

# Campbell County Comprehensive Plan Update

May 2008



## Campbell County & Municipal Planning & Zoning Commission

Serving Unincorporated Campbell County  
and the Cities of Crestview, Melbourne,  
Silver Grove, Southgate and Woodlawn



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## Acknowledgements

This Planning document is the result of months of dedication, time and hard work. Without the involvement of the individuals on the following pages, this planning effort would not have been possible.

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# Comprehensive Plan Update

## Campbell County, Kentucky

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## FRAMEWORK AND PLAN CONCEPT

On November 6, 2000 the 2000 Campbell County Comprehensive Plan was formally adopted by the Campbell County Fiscal Court. In February 2005, the Campbell County and Municipal Planning and Zoning Commission created a committee to review the 2000 Comprehensive Plan. After its review, the committee determined that a complete revision to the comprehensive plan was needed. The committee also determined that it would issue a request for qualifications and proposals (RFQ/P) to obtain assistance in the preparation of this update to the Comprehensive Plan. On July 5, 2005, the RFQ/P was issued. The due date for proposals was August 4, 2005. Eight firms responded to the RFQ/P. A sub-committee was created to review the responses with a sub-committee short-listing three firms. From this short-list, the sub-committee invited the three firms to make a presentation to the sub-committee. After the presentations, the sub-committee selected the firm of the Jacobs, Edwards and Kelcey to help prepare the update. At the September 13, 2005 CC&MP&ZC meeting, the sub-committee recommended to the full Planning Commission that the team of Jacobs, Edwards & Kelcey be selected to assist in the update in the Comprehensive Plan. The Planning Commission concurred and made a motion to request that the Campbell County Fiscal Court enter into a contract with Jacobs, Edwards & Kelcey to assist in the update to the Campbell County Comprehensive Plan. During its meeting on September 25, 2005, the Campbell County Fiscal Court concurred with the recommendation of the Planning Commission and moved to enter into a contract with Jacobs, Edwards and Kelcey through its approval and adoption of Campbell County Fiscal Court Resolution R-131-05. An advisory committee, consisting of various members of community, was created to help expand the public participation in this update process.

In February 2006, the Campbell County Fiscal Court, in conjunction with the Campbell County and Municipal Planning and Zoning Commission, began the first in a series of workshops with the advisory committee to update the 2000 Comprehensive Plan. Additionally, there were several workshops and presentations made throughout the county to obtain public participation and input into this update. This Comprehensive Plan serves as the update to the 2000 Comprehensive Plan for the Campbell County and Municipal Planning and Zoning Commission, documenting what has occurred during the period since the previous update and providing a new direction for the future of Campbell County.

## LEGAL CONTEXT FOR THE COMPREHENSIVE PLAN

The comprehensive planning process is one of the basic requirements which must be fulfilled by the Campbell County and Municipal Planning and Zoning Commission, as defined by Chapter 100 of the Kentucky Revised Statutes (KRS). This update has been structured to meet the statutory requirements for local planning units under Chapter 100 of the Kentucky Revised Statutes. This update fulfills the specific requirements of KRS Chapter 100.197, which calls for the research and all elements of the Comprehensive Plan to be reviewed, and amended, if necessary, at least once every five years.



## GENERALITY OF COMPREHENSIVE PLAN

This document establishes a Comprehensive Plan to direct and manage the future development and preservation of significant resources in Campbell County. This plan updates existing conditions and background information, identifies recent trends, analyzes factors affecting future development and preservation efforts, assesses the desires and interests of Campbell County residents regarding the future of their county and identifies areas where changes are recommended to the framework of the 2000 Campbell County Comprehensive Plan.

The contents of this comprehensive plan are intended to serve as a guide for public and private actions and decisions to assure development of public and private property in the most appropriate relationships. Because of its conceptual nature, the future land use plan element is not intended to provide precise boundaries between proposed land uses. Rather, it is designed to provide land use recommendations for general areas and provide flexibility to adapt to continual changes in the market and desires of the residents of the County. As was the case with previous planning efforts, many areas may be suitable for more than one specific type of land use. The question/evaluation of whether a given land use might be appropriate for a given area must be viewed considering the comprehensive plan in its entirety, including the goals and objectives, policy areas, other elements (i.e., land use, transportation, community facilities), and other regulations which are determined to serve the purposes of the comprehensive plan. In regards to zone map amendments, compliance with the comprehensive plan is the first statutory test to be used to determine the appropriateness of the proposed amendment. If a request is not in compliance with the comprehensive plan, Kentucky Revised Statutes provide two other criteria: 1) that the existing zoning classification given to the property is inappropriate and that the proposed classification is appropriate; and, 2) that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

In terms of the general nature of the comprehensive plan, several zoning classifications may be appropriate to implement the recommendations found in the plan. In the event that the existing zoning and the proposed zoning both implement these recommendations, it is necessary to review the adjoining or other nearby areas to determine if the proposed zoning classification or the existing classification is most appropriate.

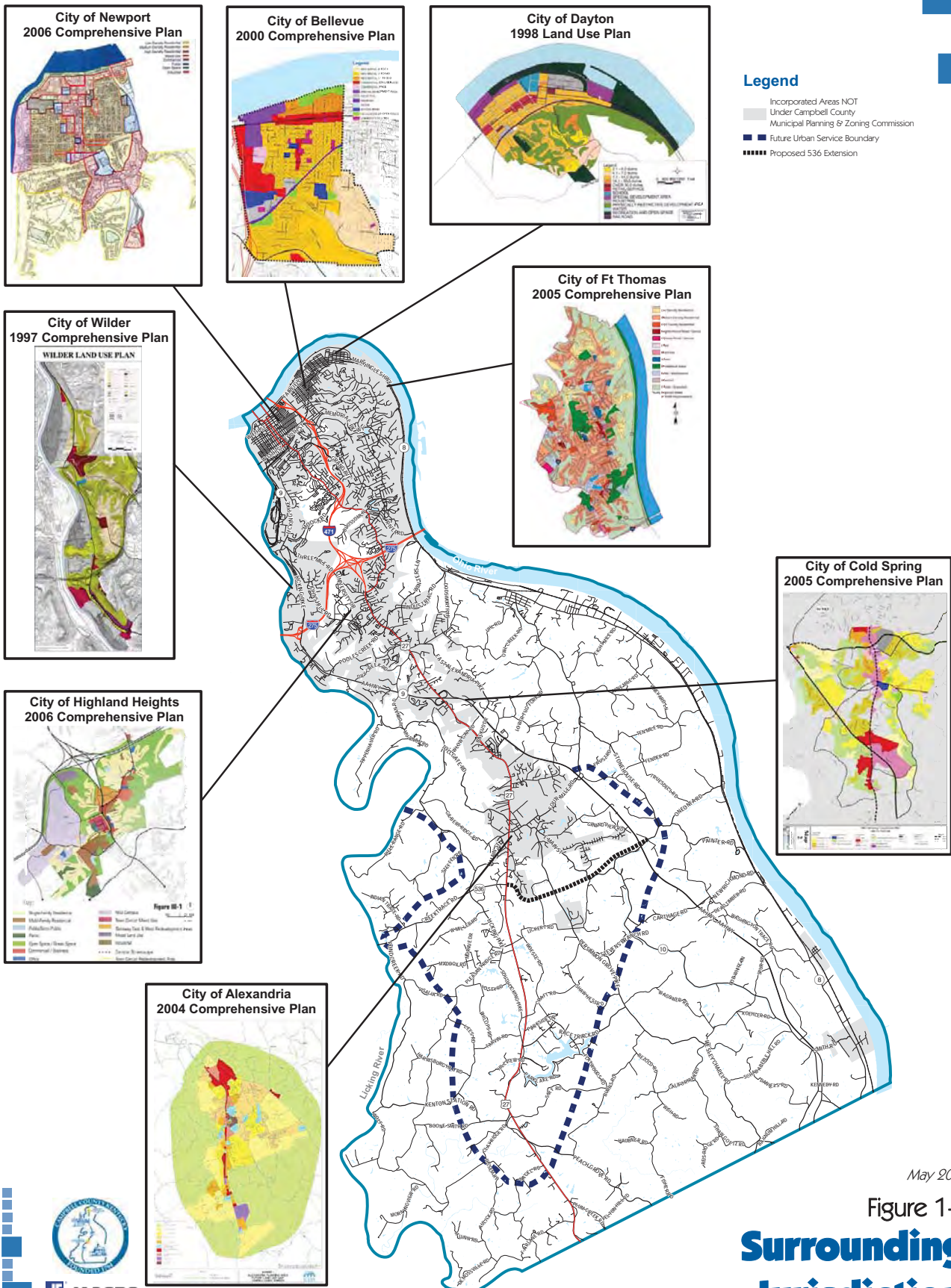


## JURISDICTIONAL BOUNDARIES

The Campbell County and Municipal Planning and Zoning Commission (CC&MP&ZC) is a joint planning unit. The jurisdiction of the CC&MP&ZC includes unincorporated Campbell County and the cities of Crestview, Melbourne, Silver Grove, Southgate, and Woodlawn. While the primary focus of the updated Comprehensive Plan will be on the unincorporated areas of Campbell County and these six jurisdictional areas, equal consideration for the future growth and development of the remaining nine cities within the county will be taken into account. Activities and known planning efforts within the other cities in Campbell County, Boone County, Pendleton County, Grant County, and in adjacent Ohio areas have been considered in the update process as in previous planning studies. The specific jurisdictional boundary for this plan is the current jurisdictional boundary of the Campbell County Municipal Planning and Zoning Commission. The planning efforts of surrounding jurisdictions are identified in **Figure 1-1**.

# Comprehensive Plan Update

## Campbell County, Kentucky



May 2008

Figure 1-1

**Surrounding  
Jurisdiction  
Future Land Use Plans**



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0 0.5 1 2 3 4 Miles  
SOURCE: OKI, NKAPC, KYGEONET



## METHOD

The method used to update the Comprehensive Plan consisted primarily of the following efforts:

1. Evaluating existing conditions through the use of aerial photography and windshield survey and updating changes that may have occurred since the previous comprehensive planning effort in 2000;
2. A general review of current development plans proposed by the public and private sectors;
3. A general reevaluation of previous plan recommendations; and
4. An extensive public participation process which is identified below:

- February 22, 2006 - The Campbell County and Municipal Planning and Zoning Commission and the Campbell County Fiscal Court sponsored an Advisory Committee “Kick Off” meeting at the Campbell County Agricultural Extension office. Meeting attendees were informed of the scope of work and process to be used during this update. Initial existing conditions information was summarized. The Advisory Committee members also had the opportunity to provide input on issues important to the future of the county.

The Advisory Committee continued to meet approximately every 2 months throughout the process to provide input and feedback on the various planning elements as they were being developed. The Advisory Committee played an important role as the local experts of the community and advocates for the planning process.

- March - April, 2006 – Key person interviews were scheduled with 10 individuals identified by the County as likely to have valuable insight into the County’s issues, history and future challenges. The 10 persons interviewed were:
  - Rick Antony, Antony Development
  - Nancy Barone Kremer, Senior Vice President, St. Luke Hospital
  - William Bowdy, Former Director, NKAPC
  - Dallas Bray, President, Bray-Arnsperger Excavation
  - Kevin Costello, Executive Director, Boone County Planning Commission
  - Keith Logsdon, Deputy Director, NKAPC
  - Henry “Bud” Pogue, Pogue & Associates
  - Fran Reitman, Planning Commission
  - Gary Toeppen, President, Northern KY Chamber of Commerce
  - Dr. James Votruba, President, Northern Kentucky University



- April 4 and April 6, 2006 – The first two of four public open house events were held in order to gather valuable public input from the citizens of Campbell County. These two events, held at the Campbell County High School and at the Southgate Community Center, were 3 hour meetings that included a series of hands on stations geared towards gathering citizen's desires, visions and opinions as to how Campbell County should develop in the future. Stations included verifying existing conditions; a Strengths, Weakness, Opportunities and Threats exercise; a Visual Preference Survey; a Development Scenario Quiz; a "How Would You Pay for It" exercise; a Cognitive mapping exercise and a "King and Queen for a Day" exercise.



Public Open House, Southgate – 4/4/06

- April 20, 2006 – A formal presentation by the Farmland Trust was made to the Advisory Committee to educate participants about the preservation of active farmland in Campbell County and the benefits of such efforts.
- May 12, 2006 – The Advisory Committee worked through a three day strategic exercise to establish and validate a Vision, Goals and Objectives for the Comprehensive Plan. This document resulted in the formulation of a detailed Vision, Goals and Objectives that were ultimately adopted by the Fiscal Court and the participating jurisdictions (Crestview, Silver Grove, Melbourne, Woodlawn and Southgate).
- October – December, 2006 – The Campbell County Municipal Planning and Zoning Commission, Fiscal Court and the jurisdictions of Crestview, Silver Grover, Melbourne, Woodlawn and Southgate began the public hearing process for adopting the Statement of Goals and Objectives as per KRS 100.193. This process resulted in the adoption of the Statement of Goals and Objectives in November – December of 2006.
- March 27 and March 29, 2007 – The second two of four public open house events were held in order to permit citizens the hands on opportunity to establish future land use patterns for the County. The events, held at the Campbell County High School and at the Southgate



Public future land use pattern exercise  
– 3/29/07



# Comprehensive Plan Update

## Campbell County, Kentucky

Community Center were 2 hour facilitated meetings that broke attendees out into working groups, each charged with establishing a future land use map for Campbell County. A total of approximately 60 residents, divided into 12 groups proceeded through a structured exercise, using stickers and markers, identifying recommended areas for residential, commercial, industrial, parks and recreation, community facilities and transportation land uses and improvements. These mapping exercises, together with a similar exercise undertaken by the Advisory Committee on March 8<sup>th</sup>, 2007, ultimately resulted in four future land use scenarios for consideration by the Campbell County Municipal Planning and Zoning Commission.

- May 31, 2007 – The Northern Kentucky University met with the Advisory Committee to discuss with the Committee the future expansion plans for NKU and how best to accommodate NKU in the future land use plan.
- Over the next several months, the Campbell County Municipal Planning and Zoning Commission deliberated over the four future land use alternatives. After considerable review, the best elements of each alternative were synthesized into one final future land use alternative.
- On May 13, 2008, the Campbell County and Municipal Planning and Zoning Commission held a public hearing, as required by KRS 100.197 and adopted this Comprehensive Plan Update.





## CHAPTER 1 INTRODUCTION

This Plan is intended to provide a basic policy framework to manage and direct future development in Campbell County. It is designed to deal with issues that are immediate in nature as well as to provide for longer range actions and policies. As such, this plan is intended to address the County's needs through 2025 and provide the county with a means to ensure orderly, managed growth and development throughout the planning period. While the results of the planning process identifies strategic growth, the general theme of the plan, based on feedback, is that the County should strive to preserve and enhance the present "character" of the County and improve the quality of life for residents. Along these lines, the County should adopt a managed growth policy towards the use of land over which it has zoning authority and directed to the most appropriate areas whether working in tandem with other jurisdictions or directing that managed growth into areas of unincorporated Campbell County.

This plan should be used as one basis for County action and decisions used to evaluate the merits of proposals that will be presented by the private sector over time. While it is impossible to anticipate all possible future development scenarios, problems or opportunities, County residents, the Planning Commission and the Fiscal Court will be faced with development issues that could affect the quality of life in the County. This Plan, in particular its' Goals and Objectives, should provide guidance in decision making and establish a basis for evaluating such proposals.

Throughout most of its history, unincorporated Campbell County has been characterized by a number of small rural developments located among actively farmed areas, around hillsides, along the Licking and Ohio Rivers and in extensive natural areas despite being located south of the Cincinnati metropolitan area. Campbell County has been long proud of its rural image, its historical heritage and quality of life and has actively sought to preserve the rural character through previous comprehensive planning efforts.

As urban populations continue to seek a rural quality of life, lower taxes and lower housing costs, Campbell County is continuing to face increasing development pressures. This Comprehensive Plan seeks to establish the foundation to manage such growth in a fiscally responsible manner that meets the visions, goals and objectives of the citizens of Campbell County.

## CHAPTER – 2

### EXISTING CONDITIONS

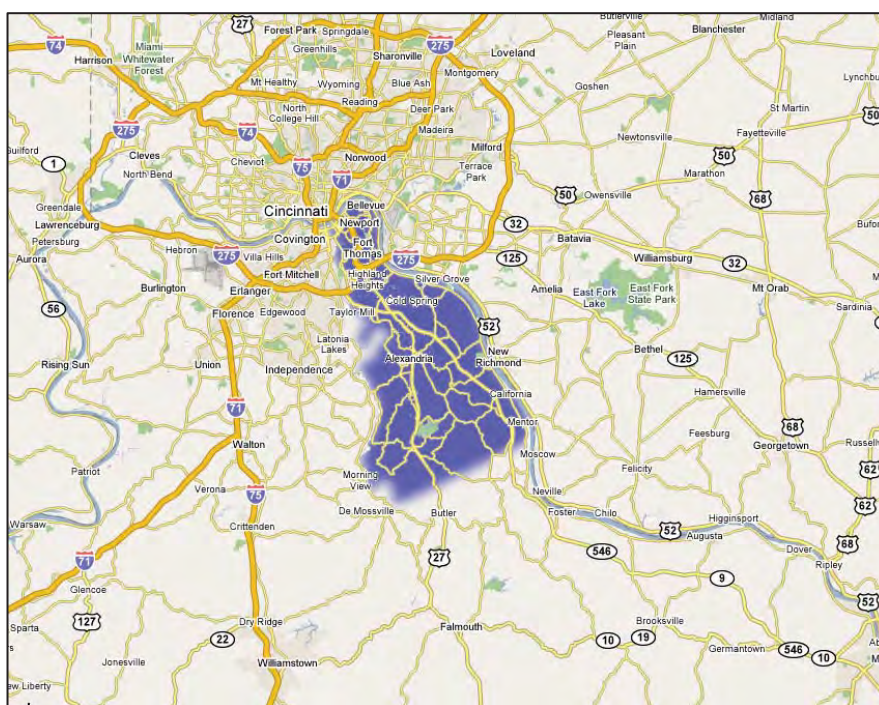
This Chapter provides a description of the general conditions existing in Campbell County at the time of the Comprehensive Plan Update. Existing Conditions analyses identify physical characteristics, such as existing land use and zoning and natural features such as steep slopes and floodplains, that impact existing land use patterns and may be expected to impact future land use trends. This information was reviewed by the County Staff and the Advisory Committee and was used, in part, to guide the development of the Vision Statement, Goals and Objectives, and to evaluate future land use planning recommendations.

