

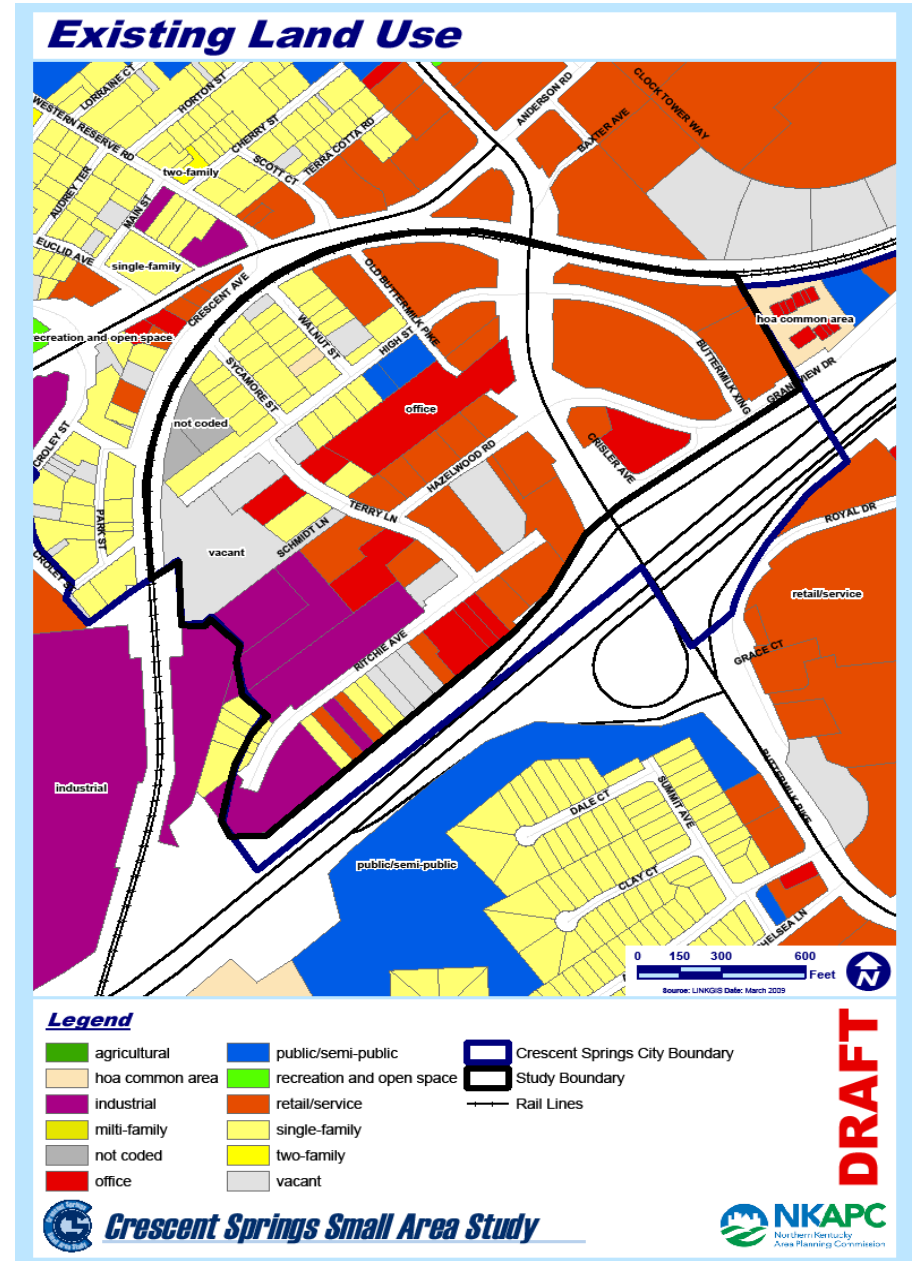
Crescent Springs Gateway Study

Meeting #3



Existing Land Use

- Office
- Retail/Service
- Industrial
- Residential
- Public/Semi-Public
- Vacant
- Not Coded



