

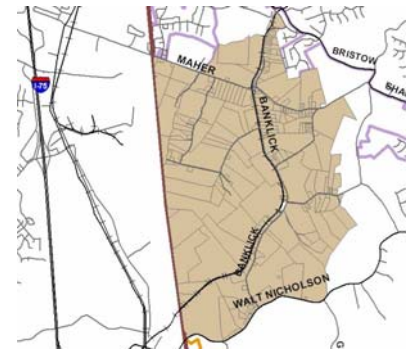
# CHAPTER 1

## BACKGROUND



## BACKGROUND:

The 2001 Area-Wide Comprehensive Plan for Kenton County documents the need to reserve land in Kenton County for future industrial use. A portion of this area referred to as the “Upper Banklick Creek Industrial area” has been identified in the comprehensive plan for industrial uses since 1987. However, the zoning on the land has remained agricultural. Agricultural zoning in Kenton County permits single-family residential development on one-acre lots among other uses. Over the years through zone changes and subdivision, areas south of Mt.Zion Road have seen an increase in residential development that appears to be moving further south.



As a result, much land identified for future industrial uses has been subdivided into residential lots. This has resulted in numerous smaller tracts which are unlikely to be re-assembled for industrial land uses. Furthermore, as residential land uses increase in the area, compatibility concerns between future industrial land uses and existing residential land uses have arisen.

**This study was undertaken to implement the recommendations of the 2001 Area-Wide Comprehensive Plan and to strike a balance between existing residential land uses and potential future land uses, including industrial type uses. Another component of this study includes identifying and preserving key natural features of the land such as streams, hillsides, and forested areas.**

A further discussion of the intent of this study, the study boundary, description of the public input process and major components of the study follows.

## INTENT OF THE STUDY:

### ***Comprehensive Plan***

As mentioned, portions of the study area have been identified for industrial development since the mid 1980's. The land use plan element of the 1996 area-wide plan identified a smaller area for industrial use due to residential development in the area. It was during this update process that concerns were raised regarding loss of land for future industrial development. Land that the future land use map in the Comprehensive Plan identifies for industrial development has always been zoned for agricultural uses including single-family residential development on one-acre lots.

***The intent of the study is to look closely at existing conditions in the area and, through a public process, identify appropriate areas for different development type—both residential and industrial—and to suggest development standards to help ensure compatibility of land use within the study area. Appropriate land use designations will be identified for the area and incorporated as an update to the 2001 Area-Wide Comprehensive Plan.***

### ***Residential Development***

In the past five years, several subdivisions have been approved in the area. These include the Glenhurst Subdivision located off of Maher Road (600 homes), the Jewel Point Subdivision north of Maher Road (over 120 homes), and the Williams Woods subdivision located off of Mt.Zion Road (over 120 homes).

***The intent of the study is to identify appropriate areas and types of residential development to serve the growth that will occur in the community in the next 25 years. Guidelines for residential development that will require developments to be built in harmony with the existing natural environment are also included in the study.***

Glenhurst Subdivision on Maher Road



## **Eco Commerce Park Uses**

The fact that land adjacent to the study area in Boone County is zoned for industrial development and is also designated in the Boone County Comprehensive Plan for future industrial development has had an impact on the study area. Historically, residents have raised valid concerns regarding the compatibility of these uses with potential future industrial land uses in Kenton County. The very use of the term “industrial land use” presents a connotation of incompatibility and also somewhat misrepresents the type of industrial land uses desired in most areas of Kenton County. This study, therefore, promotes the use of the term “eco commerce park” to describe land uses and the operation of those uses that will be more compatible to the surrounding area.

Industrial development in Boone County



***The intent of the study is to identify and reserve land for future light industrial uses. The study will identify areas appropriate for this form of development where it is least intrusive to existing residential development.***

***The study recommends infrastructure improvements, protection of natural features, and development standards that will be required in the future to make this area feasible for eco commerce park uses. The visual impacts of these uses on existing homes will be considered and traffic impacts should be assessed.***

## **Banklick Watershed**

The study area is located in the upper reaches of the Banklick Creek Watershed containing various streams and ponds. The Banklick Creek, which runs through the entire length of the study area has been identified in Kentucky's 303 (d) list of impaired waters of Kentucky, for various pollutants including fecal coliforms and phosphorous.