This overview is designed to highlight key information that may impact land use decision-making in Campbell County. As a result, information presented has been selected for its relevance to land use planning issues. For existing conditions topics that have not changed substantially since the 2000 Comprehensive Plan Update, excerpts from that text are provided and cited to ensure consistency.

## REGIONAL LOCATION

Campbell County, Kentucky is located in the northernmost portion of the Commonwealth of Kentucky, adjacent to the Ohio River. Campbell County is bordered by Kenton County, Kentucky to the west, Pendleton County, Kentucky to the south; Clermont County, Ohio to the east; and Hamilton County, Ohio to the north. Campbell County includes several commonly-recognized incorporated communities, including: Alexandria, Bellevue, California, Cold Spring, Crestview, Dayton, Fort Thomas, Highland Heights, Melbourne, Mentor, Newport, Silver Grove, Southgate, Wilder, and Woodlawn.

**Figure 2-1 - Regional Location**





# Comprehensive Plan Update

## Campbell County, Kentucky

Campbell County, Kentucky is served by two regional Interstates 275 and 471. In addition, US Route 27 and KY Route 9 provide highway access for a substantial number of County residents as the primary north – south routes. Primary east – west routes through the County consist of Interstate 275 in the north. Secondary north-south routes include: Eight Mile Road, KY Route 8, and Licking Pike. Additional routes that accommodate east-west movement include Race Track Road and Four Mile Road, in addition to Main Street in the City of Alexandria.

In terms of population, historical context and nature of current development and development pressures, the County can be generally divided into three areas. The northernmost portion of the County is smallest in land area but is characterized by a more intensive urban/suburban development pattern and is largely dominated by incorporated cities. The cities closest to the Ohio River generally represent the earliest-settled areas, and the cities of Newport, Bellevue, Dayton, Fort Thomas and Southgate include some of the oldest developed portions of Northern Kentucky.

The central portion of the County includes the communities of Alexandria and Cold Spring, as well as a significant amount of territory, both incorporated and unincorporated, that experienced more intensive development during the late 20<sup>th</sup> and early 21<sup>st</sup> centuries. Development patterns in this area tend to exhibit lower densities than in the northern portion of the County, and development patterns are generally more auto-oriented. This area includes much of the mid-to- late-19<sup>th</sup> century commercial development in the County, particularly along U.S. 27. Northern Kentucky University, founded in 1968, is also located in this area. Despite these general characteristics, a large portion of the central third of the County has maintained its historic and rural character. The Camp Springs vicinity, extending northwesterly from the City of Silver Grove to Interstate 275, is characterized by rolling hills and 19<sup>th</sup>-century farmsteads.

The southern portion of the County (generally from the southern borders of Alexandria to the south) is largely unincorporated, with the exception of the communities of California and Mentor. This area is characterized by hilly terrain, farms and homes on multi-acre lots. There is a small amount of commercial development along U.S. 27 and the AA Highway, but there are no significant commercial centers of activity in this area. The southern portion of the County also includes A.J. Jolly Park, a County facility that offers a wide variety of facilities, including camping, a nature center and fishing and boating access.



## DEMOGRAPHICS

The following tables and maps illustrate selected demographic trends that are likely to impact Campbell County's future development. Data was derived from several sources, most notably the following:

- The United States Census Bureau's 1990 and 2000 enumerations and the 2005 American Community Survey (ACS). Data from the 2005 ACS are estimates extrapolated by Census staff from 2000 data and trends since that time.
- The U.S. Census Bureau's Year 2000 Census Block Data which is the most reliable and detailed source available at this time for the analysis of population distributions and characteristics.
- The Kentucky State Data Center, and
- The Ohio-Kentucky-Indiana Regional Council of Governments (OKI) population estimates and extrapolation of travel characteristics. This data is based on population and traffic projections created for the eight-county OKI region to assist in regional transportation planning.

Unless specifically indicated, it should be assumed that the data presented in this Section reflects the entire County, including all incorporated and unincorporated communities.

### Population Change 1980 – 2030

This section presents information that demonstrates recent, estimated and projected population characteristics. The estimated population numbers are based on a series of broad assumptions. Since these estimates and projections were prepared by national or regional entities as part of broader analyses, they cannot account for specific local characteristics that may change the actual outcomes, such as construction of new roadways or changes in the availability of water and sewer infrastructure such as the new wastewater treatment facility near the City of Alexandria that will provide sanitary sewer service for previously unserved areas in central Campbell County. These estimates and projections are based on the assumption that any such changes will not significantly impact population trends.

As **Table 1** demonstrates, Campbell County's population is estimated to have experienced a very slight decline in the years between 2000 and 2004. This estimated decline is almost identical to that experienced by the area covered by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) region over this period, a region that includes 198 communities in 8 counties in the three states. Campbell County's slight decrease indicates that the population growth of communities such as Cold Springs and Wilder was offset by population losses elsewhere in the County.



# Comprehensive Plan Update

## Campbell County, Kentucky

Over the same period, both the Kentucky Tri-County region (consisting of Campbell, Kenton and Boone counties) and the Commonwealth of Kentucky as a whole experienced modest growth. This overall increase is due in part to Boone County's double-digit estimated population increase over the same period.

**Table 1**

Annual Estimates of the Population for Counties of KY: April 1, 2000 to July 1, 2004 and Change 2000 to 2004								
COUNTY/Areas	Population Estimates (July 1)					April 1, 2000		
	2004	2003	2002	2001	2000	Census	Number	Percent
<b>KENTUCKY</b>	<b>4,145,922</b>	<b>4,118,189</b>	<b>4,089,985</b>	<b>4,067,781</b>	<b>4,048,993</b>	<b>4,041,769</b>	<b>103,637</b>	<b>2.6</b>
<b>OKI REGION*</b>	<b>1,886,651</b>	<b>1,890,774</b>	<b>1,903,184</b>	<b>1,914,140</b>	<b>1,919,466</b>	<b>1,929,144</b>	<b>-32,815</b>	<b>-1.7</b>
BOONE COUNTY	101,354	97,161	93,596	90,280	87,008	85,991	15,363	17.9
CAMPBELL COUNTY	87,256	87,782	88,332	88,604	88,647	88,616	-1,360	-1.5
KENTON COUNTY	152,890	152,424	151,766	151,916	151,662	151,464	1,426	0.9
<b>TRI-COUNTY TOTAL</b>	<b>341,500</b>	<b>337,367</b>	<b>333,694</b>	<b>330,800</b>	<b>327,317</b>	<b>326,071</b>	<b>15,429</b>	<b>4.7</b>

\*Ohio - Kentucky - Indiana Regional Council of Governments (OKI) includes the following counties: Kentucky - Boone, Campbell, and Kenton; Ohio - Butler, Clermont, Hamilton, and Warren; Indiana - Dearborn.

Source: US Census, Kentucky State Data Center and OKI

**Table 2** illustrates Campbell County's historical population trends and projected growth in comparison to the same counties and regions as in Table 1. These projections indicate that neither the Northern Kentucky counties nor the OKI region as a whole are expected to experience significant growth over the period between 2000 and 2030. Boone County is projected by this source to experience the most substantial growth over this period, resulting in a Tri-County projected growth rate that exceeds the projections for both the Commonwealth of Kentucky and the OKI region.

**Table 2**

Historical and Projected Populations for State of Kentucky and Counties											% Change
COUNTY	1980	1990	1995	2000**	2005	2010	2015	2020	2025	2030	2000 - 2030
AREA											
KENTUCKY	3,660,777	3,686,891	3,887,427	4,041,769	4,165,814	4,326,490	4,502,595	4,660,703	4,799,443	4,912,621	0.18
OKI REGION*	-	-	-	1,886,650	-	2,011,546	-	2,151,489	-	2,274,077	0.21
BOONE COUNTY	45,842	57,589	70,017	85,991	102,197	121,919	140,577	158,013	174,084	188,652	1.19
CAMPBELL COUNTY	83,317	83,866	87,742	88,616	87,518	91,130	95,828	100,167	104,251	108,024	0.22
KENTON COUNTY	137,058	142,031	147,206	151,464	152,240	154,572	158,966	163,014	166,579	169,402	0.12
TRI-COUNTY TOTAL	266,217	283,486	304,965	326,071	341,955	367,621	395,371	421,194	444,914	466,078	0.43

\*Ohio - Kentucky - Indiana Regional Council of Governments (OKI) includes the following counties: Kentucky - Boone, Campbell, and Kenton; Ohio - Butler, Clermont, Hamilton, and Warren; Indiana - Dearborn.

\*\*Census of Population and Housing, 2000

Source: US Census, Kentucky State Data Center and OKI



**Table 3** refines the historical comparisons and the 2004 estimate provided in **Tables 1 and 2** and indicates the proportion of population change that is attributed to the cities and the unincorporated portions of the County. As indicated, all but two of the cities are estimated to have lost population over this period, while the unincorporated portion of the County is estimated to have experienced modest gains.

**Table 3**

Comparison of Population - Campbell County Cities								
	1980	1990	2000	1990 - 2000		2004	2000-2004	
				Number	% Change		Number	% Change
<b>CAMPBELL COUNTY</b>	83,317	83,866	88,616	4,750	5.66	87,256	-1,360	-1.56%
<b>Unincorporated Area</b>	13,257	13,343	15,207	1,864	13.97	15,536	329	2.12%
Alexandria	4,735	5,592	8,286	2,694	48.18	8,016	-270	-3.37%
Bellevue	7,678	9,667	6,480	-3,187	-32.97	6,091	-389	-6.39%
California	135	130	86	-44	-33.85	82	-4	-4.88%
Cold Spring	2,117	2,880	3,806	926	32.15	4,992	1,186	23.76%
Crestview	528	356	471	115	32.30	459	-12	-2.61%
Dayton	6,979	6,576	5,966	-610	-9.28	5,619	-347	-6.18%
Fort Thomas	16,012	16,032	16,495	463	2.89	15,733	-762	-4.84%
Highland Heights	4,435	4,223	6,554	2,331	55.20	6,326	-228	-3.60%
Melbourne	628	660	457	-203	-30.76	451	-6	-1.33%
Mentor	169	169	181	12	7.10	169	-12	-7.10%
Newport	21,587	18,871	17,048	-1,823	-9.66	16,086	-962	-5.98%
Silver Grove	1,260	1,102	1,215	113	10.25	1,171	-44	-3.76%
Southgate	2,833	3,266	3,472	206	6.31	3,391	-81	-2.39%
Wilder	633	691	2,624	1,933	279.74	2,880	256	8.89%
Woodlawn	331	308	268	-40	-12.99	254	-14	-5.51%
<b>Cities Total</b>	70,060	70,523	73,409	2,886	4.09	71,720	-1,689	-2.35%

**Source:** US Census, Kentucky State Data Center and OKI



## Population Characteristics

**Table 4** provides a variety of historic data and projections regarding the number of households and median household size in comparison to the Commonwealth of Kentucky. Campbell County's average household size has historically been very close to the Commonwealth's overall median, and is projected to remain closely comparable over the next 30 years. **Table 5** analyzes the changes in Campbell County's number of households and number of families between 1990 and 2000.

The Census Bureau defines a family as two or more related persons living in the same household. The fact that family households grew more slowly than households in total is comparable to national trends, and indicates an increasing proportion of persons living alone or with other persons to whom they are not related.

It is also worth noting that the total number of persons in households, as cited in **Table 4**, is slightly lower than the total population cited in previous tables. This stems from the fact that a small number of persons (for example, occupants of institutions) are not classified as living in households according to Census definitions.

**Table 4**

Historical and Projected Household Populations, Number of Households, and Average Household Size								
	US Census		Projections					
	1990	2000	2005	2010	2015	2020	2025	2030
KENTUCKY								
Household Population	3,584,120	3,926,965	4,050,010	4,210,686	4,386,791	4,544,899	4,683,639	4,796,817
Number of Households	1,379,782	1,590,647	1,660,676	1,747,512	1,830,308	1,894,419	1,950,573	1,996,176
Population per Household	2.60	2.47	2.44	2.41	2.40	2.40	2.40	2.40
CAMPBELL COUNTY								
Household Population	82,873	86,575	85,477	89,089	93,787	98,126	102,210	105,983
Number of Households	31,169	34,742	34,890	36,998	39,292	41,110	42,821	44,402
Population per Household	2.66	2.49	2.45	2.41	2.39	2.39	2.39	2.39
BOONE COUNTY								
Household Population	57,177	85,403	101,609	121,331	139,989	157,425	173,496	188,064
Number of Households	20,127	31,258	37,560	45,302	52,532	59,075	65,106	70,573
Population per Household	2.84	2.73	2.71	2.68	2.66	2.66	2.66	2.66
KENTON COUNTY								
Household Population	140,148	149,598	150,374	152,706	157,100	161,148	164,713	167,536
Number of Households	52,690	59,444	60,616	62,458	64,730	66,398	67,867	69,030
Population per Household	2.66	2.52	2.48	2.44	2.43	2.43	2.43	2.34

**Source:** US Census, Kentucky State Data Center and OKI



**Table 5**

Households and Families, Campbell, Boone and Kenton Counties 1990 and 2000 U.S. Census					
		1990	2000	Change 1990 - 2000	Percent change 1990-2000
CAMPBELL COUNTY	Total households	31,169	34,742	3,573	11.5%
	Family households (families)	22,237	23,093	856	3.8%
BOONE COUNTY	Total households	20,127	31,258	11,131	55.3%
	Family households (families)	15,722	23,435	7,713	49.1%
KENTON COUNTY	Total households	52,690	59,444	6,754	12.8%
	Family households (families)	37,424	39,444	2,020	5.4%

Source: U.S. Census 1990 and 2000, SF3

**Tables 6.1-6.3** illustrate the distribution of Campbell County residents among several age groups over the same period. In general, Campbell County's population is relatively evenly distributed, with approximately one-half of Year 2000 residents falling between the ages of 25 and 65. It is worth noting that the 2005 population estimate cited below is slightly lower than that used in previous tables; this table uses the U.S. Census estimate, which differs slightly from the Kentucky Data Center's estimate as a result of methodology differences.

**Table 6.1**

Gender and Age Cohorts, Campbell, Boone and Kenton Counties 1990 US Census						
	1990			Percent of Total		
	Campbell	Boone	Kenton	Campbell	Boone	Kenton
Total population	83,866	57,177	140,148	100.0%	100.0%	100.0%
Under 5 years	6,497	4,675	11,481	7.7%	5.6%	13.7%
5 to 9 years	6,422	4,962	11,130	7.7%	5.9%	13.3%
10 to 14 years	6,187	4,767	10,713	7.4%	5.7%	12.8%
15 to 19 years	5,821	4,137	9,780	6.9%	4.9%	11.7%
20 to 24 years	6,243	3,809	10,434	7.4%	4.5%	12.4%
25 to 34 years	14,543	10,551	25,870	17.3%	12.6%	30.8%
35 to 44 years	11,879	9,600	21,463	14.2%	11.4%	25.6%
45 to 54 years	8,020	5,995	13,445	9.6%	7.1%	16.0%
55 to 59 years	3,596	2,270	5,542	4.3%	2.7%	6.6%
60 to 64 years	3,875	2,073	5,889	4.6%	2.5%	7.0%
65 to 74 years	6,359	2,857	9,472	7.6%	3.4%	11.3%
75 to 84 years	3,428	1,443	5,224	4.1%	1.7%	6.2%
85 years and over	996	450	1,588	1.2%	0.5%	1.9%

Source: U.S. Census 1990 and 2000, SF3



**Table 6.2**

Gender and Age Cohorts, Campbell, Boone and Kenton Counties 2000 US Census						
	2000			Percent of Total		
	Campbell	Boone	Kenton	Campbell	Boone	Kenton
Total population	88,616	85,991	151,464	100.0%	100.0%	100.0%
Under 5 years	6,128	6,849	11,085	6.9%	7.7%	12.5%
5 to 9 years	6,215	7,143	11,219	7.0%	8.1%	12.7%
10 to 14 years	6,539	6,786	11,188	7.4%	7.7%	12.6%
15 to 19 years	6,505	6,082	10,318	7.3%	6.9%	11.6%
20 to 24 years	6,055	5,081	10,068	6.8%	5.7%	11.4%
25 to 34 years	12,599	13,308	23,125	14.2%	15.0%	26.1%
35 to 44 years	14,504	15,483	25,240	16.4%	17.5%	28.5%
45 to 54 years	11,491	11,681	20,444	13.0%	13.2%	23.1%
55 to 59 years	3,988	3,853	6,675	4.5%	4.3%	7.5%
60 to 64 years	3,427	2,784	5,333	3.9%	3.1%	6.0%
65 to 74 years	5,974	4,178	8,982	6.7%	4.7%	10.1%
75 to 84 years	3,945	2,117	5,914	4.5%	2.4%	6.7%
85 years and over	1,246	646	1,873	1.4%	0.7%	2.1%

**Table 6.3**

Gender and Age Cohorts, Campbell, Boone and Kenton Counties 2005 US Census			
	2005 (ESTIMATE)		
	Campbell	Boone	Kenton
Total population	85,210	110,080	154,911
Under 5 years	5,288	8,730	11,370
5 to 9 years	6,410	8,534	9,893
10 to 14 years	6,625	7,628	11,868
15 to 19 years	5,764	7,571	10,086
20 to 24 years	5,406	7,681	9,473
25 to 34 years	10,685	17,480	21,368
35 to 44 years	12,950	17,523	23,284
45 to 54 years	12,854	15,152	24,085
55 to 59 years	4,952	6,283	10,840
60 to 64 years	4,069	4,107	5,972
65 to 74 years	5,599	5,314	8,499
75 to 84 years	3,491	3,184	5,818
85 years and over	1,117	893	2,355



**Table 7** identifies the proportion of the County's residents in 1990 and 2000 that lived in a different residence five years previous to the Census year. This data helps to indicate migration patterns. This table should be read sequentially: the number of persons who lived in a different house or the same house equals the population 5 years and over, while the "Same County" and "Different County" numbers equal the number who lived in a different house and the "Same State" and "Different State" categories will equal the number who lived in a different county. This data indicates that more than half of residents had lived in their homes for more than 5 years prior to the Census, and that the proportion of residents who moved to Campbell County from outside Campbell County increased between 1990 and 2000.