Current Zoning – 6 different zones

NSC: Neighborhood Service Commercial

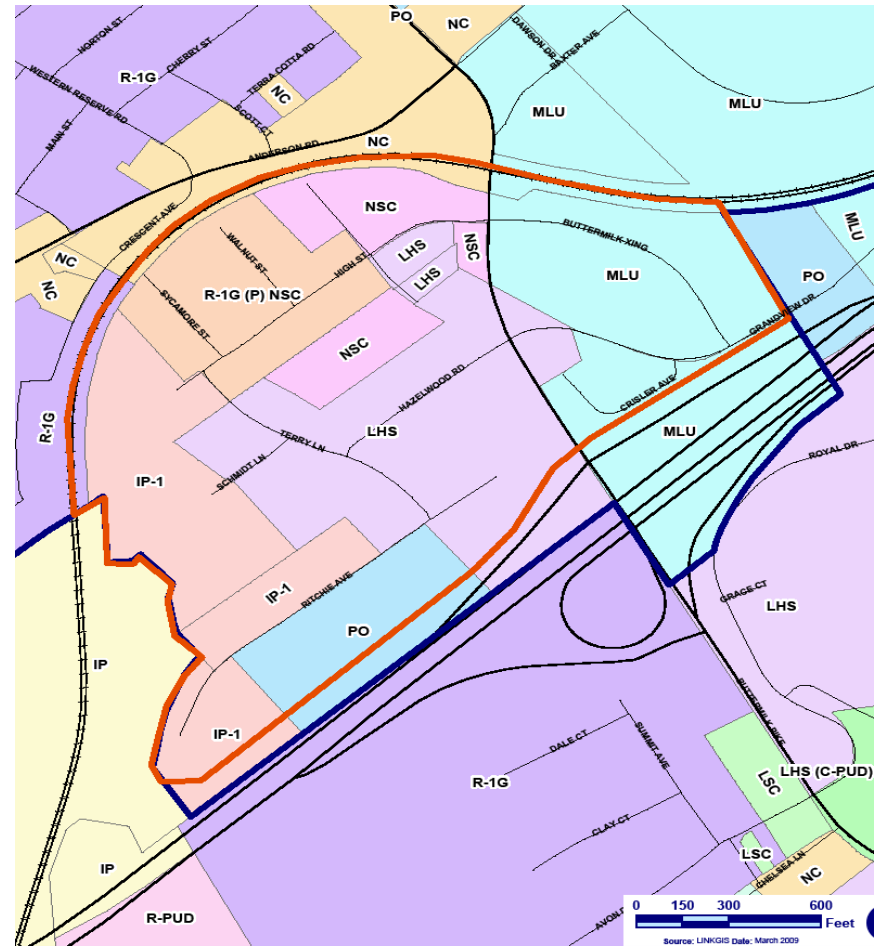
PO: Professional Office

LHS: Limited Highway Service

IP-1: Industrial Park

R-1G (P) NSC:
Residential phase to NSC

MLU: Mixed Land Use

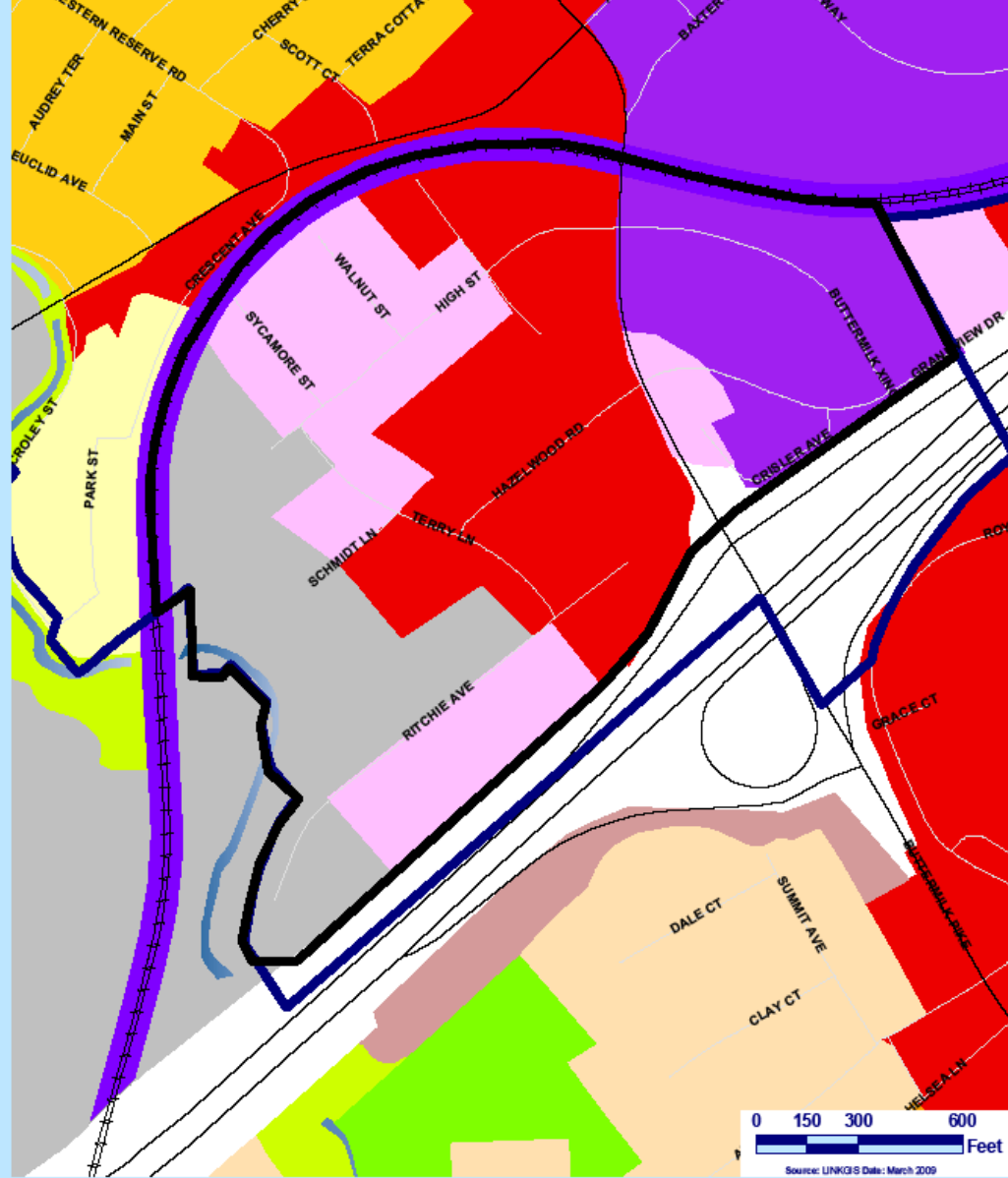


Legend

- Study Boundary
- Crescent Springs City Boundary
- Rail Lines

Future Land Use

- Commercial Retail/Service
- Commercial Office
- Industrial
- Special Development Area



