

## 4.3 RECOMMENDED LAND USE

Recommended land use refers to the way in which a community wishes to see development patterns occur. Current uses within Latonia are varied and range from residential uses that make up a majority of the neighborhood to areas set aside for commercial, mixed use, and recreation areas. Map 4.3.2 provides a visual presentation of recommended future land uses within Latonia. Details on changes to the map from the recommended land use that existed before study adoption (Map 4.3.1 on page 43) are outlined in the remainder of this section.

It should be noted that approval of this plan will immediately change the land use map as they pertain to the comprehensive plan; however, actual real-world change will be implemented over the long term. For instance, simply changing the recommended land use of the Latonia Plaza area to mixed use will not make it into a true mixed use development over night. These changes will take several years and concerted efforts by many people, groups, and City officials to be fully realized.

### Mixed Use

Mixed use is a land use designation that allows for multiple uses to exist in specific areas. In the context of this plan mixed use refers to residential, office, and commercial-retail/service that occurs in the same general place. A vibrant mix of land uses can also provide opportunities for livelier neighborhood centers than standard single use designations. This collocation of uses can occur either horizontally with retail/services on the first floor and offices and residential spaces above, or vertically with individual buildings on a site dedicated to one use situated immediately next to buildings with a different use. Often these building are side by side and connected by interior hallways. Ideally visitors to a mixed use area will be able to park in one place and walk to a variety of shops and services.

A principal change in the recommended future land use for Latonia is the creation of a large mixed use area in the center of Latonia. Currently this area is comprised of commercial retail/services, industrial, and single family land uses and encompasses such landmarks as the Ritte's Corner and the Latonia Plaza shopping center. Ritte's Corner is currently mixed use in character since it contains a mix of office, retail, and residential uses; however, it is identified in its existing use as commercial retail/services.

The Latonia Plaza redevelopment area is envisioned for complete redevelopment within the planning horizon of this study. As such, recommendations for mixed land use in this section of the neighborhood seek to change the overall development character. General ideas for the area include buildings in close proximity to the street, physically separated buildings that are constructed close together, and parking available in lots behind buildings. Because land use recommendations for this section of the city only describe it as mixed use, additional zoning and/or design guidelines will be necessary to achieve the aforementioned principles of design. However, providing for a basic mix of uses in this area creates a sound foundation for achieving the overall redevelopment goals. Section 4.8 Latonia Plaza Redevelopment provides a more detailed picture of how development could look in the future.

One other noteworthy land use consideration regarding the mixed use area is that of an area currently designated as single family residential uses within close proximity to Ritte's Corner. These residences are located to the west of Ritte's Corner and east of the railroad within the vicinity of Caroline Avenue and are separated from the rest of the residential portion neighborhood by the railroad and commercial land uses. This plan recommends designating this area to mixed use.

The plan recognizes this land as more viable for uses that complement the mixed use nature of Ritte's Corner. While the land use map recommendation should be changed when adopting this plan, the actual realization of mixed use in this area will likely be a very long term change. Full change over from residential to mixed use is only recommended to happen if future mixed use demands in the vicinity of Ritte's Corner increase and additional space is needed for more intense development. The change in use of these properties should only occur as the natural turnover of land takes place and could occur by means of converting residential structures to non-residential uses.

### **Commercial Retail/Service**

The Latonia Centre area just to the south of the newly designated mixed use center is suggested to remain identified for commercial retail/service land uses. Keeping this area identified as commercial-retail/service is intended to allow for uses which are more auto-oriented, such as those with drive-thru windows. Over time it is expected that these types of businesses which are currently located in the mixed use area will remain in Latonia but migrate south to the commercial retail/service area.

It is recommended that land located west of the railroad, east of 35th Street and north of 43rd Street which is currently designated as industrial be changed to commercial retail/services. Current occupants such as the building supply business, self storage units, and a railroad museum would be more likely to locate in a commercial area if they were constructed today. It is thought that this land use is a better fit for these uses and it is expected that these uses will remain for the foreseeable future. Changing this area will also be of benefit to the surrounding neighborhood as commercial-retail/service uses present a lower chance for nuisances than do industrial uses.