**Table 7**

Place of Residence 5 Years Previous, 1990 and 2000 US Census and 2005 Estimate									
	1990			2000			2005 (Estimate)		
	Campbell	Boone	Kenton	Campbell	Boone	Kenton	Campbell	Boone	Kenton
Population 5 years and over*	77,369	52,921	130,551	82,536	79,175	140,369	84,199	104,146	149,994
Same House	45,130	26,129	71,495	48,639	38,055	77,555	72,544	83,862	131,084
Different House	32,239	26,218	58,686	33,282	39,816	61,735	11,543	19,431	18,652
Same County	20,815	19,319	45,351	19,109	14,584	33,334	7,575	8,307	10,477
Different County	11,236	9,943	34,332	14,173	25,232	28,401	3,968	11,124	8,175
Same State	5,398	9,376	11,019	6,934	12,936	13,241	2,340	6,251	4,525
Different State	5,838	6,899	13,335	7,239	12,296	15,160	1,628	4,873	3,650
Elsewhere	188	574	370	615	1,304	1,079	112	853	258

\*2005 Estimates include population 1 year and over

Source: U.S. Census 1990 and 2000, SF3



**Table 8.1 – 8.4** summarizes the level of educational attainment attributed to Campbell County residents and compares it to Boone and Kenton Counties as well as with the State of Kentucky. This data includes only persons 25 years and older. The proportion of residents with post-secondary school education increased modestly over this period, with the proportion of persons having some college experience but no degree increasing by over 3% and the proportion having a bachelor's degree increasing by nearly 4%.

**Table 8.1**

Campbell County Educational Attainment, 1990 and 2000 US Census and 2005 estimate					
	1990	Percent of Total	2000	Percent of Total	2005 (ESTIMATE)
Population 25 years and over	52,731	100%	57,184	100%	55,717
Less than 9th grade	6,704	12.7%	4,063	7.1%	2,465
9th to 12th grade, no diploma	8,612	16.3%	6,893	12.1%	5,841
High school graduate (includes equivalency)	18,001	34.1%	19,882	34.8%	19,776
Some college, no degree	8,974	17.0%	11,730	20.5%	11,544
Associate degree	2,573	4.9%	2,868	5.0%	3,660
Bachelor's degree	5,047	9.6%	7,637	13.4%	8,605
Graduate or professional degree	2,820	5.3%	4,111	7.2%	3,826
Percent high school graduate or higher	71.0%	-	80.8%	-	-
Percent bachelor's degree or higher	14.9%	-	20.5%	-	-

Source: U.S. Census 1990 and 2000, SF3

**Table 8.2**

Boone County Educational Attainment, 1990 and 2000 US Census and 2005 estimate					
	1990	Percent of Total	2000	Percent of Total	2005 (ESTIMATE)
Population 25 years and over	35,347	100%	54,166	100%	69,936
Less than 9th grade	3,288	9.3%	2,606	4.8%	1,575
9th to 12th grade, no diploma	5,041	14.3%	5,466	10.1%	5,197
High school graduate (includes equivalency)	12,866	36.4%	17,771	32.8%	25,038
Some college, no degree	6,927	19.6%	12,882	23.8%	13,705
Associate degree	1,803	5.1%	3,077	5.7%	7,144
Bachelor's degree	3,435	9.7%	8,564	15.8%	11,487
Graduate or professional degree	1,987	5.6%	3,800	7.0%	5,790
Percent high school graduate or higher	76.4%	-	85.1%	-	-
Percent bachelor's degree or higher	15.3%	-	22.8%	-	-

Source: U.S. Census 1990 and 2000, SF3



**Table 8.3**

<b>Kenton County Educational Attainment, 1990 and 2000 US Census and 2005 estimate</b>					
	<b>1990</b>	<b>Percent of Total</b>	<b>2000</b>	<b>Percent of Total</b>	<b>2005 (ESTIMATE)</b>
Population 25 years and over	88,454	100%	97,727	100%	102,221
Less than 9th grade	9,463	10.7%	5,949	6.1%	5,054
9th to 12th grade, no diploma	13,213	14.9%	11,511	11.8%	7,877
High school graduate (includes equivalency)	29,317	33.1%	31,834	32.6%	31,010
Some college, no degree	17,090	19.3%	20,920	21.4%	20,660
Associate degree	4,299	4.9%	5,138	5.3%	8,863
Bachelor's degree	10,127	11.4%	14,630	15.0%	19,201
Graduate or professional degree	4,945	5.6%	7,745	7.9%	9,556
Percent high school graduate or higher	74.4%	-	82.1%	-	-
Percent bachelor's degree or higher	17.0%	-	22.9%	-	-

Source: U.S. Census 1990 and 2000, SF3

**Table 8.4**

<b>State of Kentucky Educational Attainment, 1990 and 2000 US Census and 2005 estimate</b>					
	<b>1990</b>	<b>Percent of Total</b>	<b>2000</b>	<b>Percent of Total</b>	<b>2005 (ESTIMATE)</b>
Population 25 years and over	2,333,833	100%	2,646,397	100%	2,715,805
Less than 9th grade	442,579	19.0%	309,293	11.7%	243,034
9th to 12th grade, no diploma	383,278	16.4%	375,707	14.2%	327,649
High school graduate (includes equivalency)	741,012	31.8%	888,277	33.6%	941,493
Some college, no degree	354,227	15.2%	490,170	18.5%	505,651
Associate degree	94,610	4.1%	129,481	4.9%	174,123
Bachelor's degree	189,539	8.1%	271,418	10.3%	312,484
Graduate or professional degree	128,588	5.5%	182,051	6.9%	211,371
Percent high school graduate or higher	64.6%	-	74.1%	-	-
Percent bachelor's degree or higher	13.6%	-	17.1%	-	-

Source: U.S. Census 1990 and 2000, SF3



# Comprehensive Plan Update

Campbell County, Kentucky

**Table 9** presents the distribution of Campbell County's household income levels in 2000 in comparison with the other Northern Kentucky Counties and the Commonwealth. Campbell County's median household income in 2000 was \$41,903. **Table 10** presents Campbell County's median and per capita income in comparison with the other Northern Kentucky counties and the Commonwealth as a whole. Campbell County's median and per capita income in 2000 was less than that of the other two Northern Kentucky counties but greater than the Commonwealth's median.

**Table 9**

Household Income, Campbell, Boone and Kenton Counties, Including the State of Kentucky 2000 US Census								
	Campbell		Boone		Kenton		Kentucky	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
<b>Total Households</b>	<b>34,831</b>	<b>100.0%</b>	<b>31,331</b>	<b>100.0%</b>	<b>59,453</b>	<b>100.0%</b>	<b>1,591,739</b>	<b>100.0%</b>
Less than \$10,000	2,979	8.6%	1,597	5.1%	4,795	8.1%	220,692	13.9%
\$10,000 to \$14,999	2,180	6.3%	1,207	3.9%	3,285	5.5%	133,977	8.4%
\$15,000 to \$24,999	4,495	12.9%	3,224	10.3%	7,212	12.1%	245,034	15.4%
\$25,000 to \$34,999	4,728	13.6%	3,134	10.0%	7,751	13.0%	219,944	13.8%
\$35,000 to \$49,999	6,167	17.7%	5,112	16.3%	10,801	18.2%	261,684	16.4%
\$50,000 to \$74,999	7,320	21.0%	7,877	25.1%	12,855	21.6%	274,530	17.2%
\$75,000 to \$99,999	3,837	11.0%	4,506	14.4%	6,183	10.4%	122,008	7.7%
\$100,000 to \$149,999	2,086	6.0%	3,038	9.7%	4,267	7.2%	73,228	4.6%
\$150,000 to \$199,999	544	1.6%	851	2.7%	1,013	1.7%	18,757	1.2%
\$200,000 or more	495	1.4%	785	2.5%	1,291	2.2%	21,885	1.4%

Source: U.S. Census, 2000 SF 3

**Table 10**

Median Household & Per Capita Income, 2000 US Census		
	Median Household Income	Per Capita Income
BOONE COUNTY	\$53,593	\$23,535
CAMPBELL COUNTY	\$41,903	\$20,637
KENTON COUNTY	\$43,906	\$22,085
KENTUCKY	\$33,672	\$18,093

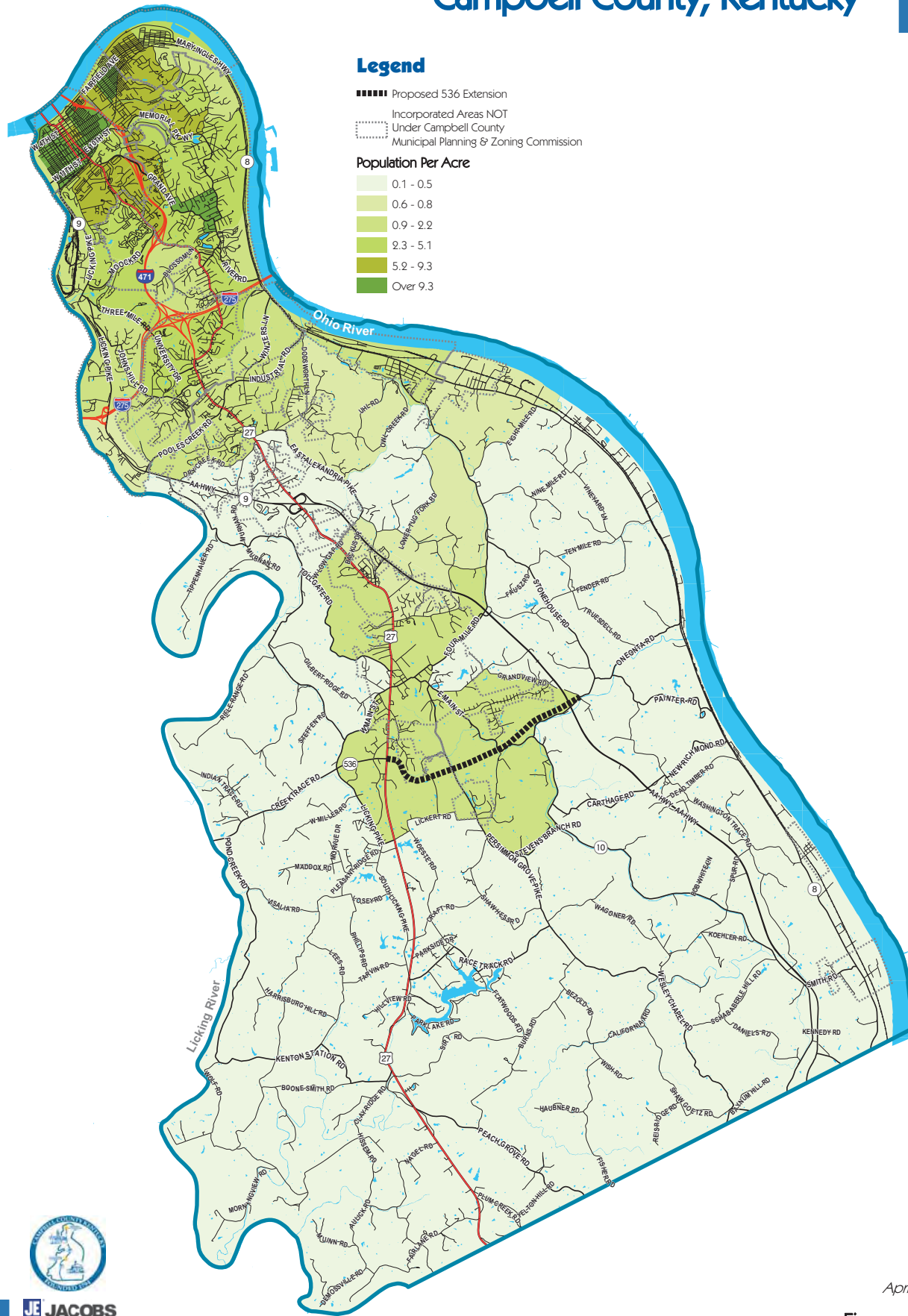
Source: US Census, Kentucky State Data Center and OKI



Finally, **Figure 2-2** provides a graphic representation of Campbell County's population distribution as of the 2000 Census. As this map indicates, population concentration is generally highest in the northernmost portion of the County and generally becomes less dense proceeding to the south. Within Campbell County, the majority of the population is concentrated in the northern and central areas. The highest densities occur in and around the cities of Newport, Bellevue, Dayton, Woodlawn, Alexandria, Ft. Thomas, Crestview, and Southgate. Lower density areas include the southern half of the County, including the cities of California and Mentor.

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles  
SOURCE: OKI, MAPC, KYGEONET



April 2008

Figure 2-2

**Population Per Acre**



## Workforce Characteristics

**Table 11** indicates that, while all three Northern Kentucky counties had generally low unemployment rates in 2000, Campbell County's was slightly higher than the other two. **Tables 12.1** and **12.2** provides a more detailed distribution for Campbell, Boone and Kenton Counties in 1990 and 2000.

**Table 11**

Employment Status: Civilian Population Aged 16+, 2000				
	In Labor Force	Employed	Unemployed	% Unemployed
BOONE COUNTY	46,776	45,323	1,453	3.1
CAMPBELL COUNTY	45,117	43,371	1,746	3.9
KENTON COUNTY	80,052	77,247	2,805	3.5

Source: US Census, Kentucky State Data Center and OKI

**Table 12.1**

Employment Status, Campbell, Boone and Kenton Counties 1990 U.S. Census						
	Campbell		Boone		Kenton	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Population 16 years and over	63,482	100.0%	42,290	100.0%	106,854	100.0%
In labor force	41,926	66.0%	30,167	71.3%	72,973	68.3%
Civilian labor force	41,888	66.0%	30,085	71.1%	72,912	68.2%
Employed	39,693	62.5%	28,991	68.6%	69,688	65.2%
Unemployed	2,157	3.4%	1,094	2.6%	3,224	3.0%
Armed Forces	38	0.1%	82	0.2%	61	0.1%
Not in labor force	21,594	34.0%	12,123	28.7%	33,881	31.7%

Source: U.S. Census 1990 and 2000, SF3



**Table 12.2**

Employment Status, Campbell, Boone and Kenton Counties 2000 U.S. Census						
2000						
	Campbell		Boone		Kenton	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Population 16 years and over	68,338	100.0%	64,033	100%	115,879	100.0%
In labor force	45,176	66.1%	46,791	73%	80,078	69.1%
Civilian labor force	45,117	66.0%	46,776	73%	80,052	69.1%
Employed	43,371	63.5%	45,323	71%	77,247	66.7%
Unemployed	1,746	2.6%	1,453	2%	2,805	2.4%
Armed Forces	59	0.1%	15	0%	26	0.0%
Not in labor force	23,162	33.9%	17,242	27%	35,801	30.9%

Source: U.S. Census 1990 and 2000, SF3

**Table 13** illustrates the distribution of Campbell County's employed residents by occupation, while **Table 14** sorts the same base of residents by the industrial sector in which they worked. Due to the Census Bureau's decision to revise the occupation classes between 1990 and 2000, a direct comparison between the two Census years is not possible. It should be noted that a large number of these residents are employed outside the County, as is identified in **Table 15**.