Banklick Creek in study area



***The intent of the study is to identify areas for preservation and protection that will enhance and protect the quality of the Banklick Creek and its tributaries while protecting the rights of property owners to develop their property when they choose to do so.***

## **Hillsides, Woodland and Viewsheds**

The South Banklick study area has a distinct topography with rolling hills and unimpeded viewsheds wherein one can literally see for miles from locations on hills. This means that residents from their homes can often easily view the activities of farms and industries that are far in the distance. Additionally, many wooded hillsides in the area border the Banklick Creek or its tributaries and help to enhance the health of the stream. These are important factors to be considered in the study as expressed by residents in the public workshops.

Views from Graven Road



***The intent of the study is to protect hillsides and existing woodlands while allowing for development. Existing woodlands, which are located mostly on hillsides, should be protected and/or enhanced to the extent possible to serve as buffers within the viewsheds.***

## ***Transportation Improvements***



**Maher Road**

Existing transportation systems in the study area, including accommodations for bicycles and pedestrians, cannot handle anticipated traffic from future developments. Furthermore, the CSX Railroad that traverses the area presents a barrier to access.

***The intent of the study is to identify infrastructure improvements that will be needed as the area develops. Desired cross sections for various road improvements will be proposed including provisions for pedestrians and bicycles.***

***Access issues regarding future eco commerce park areas will require coordination with Boone County. Discussion is included.***

## ***Community facilities***

As the area grows, additional community facilities such as schools, parks, police, and fire protection services will be needed. The study recommends three ideal park locations.