Legend

Study Boundary	Residential Under 2.0	Commercial Retail/Service	Physically Restrictive Development Areas
Crescent Springs City Boundary	Residential 2.1 TO 4.0	Commercial Office	Water
Rail Lines	Residential 4.1 TO 7.0	Commercial Rural	School Parks
	Residential 7.1 TO 14.0	Special Development Area	Recreation and Open Space
	Residential 14.1 TO 30.0	Industrial	Other Community Facilities
	Residential Over 30.0	Rail Road	Small Study Area
		Agricultural and Rural Uses	Right of Way

Special Development Area

- Identify areas for extensive commercial activity or mixed use
- Primarily entertainment/amusement type functions
- Specific discussion in Comp Plan of what city intends for the area (not in all cases)
- Good Access to highway system
- Trying to phase out in favor of small area studies

Land Use

- Brief History
 - Most current uses are first uses
 - Before development
 - Residential
 - School
 - Fields – ball field in general vicinity of McDonald's
 - Small strip center on Hazelwood one of the first buildings

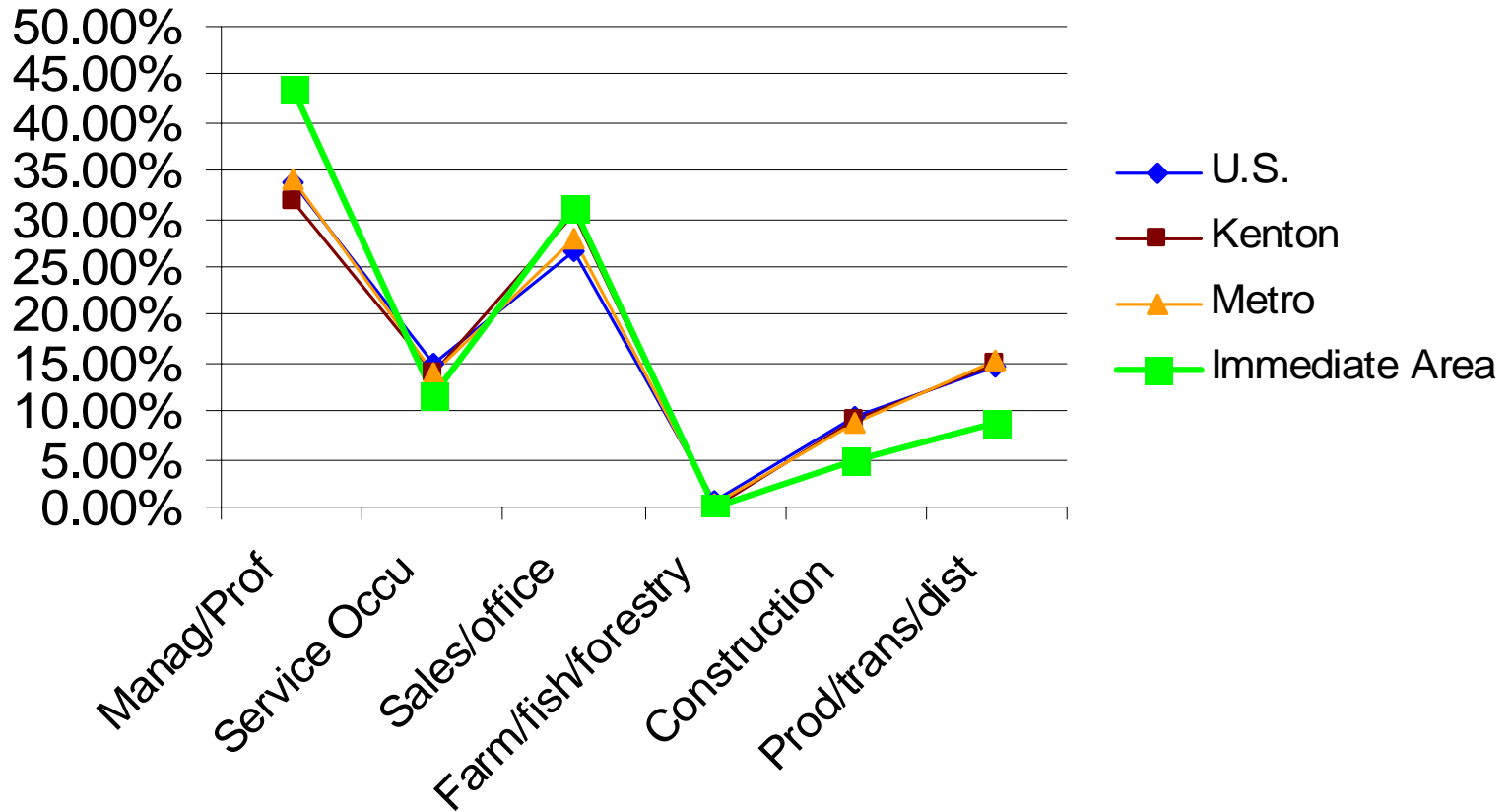
Demographics

- Higher than average household incomes
- Aging population in area
- Higher Educational Achievement
- More Residents in Management and Professional Occupations

