

Independence Independence Independence
Independence Independence Independence
Independence Independence Independence

7.0
appendix



7.1 Glossary of Terms

A

Architectural Character: The distinguishing appearance of a building or structure's architectural features, such as roof slope, materials, openings, color, and scale. The character is based on historical and cultural influences.

B

Brownfield: Abandoned, idled, or under-utilized industrial and commercial property where expansion or redevelopment is complicated by real or perceived environmental contamination from past business practices.

Buffer: An area of land that separates two distinct types of land uses to soften or ease the effects of one land use on another, acting as a transition. A type of buffer can be landscaping treatment in which varied plant materials, including trees and evergreens, and earthen mounds buffer land uses from each other or from other impacting uses (i.e. roadway, parking lot, etc.). Another example can be the transition of land uses from commercial to mixed use (the buffer) to residential. (see also Land Use Transitions)

Built Environment: The part of the environment formed and shaped by humans, including buildings, structures, landscaping, earth forms, roads, signs, trails, and utilities.

C

Clustering: By clustering the buildings and accessory uses are together into one or more groups this promotes walkability and more community open space.

Community Character: The features that define the built and natural environment within the community and help to create its character. These include the historic buildings in the Downtown and adjacent neighborhoods, themed architecture natural waterways or landforms that define parts of the City, woodlands, residential neighborhoods of different types, building density and orientation (auto- or pedestrian-oriented), and the scale and quantity of signage.

Community Development Block Grant (CDBG): Federal government funded programs and projects that include a wide range of community and economic development activities aimed at revitalizing decayed urban areas and benefiting low- and moderate-income persons.

Concept: A general statement of an idea that is not mandatory. A concept can either be expressed visually through graphics or through text.

Connections (Pedestrian): It is critical for a community to build connections as it grows. Examples of pedestrian connections are streets, sidewalks and bike paths that interlink neighborhoods, schools, parks, retail areas, and businesses. Major parts of the community should be linked to ensure a whole community is being developed.

Conservation Subdivision: Conservation subdivisions are described by common open space and clustered residential lots. The purpose of a conservation subdivision is to protect open space and/or natural resources while allowing for the maximum number of residential units under current community zoning and regulations. A greater density may be offered in the local ordinance to encourage this approach to residential development planning.

Corridors: A corridor is a path used by people as they traverse the community. Corridors can include roads, sidewalks, bike paths, rivers, streams, and roadways. The quality of the experience of the traveler along these corridors helps to define the image of the community.

D

Density: For non-residential development, density may be expressed either as the gross square footage of a building per acre or as the floor area ratio. For residential development, density is measured by the number of housing per acre and may be expressed in terms of either gross or net density. Gross density measures the density of a development using the entire site acreage whereas net density reduces the site acreages by an amount for right-of-way and any parkland dedication. From a community wide perspective, gross density is a more accurate measure since it recognizes the value of open-space set-aside while preserving the same development yield. This serves as an incentive for a public benefit and better development practices.

Design Guidelines: Provisions guiding the design of buildings, lots, and streetscape that are not mandatory but help direct builders, developers, and the City to create an overall character envisioned by the City. These guidelines may be used by Staff, the City's advisory boards and commissions, and the City Council in evaluating potential projects.

District: Districts are unique parts of a community in which the uses, buildings and landscape share common features. The features of these districts that support their viability should be protected and enhanced.

E

Economic Base: The economic base of a city is defined by the variety of businesses and employers located in the community. A broad base of businesses and employers is critical to minimize impacts on the community from economic downturns, as well as the potential of businesses leaving the community.

F

Floodplain: Flooding is a natural and recurring event for a river or stream. Statistically, streams will equal or exceed the mean annual flood once every 2.33 years (Leopold *et al.*, 1964). Flooding is a result of heavy or continuous rainfall exceeding the absorptive capacity of soil and the flow capacity of rivers, streams, and coastal areas. This causes a watercourse to overflow its banks onto adjacent lands. Floodplains are, in general, those lands most subject to recurring floods, situated adjacent to rivers and streams. Floodplains are therefore "flood-prone" and are hazardous to development activities if the vulnerability of those activities exceeds an acceptable level (<http://www.oas.org>).

Form-Based Codes: A set of regulations that help achieve a specific building form. They focus on the relationship between building facades and public space, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. These codes have simple numerical parameters such as residences per acre, height limits, setbacks, parking ratios (www.formbasedcodes.org).