**Table 13**

Occupation Class, Campbell, Boone and Kenton Counties and Kentucky 2000 U.S. Census								
	Campbell		Boone		Kenton		Kentucky	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Employed civilian population 16 years and over	43,371	100%	45,323	100%	77,247	100%	1,798,264	100%
Management, professional, and related occupations	13,614	31.4%	14,520	32.0%	24,627	31.9%	515,225	28.7%
Service occupations	6,025	13.9%	5,357	11.8%	10,739	13.9%	256,665	14.3%
Sales and office occupations	12,967	29.9%	13,647	30.1%	23,491	30.4%	457,438	25.4%
Farming, fishing, and forestry occupations	81	0.2%	114	0.3%	44	0.1%	16,270	0.9%
Construction, extraction, and maintenance occupations	4,442	10.2%	4,047	8.9%	6,929	9.0%	198,662	11.0%
Production, transportation, and material moving occupations	6,242	14.4%	7,638	16.9%	11,417	14.8%	354,004	19.7%

Source: U.S. Census, 2000 SF 3



Approximately one-third of the County's employed residents work in managerial, professional and related white collar occupations, while a slightly smaller number are in retail occupations.

**Table 14**

Industry of Employment, Campbell, Boone and Kenton Counties 2000 U.S. Census								
	Campbell		Boone		Kenton		Kentucky	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Employed civilian population 16 years and over	43,371	100%	45,323	100%	77,247	100%	1,798,264	100%
Agriculture, forestry, fishing and hunting, and mining	159	0.4%	340	0.8%	159	0.2%	59,729	3.3%
Construction	3,456	8.0%	2,934	6.5%	3,456	4.5%	129,618	7.2%
Manufacturing	5,788	13.3%	7,825	17.3%	5,788	7.5%	315,774	17.6%
Wholesale trade	1,786	4.1%	1,792	4.0%	1,786	2.3%	60,854	3.4%
Retail trade	5,009	11.5%	5,619	12.4%	5,009	6.5%	217,164	12.1%
Transportation and warehousing, and utilities	3,167	7.3%	5,188	11.4%	3,167	4.1%	108,738	6.0%
Information	1,274	2.9%	1,054	2.3%	1,274	1.6%	39,303	2.2%
Finance, insurance, real estate, and rental and leasing	3,565	8.2%	3,549	7.8%	3,565	4.6%	97,350	5.4%
Professional, scientific, management, administrative, and waste management services	3,927	9.1%	3,658	8.1%	3,927	5.1%	111,878	6.2%
Educational, health and social services	8,190	18.9%	6,798	15.0%	8,190	10.6%	365,605	20.3%
Arts, entertainment, recreation, accommodation and food services	3,503	8.1%	2,977	6.6%	3,503	4.5%	129,973	7.2%
Other services (except public administration)	1,922	4.4%	1,949	4.3%	1,922	2.5%	85,150	4.7%
Public administration	1,625	3.7%	1,640	3.6%	1,625	2.1%	77,128	4.3%

Source: U.S. Census, 2000 SF 3

**Table 14** indicates that nearly one in five Campbell County residents is employed in the Education, Health and Social Services sector. This is relatively consistent with the Commonwealth of Kentucky. Manufacturing and Retail Trade also employ more than 10% of Campbell County's population.



**Table 15** presents data relating to the commuting patterns of Campbell County residents and residents of other locations who work in Campbell County. For the purposes of this summary, a number of counties that are the origin and destination of small numbers of residents have been removed in order to focus on the primary migration paths. As **Table 15** indicates, nearly two-thirds of the workforce who live in Campbell County works outside of the County. The number of workers who commute to Campbell County for work is just over one-half of the number of Campbell County workers who travel to other counties to work. The largest number of persons who live in Campbell County, but work outside of the County, work north of the Ohio River in Hamilton County, Ohio, while the largest number of persons living outside of Campbell County but working in Campbell County comes from the west, Kenton County, Kentucky.

**Table 15**

## Commute Patterns between Counties, 2000 U.S. Census

WORKERS WHO LIVE IN THE COUNTY			WORKERS WHO WORK IN THE COUNTY		
15,474	36.7%	Live and work in the county	15,474	58.6%	Work and live in the county
26,689	63.3%	Live in the county, work elsewhere	10,934	41.4%	Work in the county, live elsewhere
42,163		Total workers who live in the county	26,408		Total workers who work in the county

BETWEEN KENTUCKY COUNTIES ONLY				BETWEEN KENTUCKY AND OTHER STATES			
Lives in Campbell and works in:	Number of Workers	Lives in:	Works in Campbell	Lives in Campbell and works in:	Number of Workers	Lives in:	Works in Campbell
Total	25,526	Total	22,288	Total	16,637	Total	4,120
Selected Counties		Selected Counties		Selected Counties		Selected Counties	
Boone KY	4,062	Boone KY	1,150	Dearborn IN	56	Dearborn IN	135
Campbell KY	15,474	Bracken KY	567	Butler OH	652	Brown OH	73
Kenton KY	5,782	Campbell KY	15,474	Clermont OH	579	Butler OH	318
Pendleton KY	208	Grant KY	191	Hamilton OH	14,946	Clermont OH	744
		Kenton KY	3,921	Montgomery OH	82	Hamilton OH	2,739
		Mason KY	64	Warren OH	322	Montgomery OH	41
		Pendleton KY	921			Warren OH	70

Source: Kentucky Data Center

Finally, **Table 16** on the following page identifies the primary mode of commuting to work used by respondents to the 2000 Census. The proportion of total commuters that rely on personal vehicles driven alone increased by 5% over this period.



**Table 16**

Commuting to Work, Campbell, Boone and Kenton Counties and Kentucky 1990 and 2000 U.S. Census								
	1990				2000			
	Campbell	Boone	Kenton	Kentucky	Campbell	Boone	Kenton	Kentucky
<b>Workers 16 years and over</b>	<b>38,998</b>	<b>28,514</b>	<b>68,408</b>	<b>1,565,711</b>	<b>42,820</b>	<b>44,507</b>	<b>76,169</b>	<b>1,781,733</b>
Car, truck, or van -- drove alone	28,883	23,382	53,452	1,195,088	33,870	37,661	61,509	1,429,053
Car, truck, or van -- carpooled	5,986	3,527	9,032	229,310	4,872	4,505	8,398	224,643
Public transportation (including taxicab)	1,828	371	2,716	25,082	1,543	507	2,552	21,522
Walked	1,272	353	1,403	46,501	1,232	416	1,635	42,494
Other means	272	149	403	14,021	301	273	512	15,877
Worked at home	757	732	1,402	55,709	1,002	1,145	1,563	48,144
Mean travel time to work (minutes)	n/a	n/a	n/a	n/a	23.9	24.4	22.9	23.5

Source: U.S. Census 1990 and 2000, SF3

## Housing Characteristics

This final section of the Demographics analysis focuses on the County's existing housing units. 2005 estimates for housing characteristics are not available at the time of demographic analysis.

**Table 17.1** and **17.2** presents the distribution of the County's single family and multi-family units in comparison to Boone and Kenton Counties as well as that of the Commonwealth of Kentucky. Of all housing types available in Campbell County, the category of housing units contained in properties having 10 or more units was the only type to increase significantly in proportion of total units over this period.



# Comprehensive Plan Update

Campbell County, Kentucky

**Table 17.1**

<b>Total Housing Units in structure, Campbell, Boone and Kenton Counties and Kentucky 1990 US Census</b>								
<b>1990</b>								
	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
<b>Total housing units</b>	<b>32,910</b>	<b>100.0%</b>	<b>21,476</b>	<b>100.0%</b>	<b>56,086</b>	<b>100.0%</b>	<b>1,506,845</b>	<b>100.0%</b>
1-unit, detached	21,012	63.8%	13,910	64.8%	34,669	61.8%	1,012,730	67.2%
1-unit, attached	883	2.7%	759	3.5%	1,935	3.5%	25,518	1.7%
2 units	3,228	9.8%	327	1.5%	4,528	8.1%	47,988	3.2%
3 or 4 units	1,685	5.1%	522	2.4%	3,275	5.8%	62,573	4.2%
5 to 9 units	1,842	5.6%	1,144	5.3%	3,051	5.4%	65,648	4.4%
10 to 19 units	1,495	4.5%	1,975	9.2%	3,959	7.1%	55,739	3.7%
20 or more units	1,362	4.1%	698	3.3%	2,226	4.0%	41,325	2.7%
Mobile home	1,128	3.4%	1,905	8.9%	2,011	3.6%	182,110	12.1%
Other	275	0.8%	236	1.1%	432	0.8%	13,214	0.9%

Source: U.S. Census 1990 and 2000, SF3

**Table 17.2**

<b>Total Housing Units in structure, Campbell, Boone and Kenton Counties and Kentucky 2000 US Census</b>								
<b>2000</b>								
	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
<b>Total housing units</b>	<b>36,898</b>	<b>100.0%</b>	<b>33,351</b>	<b>100.0%</b>	<b>63,571</b>	<b>100.0%</b>	<b>1,750,927</b>	<b>100.0%</b>
1-unit, detached	23,448	63.5%	21,686	65.0%	40,592	63.9%	1,156,003	66.0%
1-unit, attached	1,226	3.3%	1,823	5.5%	2,636	4.1%	36,124	2.1%
2 units	2,649	7.2%	523	1.6%	4,345	6.8%	55,441	3.2%
3 or 4 units	1,773	4.8%	720	2.2%	3,349	5.3%	72,279	4.1%
5 to 9 units	2,174	5.9%	2,055	6.2%	3,549	5.6%	76,035	4.3%
10 to 19 units	2,710	7.3%	2,954	8.9%	4,529	7.1%	54,958	3.1%
20 or more units	1,829	5.0%	1,164	3.5%	2,683	4.2%	51,075	2.9%
Mobile home	1,089	3.0%	2,405	7.2%	1,877	3.0%	246,443	14.1%
Other	0	0.0%	21	0.1%	11	0.0%	2,569	0.1%

Source: U.S. Census 1990 and 2000, SF3



**Table 18** indicates the relative age of the Campbell County's residential structures. Over half of the residential structures existing in 2000 were constructed before 1959 which indicates an aging housing stock. This number is higher than either Boone and Kenton Counties and the State of Kentucky as a whole. While this by no means indicates poor or substandard quality, issues of continued maintenance will become an increasingly noticeable issue.

**Table 18**

Year Structure Built, Campbell, Boone and Kenton Counties and Kentucky, 2000 US Census								
	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
<b>Total Units</b>	<b>36,898</b>	<b>100.0%</b>	<b>33,351</b>	<b>100%</b>	<b>63,571</b>	<b>100%</b>	<b>1,750,927</b>	<b>100%</b>
1999 to March 2000	517	1.4%	2,611	8%	1,215	2%	52,071	3%
1995 to 1998	2,068	5.6%	6,278	19%	4,251	7%	167,125	10%
1990 to 1994	3,254	8.8%	5,140	15%	4,871	8%	151,270	9%
1980 to 1989	3,913	10.6%	5,993	18%	7,550	12%	258,318	15%
1970 to 1979	3,711	10.1%	5,623	17%	10,356	16%	350,021	20%
1960 to 1969	3,999	10.8%	3,170	10%	7,647	12%	239,152	14%
1940 to 1959	7,701	20.9%	3,117	9%	12,811	20%	315,297	18%
1939 or earlier	11,735	31.8%	1,419	4%	14,870	23%	217,673	12%

Source: U.S. Census, 2000 SF 3

**Tables 19.1** and **19.2** on the following page indicates the relative size of Campbell County residential units in 2000, as measured by number of rooms in comparison with Boone and Kenton Counties as well as that of Kentucky. The number of rooms is inclusive of all rooms in a dwelling, including bedrooms, kitchens, dining rooms, living rooms, family rooms, etc. The number of rooms is exclusive, however, of closets, bathrooms and unfinished basement areas. The majority of Campbell County residences in 2000 had between 4 and 7 rooms which remained unchanged from the 1990 Census.



**Table 19.1**

**Total Rooms in Structure, Occupied Units, Campbell, Boone and Kenton Counties and Kentucky 1990 US Census**

	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total Rooms	32,910	100.0%	21,476	100.0%	56,086	100.0%	1,506,845	100.0%
1 room	298	0.9%	115	0.5%	601	1.1%	12,271	0.8%
2 rooms	978	3.0%	389	1.8%	1,927	3.4%	35,115	2.3%
3 rooms	3,310	10.1%	1,496	7.0%	5,641	10.1%	118,352	7.9%
4 rooms	5,926	18.0%	3,838	17.9%	10,370	18.5%	318,216	21.1%
5 rooms	7,451	22.6%	4,593	21.4%	11,947	21.3%	378,761	25.1%
6 rooms	6,983	21.2%	4,100	19.1%	10,438	18.6%	289,028	19.2%
7 rooms	4,112	12.5%	3,226	15.0%	7,176	12.8%	172,477	11.4%
8 rooms	2,120	6.4%	2,208	10.3%	4,562	8.1%	96,911	6.4%
9 or more rooms	1,732	5.3%	1,511	7.0%	3,424	6.1%	85,714	5.7%

Source: U.S. Census, 2000 SF 3

**Table 19.2**

**Total Rooms in Structure, Occupied Units, Campbell, Boone and Kenton Counties and Kentucky 2000 US Census**

	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total Rooms	36,898	100.0%	33,351	100.0%	63,571	100.0%	1,750,927	100.0%
1 room	324	0.9%	200	0.6%	705	1.1%	15,591	0.9%
2 rooms	1,114	3.0%	634	1.9%	1,732	2.7%	41,337	2.4%
3 rooms	3,364	9.1%	1,984	5.9%	5,491	8.6%	121,727	7.0%
4 rooms	6,227	16.9%	4,565	13.7%	10,354	16.3%	320,214	18.3%
5 rooms	8,229	22.3%	6,347	19.0%	12,749	20.1%	440,748	25.2%
6 rooms	7,279	19.7%	6,215	18.6%	12,129	19.1%	340,654	19.5%
7 rooms	4,518	12.2%	4,951	14.8%	8,797	13.8%	211,115	12.1%
8 rooms	3,311	9.0%	4,400	13.2%	6,137	9.7%	132,756	7.6%
9 or more rooms	2,532	6.9%	4,055	12.2%	5,477	8.6%	126,785	7.2%

Source: U.S. Census, 2000 SF 3



**Table 20** indicates the distribution of Campbell County's residential units by their market value in comparison with other Northern Kentucky Counties and the Commonwealth of Kentucky. Market values for Census data are self-reported. More than two-thirds of Campbell County residential structures were valued between \$50,000 and \$150,000 in 2000.

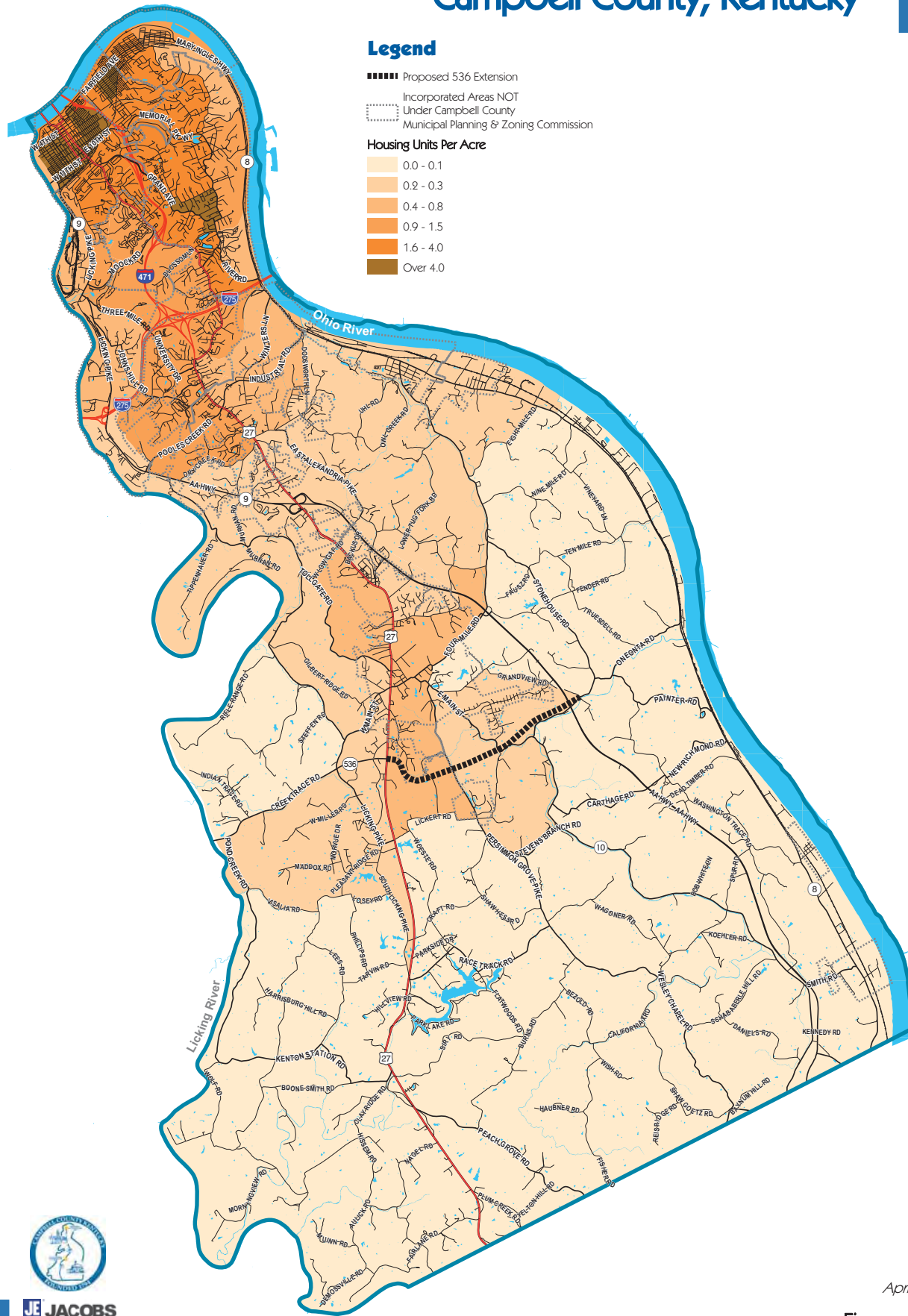
**Table 20**

Value of Structure (Residential), Campbell, Boone and Kenton Counties and Kentucky 2000 US Census								
	Campbell		Boone		Kenton		Kentucky	
	Number	Percent of total	Number	Percent of total	Number	Percent of total	Number	Percent of total
Less than \$50,000	1,656	8.6%	369	1.9%	2,260	6.5%	146,424	18.2%
\$50,000 to \$99,999	7,883	40.8%	4,952	26.0%	13,768	39.7%	351,734	43.6%
\$100,000 to \$149,999	5,609	29.0%	6,492	34.0%	9,922	28.6%	171,363	21.2%
\$150,000 to \$199,999	2,329	12.0%	4,005	21.0%	4,619	13.3%	72,007	8.9%
\$200,000 to \$299,999	1,321	6.8%	2,330	12.2%	2,752	7.9%	44,571	5.5%
\$300,000 to \$499,999	406	2.1%	720	3.8%	1,028	3.0%	15,414	1.9%
\$500,000 to \$999,999	98	0.5%	161	0.8%	249	0.7%	4,013	0.5%
\$1,000,000 or more	29	0.2%	40	0.2%	50	0.1%	935	0.1%
Median (dollars)	\$101,000		\$131,800		\$105,600		\$86,700	

Finally, **Figure 2-3** identifies the relative density of housing units throughout the County. The County's housing density trends follow the same pattern as its population distribution, with the highest concentration of housing units per acre in the northern and central areas occurring around the more densely populated cities where utilities such as water and sanitary sewer are readily available. The lower concentration of housing units per acre occurs in the southern half of the County in the more rural areas where on site sanitary sewer disposal systems are prevalent.

