected as much as possible (see Chapter 3: Greenways) to preserve existing tree canopy and viewsheds from Maher Road.

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## AREA 8:

**Location:** the long, narrow area located between the railroad and Banklick Road. The area contains approximately 98 acres.

**Recommended Land Use:** Single Family Residential at a density of no more than 1.0 dwelling unit per acre

**Recommended zoning:** Agriculture (A-1)



This narrow area is vital to protecting the area's viewsheds. Some of the area is located along or within floodplains. As such, it is ideal for agricultural purposes and very low-density development that minimizes land disturbance and the impact on natural features.

### RECOMMENDATIONS:

- ✓ This area is recommended for agriculture/low density development at a density of no more than one dwelling unit per acre.
  - The Banklick Creek flows through much of this area making it inappropriate for intensive development.
  - Area 8 is vital in protecting the viewsheds along Banklick Creek.
- ✓ Viewsheds along Banklick Road should be protected to preserve the rural feel of the area and provide for attractive residential development in the future (see Chapter 3: Viewshed Protection).
  - It is essential to protect scenic corridors along the major north south collector in the area.
- ✓ Existing greenway area should be protected as much as possible (see Chapter 3: Greenways) to preserve existing tree canopy and viewsheds from Maher Road.
  - This area is identified as having canopy cover recommended for protection.
- ✓ Riparian protection regulations should be adopted to protect vegetated areas along Banklick Creek and its tributaries (see Chapter 3: Riparian Protection).
  - The entire length of Banklick Creek is currently listed as impaired for several uses in the State's list of impaired waterways. Protecting the vegetation along the stream will minimize sedimentation and erosion problems associated with development.
  - The floodway boundaries should be used in analyzing the required area to be protected.

# CHAPTER 5

## SUMMARY & IMPLEMENTATION

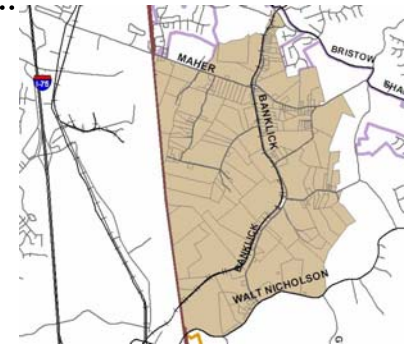




# IMPLEMENTATION:

## 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.

# APPENDIX A



SURVEY QUESTIONNAIRE AND SUMMARY

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## PUBLIC OPINION SURVEY RESULTS

A total of 295 surveys were mailed to area residents and 102 (35%) were returned. Generally, a response rate of over 10 percent is considered good. A response of 35 percent is outstanding and illustrates the importance and concerns the residents of the area place on this issue.

There were a total of 12 questions. Some of the respondents listed several answers for individual questions. Every answer was tallied resulting in the total number of responses to some questions larger than the number of received surveys.

In response to the second question - **How long have residents lived in the area** a total of 91 responses were received. Approximately 66 residents have lived in the area for more than 5 years, 19 between 1-5 years, and 6 have lived in the area for less than 1 year.

The third question, **where do residents work** resulted in 28 different responses. The total number of responses was 111. Twenty-four residents who responded were retired individuals, 14 traveled to Cincinnati, 11 to Florence, 8 to Walton, 7 to Edgewood and 6 respondents traveled to Independence for work. The remaining 22 locations received between 4 and 1 votes.

There were 90 responses for question 4, **Where do Residents Shop**. Independence was the clear shopping destination for 53 respondents. Of these 53 responses the Kroger store was sited more than any other store. Florence was second receiving 24, and Fort Mitchell, Fort Wright, and Erlanger each received one or two votes.

Question 5, **Where do People go for Entertainment**, received 91 responses. Florence received 52 votes with Independence, the second most popular choice, with 10 votes. Fort Wright received 4, Erlanger, Fort Mitchell, Crestview Hills, and Newport each received 1 or 2 votes each.

In response to Question 6, **What aspect of the area's heritage should be preserved** residents favored farmland and preserving the farming community.

We received 93 responses to Question 7, **What type of Community do the residents' desire**. The majority of respondents voted for staying rural with 73 votes, 9 voted for a small amount of compatible businesses, and 11 voted for self-sufficiency.

From the responses received a majority of the residents have lived in the area for more than 5 years and a strong majority of these residents want the area to stay rural. A survey of question 11 - **Residents' biggest concern for the area** and question 12 - **What residents' like about the area** support this finding.

In question 12 - farmland, open space, and peacefulness, are the best-loved features of the area. Many residents wrote on their surveys that the open rural character is why they live in the area. An interesting secondary observation is that residents like the area's close proximity to shops and the amenities offered by an urban environment.

---

### **Major Concerns**

***Loss of farmland and openness***  
***Increased traffic***

---

1. Where do you live? (Road or subdivision)  
\_\_\_\_\_  
\_\_\_\_\_

2. How long have you lived in the area? (Check one)  
 Less than 1 year  
 1 to 5 years  
 More than 5 years

3. What city do you work in?  
\_\_\_\_\_

4. What store do you most often shop for groceries? What location?  
\_\_\_\_\_

5. Where do you most often go to eat out or for entertainment?  
\_\_\_\_\_

6. What aspect of the area's heritage (history) should be preserved?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Should the area continue to be a rural type community or change to include more urban type services?  
 Stay primarily a rural community.  
 Encourage a small amount of compatible businesses.  
 Become a self- sufficient community with schools, shops and jobs.

8. Should this area try to develop a unique identity? If so how?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. In which of these areas is intensive development not appropriate: (rank all these items from 1 - most important to protect to 8 - least important):  
\_\_\_\_ Floodways, creeks and drainages  
\_\_\_\_ Scenic quality of farmland  
\_\_\_\_ Specimen tree stands  
\_\_\_\_ Riparian areas (floodway vegetation)  
\_\_\_\_ Steep slopes  
\_\_\_\_ Historic sites  
\_\_\_\_ Poor soils for septic drainage & dwellings  
\_\_\_\_ Prime Agricultural Soils  
\_\_\_\_ Others?

10. Rank the following factors that affect the efficiency of future growth? (1 - most important, to 8 - least important):  
\_\_\_\_ Improved and connected roads  
\_\_\_\_ Availability of transit  
\_\_\_\_ In or near existing development  
\_\_\_\_ Proximity to shopping  
\_\_\_\_ Quick response for emergency services  
\_\_\_\_ Proximity to employment  
\_\_\_\_ Proximity to schools & parks  
\_\_\_\_ Diversity in income/housing  
\_\_\_\_ Other factors?

11. What is your biggest concern as the area continues to develop?  
\_\_\_\_\_  
\_\_\_\_\_

12. What do you best like about the area where you live?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please use back of the page if you need more space

**PLEASE FILL IN THE FOLLOWING INFORMATION TO ENTER IN THE RAFFLE**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact number: \_\_\_\_\_

Email (optional): \_\_\_\_\_

Yes email me updates on the project

No, just include me in the raffle

# APPENDIX B



FIRST PUBLIC WORKSHOP SUMMARY

# FIRST PUBLIC WORKSHOP SUMMARY

The first public workshop was held on November 12, 2005 to get comments from area residents. Approximately 15 residents attended the workshop.

Foresee Consulting Inc, a Colorado based firm, was hired by NKAPC, through funding provided by DUKE Energy's *Cinergy Community Success Grant* program, to assist with computer analysis and 3D simulation, to help graphically present recommendations for future land use. Foresee, as part of their effort, helped NKAPC staff prepare for and conduct this first public workshop. This first workshop was a key component in this effort because it set the framework for all remaining activities.

## SUMMARY OF PRESENTATION

The Foresee Consultant introduced the need to plan ahead for growth that is to occur in the area in the next 20 years. Development patterns within Kenton County from the year 1960 to 2005 were displayed showing residential growth in Kenton County moving south.