Additionally, a small section of single family homes also exist within this change area

immediately across Latonia Avenue from the Home Center. These homes are recommended by the current Covington zoning map to be phased out via zone changes to better complement the rest of the zoning in this piece of the neighborhood. This study recommends continuing toward the goal established by the phased zoning overlay of joining this section of the neighborhood to the nearby business uses. Furthermore, commercial land uses in the future will be more compatible with nearby residential land than had the land been designated for industrial land uses.

### **Other Community Facilities**

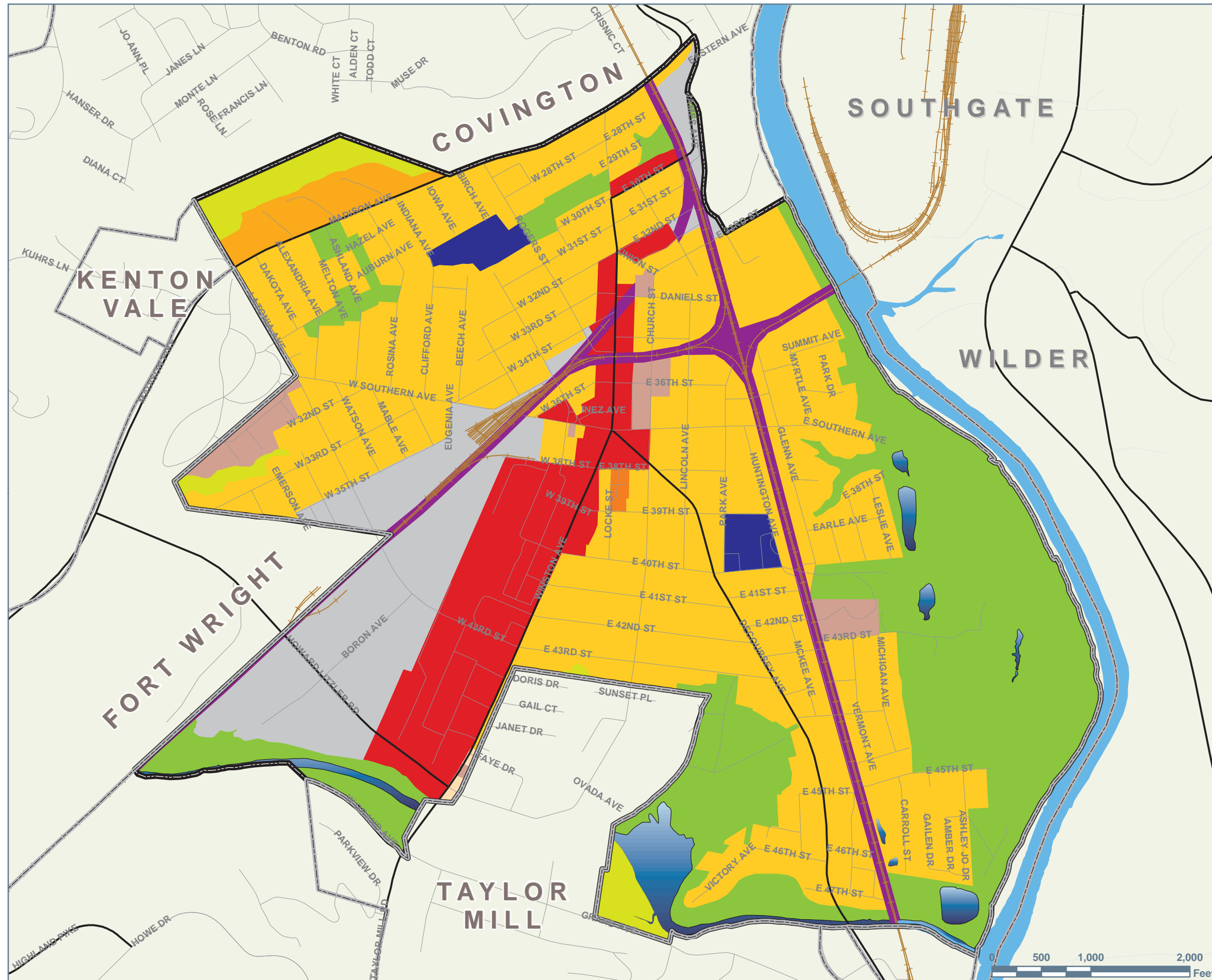
On the western side of the mixed use area is the Calvary Baptist church complex. This area lies between West 38th Street, Tibbatts Avenue and is bounded by the railroad on the west. It is recommended that land use for this area be changed from industrial and single-family residential to other community facilities use. This land use fits the use that currently is found in the area, is expected to remain, and is likely to expand in this location in the foreseeable future.