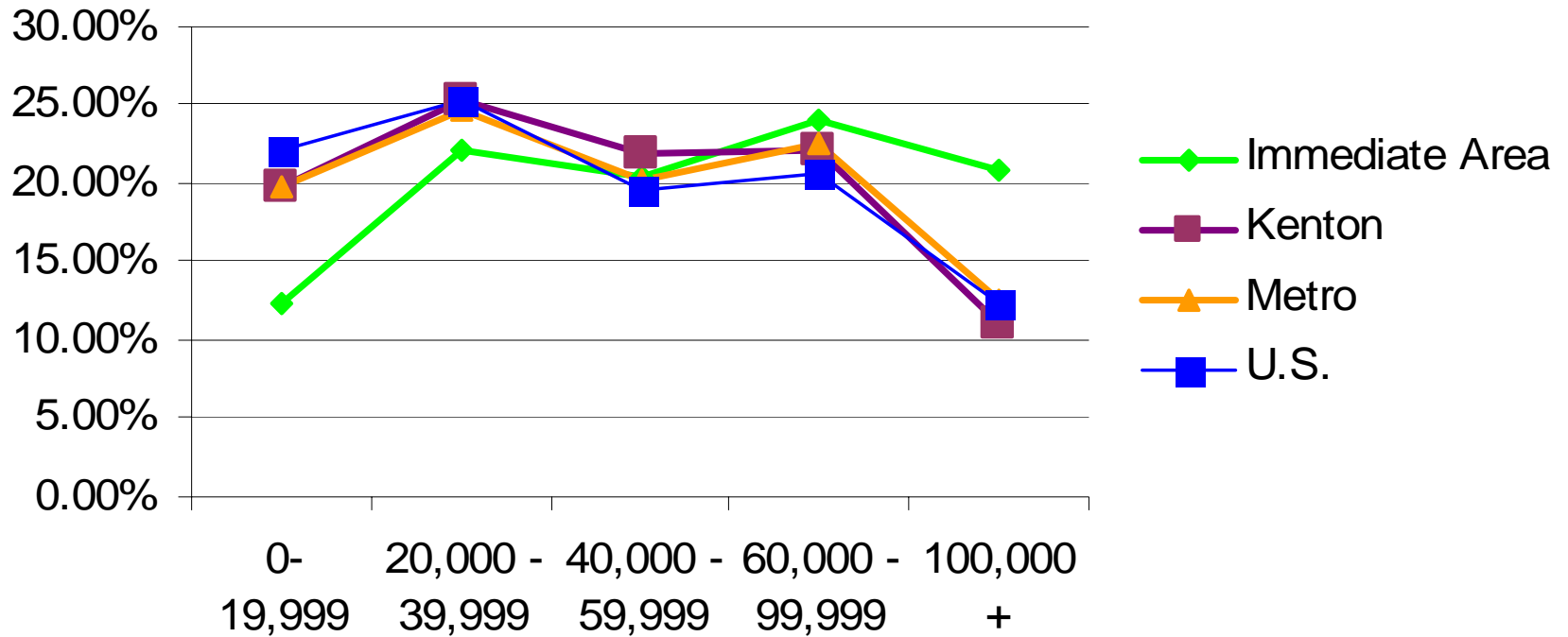
Immediate Area



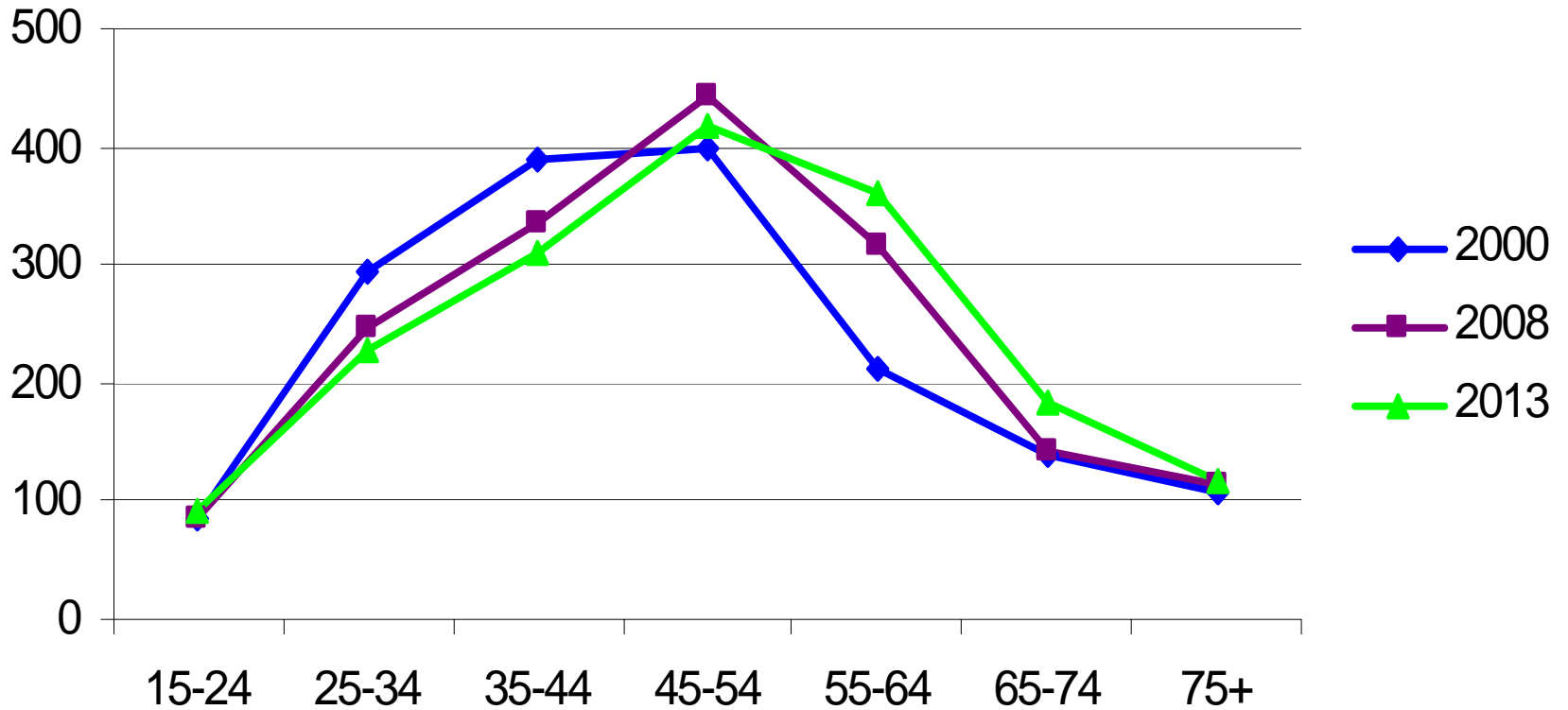
Occupation



Income Comparision



Age distribution of household head over time

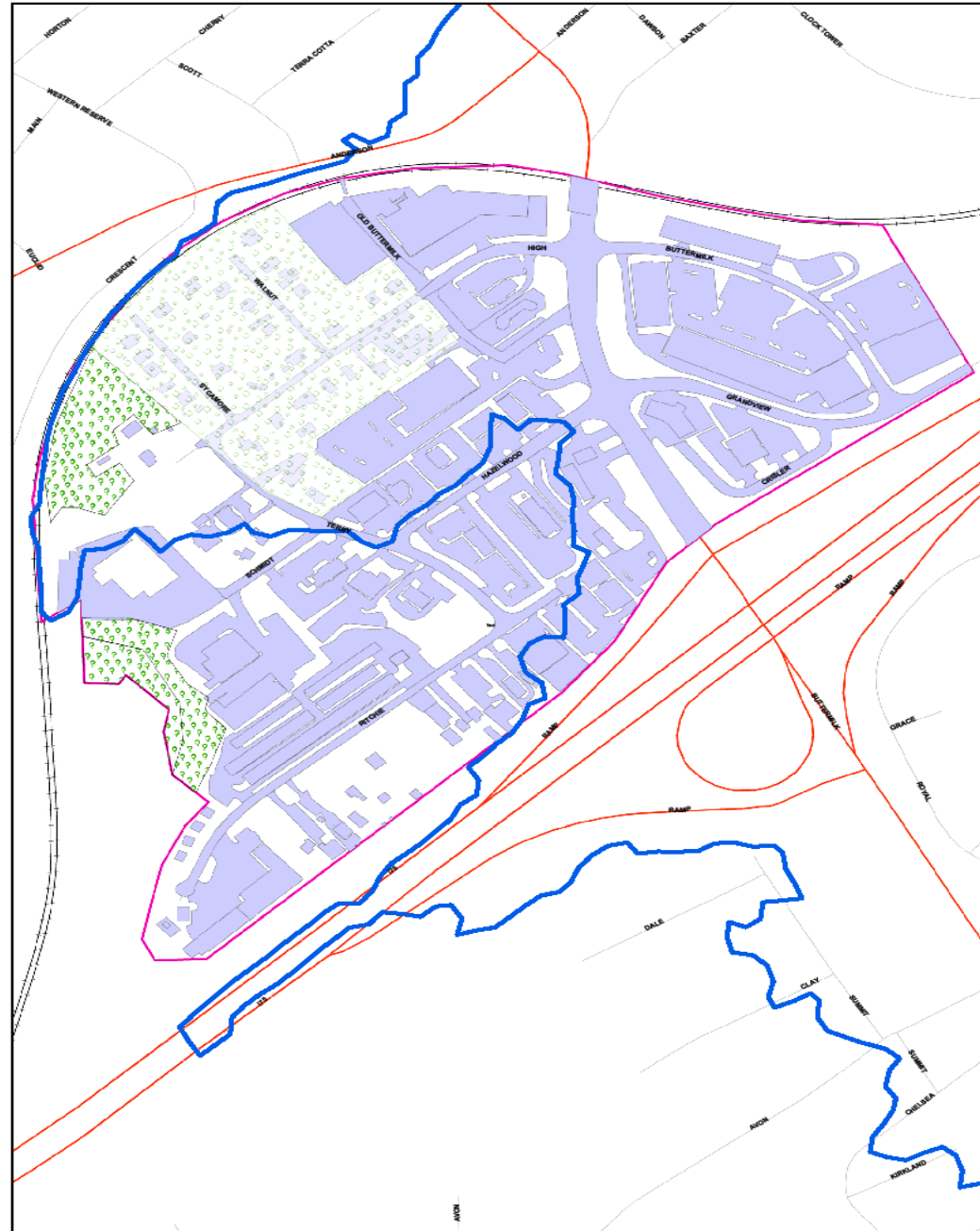