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles  
SOURCE: OKI, MAPC, KYGEONET



April 2008

Figure 2-3

### Housing Units Per Acre



## ENVIRONMENTAL CONSTRAINTS

**Figure 2-4**, Environmental Constraints, identifies the locations of some of the key environmental constraints discussed below. Environmental constraints are important to understand because they often denote areas that are not entirely suitable for certain or all types of development.

### Topography and Surface/Subsurface Geology

Topography refers to the level of variation in the earth's surface in a particular location, such as the degree to which the landscape is hilly or flat or otherwise changes grade. Surface and subsurface geology concerns the types of rock and soil deposits and formations that are found in an area, both at the surface of the earth and below that surface. Unseen geologic formations may impact the ability to safely build, alter or otherwise impact a site, such as in cases where subsurface formations may create unstable conditions for buildings.

The 2000 Campbell County Comprehensive Plan provided the following description of Campbell County's topography, which is generally unchanged since that time:

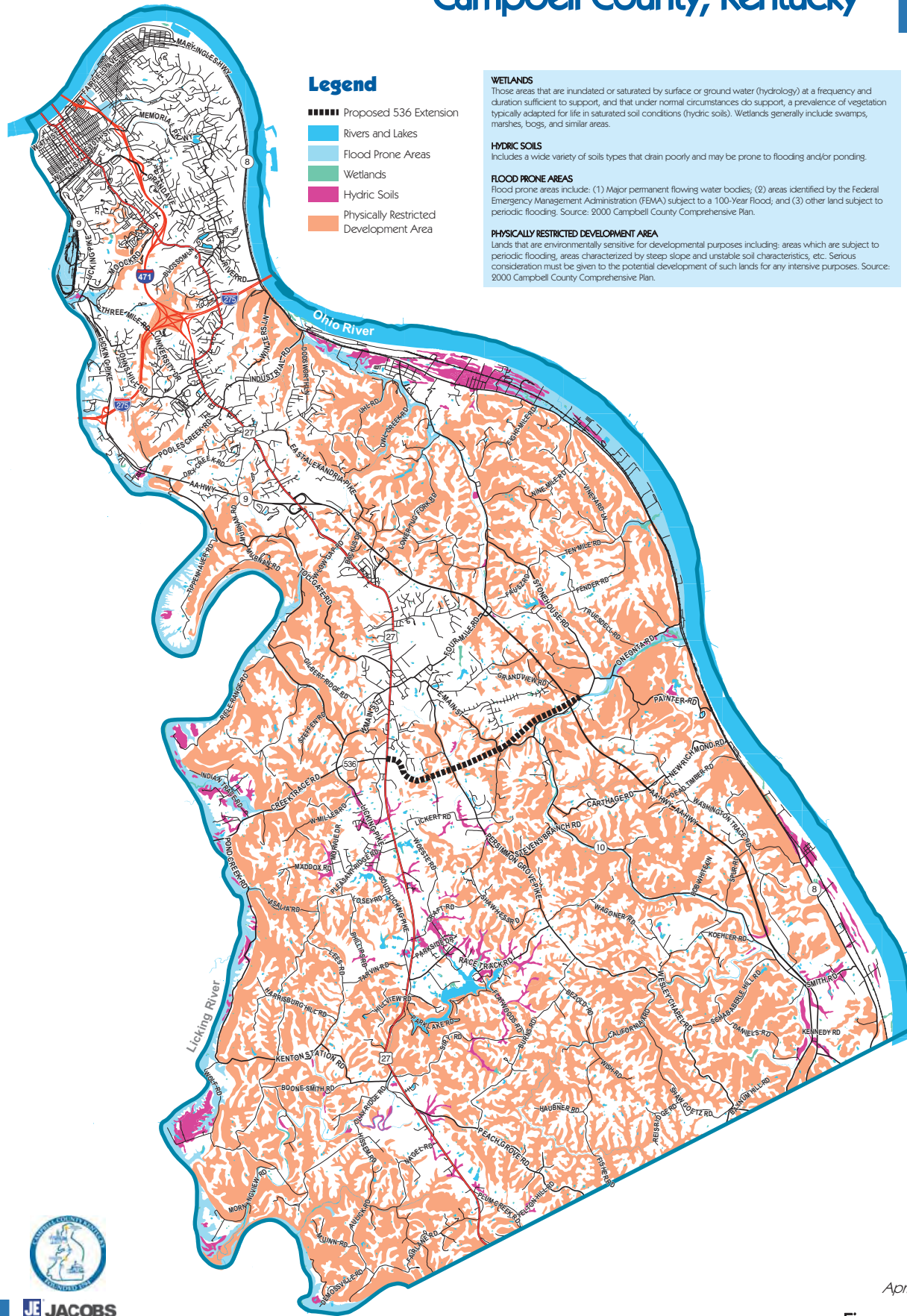
The Northern Kentucky Area extends over a low plateau about 900 feet above Means Sea Level (MSL). Continual erosion of the plateau has developed numerous ridges and steep narrow valleys which characterize the Northern Kentucky Area and have a significant effect on land development.

The Ohio and Licking River basins were formed by the movement of glaciers which cut deeply into this plateau. Steep slopes comprising the narrow, winding, V-shaped valleys extending in from the two major rivers vary from 500 to 700 feet MSL and are one-half to three miles wide. There are extensive areas in this elevation range in the southern portion of Campbell County which is the result of heavy erosion of the high plateau, some of which can be found in the Alexandria area. A large amount of the developed and undeveloped land within the county is classified as Physically Restricted Development Areas (PRDA) which provides for very limited potential for intensive types of urban development.

To date, most of [Northern Kentucky's] urban development has occurred on land with minimal slope. Areas of steeper slopes have been included within subdivisions, but most often as the undeveloped rear portions of deep lots or as "common open space". Historically, topography has played a severely limiting role in the development of the Northern Kentucky Area. However, new and more effective methods of earth moving and the pressure and necessity of need for more land to develop, have caused this limitation to be less of a deterrent in recent years. Use of these severe slopes for urban development type purposes

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles  
SOURCE: OKI, NACAP, KYGEONET



April 2008

Figure 2-4

## Environmental Constraints



is already beginning to occur and will, undoubtedly, become a matter of even more concern in future years. To some degree, this severe topographical condition may be considered an asset, in that it has resulted in a significant amount of "undevelopable" land area which can easily be retained in its natural open state, providing "breaks" in the urban landscape. [NKAPC, 2000, 3-1, 2]

Although northern Campbell County and the portion of central Campbell County that extends through the Alexandria area has relatively level terrain such as described in the 2000 Comprehensive Plan, much of the east-central and southern portions of the County are characterized by steep hillsides and narrow valleys. Hillsides in these areas also generally consist of unconsolidated alluvial fills and shale uplands. As noted in the 2000 Comprehensive Plan, intensive development has been difficult or impossible in these areas, although improving technology and increasing demand for developable land has resulted in an increasing ability to develop these lands. To date, those Campbell County hillsides that have been developed are primarily used for large-acreage home sites and other low-intensity land uses.

Perhaps as significantly, Campbell County's topographic character reduces the amount of land available for more intensive newer types of development, which is likely to increase demand for the small amount of relatively level terrain available in the central and southern portions of the County.

Like much of the Northern Kentucky/Greater Cincinnati area, this combination of hilly terrain and unstable soils creates important challenges:

- The movement of soil under loads is encountered in many areas throughout Campbell County. These movements range from the long-term consolidation of silty soils to the relatively rapid flow or sliding of clay soils. Silty soils, particularly those found in the valley and vicinity of the Ohio and Licking Rivers, consolidate when loaded and settle.
- The overall abundance of potentially unstable soil conditions in the planning area is unknown. However, the existence of these types of soil conditions when combined with the existence of the Kope rock formation and steep slopes, are usually indicative of very severe landslide potential. It is important that existing heavy vegetation on these steep slopes in the city is maintained, which will help the hillsides maintain their integrity.
- The typical Campbell County hillside is characterized by a 3:1 horizontal to vertical slope or steeper. Soils on these slopes are usually 2 to 15 feet thick and composed of mostly colluvium, with some glacial and some residual. The top of the bedrock is composed of stable shale and thinly bedded limestone, both horizontally bedded. If development must be located on hillsides, it is important to take proper steps so that the slippage of soil is kept to a minimum.



These steps include designing structures with a stud wall and a retaining wall on the bedrock with proper footing drainage, and with step footings down into and following the bedrock, which are typically trenched and filled bank to bank with reinforced concrete. Excess soils should not fill over the natural slope, but should be hauled away. [NKAPC, 2000, 3-5]

Finally, the 2000 Comprehensive Plan update identified that any pipelines constructed in Campbell County would require attention to soil depths:

Adequate cover and protection for pipeline construction will be found in most of the valley areas; however, the upland surfaces, due to the generally shallow depth of soil cover, may present localized problems where pipes must be buried below the depth of frost penetration. The groundwater of the planning area is not unusually corrosive and ordinary coatings for pipe should withstand corrosion. Adequate backfill precautions should be taken for concrete pipe placed in leached soil horizons. [NKAPC, 2000, 3-5]

## Hydrology

Hydrologic issues pertain to the patterns of circulation and distribution of waters on the earth's surface, particularly as a result of natural and manmade waterways and bodies of water, such as lakes. The 2000 Comprehensive Plan outlined "Flood Prone Areas" as follows:

Northern Kentucky is characterized by some areas which are subject to periodic flooding, which is a factor of major consideration in planning for future development. In fact, this characteristic is considered so significant that plan recommendations strongly urge that all new development, or redevelopment, be discouraged, or stringently controlled, where this most hazardous condition exists. Development should only be permitted in certain areas when adequate flood protection systems are constructed or flood proofing measures, approved by proper authorities, are taken.

The most hazardous flood danger conditions are prevalent immediately adjacent to major water bodies and streams. Primary areas of concern are: (1) the major permanent flowing water bodies; (2) areas identified by the Federal Emergency Management Administration (FEMA) as the major rivers and tributary stream valleys and terraces subject to a 100-Year Flood -- a flood having an average frequency in the order of once in 100 years, although it may occur in any year (such delineators obviously are inclusive of those areas which are subject to flooding even more frequently); and (3) other land subject to periodic flooding (extent of potential headwater flooding delineated by the Northern Kentucky Area Planning Commission through interpretation of topographical mapping and other available flood information). Importantly, a distinction



should be made between those areas which are identified as "floodways", within which no development which would result in any increase in flood levels during the occurrence of a 100-year flood discharge should be permitted. The land use plan maps are not in sufficient detail to identify the difference between these classifications, only showing "flood prone areas". [NKAPC, 2000, 3- 2]

As **Figure 2-5** indicates, Campbell County has a relatively small amount of flood prone territory, with flooding concerns of this type largely limited to the immediate Ohio and Licking rivers' waterfronts and some highly localized areas in narrow valleys, including a small number in the Camp Springs and Oneota Road vicinities. It should be noted that it is possible for localized flooding to occur in other locations throughout the County, but that these areas are considered to have at least a 1% chance of experiencing a significant flooding event in any given year. Additionally, Flood Prone areas as defined by FEMA do not always account for the impacts that new development upstream may have on water volumes experienced by downstream locations. Properties that are located in FEMA-designated flood prone areas, however, are required to comply with FEMA site regulations in order to be eligible for flood insurance.

Campbell County's existing Zoning Ordinance, which is administered for the unincorporated portions of the County, currently requires stormwater management and mitigation analysis as part of the review and permitting process.

## Hydric Soils

Hydric soils include a wide variety of soils types that drain poorly and may be prone to flooding and/or ponding. Although hydric soils can generally tolerate some level of construction, they often require additional site and/or building engineering to ensure stability. Certain hydric soils may also be ill-suited to accommodating septic systems; a major health concern.

As **Figure 2-6** indicates, Campbell County has a relatively small amount of land characterized by hydric soils. The 2000 Comprehensive Plan, using data from earlier soil surveys, noted that:

The soils of the area are of predominantly three types: alluvial, residual, and glacial. The characteristics of these types of soils are generally described in the earlier 1972 area-wide comprehensive plan and the earlier SCS studies. The most abundant soils in Campbell County are (1) Eden silty clay loam (56%); (2) Faywood silty clay loam (10%); and (3) Nicholson silt loam (7%). Further detail, for purposes of construction, will be necessary in most all cases; likely through necessity of an on-site soils report. [NKAPC, 2000, 3- 4]



# County, Kentucky



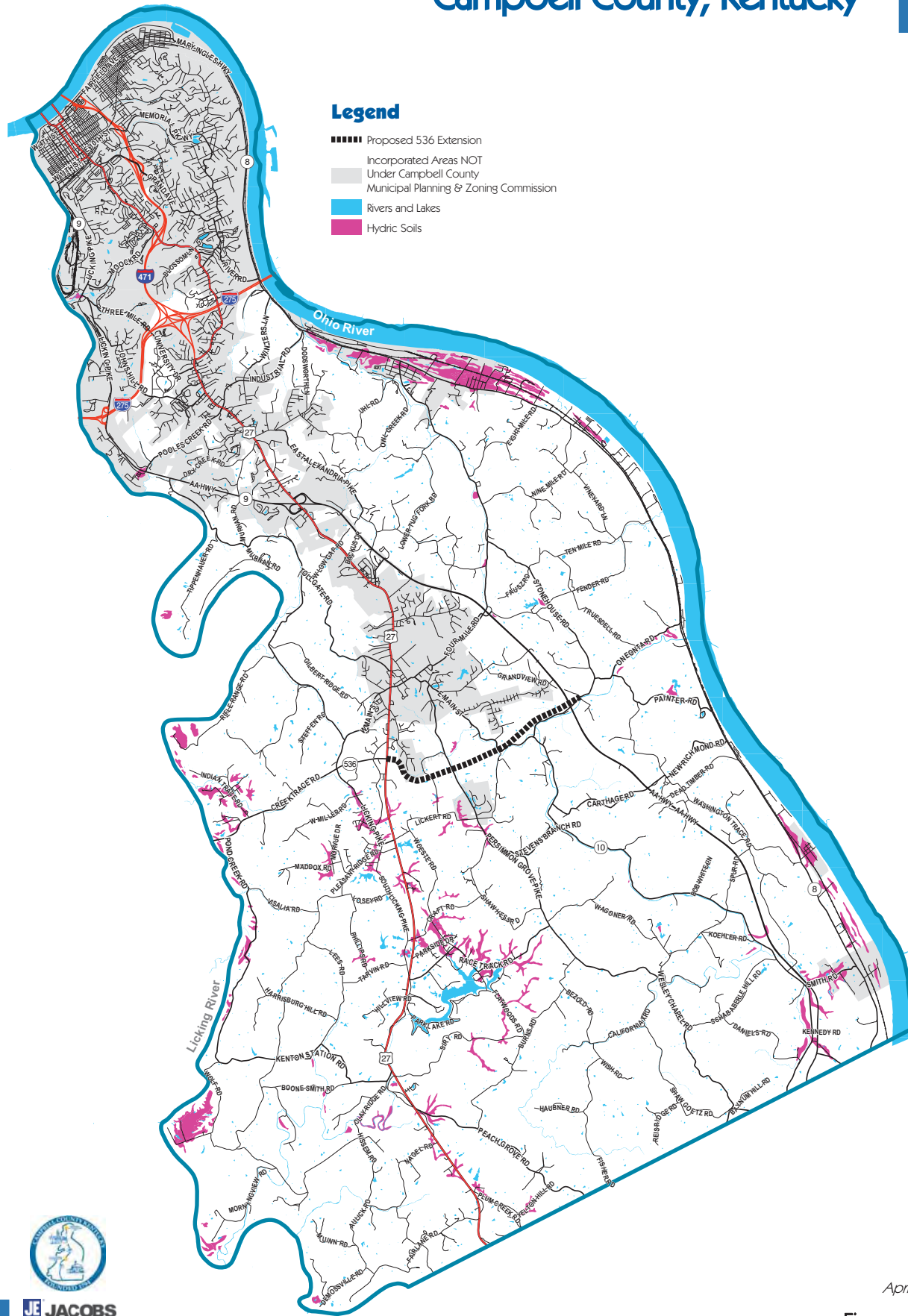
SOURCE: OKI, NKAPC, KYGEONET

Figure 2-5

## Flood Prone Areas

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles  
SOURCE: OKI, NKAP, KYGEONET



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Figure 2-6

# Hydric Soils



The largest concentrations of hydric soils occur in the cities of Silver Grove and Melbourne and the extreme unincorporated southern portions of the Ohio River waterfront, in specific locations along the Licking River waterfront, and isolated locations in the vicinity of U.S. 27 south of Alexandria and the southernmost portions of the AA Highway.

