

Linden Gateway Steering Committee 5th Meeting Summary

Date: Wednesday, February 24, 2010
Time: 6:00 pm – 7:30 pm
Location: Center for Great Neighborhoods

Present

Andy Videkovich	Sharmili Reddy
Adam Rockel (CGN)	Doug Chambers
Larry Klein	David Rice
Amanda Abner	Chuck Eilerman
Pete Nerone	Beth Johnson

Discussion Points

The Boundary of Subdistrict 2

NKAPC staff discovered that the southern boundary for Subdistrict 2 does not follow the zoning lines in the area, but does follow property lines. This area was rezoned in 2007 to CO-5A to match the zoning of St. Elizabeth Covington. After much discussion, it was determined the Subdistrict 2 will remain the same. The new regulations will apply to Subdistrict 2 which extends from 13th Street to the alley south of Monterey Street and from James Simpson Way to Kavanaugh Street.

Street Classifications

Streets are classified as Primary (12th Street/MLK Jr. Boulevard, James Simpson Jr. Way, Kavanaugh Street) and Secondary (all others). The street classifications determine standards, such as frontage, setbacks, transparency, and entry features. It was determined that some Secondary streets where there is a high potential for the street to be vacated to allow for development or where frontage and transparency requirements should not be required, should be removed from the map. All Secondary streets in Subdistricts 1 and 2, Main Street south of Watkins, Watkins east of Lee Street, and Chesapeake should be removed.

Permitted Building Forms

Each subdistrict will permit specific building forms. Within each of these forms there will be permitted uses. The Committee agreed with the permitted building forms that staff presented.



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Development Standards

Parking, especially in Subdistrict 1, will be a major issue. If six story buildings are permitted in Subdistrict 1, then parking garages should be required that are incorporated into the building. Otherwise, a majority of the surface area will have to be used for off-street parking. The Zoning Ordinance does allow some reductions in required off-street parking, but these may not alleviate the problem. One solution would be to require parking garages when taller buildings are proposed.

The development standards along the rest of the corridor, paired with the required off-street parking, appear to be sufficient.

Transparency standards were looked at closely, particularly the maximum length of a blank wall. Several different percentages of blank walls were considered between 20% and 60%. The committee generally thought that shorter blank walls were more appropriate along Primary streets, with longer blank walls appropriate along Secondary streets.

Next Steps

NKAPC staff will be giving an update meeting to the Kenton County Planning Commission at their Tuesday, March 4, 2010 meeting. The meeting starts at 6:15 pm and will be at the Commission Chambers at NKAPC office.

A public meeting will be held on Thursday, March 18, 2010 to discuss the LGD. The meeting will be from 6:00 pm to 8:00 pm at the Center for Great Neighborhoods.

