

Status report on the 1996 Study: Charting a path to the future
 South Kenton County Planning Task Force

| Goal | Recommendation | Status | Notes |
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| 1.1 | <p>The Kenton County and Municipal Planning and Zoning Commission should add a Crossroads Community District to the list of zoning districts within Kenton County.</p> <p>A Crossroads Community District is designated to relieve the development pressures on agricultural lands within Kenton County by encouraging more intensive residential growth around existing rural settlements.</p> <p>Areas appropriate for a Crossroads Community District designation have been identified by the Task Force (see attached Map A) and are listed below.</p> | <p>In Comp Plan.</p> <p>Not Yet Implemented.</p> | <p>The Crossroads Community District was added to the Kenton County Comprehensive Plan in 2000 in the three recommended areas. This concept was readopted (and another District added) when the Comprehensive Plan was updated in 2006.</p> |
| 1.2 | <p>The Kenton County and Municipal Planning and Zoning Commission should ensure that sufficient land is zoned for commercial retail purposes within the existing communities zoned for commercial retail purposes within the existing communities designated for future growth to insure that residents of these growth centers can obtain basic daily necessities without leaving these communities.</p> | <p>Partially Completed.</p> | <p>Currently, commercial zones exist in south Kenton County along Dixie Highway (Rte 25), one at the intersection of KY17 and KY 14, and at intersection of Kenton Station Rd & 177.</p> <p>Zoning has been changed in the A1 zone to allow sale of agriculture goods in roadside stands. See section 10.1 A-1 for specifics.</p> |
| 1.3 | <p>The Kenton County and Municipal Planning and Zoning Commission should revise regulations related to manufactured housing so as to increase opportunities for the use of double-wides and eliminate the use of single-wides. In any revision of these regulations, exceptions must be made for the use of manufactured housing for agricultural labor.</p> | <p>No action taken.</p> | <p>Currently there is no distinction in zoning between single and double wide mobile homes.</p> |

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| 1.4 | <p>The Kenton County and Municipal Planning and Zoning Commission should adopt guidelines that permit landowners to accommodate the temporary housing needs of family members.</p> | <p>Partially addressed in Comp Plan.</p> <p>Not Yet Implemented.</p> | <p>Recommended in Comp Plan (pg 52) highlighting senior housing: "Two new housing concepts that should be explored to fill the future need for senior housing are <u>Elder Cottage Housing Opportunities (ECHO)</u> and Universal Designed Homes.</p> <p>ECHO units have become one proposed solution for senior independence while remaining close to family and their home community. An ECHO unit is a separate, small manufactured home placed within the lot of a single family house-usually an adult child's house. The ECHO unit is temporary and can be removed when it is no longer needed. "</p> <p>No other zoning changes have been made.</p> |
| 2.1 | <p>New residential growth should be linked to the availability of water service and appropriate methods of managing residential sewage.</p> <p>a. The Kenton County and Municipal Planning and Zoning Commission must establish access to public water as a requirement for the approval of a site plan for residential clusters of multiple units.</p> <p>b. The Kenton County and Municipal Planning and Zoning Commission must work with appropriate other governmental bodies to identify and grant approval for innovative sewage treatment systems where sanitary sewers are not available.</p> | <p>Completed.</p> | <p>Subdivision Regs, Article V - 5.1 "Where new street rights-of-way are created, or new streets constructed within an existing right-of way, all existing lots or newly subdivided lots shall be required to connect to a centralized sewerage system, as provided for in this section. In the event that existing sanitary sewer lines are located within a reasonable distance of the site, as determined by the planning commission's duly authorized representative, then said site shall be connected to the public sanitary sewer system. Where permitted under these regulations, all such systems shall also be approved by the Northern Kentucky District Health Department."</p> <p>Subdivision Regs, Article V - 5.2.D "ON-SITE DISPOSAL SYSTEM/WATER SYSTEM: In those areas where on-site sewage disposal systems are permitted in the "Urban Service Area". as provided for in Section 7.1 D, a connection to the applicable water district's or agency's system shall not be required. However, where existing or proposed development is presently not served by a public sanitary sewer or water system and is located within a reasonable distance of an existing or newly extended system said development shall be required by the planning commission to connect to such public systems, if deemed</p> |