A small section of the block that lies to the east side of Church Street and north of Southern Avenue is currently identified as single family residential. This plan recommends changing this area to other community facilities as the Holy Cross School has purchased most of the parcels on the western side of the block and plans to use them for school related activities.

### **Recreation Land**

The area between the railroad and the Licking River within the vicinity of James Avenue is recommended to change to recreational land use. Currently the site is designated as single family residential but no structures exist in the area. The land consists of steep wooded slopes and access is limited to a single service road which provides access to buildings located along the railroad. Seeing as the land is likely undesirable for housing and the market study recommends

# Map 4.3.1 Pre-Study Recommended Land Use



- Legend**
- City boundary
  - Study Area
  - Railroad
  - US and State Hwy
  - County and Local Roadways
  - Proposed Park
  - Residential 4.1 to 7.0
  - Residential 7.1 to 14.0
  - Residential 14.1 to 30.0
  - Residential Over 30.0
  - Commercial Retail/Service
  - Industrial
  - Physically Restrictive Development Area
  - School Parks
  - Recreation and Open Space
  - Rail Road
  - Other Community Facilities
  - Right of Way
  - Water
  - Mixed Use

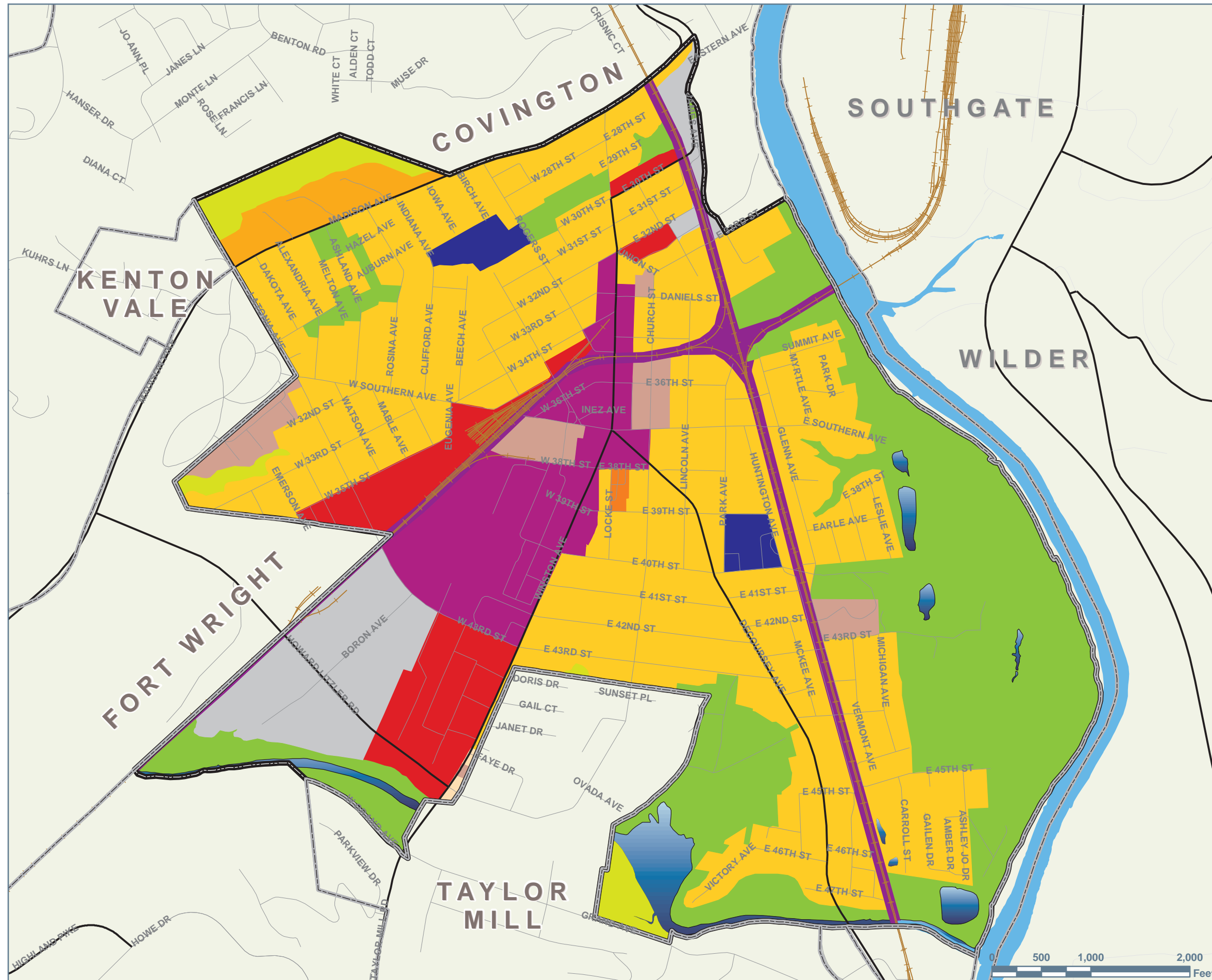


Source: LINK GIS Date: October, 2010





# Map 4.3.2 Recommended Land Use



### Legend

- City boundary
- Study Area
- Railroad
- US and State Hwy
- County and Local Roadways

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- Proposed Park
- Residential 4.1 to 7.0
- Residential 7.1 to 14.0
- Residential 14.1 to 30.0
- Residential Over 30.0
- Commercial Retail/Service
- Industrial