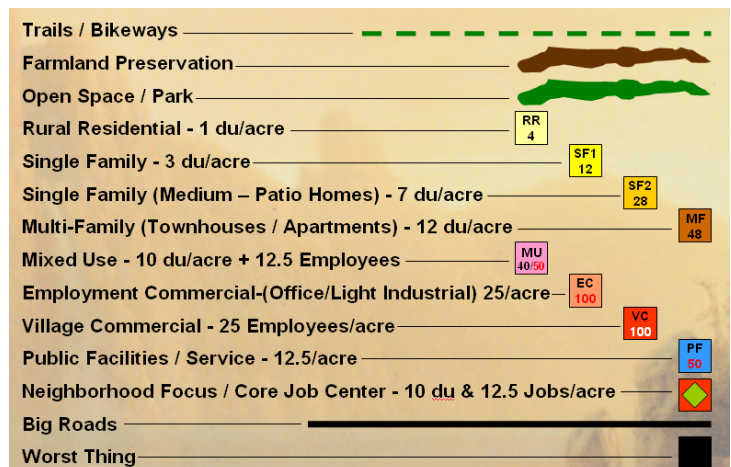
Results from the public opinion survey described in **Appendix A** summarized using a Geographic Information System based software called "Community Viz" was presented to the attendees. Sensitive lands such as prime agriculture soils, steep slopes, floodways and so on were considered in the analysis. Each of the environmental factors from the public opinion survey was weighted based on results from the survey and used in the mapping project.

The consultant then introduced the concept of fair share where the area accommodates a percentage of growth that will occur in Kenton County in the next twenty years. The need for housing to be balanced with jobs in the area was also introduced. In order to better understand the concept of fair share and job housing balance and to derive at a land use recommendation for the area a Chip Game strategy was devised.

## CHIP GAME

The study area was divided into a grid with each grid representing 4 acres as shown on map in page B-3. Using a growth rate of 1% per year, similar to that currently experienced by Kenton County, it was projected that approximately 35,530 new residents would be living in Kenton County by the year 2025. The study area represents approximately 7.56% of land area in the County. Using an average household size of 2.6 persons per household, approx. 1033 residents, were assumed to be living in the study area in 20 years. To achieve sustainability approx. 1033 jobs needed to be located within the study area. The chip game challenge was to accommodate this future increase in population and jobs within the study area.

Participants were given a specific number of chips where each chip represented 4 acres of land, a specific land use and a set number of units as shown in the image. The choices provided ranged from large lots (low density residential) to small lots (higher density) and mixed uses to employment commercial. Participants were also provided an opportunity to include trails, bikeways, open space and roads on the map.



Two groups of participants created two growth alternatives for the area that were very similar in concept.

## RESULTS OF CHIP GAME

Some of the thoughts and comments from the public workshop included:

- ✓ The impact of large lot zoning as opposed to higher density residential in terms of land consumption.
- ✓ Locating any industrial development adjacent to the Boone Kenton County line as land in Boone County is already zoned for industrial.
- ✓ The importance of preserving environmentally sensitive land in the area.
- ✓ The need to concentrate density around the future school site located on Walton Nicholson Road.
- ✓ The concept of neighborhood focus areas where jobs and houses are in close proximity.

## PUBLIC WORKSHOP FOLLOW UP

Two alternatives very similar in concept were derived from the chip game in the first public workshop. Following the exercise both the NKAPC Long Range Planning Staff and the South Banklick Advisory Committee also “played” the Chip Game. The results of all these were compiled into a set of three alternative land use development scenarios that were then used throughout the process as the basis for discussion, public input and ultimately the final recommendations of this Study.

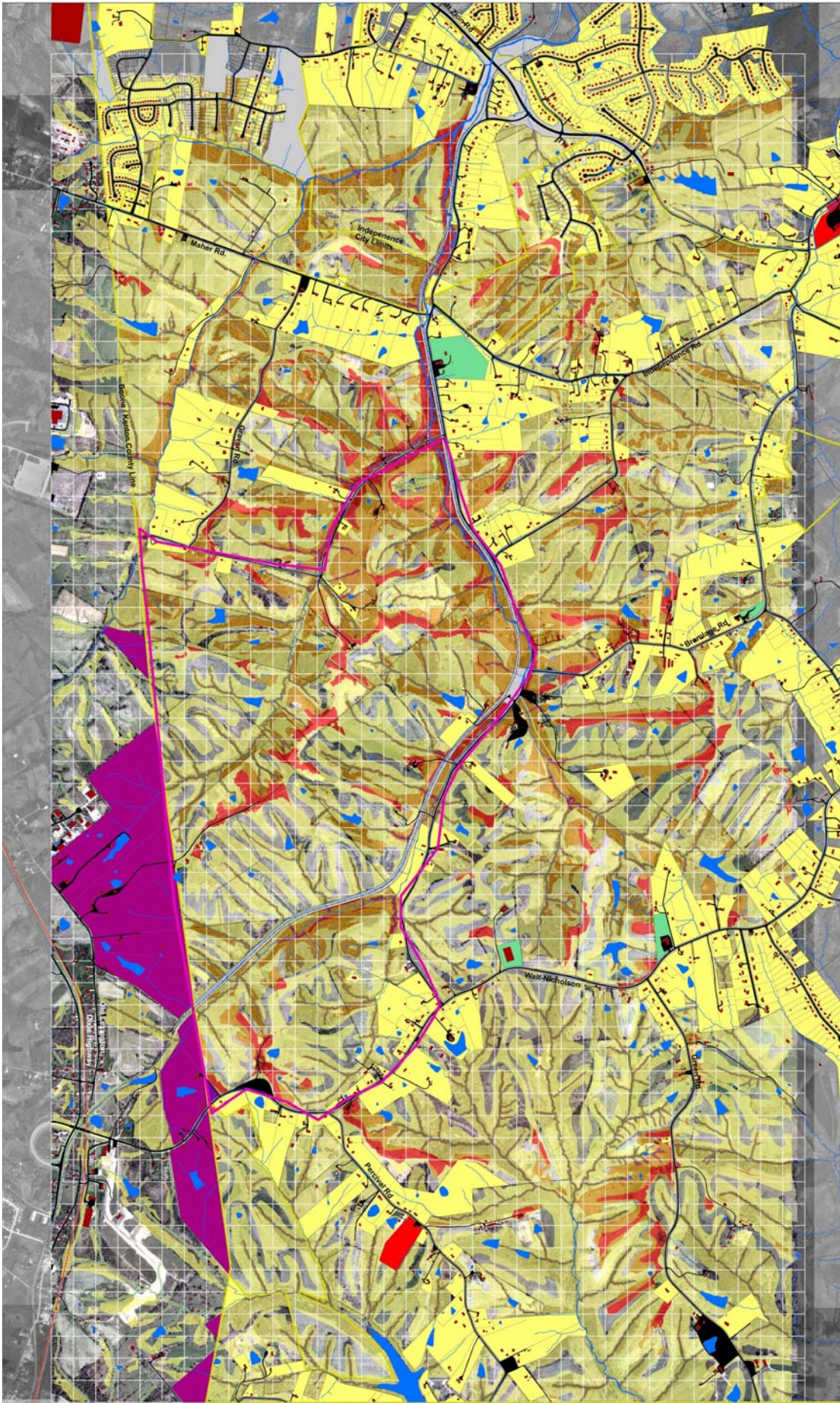
NKAPC Staff is of the opinion that the “hands on nature of the Chip Game activity along with the fact that participants were encouraged to think about how the area might manage their “fair share” of growth provided key building blocks for discussion throughout the planning process. Recommendations of this Study are directly related to this first exercise.