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| | | | practicable, based upon economic feasibility in proportion to the development. In such cases, private sewage disposal and/or water supply systems shall be discontinued. |
| 2.2 | The Kenton County and Municipal Planning and Zoning Commission and the Northern Kentucky Area Planning Commission should work with other local authorities to expand access to sanitary sewers in areas of fastest residential, industrial, commercial, or retail growth. | No action taken. | |
| 2.3 | The Kenton County and Municipal Planning and Zoning Commission and the Northern Kentucky Area Planning Commission, in cooperation with other agencies of local government, including the school system, should identify and reserve land for future public facilities. | In Comp Plan. Not Yet Implemented. | Comp Plan: "Since the last Plan Update, the continued population growth in the south-central portion of the County where new subdivision development is occurring underscores the need for additional community facilities and transportation mobility in this area." (Pg 60) and in Recommended Land Use map (Pg 75). |
| 2.4 | 2.4: The Kenton County and Municipal Planning and Zoning Commission and the Northern Kentucky Area Planning Commission should adopt the following priorities for transportation expenditures in the southern portion of the county: a. Safety improvements to existing roads. b. Construction of connector roads that link existing roads to higher rated roads. | No action taken. | |
| 2.5 | 2.5: The Kenton County and Municipal Planning and Zoning Commission should include the capacity of the infrastructure to meet the demands generated by new growth as a decision factor when considering requests for zone changes. The critical infrastructure capacity areas are: a. Road capacity and impact on traffic, b. Capacity of schools, c. Capacity of police and fire departments to service growth areas. | No action taken. | Many of the conditional uses in each zone will be considered "providing they are located adjacent to an arterial or collector street." No other traffic regulations currently exist in the zoning ordinances. |
| 2.6 | 2.6: The Kenton County and Municipal Planning and Zoning Commission and the Northern Kentucky Area Planning Commission, in cooperation with local parks and recreation agencies should determine parks and recreation needs for the future and adopt subdivision | In Comp Plan. Not Yet Implemented. | No current requirements for parks exist in the new subdivision regulations. Recommendations for more open space and parks are included in the Comp Plan's Environmental recommendations section. |

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| | <p>ordinances that will provide appropriate recreation facilities in these developments.</p> | | <p>Kenton County Conservancy recently acquired 200+ acres in south Kenton County (Morningside) for land conservation.</p> |
| 2.7 | <p>The Task Force supports the current county efforts to develop a Capital Improvements Plan that establishes a time line for priority development for:</p> <p>a. Comprehensive water service to existing residences in south Kenton County;</p> <p>b. The extension of public sewers to existing residences in south Kenton County given terrain and a cost/effectiveness analysis;</p> <p>c. A road plan that schedules road improvements for existing county roads and establishes criteria for deciding; (1) when to accept roads into the county system and (2) when to commit to building new roads with county funds.</p> <p>d. Construction of new and improvements to existing public school facilities.</p> <p>The Capital Improvements Plan must include a process for funding these improvements. Possible sources of funding might include: a. Development impact fees for new residential, commercial, and industrial developments. These fees would be sequestered in a separate account to fund public services improvements for these developments.</p> | In Progress | <p>a. August 2012: Judge Arlinghaus presented Resolution 12-27 – A Resolution of the Kenton County Fiscal Court authorizing the Judge/Executive to sign and file a Community Development Block Grant application to provide partial funding in the amount of \$1,000,000 for the construction of water lines in southern Kenton County. The grant was recently awarded which will extend water lines to 133 households in the area of little cruises creek, Rich road, Fontana, KY 177, Rouse Road, Camp road and Harbil Road. The proposed project will construct 6.74 miles of waterlines that residents can connect to by choice.</p> <p>b. No action taken.</p> <p>c. NKAPC will be updating the Kenton County transportation plan this year, and will include this goal in that process.</p> <p>d. No action taken.</p> |
| 3.1 | <p>In the next update of the Comprehensive Land Use Plan the following two areas should be designated and zoned for industrial development.</p> <p>a. The land that lies between HWY 25 and the railroad line in the southwestern portion of the county, south of the City of Walton,</p> | Partially Completed. | <p>a. Two pockets of land in between Hwy 25 and the railroad have been zoned RC (rural commercial). Current this land is not zoned industrial.</p> <p>b. This area is currently zoned as Eco-Commerce Park industrial.</p> |

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| | b. The areas north of HWY 16, along the Boone County line and extending north to the vicinity of Maher Road (between the county line and Banklick Road), as well as the area south of Percival Road. | | |
| 4.1 | The Kenton County and Municipal Planning and Zoning Commission should modify county zoning ordinances to permit farmers to sell agricultural products from their farm regardless of where the products were grown or raised. | Completed. | New A-1 Zoning on road side stands: "At least 75% of the products sold are Farm Products or Value-Added Farm products, as defined in Article 7, which have been produced, processed, or grown within the boundaries of the Commonwealth of Kentucky." |
| 4.2 | The Kenton County and Municipal Planning and Zoning Commission should modify county zoning ordinances to reduce the currently required distance (50 ft) between a county or state maintained road and a <i>road side stand</i> . | Completed. | "Roadside stands for the sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway" (SEC 10.1) |
| 4.3 | The Kenton County and Municipal Planning and Zoning Commission should modify by making more flexible the current setback of 40 feet from the right of way for temporary agricultural structures. | No action taken. | This counters the above goal. |
| 4.4 | The Kenton County Fiscal Court should adopt a "right to farm" ordinance that: a. Insures the right of an existing agricultural enterprise to continue operating regardless of the changes in adjacent properties or the zoning designation of the area of the agricultural enterprise, and b. Requires a disclosure of agricultural activities to those purchasing residential lots in the agricultural zone. | No action needed. | Kentucky's Right to Farm Law, passed in 1980 and last amended in 1996, gives existing farms a degree of protection from nuisance complaints. It provides a more stable investment climate for agricultural infrastructure and a sense of security that farmers won't be overwhelmed with lawsuits as new neighbors move into agricultural areas. |
| 4.5 | The Kentucky County and Municipal Planning Commission should establish a wider buffer between residential and agricultural land uses in south Kenton County. | No action taken. | None. |