Green Infrastructure

- Small forested area along Dry Creek and railroad connected to other areas via railroad and creek
- Dry Creek high ranking for fecal coliform due to stormwater runoff
- Pleasant Run higher than average ranking for fecal coliform due to stormwater runoff

Green Infrastructure

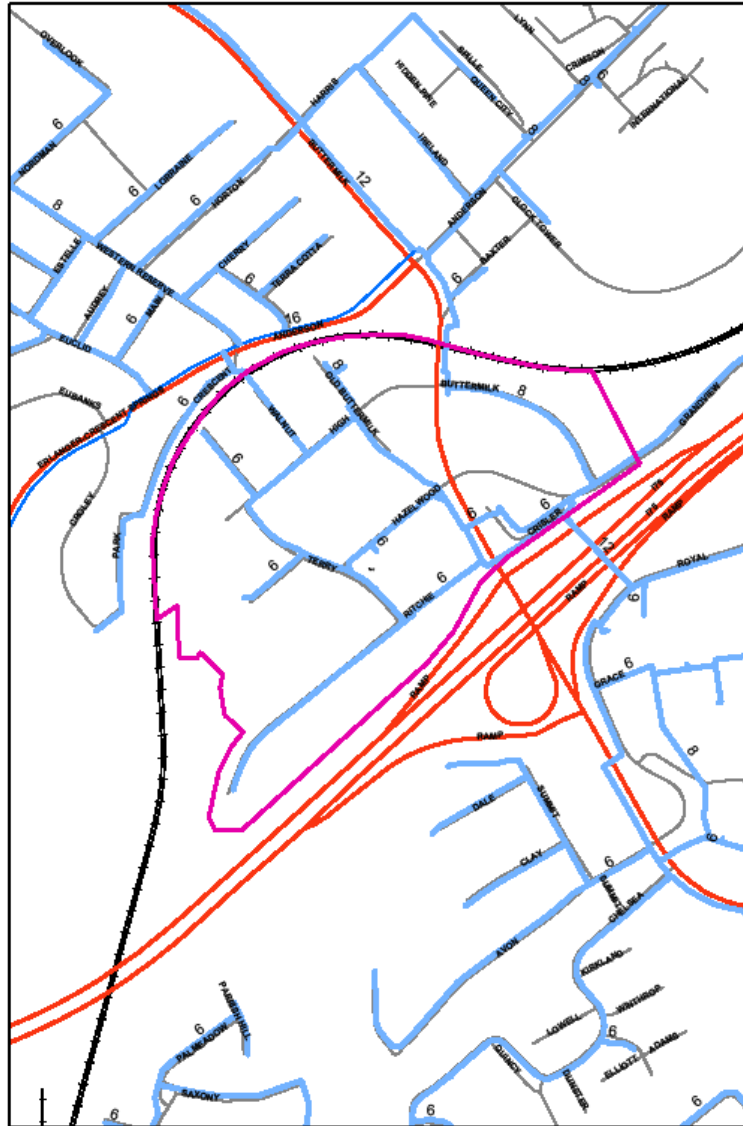
- Impervious surface-54% (38 acres)
- Tree canopy-16.90%
- Two Watersheds
 - Dry Creek
 - Pleasant Run