# MAP USED FOR CHIP GAME



## THE GROWTH CHALLENGE GAME - 2025 South Banklick Small Area Study



South Banklick Small Area Study  
Growth Challenge Chip Set

Trails / Bikeways	
Farmland Preservation	
Open Space / Park	
Rural Residential - 1 Acre	
Single Family - 3 Acre	
Single Family (Medium - Patio Homes) - 7 Acre	
Multi-Family (Townhouses / Apartments) - 12 Acre	
Mixed Use - 10 Acre + 12.5 Employees	
Employment Commercial-Office/Industry 25 Employees	
Village Commercial -Retail/Office/Civic 25 Employees/Acre	
Public Facilities / Service - 12.5 Acre	
Neighborhood Focus / Core Job Center - 10 Acre & 12.5 Jobs/Acre	
Big Roads	
Work/Thing	



Local Context Map

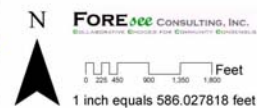
### Legend

#### Existing Landuse

Industrial	
multi-family	
office	
public/semi-public	
recreation and open space	
retail/service	
right-of-way	
single-family	
two-family	

#### Landscape Sensitivity

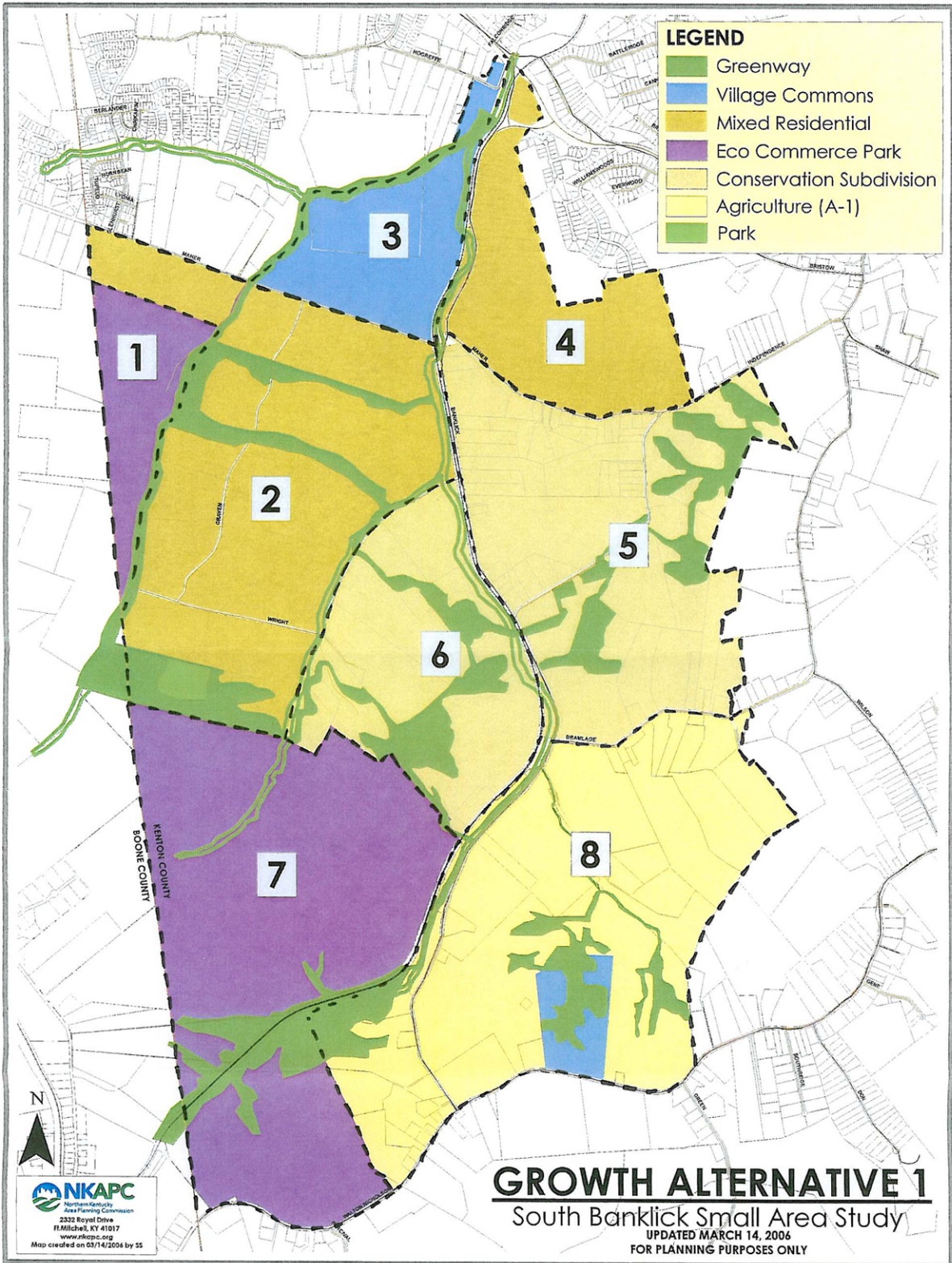
0.00	
0.01 - 6.00	
6.01 - 7.75	
7.76 - 9.59	
9.60 - 11.75	
11.76 - 14.41	
14.42 - 18.75	

