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1.0
introduction



1.1 Purpose of Study

The **2006 Areawide Comprehensive Plan Update** for Kenton County, as prepared by the Northern Kentucky Area Planning Commission (NKAPC) provides general recommendations for land use, transportation, environment and community facilities. One aspect of the recommendation is comprised of “small area studies” which involves taking an in-depth look at designated areas from the socio-economic, land use and transportation perspective. These studies, according to the recommendations of the Comprehensive Plan, must have a planning effort that is derived through the public input process focused on the designated study area.

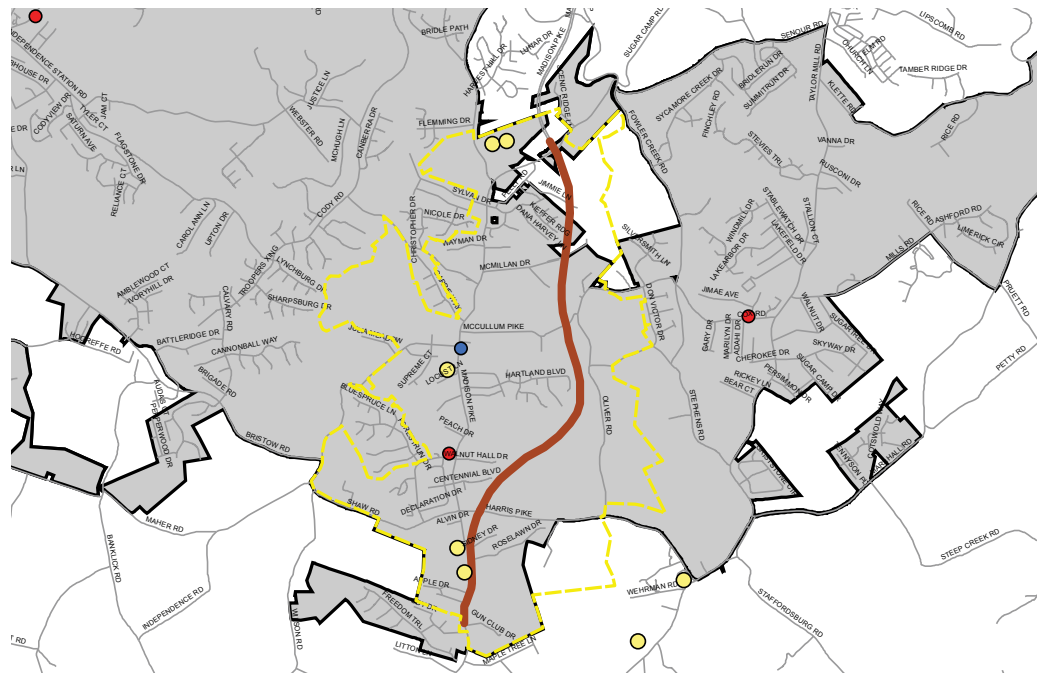
The small area study for the City of Independence is the outcome of the Comprehensive Plan Update recommendation and the City’s initiative to create a community based vision and land use plan. The purpose of the land use plan is to recommend the location, extent and type of land use suitable for the “historic downtown” and adjoining areas within the study area. It also identifies the potential type of uses that can be sustained in the area and the related constraints. The small area study is a community oriented process. The plans and its recommendations are guided by the existing reports and studies, by utilizing surveys, public presentations, workshops, stakeholder input and public open house. It is also guided by factual information provided by market analysis and physical inventory, which was reviewed by an Advisory Committee, set up to oversee the study process.

1.2 Why Now?

The City of Independence has been experiencing rapid growth as a result of relocated KY 17 and its proximity to downtown Cincinnati and the interstate highway system. The City desired a market driven land use plan to be produced prior to the opening of “New” KY17 to help organize current developments and guide future growth patterns.

Study Area in context of City Boundary

*(City of Independence-shown in grey color
Study Boundary-shown in green outline)
Source: NKAPC*



The study is comprised of two components: a market analysis and a land use study. The market analysis portion of the study was prepared by GEM Public Sector Services. The market analysis looked at population projection and the needs for various types of land uses to support the projection. It also identifies community opportunities and businesses that are likely to be successful in the current and future market of Independence.

The Kinzelman Kline Gossman (KKG) multi-disciplinary planning team was contracted in September 2006 by the City of Independence along with NKAPC to prepare the land use study to be known as the Community Small Area Study. This study is focused around the “downtown” of the City of Independence and adjoining areas. It is intended to guide revitalization and new development based on the public process and the market study findings. The KKG planning team is also comprised of URS Corporation, a transportation engineering firm to evaluate existing traffic conditions and recommend future transportation needs. Taylor & Taylor Associates provided recommendations related to historic preservation.