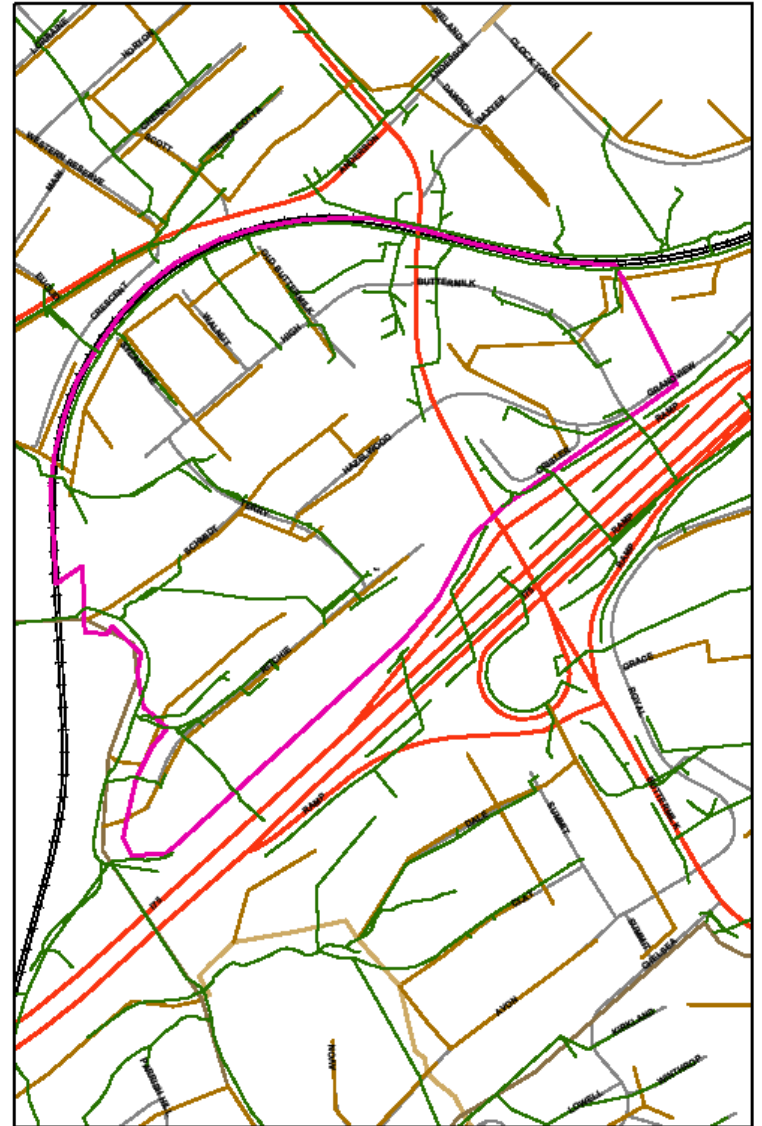
Community Facilities/Utilities

- Only Community Facility is the Church
- Adequate water unless heavy water user comes into study area
- New 8 inch mains along Hazelwood
- Hydraulic tests run for any major increases in density/intensity
- Separate wastewater systems
- High Fecal Coliform in Dry Creek and Pleasant Run
- Bank Erosion in Dry Creek