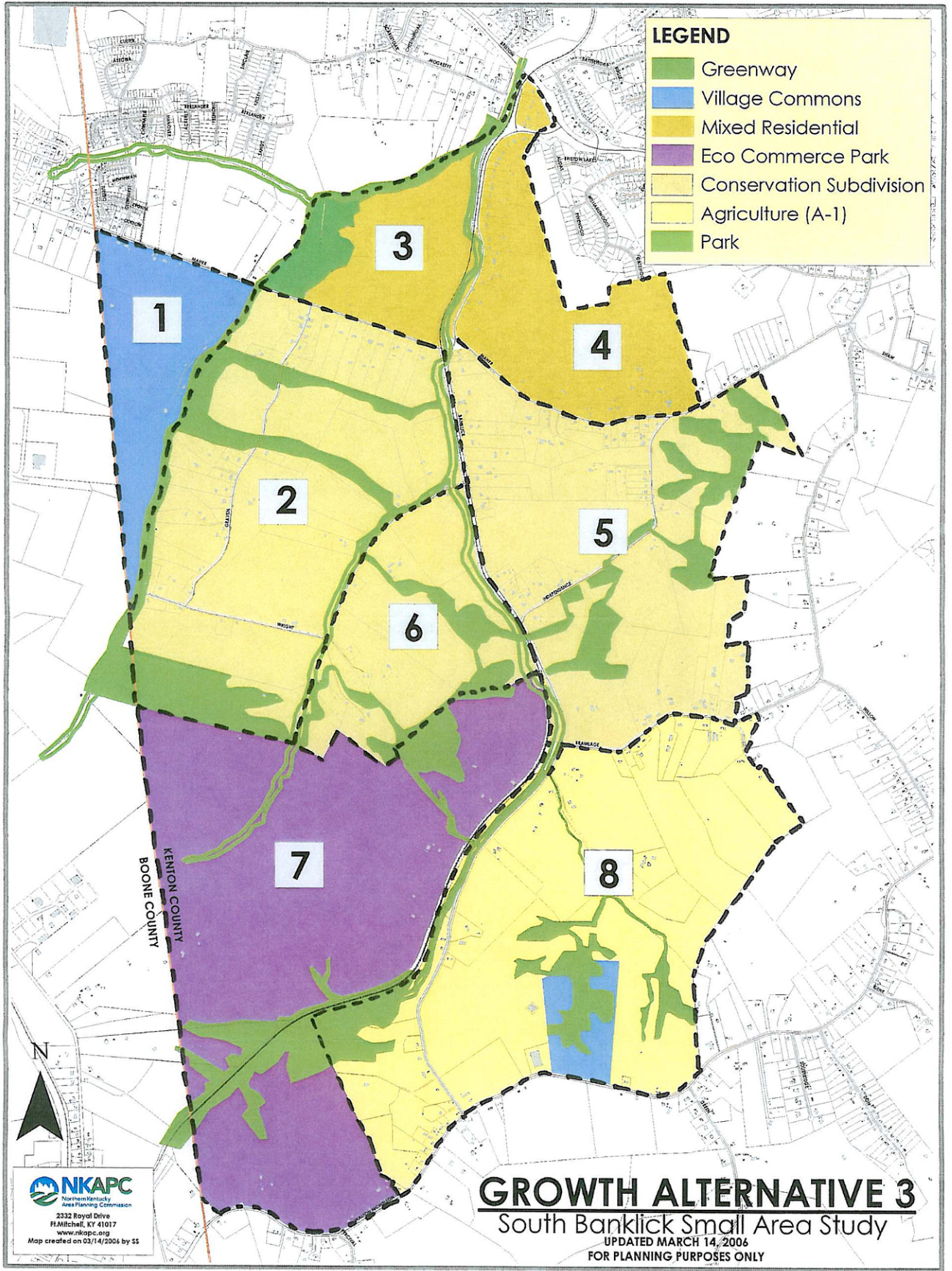


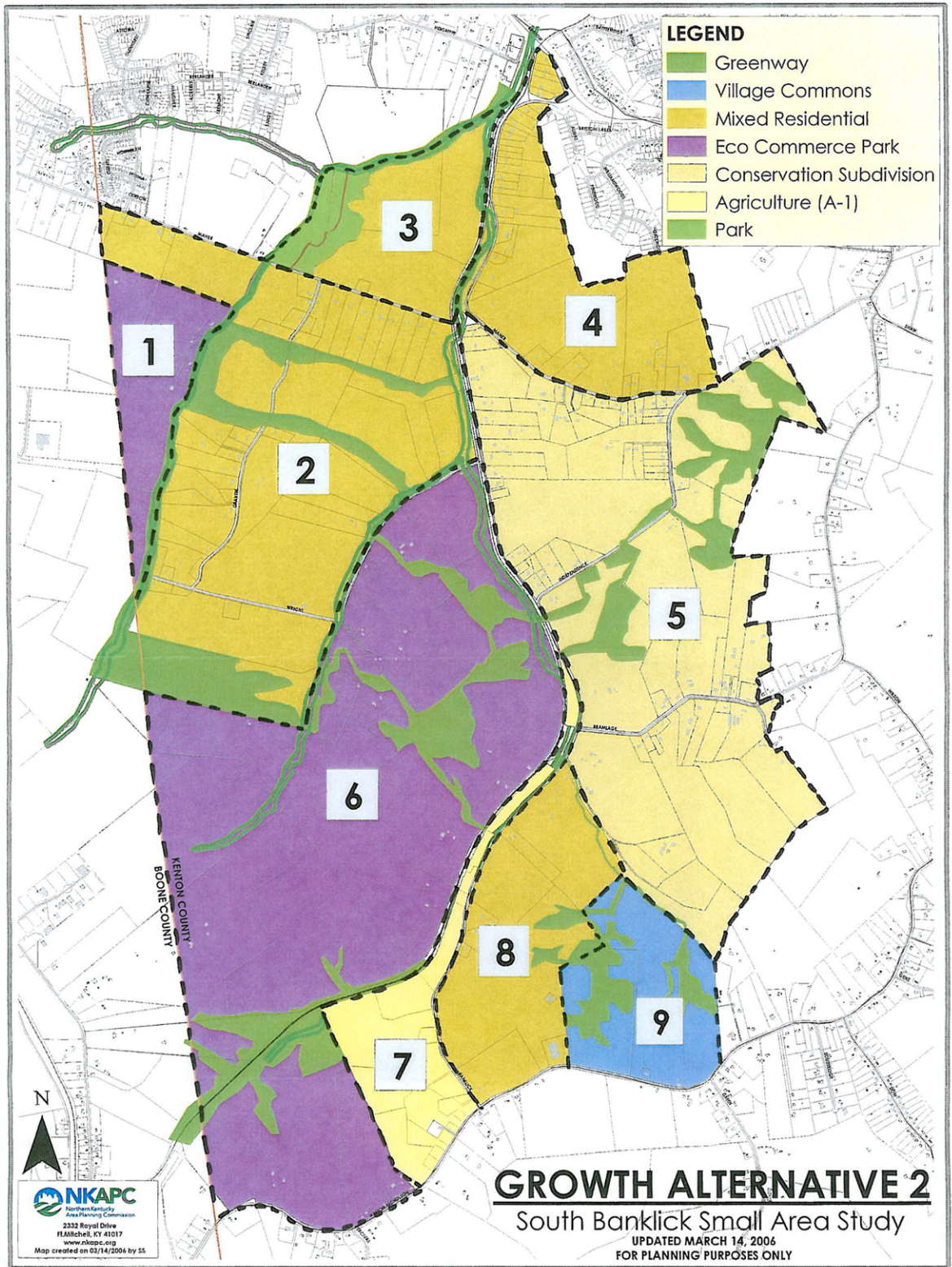
# APPENDIX C



GROWTH ALTERNATIVES







# APPENDIX D



COMPILATION OF PUBLIC COMMENTS RECEIVED ON THE  
GROWTH ALTERNATIVES

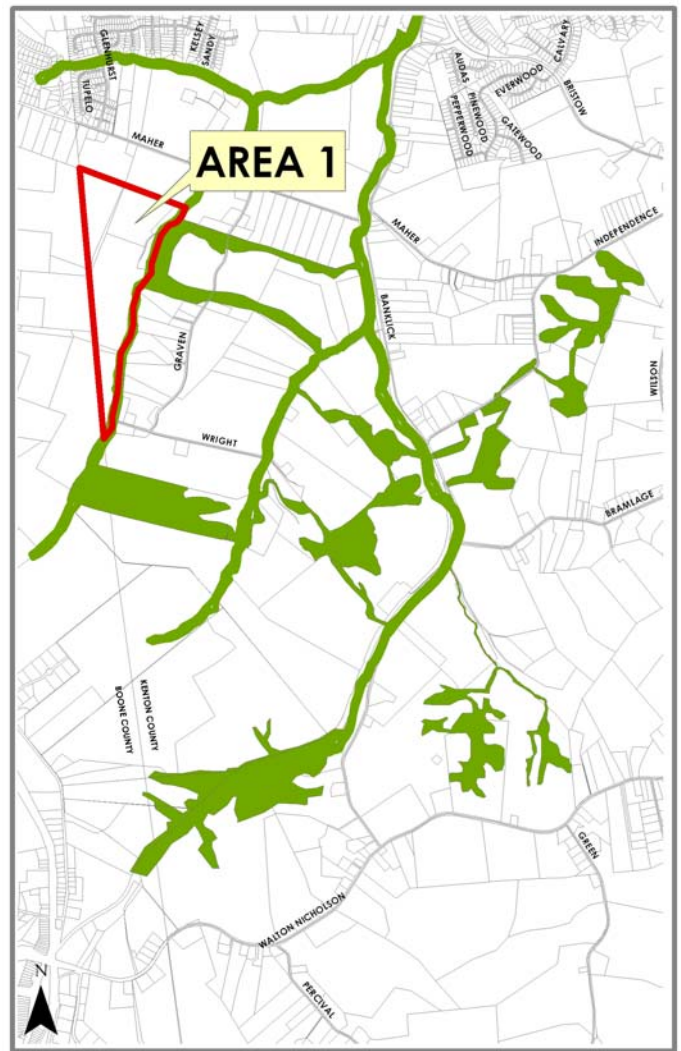
**DEVELOPMENT CONCEPTS CONSIDERED:**

Eco Commerce Park:

- ✓ Light industrial uses
- ✓ No access permitted from Commerce Park to Banklick or Maher Roads.
- ✓ Streams or existing vegetation used to buffer Commerce Park from residential uses.
- ✓ Require protection of viewsheds by regulating height of building, buffer requirements.
- ✓ Protection of streams
- ✓ Street tree requirement.

Village Commons:

- ✓ Future school site
- ✓ Village greens/Park
- ✓ Gathering place concept
- ✓ Single family homes and small percentage of townhomes or condominiums.



Development concept choices	Score received			Comments												
Eco Commerce Park	<table border="1" data-bbox="521 1436 1003 1587"> <thead> <tr> <th></th> <th>Alt#1</th> <th>Alt#2</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>9%</td> <td>6%</td> </tr> <tr> <td>No Opinion</td> <td>36%</td> <td>36%</td> </tr> <tr> <td>Dislike</td> <td>54%</td> <td>54%</td> </tr> </tbody> </table>				Alt#1	Alt#2	Like	9%	6%	No Opinion	36%	36%	Dislike	54%	54%	<ul style="list-style-type: none"> <li>✓ Would prefer a golf course</li> <li>✓ If would have would need noise restrictions</li> <li>✓ Don't want to look at industrial from my front window</li> <li>✓ Keep industry all together and as little as possible.</li> <li>✓ Keep industry out of this area.</li> <li>✓ Already hear equipment from the Richwood Park. Do not want the noise.</li> <li>✓ Should be residential</li> </ul>
	Alt#1	Alt#2														
Like	9%	6%														
No Opinion	36%	36%														
Dislike	54%	54%														
Village Commons	<table border="1" data-bbox="610 1776 950 1898"> <tbody> <tr> <td>Like</td> <td>36%</td> </tr> <tr> <td>No Opinion</td> <td>39%</td> </tr> <tr> <td>Dislike</td> <td>24%</td> </tr> </tbody> </table>			Like	36%	No Opinion	39%	Dislike	24%	<ul style="list-style-type: none"> <li>✓ Would prefer a golf course</li> <li>✓ O.K</li> </ul>						
Like	36%															
No Opinion	39%															
Dislike	24%															