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- Recreation and Open Space
- Rail Road
- Other Community Facilities
- Right of Way
- Water
- Mixed Use



Source: LINK GIS Date: October, 2010





fewer residential units the land works well for increasing recreation opportunities in Latonia. This land is also identified in the Licking River Greenway Study as a potential recreation area and provides a key connection for a trail from Latonia to the City of Wilder in Campbell County. Utilization of the old water main bridge as a pedestrian pathway could help to complete this connection.

### **Vacated Railroad**

Some small areas of the neighborhood are currently identified as “railroad” for their future recommended land use. These areas, however, no longer have rail facilities in use and should change to match adjoining land uses. Specifically, vacated track to the east of the railroad museum and immediately west of the Marathon Depot are recommended to change to match adjoining uses.

### **Other Uses**

Remaining areas of Latonia are not recommended to undergo land use changes within the foreseeable future. No major land use shifts were identified by the market study, staff research, or public involvement. These uses should therefore move forward as currently identified in the comprehensive plan update, approved in 2006. Some of these areas include residential, recreation, other community facilities, remaining commercial and industrial areas not previously discussed, and physically restrictive development areas. While no changes are recommended in the land use for these areas, efforts to strengthen and improve conditions within use areas such as residential or commercial-retail/service will be critical to improving the overall condition of Latonia and should be pursued by the strategic action committee.