G

Gateways: A gateway is a point at which someone enters the community, typically by automobile. Gateways are very important because the condition of the road, landscape, buildings and signage help to establish an identity for the community. Districts and corridors can also have gateways.

Greenway: Corridors of land that serve as linkages among high priority natural resources or manmade features. They can be either land or water based and serve a variety of functions and benefits, including community revitalization and economic development, natural resource conservation, environmental protection, wildlife habitat, and migration (www.chaddsfordpa.net).

H

Historic District: A historic district in the United States is a group of buildings, properties or sites that have been designated by one of several entities on different levels as historically or architecturally significant. Buildings, structures, objects and sites within a historic district are normally divided into two categories, contributing and non-contributing. Districts greatly vary in size, some having hundreds of structures while others have just a few (en.wikipedia.org).

Household: A household includes all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

I

Incentives: Reward for a specific behavior, designed to encourage that behavior.

Infill: The development of vacant or underdeveloped land (i.e., land that is not developed to the intensity allowed by the existing zoning) in areas that are otherwise substantially developed. This may range from the construction of a new house on a vacant lot in a 50-year-old subdivision to a new commercial building on a vacant lot in the downtown.

Infrastructure: The underlying foundation or basic framework of a city, including streets, parks, bridges, sewers, streetlights, and other utilities.

Inventory: A detailed list of items (i.e. buildings) that are in a City or a particular area. The list can describe use, condition, stories, owner, occupants, etc.

L

Land Use Transitions (Buffer): A means of buffering between higher and lower intensity uses. It is generally considered desirable to shield residential areas from the effects of intense land uses, such as noise, bright lights and traffic congestion. This goal can often be achieved by locating a transitional land use between intense and less intense land uses, such as low intensity offices between a shopping center and single-family houses, or through buffering and screening, and additional setbacks (See also “buffer”).

Landmark: Distinctive natural or built feature which provides orientation or recognition, helping to give a location some distinction from other places.

M

Market Analysis: Market analysis is the process of gathering, analyzing, and observing data about the interaction of supply and demand. The information developed is then condensed into a report that describes the analyst’s procedures, techniques and tools for converting the input obtained into the conclusions and recommendations that comprise the market study report that is produced. (from GEM Public Sector Services Market Study)

Mixed Use: A building can include mixed uses either horizontally (first floor – retail, second floor – office, third floor –residential) or vertically (individual tenant spaces dedicated to retail, office, and residential uses) (page 22, 85).

N

Natural Environment: Land characterized by having minimal to no alteration of appearance by people.

Natural Resource Areas: Natural resource areas and preserves are open spaces or parkland that are set aside for preservation due to significant natural characteristics, as an open space buffer for other development, or to save remnants of landscapes that are unique to a particular place.

O

Open Space: Land reserved from development as a relief from the effects of urbanization. It is often intended to be used for passive recreation purposes, but may also include pedestrian plazas or active recreation areas.

Overlay: A type of zoning district that modifies another, underlying zoning district. All property that has an overlay zoning district also has an underlying, basic zoning designation. Overlay zoning districts are usually concerned with only a few regulatory aspects of the total zoning of the property.

P

Pedestrian-Oriented Development: A kind of urban form and land development pattern that is conducive to pedestrian access and circulation rather than or in addition to automobile or transit service. Buildings connect to the sidewalk system and provide facilities for bikes. Density is often higher than

suburban environments. These developments are typically higher in density to ensure there is sufficient development to encourage walking. Most people will not walk further than 10-minutes, which can be a distance of ¼ to ½ mile.

Q

Quality of Life: The attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational, and social support systems; good relations among constituent groups; healthy built and natural environments; and economic opportunities for individuals and businesses.

R

Regulatory: The control of something by rules or governing actions controlled by the law originating from policy.

Retail, Big Box: A single-tenant, freestanding retail building that can range in size from 50,000 square feet to over 125,000 square feet in gross floor area.

Right of Way (ROW): The ROW is the total public strip of land within which there is public control and common right of passage and within which pavement, sidewalks, bike paths and some utility lines are located.

S

Scale: The size of a building or structure in relation to a human, varying from intimate to monumental.

Suburban: Pertaining to low to medium density development patterns that surround the urban areas of a city. The suburbs are often residential in character, with single-family detached houses being the primary use of land. However, increasingly the suburbs contain employment and services centers, as well as residential areas.