**DEVELOPMENT CONCEPTS CONSIDERED:**

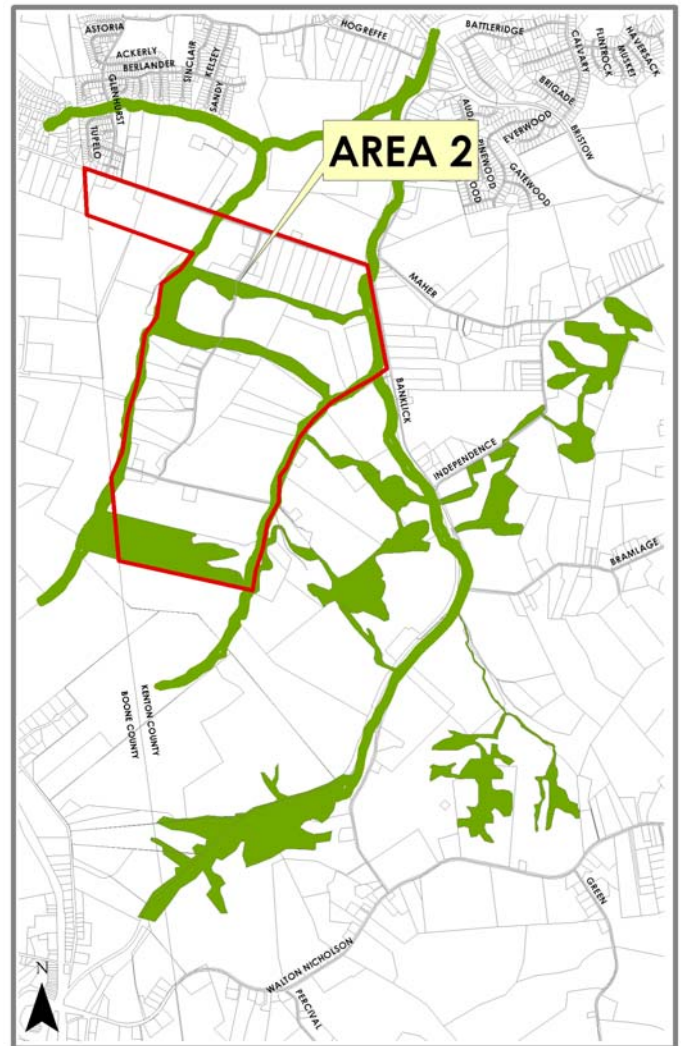
Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.

Conservation Subdivision:

- ✓ Same number of units permitted as base zone but requires grouping of houses. Rest of land preserved as open space.
- ✓ Example for 100 acre site:

A-1 Zone	Conservation Subdivision
<ul style="list-style-type: none"> <li>• No. of units – 100</li> <li>• Lots on all 100 acres</li> <li>• No open space requirement.</li> </ul>	<ul style="list-style-type: none"> <li>• No. of units – 100</li> <li>• Lots on 50 acres</li> <li>• 50 acres set aside in open space.</li> </ul>



Development concept choices	Score received	Comments												
Mixed Residential	<table border="1"> <thead> <tr> <th></th> <th>Alt#1</th> <th>Alt#2</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>21%</td> <td>36%</td> </tr> <tr> <td>No Opinion</td> <td>39%</td> <td>33%</td> </tr> <tr> <td>Dislike</td> <td>39%</td> <td>30%</td> </tr> </tbody> </table>		Alt#1	Alt#2	Like	21%	36%	No Opinion	39%	33%	Dislike	39%	30%	<ul style="list-style-type: none"> <li>✓ Don't want condos, end up being bad.</li> <li>✓ Single residential but not condo's or apartments.</li> <li>✓ Prefer whatever will give the largest lots per single home.</li> <li>✓ Prefer agriculture.</li> <li>✓ Would rather see conservation subdivisions.</li> <li>✓ Don't want condos.</li> <li>✓ Prefer agriculture. Keep largest lot per single-family house.</li> </ul>
	Alt#1	Alt#2												
Like	21%	36%												
No Opinion	39%	33%												
Dislike	39%	30%												
Conservation Subdivision	<table border="1"> <tbody> <tr> <td>Like</td> <td>54%</td> </tr> <tr> <td>No Opinion</td> <td>30%</td> </tr> <tr> <td>Dislike</td> <td>15%</td> </tr> </tbody> </table>	Like	54%	No Opinion	30%	Dislike	15%	<ul style="list-style-type: none"> <li>✓ Widen Wright Road</li> <li>✓ Congestion of houses – would want to discuss space issues</li> <li>✓ Now you are talking'</li> </ul>						
Like	54%													
No Opinion	30%													
Dislike	15%													



**DEVELOPMENT CONCEPTS CONSIDERED:**

Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.

Village Commons:

- ✓ Future school site
- ✓ Village greens/Park
- ✓ Gathering place concept
- ✓ Single family homes and small percentage of townhomes or condominiums.

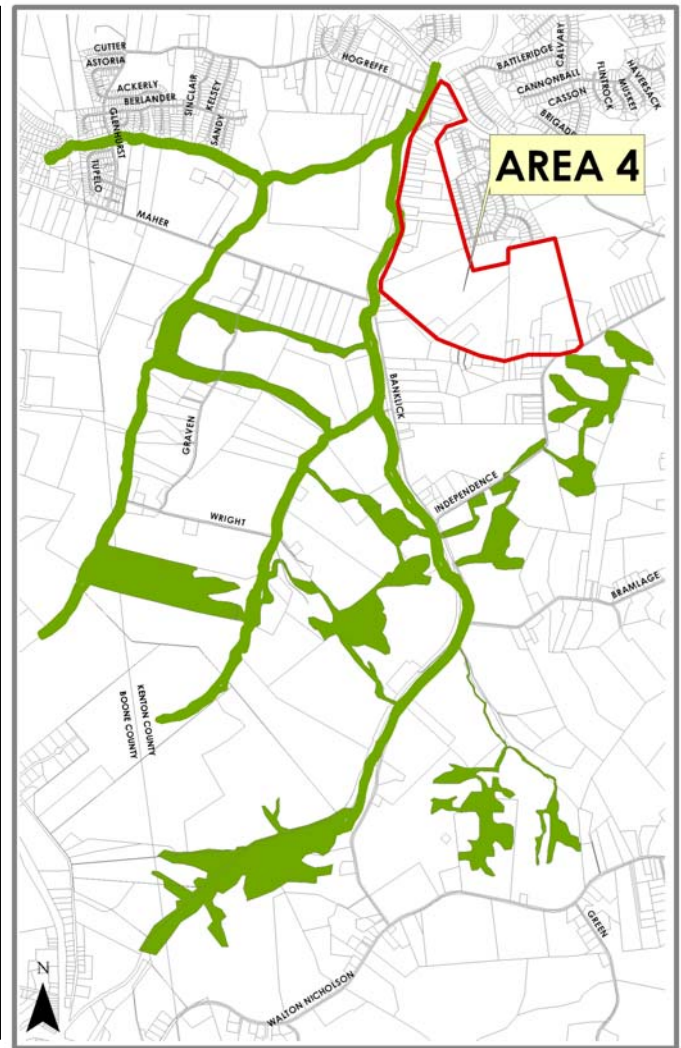


Development concept choices	Score received	Comments												
Mixed Residential	<table border="1"> <thead> <tr> <th></th> <th>Alt#2</th> <th>Alt#3</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>24%</td> <td>27%</td> </tr> <tr> <td>No Opinion</td> <td>39%</td> <td>39%</td> </tr> <tr> <td>Dislike</td> <td>36%</td> <td>33%</td> </tr> </tbody> </table>		Alt#2	Alt#3	Like	24%	27%	No Opinion	39%	39%	Dislike	36%	33%	<ul style="list-style-type: none"> <li>✓ No park. Maher is too congested – speeding, litter.</li> <li>✓ Too much green space (3).</li> <li>✓ Would rather see a park.</li> <li>✓ Going to have issues with park traffic.</li> <li>✓ Make it a park.</li> <li>✓ No park.</li> <li>✓ Whatever gives the largest lot per house.</li> </ul>
	Alt#2	Alt#3												
Like	24%	27%												
No Opinion	39%	39%												
Dislike	36%	33%												
Village Commons	<table border="1"> <tbody> <tr> <td>Like</td> <td>42%</td> </tr> <tr> <td>No Opinion</td> <td>30%</td> </tr> <tr> <td>Dislike</td> <td>27%</td> </tr> </tbody> </table>	Like	42%	No Opinion	30%	Dislike	27%	<ul style="list-style-type: none"> <li>✓ Part of this land already zoned and planned for single-family.</li> <li>✓ Too congested to have a school.</li> <li>✓ Prefer whatever will give the largest lots per single home – prefer agriculture.</li> </ul>						
Like	42%													
No Opinion	30%													
Dislike	27%													

**DEVELOPMENT CONCEPTS CONSIDERED:**

Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.