Land Use Planning Team

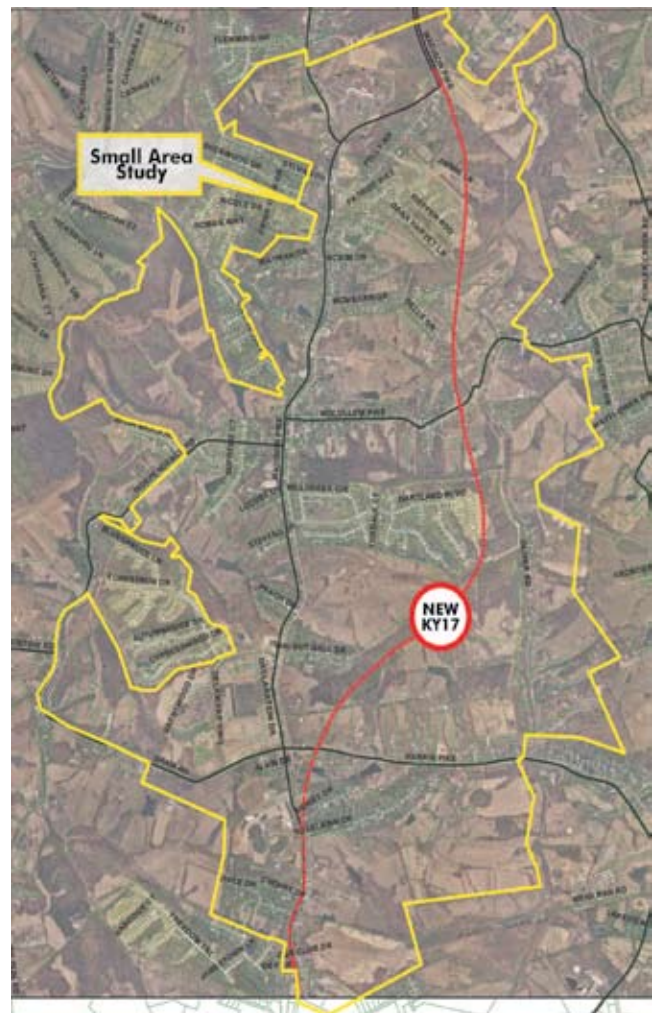
- Kinzelman Kline Gossman-Urban Design
- URS Corporation-Transportation
- Taylor & Taylor Associates-Historic Preservation
- Northern Kentucky Area Planning Commission (NKAPC)

1.3 Study Area

The study boundary was drawn to include the area from “New” KY 17 and Madison Pike (KY 17) corridor essentially from Summit View Elementary School to just south of Simon Kenton High School. Key nodes of development, significant entry points, and transition areas into the study core have all been identified. The study area includes the highly developed area of Independence which is experiencing additional growth pressure. This area includes the developing shopping center (Independence Towne Center) at the intersection of Madison Pike and Harris Pike, the historic downtown area surrounding the courthouse, the intersection of Madison Pike and “New” KY 17 intersection, and the area between the Madison Pike and “New” KY 17 corridor. It also includes significant properties immediately surrounding the area between the “New” KY17 and Madison Pike (KY17).

Madison Pike (KY 17) is the predominate north-south route with Oliver Road located to the east and Independence Station Road located to the west. The “New” KY 17 between Madison Pike and Oliver Road will

Study Area
Source: NKAPC



serve in this capacity when opened to traffic. East-west travel is primarily served by KY 536 at the southern portion of the study area. Other significant east-west routes include Independence Road, McCullum Pike (KY 2045) and Independence Station Road.

The boundary has been delineated based on the following considerations:

- + Physical features of the area including but not limited to topography, roadways and streams
- + Existing land use issues (roadways, residential, commercial and institutional locational issues)
- + Parcel boundaries

General Boundary Limits:

North: Summit View Elementary School and Pelly Road
South: Vicinity of Simon Kenton High School and Apple Drive
East: Parcels adjoining Oliver Road on the eastside
West: Brushy Fork Creek

1.4 Study Goals and Objectives

The City desired to create a plan, based on input from residents and stakeholders to revitalize the historic downtown core. It is hoped that the recommendations and implementation measures will help sustain socio-economic needs using context sensitive solutions. It is also intended that the historic downtown will connect to different parts of the City using newly planned developments catering to the needs of both residents and business owners.

Anticipating population growth within the City of Independence coupled with the re-alignment of the “New” KY 17, there are opportunities for more development within the City. The developments, if not planned and properly implemented, can be a detriment to the overall growth of the City.

This study provides an inventory of existing conditions including types of uses along the Madison Pike corridor in the historic downtown and adjoining areas highlighting the historical resources along with existing infrastructure, open space/recreational areas, natural features, building sizes and architectural styles, image of the study area and transportation facilities. The study will also delineate the implementation strategies for new infill development along with design and development, infrastructure and programmatic recommendations.

The following issues highlight the objectives of the study:

- + Context sensitive revitalization of the Madison Pike Corridor within the study area
- + Market driven implementation strategies for “downtown” area to re-invent the historic core and destination
- + Sustainable infill development with planned residential and commercial growth
- + Recommendation of improvements to transportation network and facilities
- + Recommendation of future land use
- + Creation of a “sense of place” within the study area

1.5 Planning Process

The following list outlines the process for the Community Small Area Study:

- + Urban Audit
 - Base Mapping, Photography
 - Physical Conditions Site Analysis
 - Market Research (GEM)
 - Transportation Analysis

- + Public Process
 - Stakeholder Interviews
 - Survey
 - Interactive Design Workshop

- + Design Concepts

- + Recommendations

- + Implementation

- + Delivery
 - Draft I - Public Open House
 - Draft II - City Council
 - Draft III - Kenton County Planning Commission

A graphical representation of the planning process outlined at the beginning of the process and schedule is as follows:





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