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
Future Land Use

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

- U.S.
- Kenton
- Metro
- Immediate Area
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
<table>
<thead>
<tr>
<th>Community Facilities/Utilities</th>
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<tbody>
<tr>
<td>– Only Community Facility is the Church</td>
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<td>– Adequate water unless heavy water user comes into study area</td>
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<td>– New 8 inch mains along Hazelwood</td>
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<td>– Hydraulic tests run for any major increases in density/intensity</td>
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<td>– Separate wastewater systems</td>
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<td>– High Fecal Coliform in Dry Creek and Pleasant Run</td>
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<td>– Bank Erosion in Dry Creek</td>
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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