Development concept choices	Score received				Comments
Mixed Residential		Alt#1	Alt#2	Alt#3	<ul style="list-style-type: none"> <li>✓ Too many houses keep area rural.</li> <li>✓ Would rather see conservation subdivisions</li> <li>✓ No apartments or condos</li> <li>✓ Townhomes and condos are a concern due to traffic situation already. The area turning into another Beech Grove.</li> <li>✓ Make it Village Commons.</li> <li>✓ Single residential - no school</li> <li>✓ Whatever gives the largest lot per acre.</li> <li>✓ Just single family residential.</li> </ul>
	Like	30	30	27	
	No Opinion	42	45	48	
	Dislike	27	24	24	

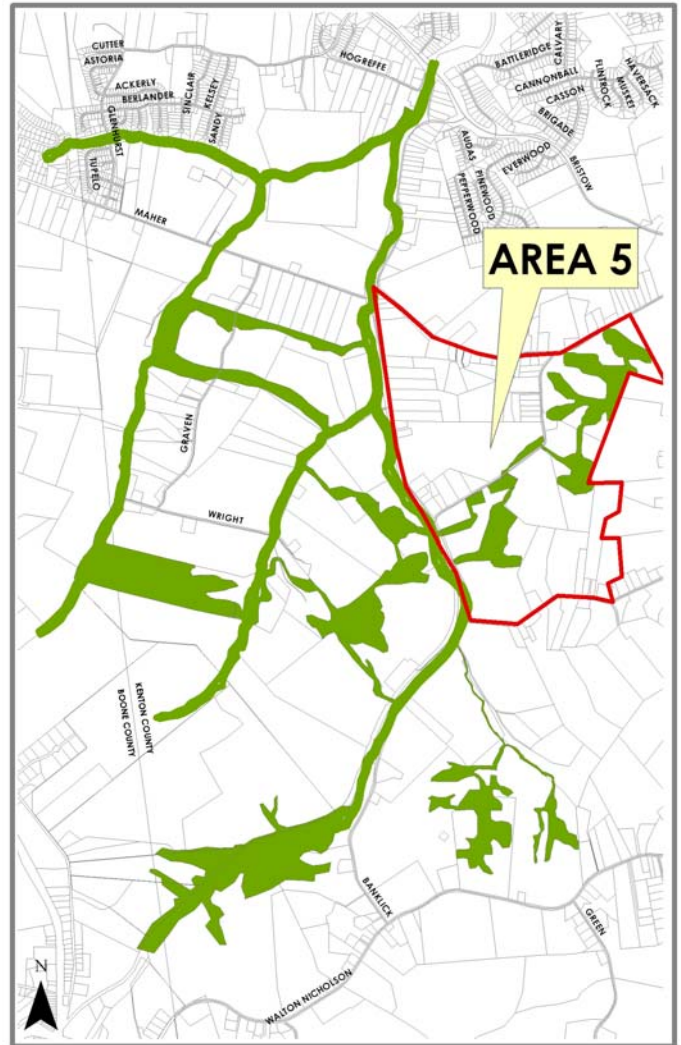
**DEVELOPMENT CONCEPTS CONSIDERED:**

Conservation Subdivision:

- ✓ Same number of units permitted as base zone but requires grouping of houses. Rest of land preserved as open space.
- ✓ Example for 100 acre site:

A-1 ZONE	Conservation Subdivision
<ul style="list-style-type: none"> <li>• No. of units – 100</li> <li>• Lots on all 100 acres</li> <li>• No open space requirement.</li> </ul>	<ul style="list-style-type: none"> <li>• No. of units - 100</li> <li>• Lots on 50 acres</li> <li>• 50 acres set aside in open space.</li> </ul>

- ✓ Larger area for this development concept considered in Alternative 2.



Development concept choices	Score received			Comments	
	Alt#1	Alt#2	Alt#3		
Conservation Subdivision	Like	39	42	45	<ul style="list-style-type: none"> <li>✓ Preserve property, maximum one house per acre.</li> <li>✓ Build homes that are mostly brick, upper income scale homes.</li> <li>✓ Now you are talking'</li> <li>✓ Conservation yet. One house per acre maximum.</li> <li>✓ Whatever gives the largest house per acre.</li> </ul>
	No opinion	42	48	39	
	Dislike	18	9	15	

**DEVELOPMENT CONCEPTS CONSIDERED:**

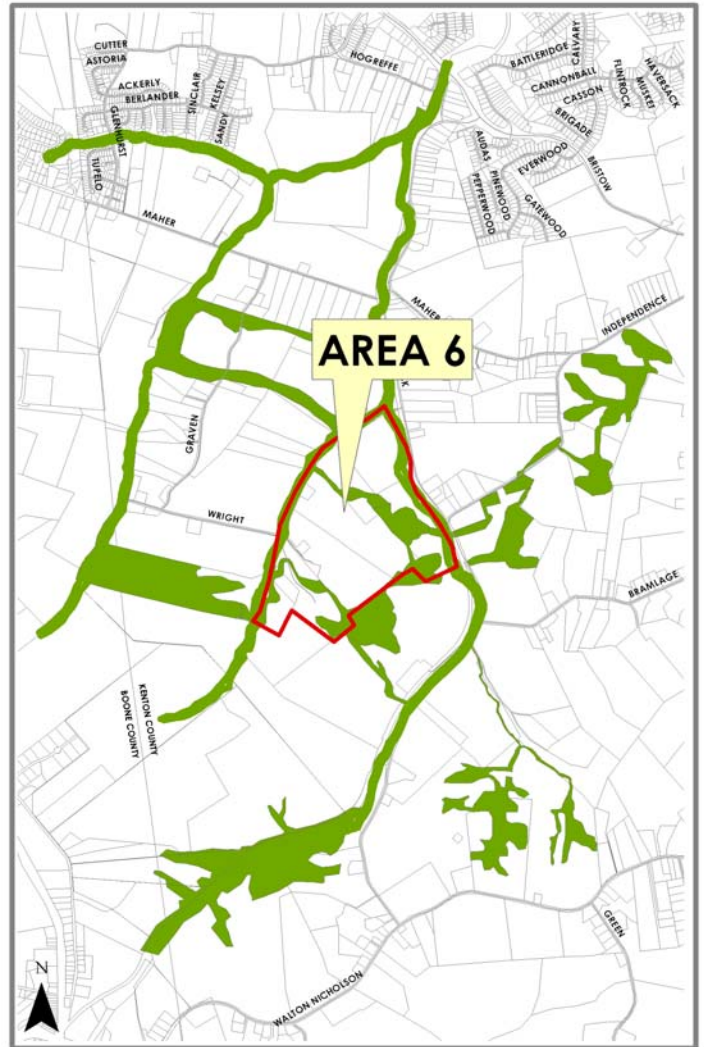
Eco Commerce Park:

- ✓ Light industrial uses
- ✓ No access permitted from Commerce Park to Banklick or Maher Roads.
- ✓ Streams or existing vegetation used to buffer Commerce Park from residential uses.
- ✓ Require protection of viewsheds by regulating height of building, buffer requirements.
- ✓ Protection of streams
- ✓ Street tree requirement.

Conservation Subdivision:

- ✓ Same number of units permitted as base zone but requires grouping of houses. Rest of land preserved as open space.
- ✓ Example for 100 acre site:

A-1 ZONE	Conservation Subdivision
No. of units – 100 Lots on all 100 acres No open space requirement.	No. of units – 100 Lots on 50 acres 50 acres set aside in open space.

