Development Concepts

1. High Density Residential
   - Create higher density multi-family housing
   - Needed as reflected in market study
2. Commercial
   - Bring buildings closer to the street
   - Accessible by pedestrians and motorists
3. Major Arterial Road (New KY 17)
   - Use greenway along both sides
   - Development should only happen at key nodes
4. Conservation Development (Single Family)
   - Promote protection of land
   - Establish guidelines for cluster development
4a. Conservation Development - High Density
4b. Conservation Development with Mixed Use
   which if it does occur, must be in cluster/aggregate of at least 2+ acres
5. Mixed Use
   - Create transition between commercial and residential with opportunity for more commercial as needed with increased demand
6. - Promote walkability
Downtown
   - Historic preservation
   - Wayfinding theme and signage
7. Downtown Road
   - Enhance pedestrian crosswalks
   - Add trees & pedestrian scaled light fixtures