As the 2000 Comprehensive Plan noted:

Areas within Campbell County that have soils with low permeability, including but not limited to Faywood silty clay loam and Eden silty clay loam, should **not** be considered prime areas for development that includes septic systems. Likewise, areas with soils that have low available moisture capacity, including but not limited to Chagrin gravelly silty clay loam and Cynthiana Flaggy silty clay loam, may have problems accepting abundant materials produced by septic tanks. Septic tanks should be placed in areas with soils and topography that can accommodate the load. [NKAPC, 2000, 3- 4]

## Wetlands

A wetland is a lowland area that is saturated with moisture such as a marsh or swamp. **Figure 2-7** also illustrates Campbell County's identified wetlands, which are found only in small, isolated areas, generally near the Ohio River waterfront or tributaries. A few small wetlands are located in the outer sections of the cities of Highland Heights and Alexandria, as well as the vicinity of A.J. Jolly Park. Wetlands provide many benefits including: providing recreational opportunities (hunting, fishing, and bird watching), improving water quality, and helps control flooding (replacing 1 acre of wetlands at a 12 foot depth typically costs \$300 in flood control measures)<sup>1</sup>.

## Potential Groundwater Supply

Like many other characteristics, groundwater supplies are assumed for the purposes of this Plan Update to be comparable to conditions cited in the 2000 Comprehensive Plan, due to the relatively low overall volume of development that has occurred in areas dependent on groundwater. The 2000 Comprehensive Plan indicated that:

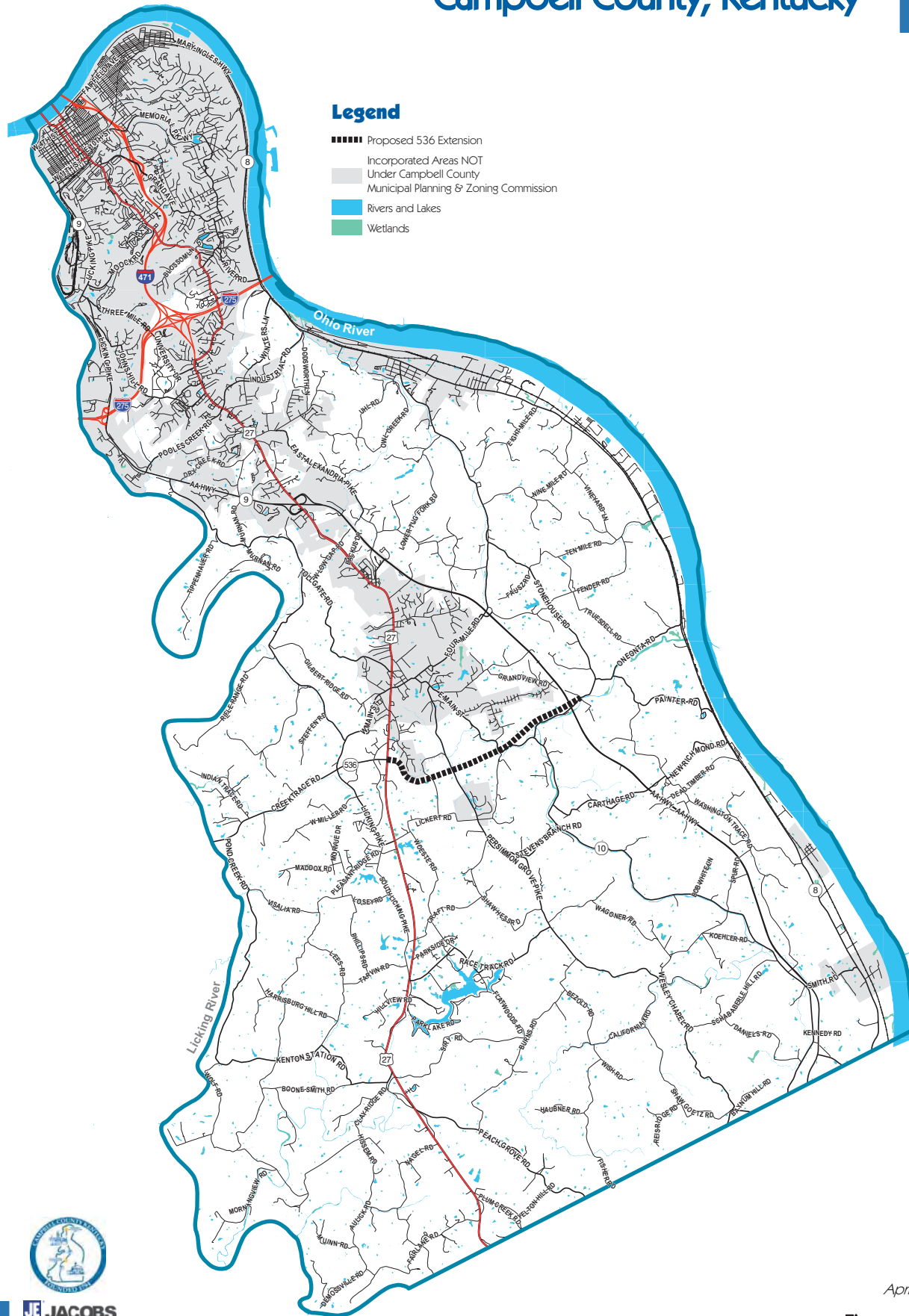
Studies of soil characteristics and geological formations have found that a majority of [Campbell County's] land does not contain a dependable domestic supply (100 gallons a day) of groundwater. Wells that are established along drainage lines though, may produce enough water for a domestic supply except during dry weather. Furthermore, the water that is obtained from the groundwater supply is hard or very hard and may contain salt or hydrogen sulfide at depths greater than 100 feet.

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<sup>1</sup> According to the Environmental Protection Agency in reference to a Minnesota Department of Natural Resources study in 1991 dollars.

# Comprehensive Plan Update

## Campbell County, Kentucky



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Figure 2-7

## Wetlands



Wells constructed in certain areas along State Route 9 and U.S. 27 south of Alexandria will produce enough water for a domestic supply with a power pump and added pressure system (more than 500 gallons a day) at depths of less than 100 feet. These areas are consequently subject to various degrees of groundwater pollution. [NKAPC, 2000, 3-3]

## Air Quality

As the 2000 Comprehensive Plan indicated, Campbell County is part of a region for which air quality has been an ongoing concern since the 1980s. After several years' effort to address the region's initial designation as a non-attainment zone under the Clean Air Act, this effort was finally accomplished as a region:

In June of 2000, the Cincinnati-Hamilton County/Northern Kentucky area, which encompasses Campbell County, was designated an attainment area for the one-hour ozone air quality standard. This new designation will put into place a plan for maintaining the one-hour ozone standard at healthful levels for at least the next ten years. It is anticipated that the new plan will include the continuation of the use of reformulated gasoline, vapor recovery systems, and the vehicle inspection and maintenance program. The redesignation will also require both Ohio and Kentucky to produce a plan to address future violations. This plan, as well as the ten-year plan, is still in the process of being prepared and approved by the EPA. [NKAPC, 2000, 3- 7] This is being accomplished through the Ohio-Kentucky-Indiana Regional Council of Governments (OKI), the local Metropolitan Planning Organization of which Campbell County is an active member.

In April 2004, U.S. EPA returned a nine-county area, which includes Campbell County, to basic non-attainment status for ozone under the eight-hour ozone standard. In December 2004, U.S. EPA designated several counties, including Campbell County as non-attainment for fine particulate matter, which includes soot and other irritants. As a result, the OKI region is subject to a Conformity Memorandum of Agreement to engage in intra-agency consultations and use various elements of the transportation planning process to manage and lessen these pollutants.



## Physically Restricted Development Area

Finally, **Figure 2-8** identifies a large portion of the unincorporated portion of the County as “Physically Restricted Development Areas.” Development of this designation as part of the 2000 Comprehensive Plan was described as follows:

A combination of many of the foregoing described characteristics may result in the identification of areas which could be considered environmentally sensitive. For example, lands which are underlain by geologically fragile formations and covered by somewhat unstable soil conditions would dictate that such lands are environmentally sensitive for developmental purposes; areas which are subject to periodic flooding would be considered environmentally sensitive; land areas characterized by steep slope conditions, unstable soil characteristics, etc. would also easily be classified as environmentally sensitive. The terminology used is comparatively new -- the resulting problems are not. Serious consideration must be given to the potential development of such lands for any intensive purposes. Lands with such characteristics will have limited opportunities for intensive development and will require special consideration when development is considered. [NKAPC, 2000, 3- 8]

Based on the characteristics discussed to date, the majority of land designated as “Physically restricted Development Areas” in the 2000 Comprehensive Plan was identified as such due to steep slopes and unstable soils.

# Comprehensive Plan Update

## Campbell County, Kentucky



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Figure 2-8

**Physically Restricted  
Development Areas**



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0 0.5 1 2 Miles  
SOURCE: OKI, NACAP, KYGEONET





## AGRICULTURAL ACTIVITY

### Agriculture Physical Conditions

The Comprehensive Plan Update identified the following physical characteristics of Campbell County's farmland, which may be assumed to apply to the County at present:

The soils within the county are basically Eden clay loam with approximately 60,000 acres with slopes between 12 percent and 35 percent. Because of the steepness of the land, cultivated crops are limited to a small number of acres. The Soil Conservation Service has mapped approximately 16,400 acres of important farmlands in the county. They include prime farmland totaling 9,300 acres located along the banks of the Ohio and Licking Rivers and land along major tributary streams. Another 7,100 acres of important farmland are scattered throughout the county and include many of the flat to more gently sloping ridge tops. Because of the steepness of the remaining farmlands, they are best suited for pasture, hay and forestry purposes. [NKAPC, 2000, 3 - 4] Viticulture is also a potential agricultural use and has been increasingly investigated in the Northern Kentucky area as suitable for steep slopes in areas of identified "important farmland".

The amount of acreage identified as *important farmlands* is equal to approximately 17.8% of the County's total acreage, and 23.3% of current unincorporated land in the County.

### Agricultural Activity and Trends

In September 2005, the Campbell County Conservation District released a report authored by the American Farmland Trust (AFT) entitled "A Profile of Agriculture and Cost of Community Services Study." Within this report, the authors reviewed and summarized recent trends in agricultural production in Campbell County. This review was based primarily on the 1987, 1992, 1997 and 2002 Censuses of Agriculture, which are conducted by the United States Department of Agriculture. Some of this review's key findings are as follows:

- The number of farms in the County has remained generally unchanged over this time period, with a slight increase over the 15-year period resulting primarily from changes to the definition of a farm used by the Census.
- The total acreage of land in farms increased 22 percent, from 41,411 acres in 1987 to 50,383 acres in 2002. At least part of this increase may also result from the change in farm definition.
- The average size of County farms increased over this period, peaking at 90 acres in 1997 and declining to 87 acres in 2002.
- Tobacco sales declined by 58% between 1997 and 2002, from 31% of total market value of products sold to 12% of county sales in 2002.



# Comprehensive Plan Update

## Campbell County, Kentucky

- The total market value of agricultural products increased in real terms and on a per-acre basis over the period.
- Nursery and greenhouse sales made up 29% of Campbell County's agricultural industry in 2002, up from 16% in 1997. Sales for the nursery and greenhouse sector itself increased by 91% between 1997 to 2002, from total reported sales of \$897,000 in 1997 to \$1.7 million in 2002
- Between 1987 and 2002, the number of farms in Campbell County grew 13%, from 512 to 581 farms. Although this growth may stem in part from the broadening of the farm definition, the Commonwealth experiences a decline of 15% in total number of farms over this period. In Campbell County, farms having between 10 and 49 acres increased in number from 162 to 219, and farms with more than 260 acres increase from 15 to 31.
- When adjusted for inflation, the total market value of agricultural products sold in Campbell County increased only slightly between 1987 and 2002, but this increase occurred despite a sharp decline in tobacco sales, which was the second largest sales item in 1997.
- Several commodities that had high proportional sales in 1987 declined substantially over the study period. Declining commodities include dairy products, vegetables, sweet corn and melons. Over the same time period, sales of cattle and calves increased 44 percent and represent 28% of total sales in 2002.
- Average sales per farm and per acre did not grow over the time period at a rate that exceeded the rate of inflation, indicating that cash productivity per acre declined slightly. Similarly, County farms' net cash return declined substantially over the period, totaling a negative \$1.9 million in 2002. This negative net cash return appears to derive from farm production expenses that exceeded revenues.
- According to AFT estimates, the market value of land and buildings increased 176% between 1987 and 2002, not adjusting for inflation. This increase in the asset value of the property was largely attributed to increased value for residential structures on the site. AFT also determined that between 1999 and 2005 almost 1,300 acres of farmland had been sold at an average per-acre value of \$5,771.
- Between 1987 and 2002, the number of Campbell County farm operators 65 or older increased 20%, while the number of farm operators under 45 decreased 31%. The number of operators 45 to 60 years old increased by 26 percent, indicating an aging farming population.
- In 2002, Campbell County had 285 farm operators who listed farming as their principal occupation. This number accounted for 49% of all farm operators, indicating that just over half of farmers in 2002 had other occupations in addition to farming. Farms also employed 115 workers in 2002, with a total payroll of slightly more than \$1 million.



## Emerging Trends and Initiatives

- Agri-tourism. The Kentucky Governor's Office of Agricultural Policy defines agri-tourism as any economic activity that occurs on a farm for the enjoyment or education of the public to promote agricultural products, services, or experiences, which generate additional farm income. Agri-tourism is similar to eco-tourism in that it is small-scale, low-impact, and, in most cases, education-focused. Several areas in Campbell County, including Camp Springs, are activity pursuing agri-tourism as the new focus for their economic and land development activity.
- Energy crops are fast-growing crops that are grown for the specific purpose of producing energy (electricity or liquid fuels) from all or part of the resulting plant. The Office of Energy Efficiency and Renewable Energy in the U.S. Department of Energy (DOE) is laying the groundwork for a new class of fuels, called *biofuels*, made from fast-growing trees, shrubs, and grasses, known collectively as *biomass* crops. Biofuels offer several important advantages over fossil fuels such as petroleum and coal. Biofuels recycle carbon dioxide during each growing season, taking it from the air and converting it into biomass, rather than simply releasing carbon from prehistory's warehouse, as burning coal or oil does. They're renewable, so they don't deplete Earth's limited natural resources. Biofuels are based on agriculture (specifically on energy crops) so they're good for America's rural farm economy. The potential for the growth and development of in energy crops in Campbell County is an area for further research.
- The Farmland Work Group of Campbell County is an operational committee of the Campbell County Conservation District. One of the topics that the Farmland Work Group is researching is the quantification of high quality farm land that is in active farm or agricultural use. The results of that research should be examined for their future potential inclusion in this Comprehensive Plan.



## LAND USE CHARACTERISTICS

### Existing Land Use

Existing land use (**Figure 2-9**) refers to the primary activities on a given parcel of land at any given time. It is essential to note that existing land use is a categorization of current use and does not indicate either existing zoning or any planned future land use. Current zoning for any given property may be entirely different from the existing land use. Similarly, land uses that may be planned for the future do not necessarily reflect the existing land use.

The existing land uses designated on **Figure 2-9** reflects the best available information when this planning process began in February, 2006. Existing land use classifications are based on site visits, aerial photography, information from the Property Valuation Administrators office (PVA) and rezoning records.

The following land uses are currently designated within Campbell County:

- **Agricultural** – The use of land for farming; ranching; aquiculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage. Accessory uses such as the sale, processing, drying, and storage of agricultural products when those activities are conducted in conjunction with, but are secondary to, the primary agricultural activity may be present also.
- **Large-Lot Residential/Undeveloped** – Land or a building containing one dwelling unit and housing one family that is surrounded by large areas of open space/yards that is not conducive to agricultural production. Large-lot residential/undeveloped areas are typically parcels that are not in a formal subdivision and which are over 5 acres in size that may be subject to subdividing in the future.