Sustainability: (1) A concept that allows for a comfortable way of living by achieving a realistic and achievable balance between the resource demands of environmental, economic and social requirements. (2) An aspect of development and land use that minimizes the use of resources, conserves ecosystems, and creates healthy built environments and landscapes for present and future generations.

T

Tax Increment Financing (TIF): An infrastructure funding mechanism by which the net increase in property taxes resulting from private development is captured for a limited period of time and used to fund related public infrastructure, such as road and utility improvements.

TIF District: TIF districts are aimed at eliminating blight, rehabilitating declining property values, and promoting industry.

Traffic Calming: Usually a component of traditional neighborhood design, traffic calming uses physical design features, such as street trees, landscaping bump outs, and textured pavement to slow automobile traffic passing through neighborhoods. The intention is to improve the quality of life in neighborhoods and to make them more pedestrian friendly by slowing or discouraging traffic.

Transit: The conveyance of people locally from one place to another in multi-passenger vehicles along determined routes on a fixed schedule. Usually this term applies to ground transportation other than the automobile. Buses, trains and trolleys are forms of transit. Autos and vans can also be used to provide transit service such as car- or vanpooling, if those vehicles contain more than one occupant.

U

Urban Audit: An inventory of the physical characteristics of an area including but not limited to buildings, traffic analysis, natural features such as topography, soils, water, etc.

Urban Sprawl: Urban sprawl is a term used to describe a pattern of low density, decentralized development spread over a wide area. Sprawl usually involves -automobile- dependent development patterns, and less efficient use of land or capital facilities. It is costlier to maintain infrastructure and provide services to lower density development than to higher density development.

W

Watershed: The area that drains into a particular river, stream or lake.

Wayfinding: Wayfinding is the ability of a person to find his or her way to a given destination.

Workforce Housing: A housing unit (owned or rented) for individuals or families who are from a stable and skilled workforce that are entry-level and moderate-wage workers. These individuals might include teachers, officers, recent college graduates, skilled-trade workers, etc.

Z

Zoning: Zoning is a map-based system of guiding land use development that divides a city into land-use zones. It specifies the types of land use, setbacks, lot sizes, and restrictions for each piece of property, and affects what an individual can do with the land and the way a neighborhood develops. For example, land can be zoned for residential, commercial, or industrial uses.

7.2 Public Comments

The draft document was presented in an “open house” format to the residents and general public on May 31, 2007. Attendees were requested to submit comments on the document as a whole along with their thoughts on concept plans, recommendations and implementations. The following chart lists the comments received by the planning team. The chart also mentions the ways the comments have been complied in the document in the form of chapter and/or page numbers or by mentioning “comment acknowledged”, for comments that are self-explanatory. It has to be noted that additional comments regarding general opinion for the study and the process have been on file at the offices of Northern Kentucky Area Planning Commission for future reference.

COMMENTS	PAGE #/COMMENT ACKNOWLEDGED
Discourage rental units	Comment Acknowledged, Refer Chapter 2.2 Market Study
Against shopping center @ McCullum & New 17	Page #68, 102 (MC1)
They are developing a shopping center on Mt. Zion Rd	Comment Acknowledged
Don't want zoning changes on my property	Comment Acknowledged
Against regulatory taking of peoples property	Comment Acknowledged
Downtown plan is unrealistic with New 17 opening & cutting traffic by 90%	Comment Acknowledged, Page #69, 88-94 (DD)
Very few businesses could survive, maybe offices or a specialty district like antique shops could survive in the downtown, start over with something more realistic	Comment Acknowledged, Page #90 (DD3.3)
Believe eminent domain will be next	Comment Acknowledged, Document is a guideline and NOT regulatory text
Don't believe stakeholders are having much input	Comment Acknowledged, Page #47 (Chapter 3.2)
Make south gateway area the primary commercial area	Page #94 (Chapter 5.4.2)
Big box development @ McCullum & New 17 is too big & isn't needed	Comment Acknowledged, Page #68, 102 (MC1)
Reduce parking space codes to allow development to be more pedestrian friendly & create less concrete areas	Page #77, 92 (DD9), 95 (SG3), 100 (NG2), 103 (MC4)
Shopping @ McCullum & New 17 is a bad idea	Comment Acknowledged

