

JULY 2007 UPDATE



The City of Covington entered into an agreement with the Northern Kentucky Area Planning Commission in early June for two projects -a Small Area Study for an area south of 12th Street and a Form District along Madison Avenue.

Updates on the projects will be emailed to interested citizens periodically and posted on the projects website at <http://www.nkapc.org/lr-studies.html>

Covington Small Area Study (If you have any questions please contact [Sharmili Sampath](#))

The preliminary boundary of the study area extends from 12th Street to the north, 19th Street to the south, interstate 71/75 to the west and the railroad adjacent to Russell Street to the east.

Reason: The area is likely to experience major changes due to a new medical facility that is being proposed in the Westside Neighborhood along with a new access road from 12th street to the facility. In addition, 12th street is also proposed to be widened to a 4 lane highway in the next few years.

Purpose: The purpose of the study is to explore the potential that these changes can create for two of the city's historically premier neighborhoods, Peaselburg and Westside. The direct influence of these changes on existing neighborhoods in regards to such issues as traffic flow, site development, location and extent of ancillary spin-off uses will be studied.

Timeline: The project is anticipated to be completed in July 2008.

Current status: Staff is compiling names to organize a Task Force that will be involved with the Study. Representatives from businesses, industries, churches, neighborhood associations, and so on in the area are being considered. Staff is also teaming up with the Center for Great Neighborhoods to complete a building conditions inventory.

Next steps: Potential task force members will be contacted. A kick-off meeting of the Task Force is being planned for late July to discuss the study boundary.

Madison Avenue Corridor Form District (If you have any questions please contact [Melissa Conway](#))

The corridor extends from the Cathedral Basilica at 12th Street south to the KY 16/17 split within the following neighborhoods: Eastside, Austinburg, Wallace Woods, Historic West 15th Street, and the southernmost area of the Central Business District.

Purpose: Staff has been asked to assist the City of Covington to prepare form-based zoning regulations to implement the design recommendations of the *Madison Avenue Corridor Redevelopment Plan*. The *Madison Avenue Corridor Redevelopment Plan* is an urban renewal/redevelopment plan prepared in 2005 for an approximate 1.3-mile area along Madison Avenue from 12th Street to the KY 16/KY 17 split.

Form based zoning: Form-based zoning is a method of regulating development to achieve a specific urban form. The regulations focus on controlling the physical form with less emphasis on land use. Since the City recently adopted a new zoning code, NKAPC staff recommends pursuing this project as an overlay zone with uses and signage to be regulated per the underlying zones.

Timeline: The project is anticipated to be completed in July 2008.

Current status: Staff is compiling names to organize an Advisory Committee to offer input on the proposed regulations. Representatives will include property owners, churches, and neighborhood associations. Staff is also seeking assistance from the Kentucky Heritage Council to preserve the historic character and other significant architectural characteristics in the corridor.

Next steps: On June 19, the City approved an order/resolution declaring a six-month development moratorium to restrict development within the corridor while the regulations are being prepared. The City Commission also authorized an application for a text amendment to the Covington Zoning Ordinance. The application is expected to go before the Kenton County Planning Commission in August.