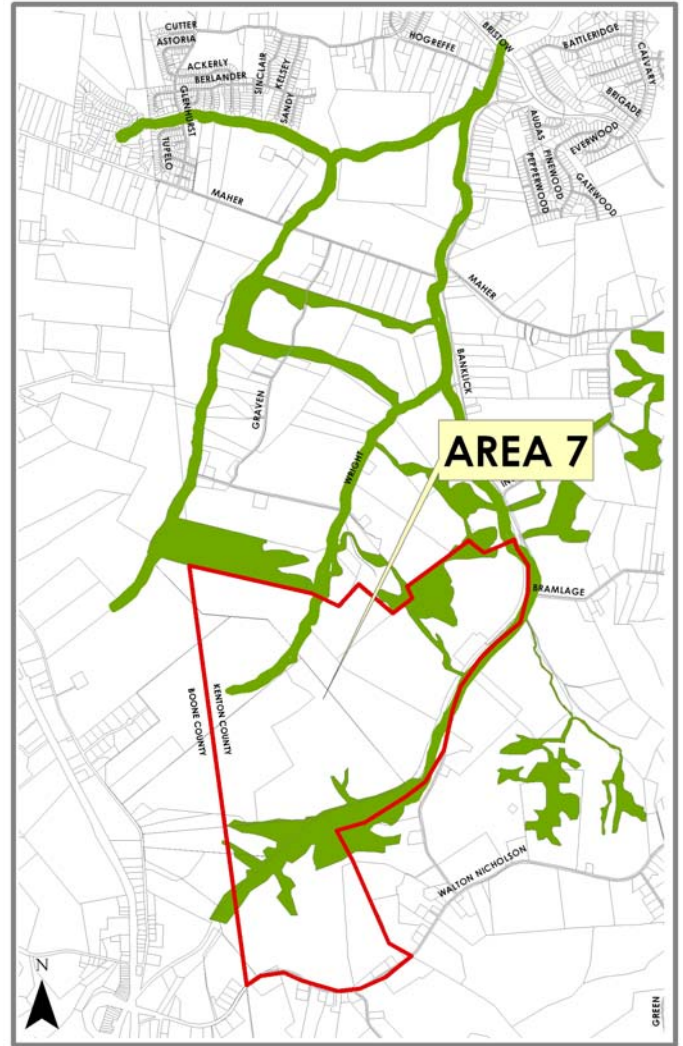


Development concept choices	Score received	Comments												
Eco Commerce Park	<table border="1"> <thead> <tr> <th></th> <th>Alt#2</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>21%</td> </tr> <tr> <td>No Opinion</td> <td>12%</td> </tr> <tr> <td>Dislike</td> <td>66%</td> </tr> </tbody> </table>		Alt#2	Like	21%	No Opinion	12%	Dislike	66%	<ul style="list-style-type: none"> <li>✓ Too large an area</li> <li>✓ Too much industrial</li> <li>✓ Way too much</li> <li>✓ Too close to me</li> <li>✓ Too much industrial – worried about lights and not enough green</li> </ul>				
	Alt#2													
Like	21%													
No Opinion	12%													
Dislike	66%													
Conservation Subdivision	<table border="1"> <thead> <tr> <th></th> <th>Alt#1</th> <th>Alt#3</th> </tr> </thead> <tbody> <tr> <td>Like</td> <td>45%</td> <td>45%</td> </tr> <tr> <td>No Opinion</td> <td>42%</td> <td>39%</td> </tr> <tr> <td>Dislike</td> <td>12%</td> <td>15%</td> </tr> </tbody> </table>		Alt#1	Alt#3	Like	45%	45%	No Opinion	42%	39%	Dislike	12%	15%	<ul style="list-style-type: none"> <li>✓ Conservation yes. One house per acre max</li> <li>✓ Whatever gives the largest lot per house.</li> <li>✓ Would like to see as little industry as possible, worried about the lights.</li> </ul>
	Alt#1	Alt#3												
Like	45%	45%												
No Opinion	42%	39%												
Dislike	12%	15%												

**DEVELOPMENT CONCEPTS CONSIDERED:**

Eco Commerce Park:

- ✓ Light industrial uses
- ✓ No access permitted from Commerce Park to Banklick or Maher Roads.
- ✓ Streams or existing vegetation used to buffer Commerce Park from residential uses.
- ✓ Require protection of viewsheds by regulating height of building, buffer requirements.
- ✓ Protection of streams
- ✓ Street tree requirement.

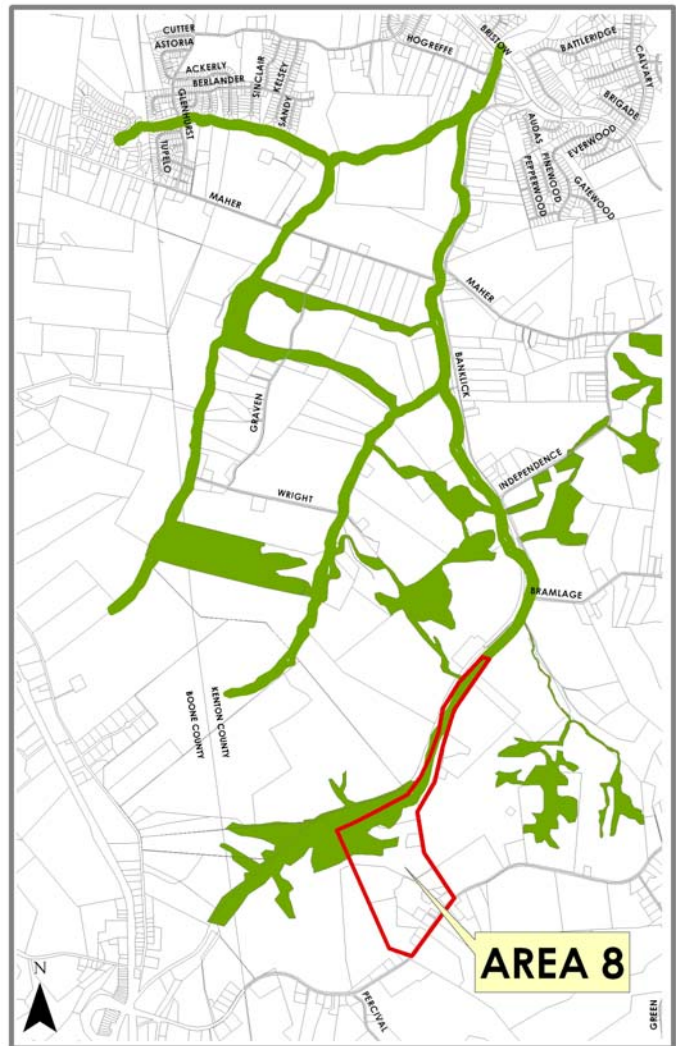


Development concept choices	Score received				Comments
Eco Commerce Park		Alt#1	Alt#2	Alt#3	<ul style="list-style-type: none"> <li>✓ No Commerce or industrial by Rt.16.</li> <li>✓ Not big enough</li> <li>✓ Bridge across RR and back from Walton</li> <li>✓ Noise control</li> <li>✓ Keep it Ag</li> <li>✓ Destroys country/rural atmosphere.</li> <li>✓ Too much industrial. Worried about lights and green space.</li> <li>✓ Please! No commerce or industrial buildings between the RR and Walt Nicholson Road. This land is the highest elevation and most beautiful land in KC.</li> <li>✓ No commerce or industrial by Rt.16.</li> </ul>
	Like	30%	21%	27%	
	No opinion	27%	12%	21%	
	Dislike	42%	66%	54%	

**DEVELOPMENT CONCEPTS CONSIDERED:**

**Agriculture:**

- ✓ Current Agriculture (A-1) zone
- ✓ Allows for agriculture and single-family homes on one acre lots
- ✓ No requirement for open space protection



Development concept choices	Score received	Comments						
Agriculture	<table border="1"> <tr> <td>Like</td> <td>30%</td> </tr> <tr> <td>No opinion</td> <td>36%</td> </tr> <tr> <td>Dislike</td> <td>33%</td> </tr> </table>	Like	30%	No opinion	36%	Dislike	33%	<ul style="list-style-type: none"> <li>✓ What's the use</li> <li>✓ Not big enough</li> </ul>
Like	30%							
No opinion	36%							
Dislike	33%							