Need to improve narrow roads	Page #93-94
Need shopping & companies to take the burden off the property owner	Refer Chapter 2.2 Market Study
No more parks, puts burden on taxpayer	Comment Acknowledged
No walking trail through my subdivision (Hartland)	Comment Acknowledged
Put signs stating you are in Independence	Page #100 (NG4)
Great Concept	Comment Acknowledged
City needs a facelift	Page #91 (DD6.1)
Would like to see McCullum full of stores.	Page #102 (MC1)
People don't understand that multi-family doesn't necessarily mean "rental"	Comment Acknowledged
Will proposed design protect our watershed?	Future developments proposed to protect critical natural resources thus protecting watersheds
Many people see increase retail & environmentally friendly as incompatible	Comment Acknowledged
Overheard people saying they're afraid that development like this will raise taxes	Comment Acknowledged
Want a more detailed timeline & a priority list of what will happen first	Refer Implementation Matrix, Chapter 6.0
McCullum Pike should be left alone & left to the residents	Comment Acknowledged
Don't change zoning on McCullum	Comment Acknowledged
Improve sidewalks through downtown	Page #91 (DD6)
Make derelict building owners improve them or tear them down	Page #91 (DD6.1, DD7)
Remove car & junk from properties	Comment Acknowledged
Need urgent care centers & family practice	Page #90 (DD3.3)
Large retail centers, more green space & trees	Page #96-97
Large apartment developments need their own park & playground facilities	Page #87 (HD1), 103 (MC3.3)

No conservation subdivisions	Refer Chapter 5.3-advantages of conservation subdivisions
Want commercial @ McCullum & New 17	Page #102 (MC1)
Extend commercial to subdivision (McCullum & New 17) would bring in tax dollars & provide a good place to shop	Page #102 (MC1)
Like North gateway concept	Page #67
Neighborhood connectivity through sidewalks	Page #77
Love to see trails/bike path	Page #65-66 (Chapter 4.0)
Farmland preservation	Page #102 (MC1.5)
Residential along independence road to stay residential	Page #80 & Exhibit C-3
Impressed by the possibilities of downtown	Page #88-94
To make this plan work we "All" must work together to make this the showplace of Kenton County	Comment Acknowledged, Refer Chapter 5.1-Strategic Action Plan and Chapter 6.0-Implementation
Residential is shown where the proposed jail is located. Our great city has no need to house criminals!	Page #101
Hard time buying into the McCullum Pike/New 17 concept	Comment Acknowledged
Not if there will be a sufficient draw to bring people off of New 17	Page #102 (MC1)
Plans well thought out & study is worth the cost.	Comment Acknowledged
Need retail center @ the end of McCullum	Page #102 (MC1), 80
Retail is needed badly with more subdivisions being built	Page #81
Future residential should be no smaller than 3/4 or 1 acre	Comment Acknowledged
Speed and traffic is an issue	Comment Acknowledged
Looks Good!	Comment Acknowledged
Study is a waste of taxpayers money	Comment Acknowledged
Property owners should have a major say in what happens to their property	Comment Acknowledged
New 17 should be free of shopping to be easy access for workers to get from A to B	Page #79

If new 536 comes through in 10 yrs what will happen to the development of McCullum & Downtown	Comment Acknowledged
Don't touch the courthouse	Page #92 (DD7.3)
If this will take 20-30 yrs will property be tied up under rezoning?	This is a guideline NOT regulatory text
Would not have purchased home on Belle Dr. if I would've known that there was going to be a target in my backyard. I'm going to sell & get out as soon as I can!	Comment Acknowledged
Desperate need of soccer fields	Page #87
Walking & Biking trails are great!	Comment Acknowledged
No mega stores, keep things small as possible	Page #90 (DD3), 104 (MC6.1)
Concepts for new structures are great	Comment Acknowledged
Everything looks good	Comment Acknowledged
Don't like or agree with any of the concepts	Comment Acknowledged
Greenspace where the garbage dump was is unsafe, hope it will stay the way it is	Comment Acknowledged
Money spent on study could've been spent on sidewalks to bring businesses downtown	Comment Acknowledged. Page #90 (DD3)
The thought of a Farmers market should be unheard of	Page #91 (DD4.2)
The change to the courthouse will only take away the beauty	Page #92 (DD7.3)
I'm against the changes I've seen on the "downtown concepts"	Page #69, 88-94 (DD)
Pictures were hard to follow	Comment Acknowledged
Use of acronyms made recommendations unclear	Comment Acknowledged
I saw lots of options, but no clear direction on what was actually being proposed	Refer Implementation Matrix
Good job on Draft 1, meeting was informative	Comment Acknowledged
I would also like to see a funding piece & projection of residents for 5-10-15 years.	Page #110, Refer Implementation Matrix
Deep open ditches on Independence Rd are a hinderance	Comment Acknowledged
We do not have public sewers on Independence Road	Comment Acknowledged
Are future sidewalks & Street widening planned on Independence Rd	Refer Chapter 4.1