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| 5.1 | <p>If a division of land for residential purposes within the agricultural zone occurs along an <i>existing</i> county or state road:</p> <p>a. The minimum road frontage along an existing county or state road required is 250 feet.</p> <p>b. The required viewshed setback is 125 feet from an existing state or county road</p> <p>c. The required back property line setback is 25 feet.</p> <p>d. The required side property line setback is 12 feet.</p> <p>e. There is no minimum acreage required for a lot except for that required to provide sufficient land to operate and maintain an approved sewage disposal system.</p> <p>f. An exception to these requirements is automatically made for agricultural structures.</p> | Partially Complete | <p>a) No frontage requirement changes have been made in the subdivision regulations.</p> <p>b) There is currently no viewshed setback requirement in the A1 zone.</p> <p>c) Complete</p> <p>d) Complete</p> <p>e) Minimum Lot Area is one (1) acre, which would be the case anyway since enough land is needed for a sewage disposal system.</p> <p>f) Complete</p> |
| 5.2 | <p>If a division of land for residential purposes within the agricultural zone occurs along a <i>new public or private road</i> created for this purpose:</p> <p>a. The required viewshed setback is 125 feet from an existing county or state road.</p> <p>b. There is no minimum lot size for the units to be built off the new road except for that required to provide sufficient land to operate and maintain an approved sewage disposal system.</p> <p>c. Density permitted is one unit per acre.</p> | No action taken. | There is currently no distinction between new and existing roads re: setback requirements. |
| 5.3 | Along collector or arterial roads as identified in the comprehensive plan, access points cannot be closer than 500 feet to each other. | Completed. | Subdivision regulations currently stipulate 600' apart on arterial roads and 200' on collector roads. |

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| 5.4 | The Kenton County and Municipal Planning and Zoning Commission should review the current subdivision regulations to identify modifications appropriate for rural residential subdivisions where the intention is to preserve the rural character of the area. | Completed. | In new subdivision regulations (Article 4), there are now character types for subdivisions, including a rural character subdivision. Note that these new regulations have not yet been adopted. |
| 5.5 | The Kenton County and Municipal Planning and Zoning Commission should develop guidelines to minimize ridge leveling in the southern portion of the county. | Completed. | Hillside preservation has been highlighted in the Comp Plan, though no direction mention of ridge leveling is mentioned. In the Design Considerations of the Subdivision Regulations: " SECTION 4.3 PHYSICAL CONSIDERATIONS: A. Natural Land Use: Wherever practicable, subdivisions shall be planned to take advantage of the natural topography of the land, to economize in the construction of drainage facilities, to reduce the amount of danger, to minimize destruction of trees and topsoil, and to preserve such natural features as watercourses, unusual rock formations, large trees, sites for historical significance, and other assets which, if preserved, will add attractiveness and value to the subdivision and the community." |
| 5.6 | The Kenton County and Municipal Planning and Zoning Commission should establish criteria for (a) identifying environmentally sensitive areas and (b) development standards in environmentally sensitive areas. The identification criteria will serve as markers to signal the need for special notice and care in development decisions and the development criteria should be designed to preserve environmentally sensitive areas from any damage or significant change due to development. | In Comp Plan. Not Yet Implemented. | This idea is repeated highlighted in the Environment section of the Comp Plan, though no changes or updates have yet been implemented. |
| 6.1 | The committee encourages Kenton County to conduct an assessment of the historic and cultural assets of southern Kenton County in order to identify any historic or cultural assets that may be jeopardized by future growth. | Completed. | NKAPC conducted historic surveys throughout Kenton County from 1996 to 2006 with grant monies awarded by the Kentucky Heritage Council (Federal Survey & Planning Grant). Data from these surveys were incorporated into the county's GIS system for documentation and future use. |

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| | | | Also, see Century Farm program below. |
| 6.2 | The committee encourages the Kenton County Cooperative Extension Service and appropriate local agencies to investigate the possibility of establishing a "Century Farm" program to recognize farms in continuous operation by the same family for at least one hundred years. | No action taken. | KC is currently not participating in the Century Farms program. Dan Allen at the KY Extension has expressed the ease with which this can be implemented (especially because it is an AFB program) and is eager to move forward. |