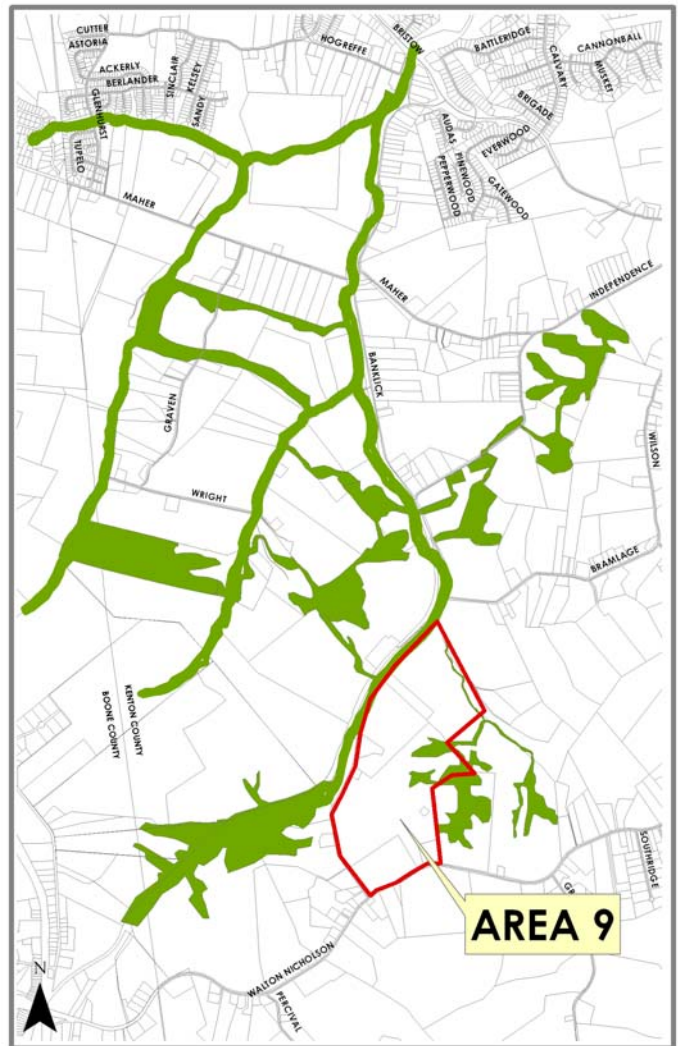
## DEVELOPMENT CONCEPTS CONSIDERED:

### Mixed Residential:

- ✓ Mostly single family but require a small percentage of townhomes and condominiums.
- ✓ Closer to the school or where the current density is.

### Agriculture (for a larger area):

- ✓ Current Agriculture (A-1) zone
- ✓ Allows for agriculture and single-family homes on one acre lots
- ✓ No requirement for open space protection

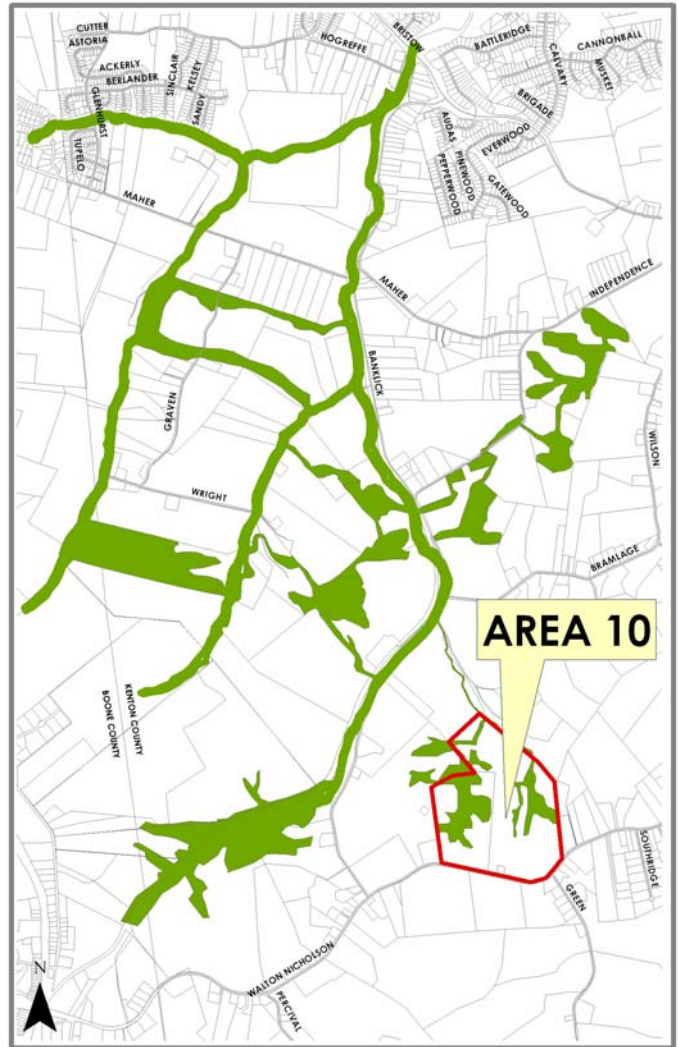


Development concept choices	Score received	Comments												
Mixed Residential	<table border="1"> <tr> <td>Like</td> <td>27%</td> </tr> <tr> <td>No opinion</td> <td>45%</td> </tr> <tr> <td>Dislike</td> <td>24%</td> </tr> </table>	Like	27%	No opinion	45%	Dislike	24%	<ul style="list-style-type: none"> <li>✓ If school goes there.</li> <li>✓ Make agriculture.</li> </ul>						
Like	27%													
No opinion	45%													
Dislike	24%													
Agriculture	<table border="1"> <tr> <td></td> <td>Alt#1</td> <td>Alt#3</td> </tr> <tr> <td>Like</td> <td>54%</td> <td>60%</td> </tr> <tr> <td>No opinion</td> <td>36%</td> <td>30%</td> </tr> <tr> <td>Dislike</td> <td>9%</td> <td>6%</td> </tr> </table>		Alt#1	Alt#3	Like	54%	60%	No opinion	36%	30%	Dislike	9%	6%	<ul style="list-style-type: none"> <li>✓ Why leave all this A-1. Add more to #7 lot (Eco Commerce Park)</li> <li>✓ Widen Bramlage.</li> </ul>
	Alt#1	Alt#3												
Like	54%	60%												
No opinion	36%	30%												
Dislike	9%	6%												

**DEVELOPMENT CONCEPT CONSIDERED:**

Village Commons:

- ✓ Future school site
- ✓ Village greens/Park
- ✓ Gathering place concept
- ✓ Single family homes and small percentage of townhomes or condominiums.



Development concept choices	Score received	Comments						
Village Commons	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 2px;">Like</td> <td style="text-align: center; padding: 2px;">27</td> </tr> <tr> <td style="padding: 2px;">No opinion</td> <td style="text-align: center; padding: 2px;">54</td> </tr> <tr> <td style="padding: 2px;">Dislike</td> <td style="text-align: center; padding: 2px;">18</td> </tr> </table>	Like	27	No opinion	54	Dislike	18	<ul style="list-style-type: none"> <li>✓ School closer to houses.</li> </ul>
Like	27							
No opinion	54							
Dislike	18							

<b><u>Location of Nature Park:</u></b>	On Maher – 13 On Graven – 3	No Opinion – 13 Neither – 4	Either - 1
<b><u>Location of school:</u></b>	On Maher – 2 On Walt Nicholson – 14 No opinion – 15 Neither – 1		



## OTHER COMMENTS:

### **Industrial:**

- ✓ I would prefer a beautiful golf course to look at in area as Industrial Park. Just clean up his field in area 1.
- ✓ I would prefer large rural lots over anything. No industrial. No heavy density in subdivision.
- ✓ Industrial I am worried about lights and green space.
- ✓ Want to keep it agriculture with single-family homes. Parks would make too much congestion/litter. Would rather have light commerce than all the subdivisions.
- ✓ Rather have light industrial next door than subdivision.

### **Residential:**

- ✓ What would keep the largest lots to house. Concerned with the conservation subdivision having houses still jammed up in certain areas.
- ✓ Do not want 4 houses to one acre.
- ✓ Not interested in subdivisions.

### **School:**

- ✓ Put school somewhere more central. Both proposed are on edge. Maybe on Banklick between Independence and Bramlage.