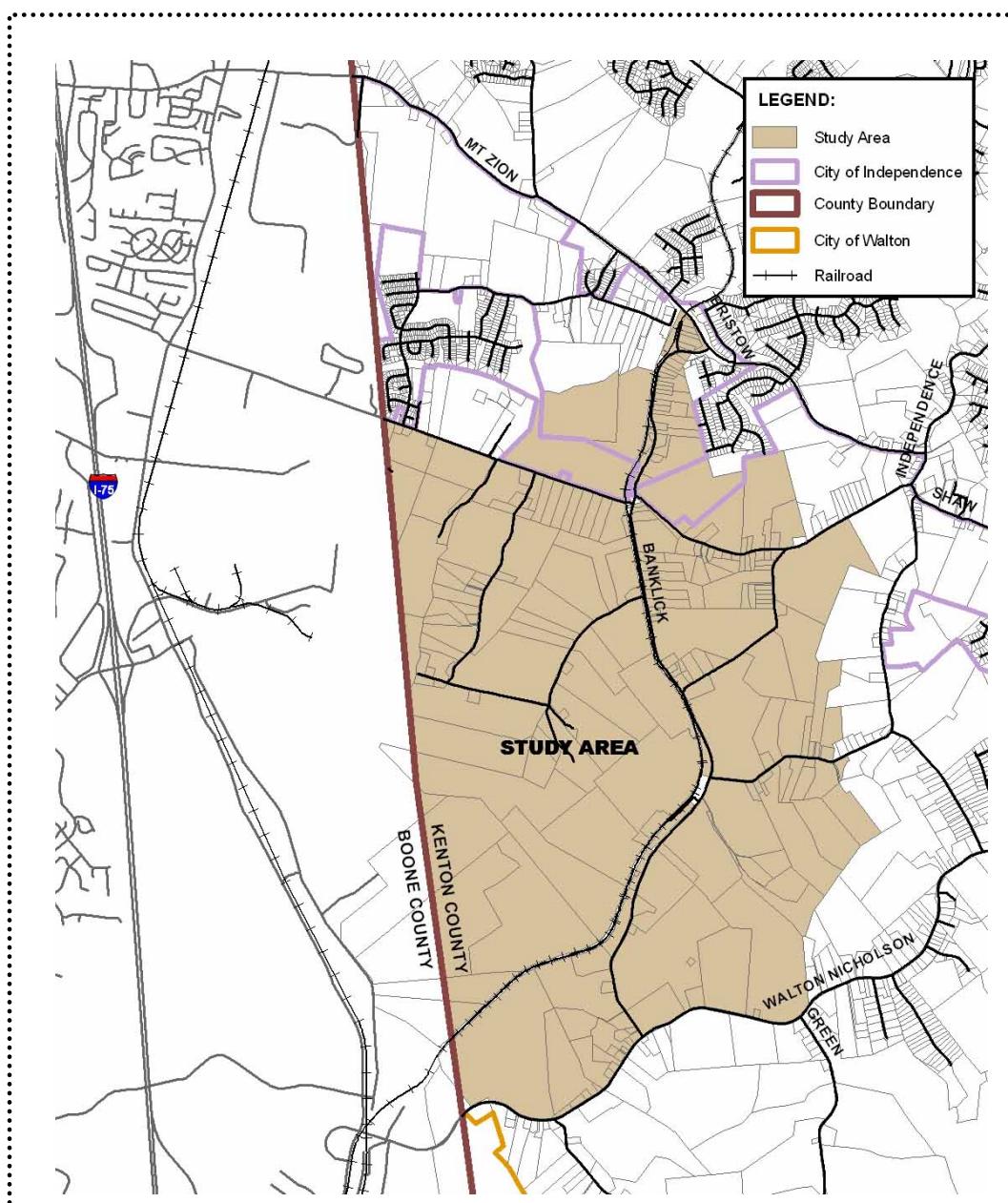
## STUDY BOUNDARY

The South Banklick Small Area Study covers portions of areas south of Mt. Zion Road (KY 536), north of Walton Nicholson Road (KY 16), east of Interstate 71/75 in Kenton County, and areas west of Wilson Road as shown in the map below. Most of the study area is located in unincorporated Kenton County while portions of land north of Maher Road are located within the City of Independence as shown below.



During the early stages of the study, two boundaries different from the boundary shown on the map below were outlined – a 3-mile area and a focus area (**see Chapter 2: Existing Conditions**). An area encompassing a 3-mile radius around the focus area was established to study and understand the influence of surrounding landuses and community facilities such as schools and parks.

The focus area initially consisted of properties within an area bounded by Banklick Road on the east, Maher Road on the north, and Walton Nicholson Road (KY 16) on the south. Due to the comments received on viewshed protection and traffic during the public process, the boundary was extended to include areas north and south of Maher Road and areas east of Banklick Road.



## PUBLIC INPUT PROCESS

Engaging members of the public in the planning process and gaining their support was key to this planning effort. Several processes and meetings were used to facilitate public input. It is desired that residents, both existing and future, within the study area will remain engaged in the land development process in the future. Below is a brief description of the public input process for this study.

- ✓ **Public Input** – An advisory committee consisting of six area residents and representatives from the Kenton County Planning Commission, the City of Independence, the City of Walton, and the Northern Kentucky Area Planning Commission was formed to guide staff throughout the study process.
- ✓ **Public Input** - A Survey Questionnaire was mailed to area residents to get input on their vision for the area as it continues to grow. There was a 35% response rate to the survey. (**Appendix A**).
- ✓ **Public Input** -The first public workshop was held on November 12, 2005 to get input from area residents. Meeting attendees participated in a “Chip Gme” that outlined areas where it would be logical for growth to occur. (**Appendix B**)
- ✓ Three growth alternatives were developed for the area that included options allowing for a reasonable amount of growth while preserving the character of the area and the rights of property owners. (**Appendix C**)
- ✓ **Public Input** - Since January 2006, a monthly update was sent to residents and others interested in the project via email and mail.
- ✓ **Public Input** - Several small property owner group meetings were held to hear from groups of property owners and discuss their concerns.
- ✓ **Public Input** - The second public workshop was held on March 23, 2006 to get input from area residents on the three growth alternatives. Over 40 area residents attended the meeting and offered comments. Results of the workshop were tabulated. (**Appendix D**)
- ✓ The results were then presented to the Advisory Committee for its guidance on developing land use recommendations for the area.

## COMPONENTS OF THE STUDY

### **EXISTING CONDITIONS (Chapter 2)**

Existing conditions in the area were studied and an *Existing Conditions Report* was prepared outlining the conditions including zoning, transportation, environmental factors, and so on. **See Chapter 2.**

### **KEY FACTORS (Chapter 3)**

- ✓ **Greenways** – A system consisting of protected stream corridors connecting to areas with large tree cover. See **Chapter 3: Greenways**
- ✓ **Hillside Protection** – A mechanism to protect steep slopes and minimize grading to protect viewsheds in the area. See **Chapter 3: Hillside protection**
- ✓ **Viewshed Protection**– Development that occurs adjacent to and that can be viewed from Collectors has to take into consideration the visual impact of development. See **Chapter 3: Viewshed Protection**
- ✓ **Riparian protection** – Protection of vegetated areas adjacent to streams. See **Chapter 3: Riparian Protection**
- ✓ **Transportation** – As development occurs pedestrian and bike facilities need to be provided and existing roads need to be improved to handle growth. **Chapter 3: Transportation** outlines the improvements that need to take place in tangent with development.

### **SUB AREA RECOMMENDATIONS (Chapter 4)**

Eight sub areas were identified within the study area and specific recommendations for each area were prepared. In addition, each of the noted key factors apply to all sub areas within the study area.