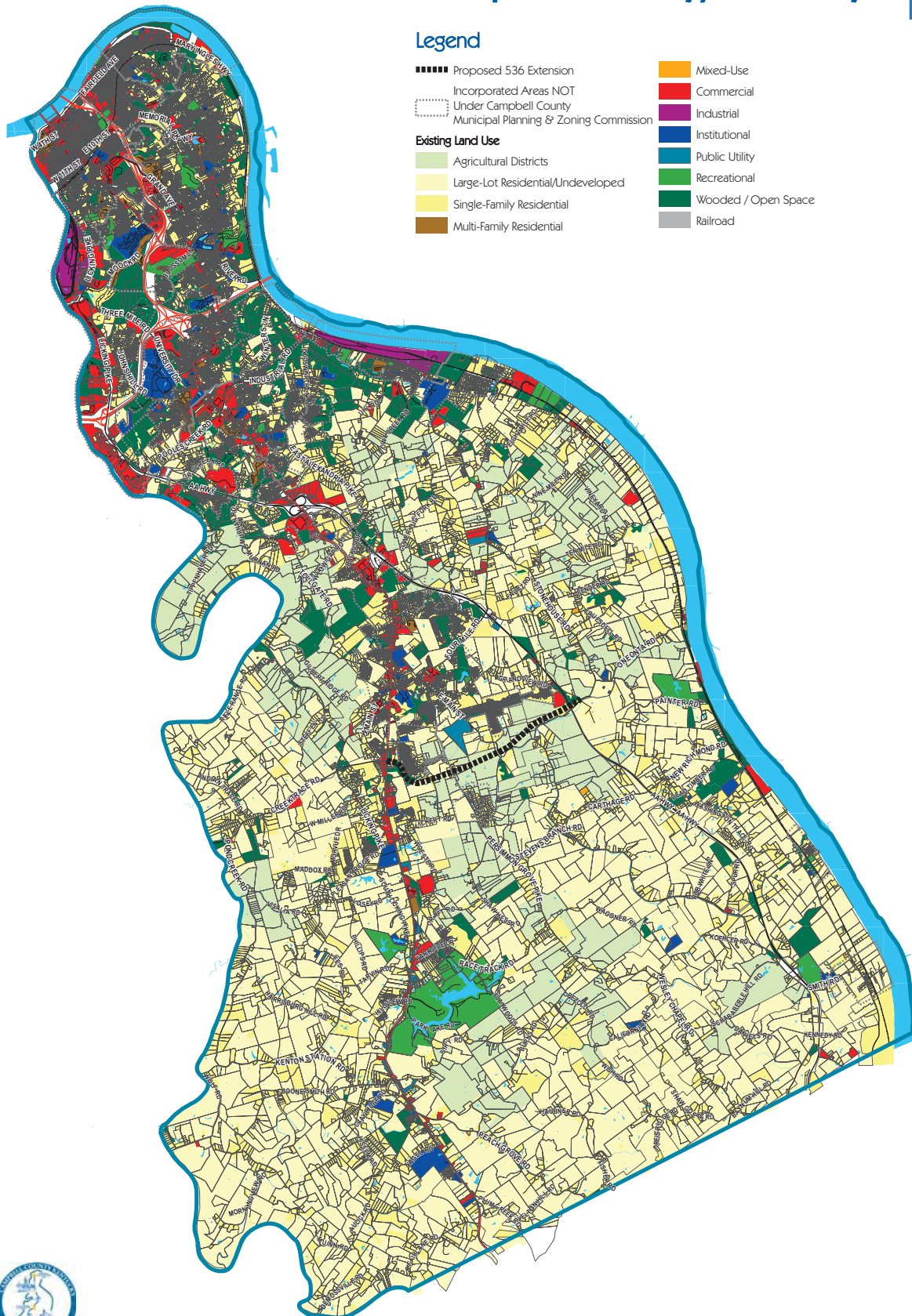


- Single / Two Family Residential – A building containing one or two dwelling units, housing one family each, that is surrounded by open space or yards.
- Multi-Family Residential – A building containing three or more dwelling units, housing one family each, that is surrounded by open space or yards.
- Mobile Home – A factory built, single family structure designed to be repeatedly transported on highways, and when arriving at the site for placement, involving only minor and incidental unpacking, assembling, and connection operations, but which involves no substantial reconstruction which would render the unit unfit as a conveyance on the highway.
- Recreational – Land or facilities operated for active or passive pursuits, including by not limited to: playgrounds, picnic areas, bike/hike trails, riding stables, athletic fields or courts, boating, golf, or swimming pools.



# Comprehensive Plan Update

## Campbell County, Kentucky



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SOURCE: OKI, NKAPC, KYGEONET



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Figure 2-9

**Existing Land Use**



- Commercial / Office – Land or facilities used for retail sales and services or professional or administrative operations.



- Industrial – Land or facilities used for any type of manufacturing, assembly, warehousing, processing, research and development, distribution or similar operation.



- Mixed Use – The development of land, building or structure with a variety of integrated uses, such as, but not limited to, residential, office, retail, public, entertainment and manufacturing.



- Public / Institutional – Land or facilities used by the public or other public agencies to provide governmental services to the public. This may include churches, schools, cemeteries, post offices, and County or Municipal buildings.





# Comprehensive Plan Update

## Campbell County, Kentucky

- Public Utility – An enterprise, closely regulated by the Kentucky Public Services Commission, which has a franchise for providing necessary services to the public for health, safety and welfare. Public utilities include, but are not limited to, electric, water, sanitary sewer and telephone.
- Railroad – Areas reserved for the right-of-way, storage and repair of trains.
- Wooded / Open Space – Land not developed for any use listed above or which remains in its natural state.



The proportion of these land uses in relation to the County's total land area varies widely, as summarized in **Table 21**. These proportions reflect the land use's prevalence throughout the entire county, including incorporated and unincorporated areas.



**Table 21 – Existing Land Use Distribution**

Land Use	Acres	Percent of Total Acres
Large-Lot Residential/Undeveloped	41,340.50	44.76%
Single / Two Family Residential	22,873.86	24.76%
Agricultural	12,872.67	13.94%
Wooded / Open Space	6,663.69	7.21%
Commercial	3,849.01	4.17%
Recreational	2,011.05	2.18%
Public / Institutional	1,487.56	1.61%
Multi-Family Residential	536.87	0.58%
Industrial	509.12	0.55%
Public Utility	178.00	0.19%
Mixed Use	30.82	0.03%
Railroad	11.50	0.01%
<b>Total Acres</b>	<b>92,364.65</b>	<b>100.00%</b>

As **Figure 2-9** demonstrates, large-lot residential land dominates the County land use pattern. Other single-family land uses on smaller lots and at various densities are also scattered throughout portions of the County as well (lower densities), with some concentrations in the U.S. 27 vicinity, as well as in the incorporated communities (higher densities). Wooded land and non-farmed, non-recreational open space appears most predominately along the Ohio River in the Fort Thomas vicinity, although review of aerial photographs indicates that portions of most of the parcels identified on this map as agricultural land uses are not farmed and wooded as a result of the terrain. Commercial land uses are largely concentrated in Alexandria and to the north, with a small amount of commercial land use extending primarily along U.S. 27 in the southern portion of the County. Finally, Industrial land uses occur along the Licking River in southwestern Newport, on the Ohio River at Silver Grove, and in the Campbell County Industrial Park.

## Existing Zoning

Zoning is the primary mechanism used by local governments to regulate the permissible types of land uses and the manner in which those land uses are distributed throughout the community. While zoning is a reactive tool, it can be proactively used to implement the policies of a land use or growth management plan. It is important for the community to enforce an up-to-date set of zoning regulations so that it can implement its future land use plans. Communities with outdated regulations often find that they are put in difficult position of denying a project that they desire, or accepting a project that they do not necessarily want.



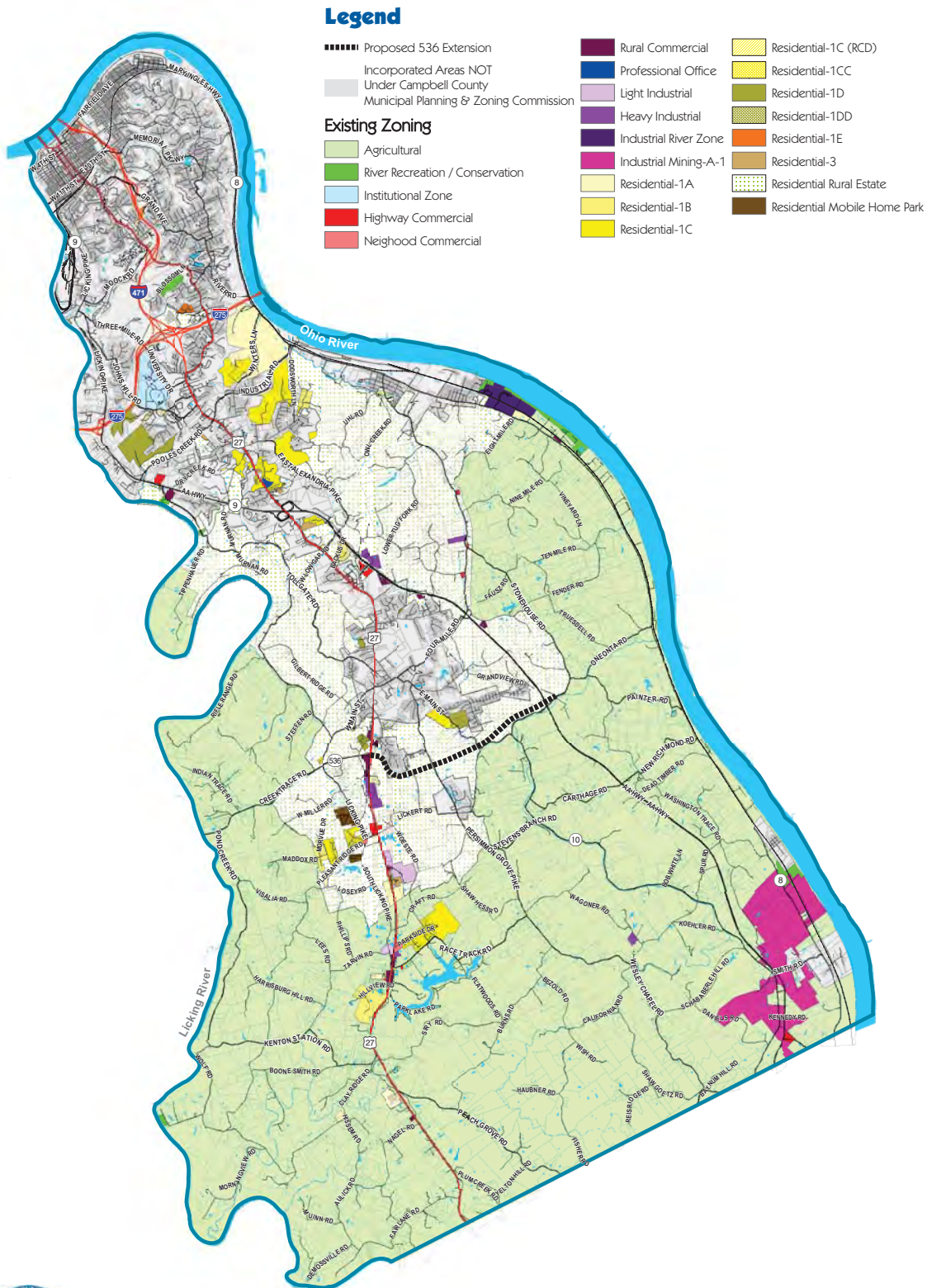
In Campbell County, several different zoning districts are utilized. Each of the incorporated municipalities has its own zoning code with a separate zoning code applying to all unincorporated lands in the County. Each zoning code has its own categories, requirements, standards and administrative processes. Since a County map that identified each municipality's separate zoning would be almost impossible to interpret due to scale, only the zoning categories that apply to unincorporated Campbell County are identified on **Figure 2-10**.

The County zoning code employs the following classifications:

- Agricultural-1
- River Recreation / Conservation
- Institutional Zone
- Highway Commercial
- Neighborhood Commercial
- Rural Commercial
- Professional Office
- Light Industrial
- Heavy Industrial
- Industrial River Zone
- Industrial Mining-A-1[overlay]
- Residential-1A
- Residential-1B
- Residential-1C
- Residential-1C (RCD)
- Residential-1CC
- Residential-1D
- Residential-1DD
- Residential-1E
- Residential-3
- Residential Rural Estate
- Residential Mobile Home Park

# Comprehensive Plan Update

## Campbell County, Kentucky



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SOURCE: OKI, NACAP, KYGEONET



**Unincorporated Existing Zoning**

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Figure 2-10



# Comprehensive Plan Update

## Campbell County, Kentucky

As **Figure 2-10** identifies, most of the unincorporated portion of the County is currently zoned for either Residential Rural Estate or Agricultural-1. Both of these districts are large lot, rural type districts that promote single family dwellings and farming uses. A relatively small number of parcels have been rezoned to districts that permit higher residential densities, particularly in the vicinity of the cities of Highland Heights and Cold Spring and along the U.S. 27 Corridor south of Alexandria where sanitary sewer is readily available and the infrastructure can support higher densities of dwellings. Much of the extreme southeastern corner of the County (in the vicinity of the cities of California and Mentor) includes an Industrial Mining Overlay zone, with other industrial and commercial zones occurring in scattered locations throughout the unincorporated County.



## **PARKS AND RECREATION, OPEN SPACE AND GREEN INFRASTRUCTURE**

### **Park and Recreational Facilities**

In February 2002, Campbell County completed its Parks and Recreation Master Plan, which included a detailed inventory of the County's existing parks and recreational facilities. The Plan identified a total of 999 acres of County-owned park facilities, as well as 47 City parks and 12 school sites that provided recreational opportunities. The Parks and Recreation Master Plan identified community parks, neighborhood parks and mini-parks. The assessment of the Park and Recreational Facilities is very detailed, and includes the following points.

- A.J. Jolly Park contains 900 acres, accounting for nearly nine-tenths of the County's available parkland. A.J. Jolly Park includes a wide variety of community-scale and regional destination facilities, including:
  - The newly-opened Environmental Education Center operated by University of Kentucky Extension – Campbell County;
  - A 175-acre golf course,
  - A variety of sports facilities, including several baseball fields, three soccer fields, a disc golf course and volleyball and tennis courts;
  - Camping facilities for private rental and a Boy Scout camping facility;
  - Reservable group picnic areas;
  - A 200 – acre lake with fishing and boating facilities, and
  - Horseback riding trails.
- Morscher Park Sports Complex, south of Route 8 in Spring Grove, encompasses 17 acres and provides soccer fields, baseball fields and a playground.
- Pendery Park is located to the east of the City of Melbourne along the Ohio River north of State Route 8. This relatively new park includes baseball fields, a basketball court, a walking trail, picnic facilities, six soccer fields and a playground. The park's baseball and soccer facilities are maintained by private organizations.





- Lakeside Commons is a three-acre facility that is managed by the University of Kentucky Cooperative Extension. The site provides passive recreational facilities and demonstration gardens.

Approximately 350 acres of additional park facilities are provided within Campbell County's incorporated areas. As inventoried by the 2002 Parks and Recreation Master Plan, these range in size and use from 87-acre Tower Park in Fort Thomas, which includes several active sports facilities and an outdoor theater, to the 0.2-acre Bon Jan Tot Lot in the City of Highland Heights.

The Parks and Recreation Master Plan identifies specific recommendations for improvements to many of the inventoried parks, evaluates demand for various recreational activities and projected existing and future need for additional park facilities in non-specific areas of the County. The Parks and Recreation Master Plan also include a consensus-based ranking of proposed improvements and new facilities. The reader is encouraged to review this Parks and Recreation Master Plan in conjunction with the recommendations of the County Comprehensive Plan Update. **Figure 2-11** identifies the parks and recreation facilities available in Campbell County.

## Open Space

One of the major challenges with the term "Open Space" is that term does not have a commonly accepted definition. Further it is likely that each person regards the use or purpose of open space a little differently. Open Space may be broadly defined as any land that exists in an undeveloped or "natural state." For the purposes of this Plan Update, open space is defined as land that is not dominated by buildings and is primarily characterized by some form of vegetation. Although this definition appears to echo the sentiments expressed in the public feedback gathered as part of this Comprehensive Plan Update's development, this extremely broad definition potentially encompasses a very broad range of landscapes, ranging from carefully-landscaped buffers and gateway parks to fallow agricultural fields and undeveloped hillsides. Additionally, since a viewer determines whether a landscape is open space based on what it visually looks like, parcels that are perceived as open spaces may be either privately or publicly owned.