Waterlines



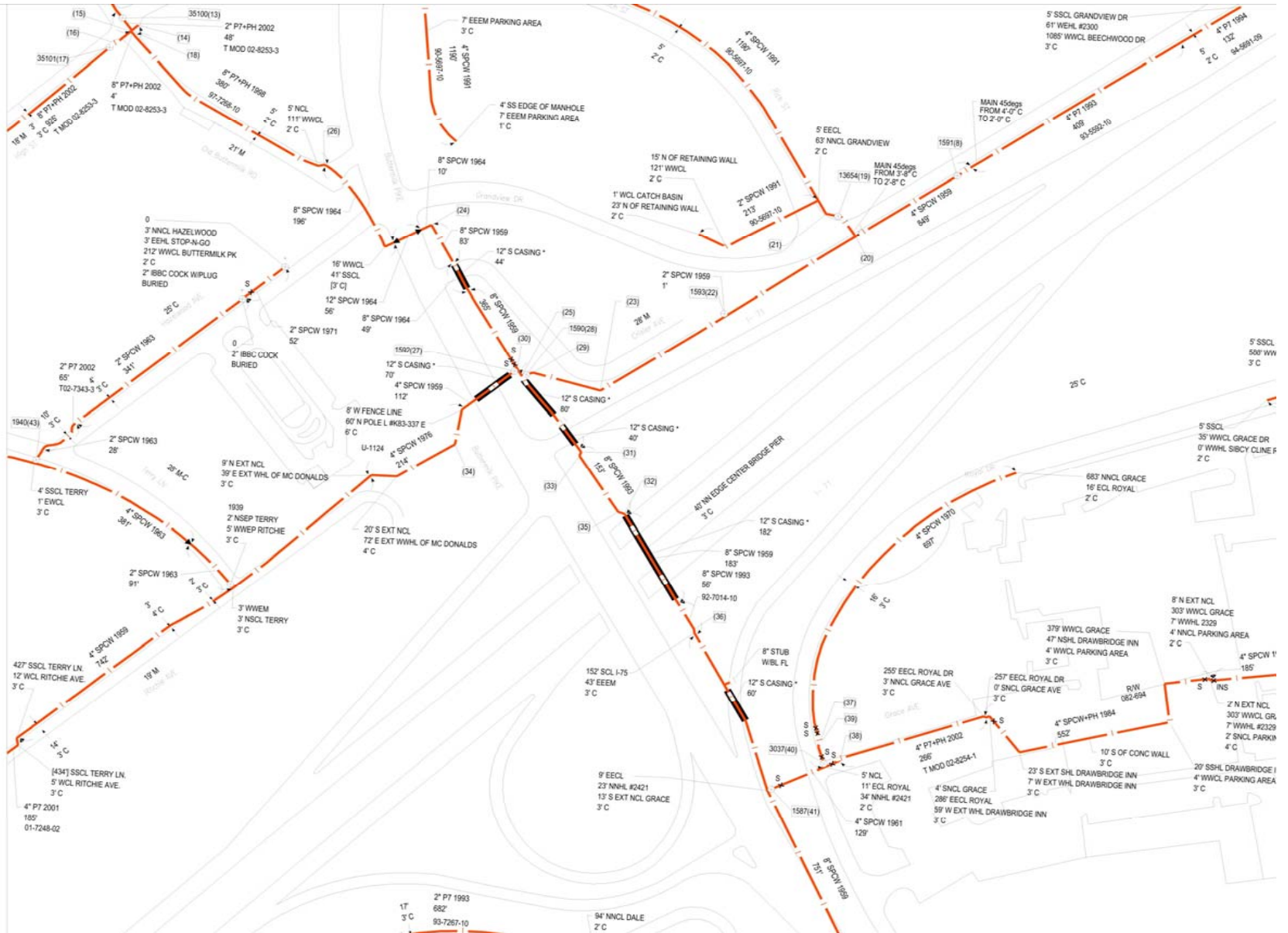
Wastewater & Stormwater Lines



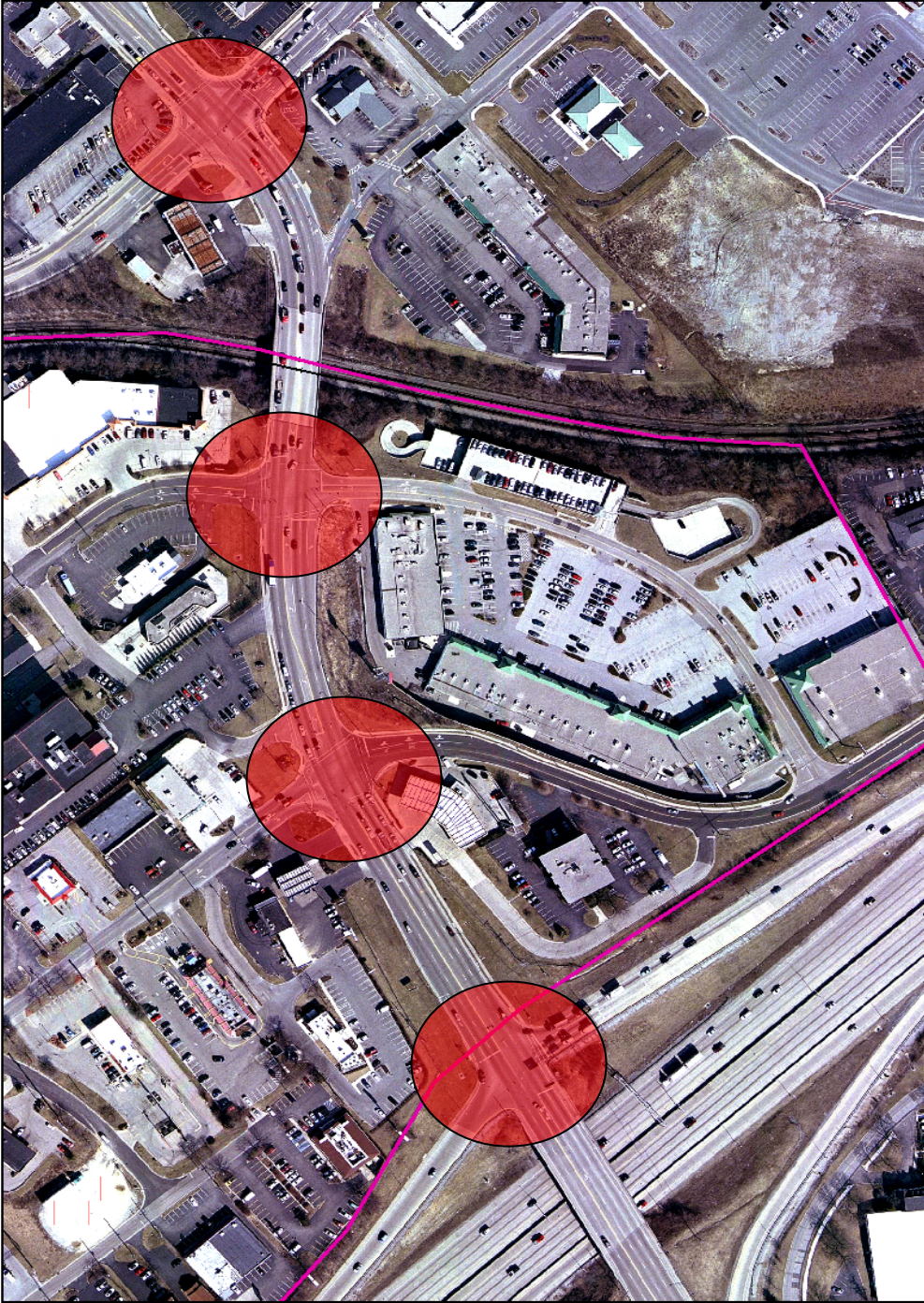
Community Facilities/Utilities - continued

- Adequate Natural Gas
- No plans for any work in the study area
- Adequate Electrical supply
- Larger capacity line to be added along Buttermilk Pike
 - 70 foot poles compared to 40 poles now
- Large electrical line along Ritchie Road difficult to move
- Ritchie, Terry, and Hazelwood resurfaced recently

Natural Gas Lines



Transportation



Transportation