Some of the descriptions of existing structures are wrong i.e. St.Cecilia's Church	Comment Acknowledged
Use the money of this study to install sewers on Stephens Road	Comment Acknowledged
No evidence of improving narrow roads	Page #77
Independence is in need of a well thought-out plan that maintains a rural & quality lifestyle, while providing adequate living space for citizens, the required basic services, & businesses, as well as green space & a healthy environment.	Comment Acknowledged
Uncontrolled development will provide little more than houses, strip malls, business districts, congested traffic-jammed roads, environmental pollution and too many humans for the area.	Intent of the Study is to guide future growth
We have inadequate green space for our citizens.	Page #87 (OS1)
Our community will be greatly improved if it has attractive roadways with trees, shrubs, & wildflowers. Bike ways and walk ways. Well-designed parks with good facilities, picnic areas, and fishing ponds. Nature reserve areas consisting of forested areas, fields, wetlands & meadows; accessible by quiet walkways.	Refer Chapter 5.0 Design Recommendations
We don't have enough park facilities with soccer & baseball fields in Independence.	Page #87 (OS1)
Please consider putting a park in at the corner of 16 & 17, this would be within walking distance of Twenhofel, Kenton & Simon Kenton and close to the library and YMCA.	This study is a broad guideline for future growth
Would rather have a park than a Wal-mart.	Comment Acknowledged
All recommended land use "conservation development residential (single family)" with corresponding recommended "conservation subdivision zoning" must be an option as it was in the South Banklick study.	Comment Acknowledged
The survey was flawed regarding question "How important do you think the following issues are for the future development of Independence?" The answers to the questions were a guide for the aforementioned recommended conservation model. Therefore, all residential developments in Independence should be developed in a conservation subdivision model as an option, not just those in the study. To do otherwise would be randomly selective prejudicial zoning regulations that violate our constitutional rights.	Page #49 (Chapter 3.3)

<p>The property of Independence Station Rd with the lake at the end of Rt. 17 & The property of 10 Carrie Way; On the future land use concept map, our entire property is designated as open, recreational space. "We have not been approached by any governmental agency to buy our land. We will defend our land against any regulatory taking, without just compensation, in a court of competent jurisdiction against any governmental agency that tries to do so."</p>	<p>Page #80 (Area Specified for residential development)</p>
<p>The protection of private property rights is foundational principle underlying our constitutional system of government and market based economic system.</p>	<p>Comment Acknowledged; This study is a guideline NOT regulatory document</p>
<p>Taking any portion of our property or rezoning for green space violates foundational principle.</p>	<p>Same as Above</p>
<p>Our property has a potential of being diminished by government intrusion.</p>	<p>Same as Above</p>
<p>How does 99 people of surveys responded speak for over 20,000 residents?</p>	<p>Page #49 (Chapter 3.3)</p>
<p>The survey didn't mention taking private property or the possibility of rezoning some of the properties as open land.</p>	<p>Comment Acknowledged</p>
<p>Why should the private citizen be expected to bear the public burden?</p>	<p>This study is a guideline NOT regulatory document</p>
<p>NKAPC Prove that what they say is what they mean "Interaction with NKAPC is encouraged to make sure that property owners and planners have the same idea for what is to be recommended."</p>	
<p>I believe it is a conflict of interest to have the following people on the study advisory committee: Mr. Bertram (he is the applicant/engineer for Mr. Neyer's proposed shopping center, which properties' proposed land use has been a part of the study), Lisa Placke (Mr. Neyer has an option to buy her property at a premium price), Mr. Little, Ms. Franzen, Ms. Snyder (in their capacity as "advisory committee" member they have given "advice" regarding the proposed shopping center & it's recommended future land use creating a predisposed mindset).</p>	<p>Comment Acknowledged</p>

PAGE INTENTIONALLY LEFT BLANK