Within Campbell County, several types of open spaces may be noted. For the sake of clarity, park and recreational facilities and active agricultural fields are not classified here as open spaces, although some readers may choose to consider such landscapes as more active types of open spaces. Although these categorizations are not absolute, they are provided in order to indicate the scope and variety of open spaces found in the County:

- **Small, highly landscaped public spaces**, such as gateway gardens, "pocket parks," streetscaping elements and others. These features are generally located on small plots in urban or suburban areas, and have been consciously designed and maintained to present a positive, attractive appearance for the site and the surrounding municipality or neighborhood. These open spaces usually account for between a few square feet to a fraction of an acre in area. These spaces are

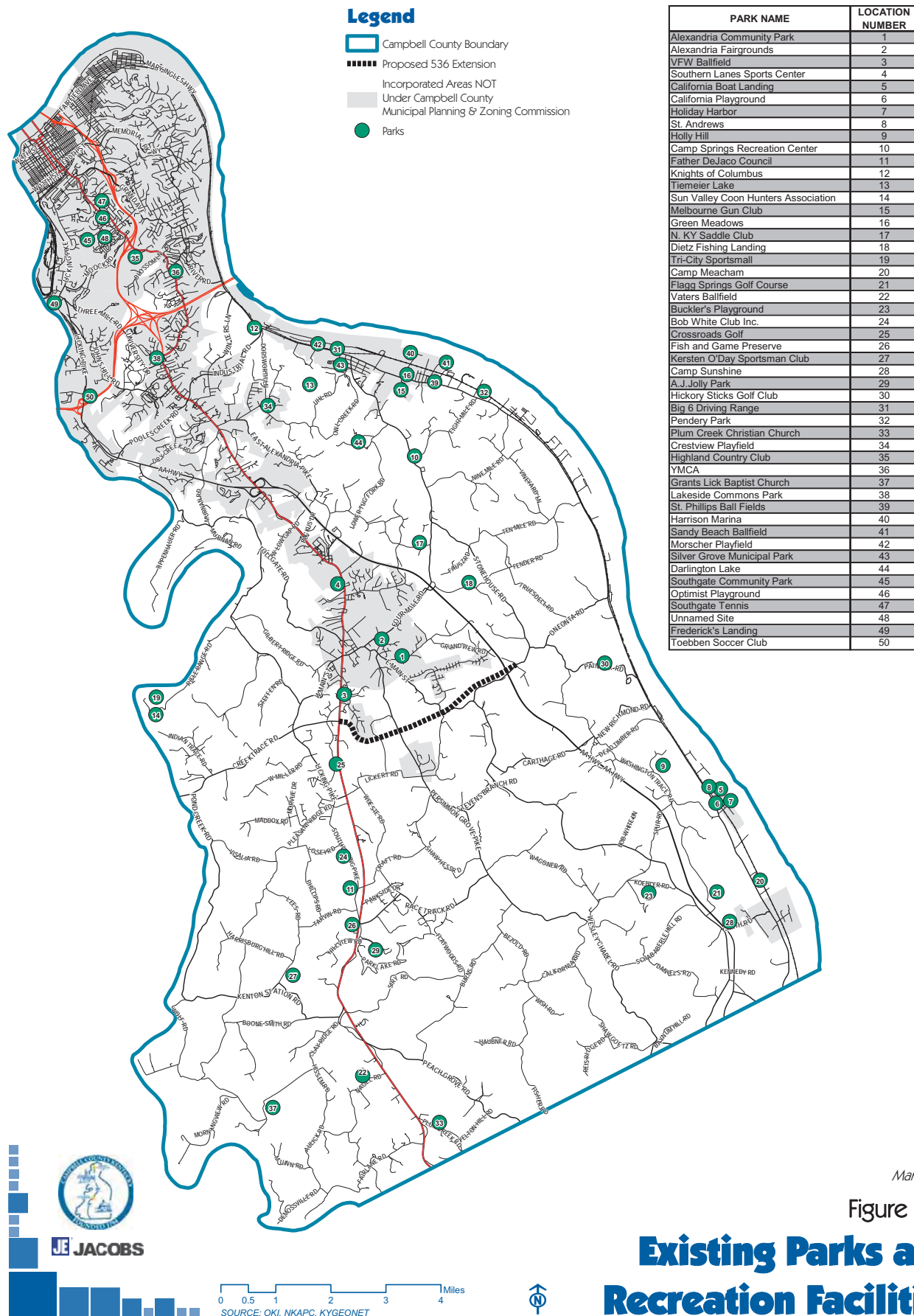


highly visible and are designed to be viewed, either by pedestrians or motorists; they provide little, if any, opportunity for passerby to enter the space or actively use them. These spaces are found primarily in Newport, Fort Thomas and other municipalities.

- **Small, highly landscaped private spaces.** These types of spaces are usually developed in association with newer construction. These spaces may include intensively-designed gateways or other landscape features intended to project a positive appearance for the development, or they may include less demanding landscape features that are intended to meet regulatory open space requirements, buffer the development from other land uses, meet stormwater detention requirements or address other site development needs. Like similar public spaces, these features are usually in high-visibility locations and are designed to create a positive visual perception of the associated property for pedestrians and/or motorists, but provide few, if any, opportunities for people to enter the space. These spaces are found primarily in association with new construction, including recent developments in the Cold Spring vicinity.
- **Undevelopable urban/suburban public or private spaces.** In Campbell County, these types of open space are most commonly found on steep hillsides in the northern municipalities and may also be referred to as Physically Restricted Development Areas. These areas have generally not experienced development, or the development that may have occurred in a previous period has disintegrated due to soil shifting, new construction, building and site deterioration or other factors. Vegetation on these sites may be robust or consist primarily of volunteer trees and plants. Although the site may present a “natural” appearance, some spaces of this type may appear messy and uncared-for due to the nature of the plants that have taken hold in the absence of more formalized planting. A small number of such hillsides may be publicly-owned, but the majorities are likely to represent unused portions of private property holdings. Spaces of this type may remain undeveloped for decades, but as development pressures intensify and construction technologies evolve, such sites may become candidates for future development. These hillside sites are usually less visible than the highly landscaped areas described previously, but are likely to have a stronger visual impact on their surroundings than their rural counterpart because of their proximity to higher-traffic roadways, developed neighborhoods and commercial districts.

# Comprehensive Plan Update

## Campbell County, Kentucky





- **Rural open spaces.** These spaces are likely to represent the majority of open spaces in terms of total land mass in Campbell County and are found primarily in the Camp Springs area and in the southern third of the County. These spaces consist primarily of fallow farmland (including both farmland that is fallow for a short period as part of a crop rotation plan and farmland whose use has been discontinued) and land within farmed parcels that has slope or soil characteristics that are not usable for farming. In a relatively small number of cases, these open spaces may also consist of rear acreage associated with ridge top residential developments, in which case the property may be intentionally maintained in an undeveloped state in order to maintain the rural character and isolation of the home site. Outside of certain undeveloped portions of A.J. Jolly Park, these spaces are almost exclusively privately owned. Vegetation may include fields and forests, and vegetation patterns are likely to be more mature and less unattractive than urban or suburban undeveloped spaces. Although the overall presence of these spaces plays a key role in the perception of southern Campbell County and Camp Springs as rural areas, most individual sites are not visible to high numbers of passerby, since they are likely to be located at a further distance from high-volume transportation routes and are at a distance from centers of human activity.

## Green Infrastructure versus Open Space

Within the auspices of this Comprehensive Plan, the term “Green Infrastructure” is recommended instead of “Open Space”. “Green” indicates that the area has a specific intended purpose while “open” indicates that the area may be leftover or temporary for which no plan exists. The term infrastructure implies that this 1) is an essential and functional component of community, equal in importance to utilities or roads, and 2) is a system that includes individual areas and the connections between them. Conversely, the term “space” is vague, isolated, and lacks a dynamic connection to other elements. With green infrastructure, all the areas have either natural or purposefully planted vegetation to provide a benefit to the greater community.

The definition of “Green Infrastructure” used here is adapted from the definition proposed by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI):

*A network of vegetated or non-paved areas(s) that sustains the diversity and quality of natural systems and that contributes to the health, economic vitality, and quality of life for communities and people.*



Five types of green infrastructure are proposed: Public Access Land, Private Reserves, Fee Access Land, Private/Restricted Land, and Transportation Rights-of-Way. Each type is described below:

- **Public Access Land:** publicly owned or leased land with the following uses: parks, athletic fields, paths/trails, horse trails, woodlands, fields, stream valleys, playgrounds, disc golf courses, open nature preserves, and schools.
- **Private Reserves:** areas that require permission from an organization to access, including: closed nature preserves, privately owned camps and retreat properties, hunting/fishing clubs, historic properties, other easement protected properties (e.g., properties with easements owned by Kentucky Heritage Council, Hillside Trust, etc.), and other privately owned green spaces (e.g., HOA properties, etc.).
- **Fee Access Land:** developed private or public recreational areas accessible by fee including golf courses, race tracks, fairgrounds, pay lakes, and similar properties.
- **Private/Restricted Land:** the largest acreage category, which includes active farmland, privately-owned woodlands, airports, gravel pits, utility corridors, etc.
- **Transportation Rights-of-Way:** road, rail, or water routes where the ROW has been improved through landscaping/design (e.g., landscaped boulevards, paths, parkways, urban forestry projects). Ownership may be public and/or private.



## PUBLIC FACILITIES

### School Districts and Schools

The Campbell County Schools district serves the majority of Campbell County's unincorporated territory and the cities of Alexandria, California, Cold Spring, Melbourne, Highland Heights, Wilder and Woodlawn.



OUR COMMUNITY. OUR SCHOOLS.  
OUR COMMITMENT.

Campbell County Schools is the third-largest school district in Northern Kentucky, offering educational opportunities to the students it serves in preschool through 12th grade. There are five elementary schools in the district: Campbell Ridge, Cline, Crossroads, Grant's Lick, and Reiley serving approximately 2,200 students in Preschool-5<sup>th</sup> grade.

Campbell County Middle School serves over 1000 students in grades 6-8 and Campbell County High School serves 1500 students in grades 9-12. Each school is managed by site based decision-making councils (SBDM). The school district employs 750 people and has a working budget in excess of \$34 million. Building renovation is completed on a continual basis, ensuring well-maintained and quality facilities throughout the entire district. **Figure 2-12** identifies the location of the public schools in Campbell County.

This district's schools include the following facilities:

Campbell County High School  
909 Camel Crossing, Alexandria, KY 41001

Campbell County Middle School  
8000 Alexandria Pike, Alexandria, KY 41001

Crossroads Elementary (New)  
475 Crossroads Blvd., Cold Spring, KY 41076

Campbell Ridge Elementary  
2500 Grandview Road, Alexandria, KY 41001

Donald E. Cline Elementary  
20 East Alexandria Pike, Cold Spring, KY 41076

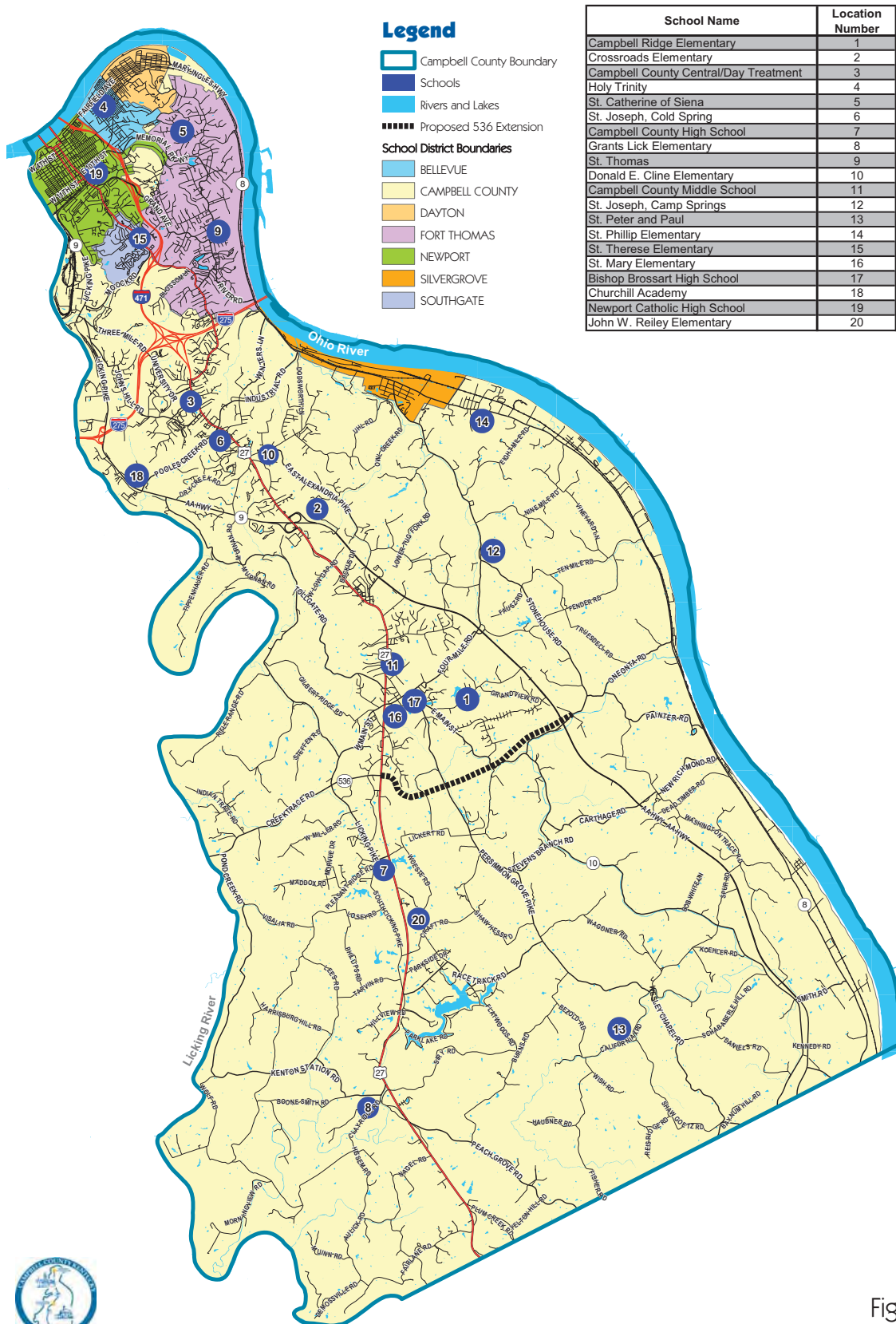
Grant's Lick Elementary  
944 West Clay Ridge Road, Alexandria, KY 41001

John W. Reiley Elementary  
10631 Alexandria Pike, Alexandria, KY 41001

Campbell County Central/Day Treatment  
51 Orchard Lane, Alexandria, KY 41001

# Comprehensive Plan Update

## Campbell County, Kentucky



April 2008

Figure 2-12

## School Locations and Districts



JE JACOBS

0 0.5 1 2 3 4 5 Miles

SOURCE: OKI, NKAPC, KYGEONET





In December 2005, the Kentucky Board of Education approved construction of a new elementary school near the AA Highway in the Cold Springs Crossings vicinity. In July 2006, the school district sold the former A.J. Jolly Elementary School in California and the Highland Heights Elementary School building to partially fund the new construction. In August 2007, the Crossroads Elementary School was opened for students.

A.J. Jolly Elementary School closed in May 2005 and merged with Alexandria Elementary. The merged facility was renamed Campbell Ridge Elementary School. The Highland Heights Elementary School was closed after the 2006 – 2007 school year. In 2007, the Campbell County School District completed its facilities plan.

As required by Commonwealth law and described in the *Kentucky Comprehensive Improvement Planning Guidebook*, the District completes a Comprehensive District Improvement Plan (CIP) for each three-school year period. The most recent CIP was approved by the Kentucky Board of Education in June, 2007, and evaluated issues that ranged from current and long range plans of school organization (grade levels provided at individual schools) and capital construction priorities. The resulting Plan identified the need for replacing the Area Tech Center with a new building on the High School Campus and a new High School/Middle School combined facility (\$29,433,250.00). Similar School Improvement Plans were developed for each individual facility and also included items such as increasing student achievement goals, curriculum changes and reducing “barriers” between parents and the school system.

The remaining municipalities in Campbell County maintain their own school districts. These include the following:

- Newport Independent Schools (one high school, one middle school, three elementary schools, one adult learning center and one preschool).
- Dayton Independent Schools (one elementary and one high school)
- Fort Thomas Independent Schools (one high school, one middle school and three elementary schools)
- Southgate Independent School District (one pre K – 8 school).
- Bellevue Independent School District (one high school and one elementary school)
- Silver Grove Independent School District (one pre K-12 school)



# Comprehensive Plan Update

## Campbell County, Kentucky

In addition, Campbell County includes a wide variety of private and parochial schools. These include the following schools, although this list is not exhaustive:

- Holy Trinity School, Bellevue
- St. Catherine of Siena, Fort Thomas
- St. Joseph School, Camp Springs
- St. Joseph School, Cold Spring
- St. Mary Elementary, Alexandria,
- St. Peter and Paul School, California
- St. Phillip Elementary, Melbourne
- St. Therese Elementary, Southgate
- St. Thomas, Fort Thomas
- Bishop Brossart High School, Alexandria
- Churchill Academy, Wilder
- Newport Catholic High School, Campbell County



## Higher Education

Although Campbell County residents have access to a wide variety of higher education resources throughout the Greater Cincinnati area, the largest and most prominent higher education facility in Campbell County is Northern Kentucky University (NKU), founded in 1968. NKU currently serves approximately 14,000 students at the Highland Heights campus, as well as the Covington and Grant County branch locations, and offers state of the art classrooms and research facilities. NKU offers 60 bachelors, 12 associate and 12 graduate degree programs. NKU also offers co-op programming and internships for many of their undergraduate programs.



Of those who attend this 4 year accredited college, 74% of the students are from Kentucky. Over 1,400 students live on campus in student housing.

NKU offers graduate and undergraduate degrees through the following colleges, as well as the Salmon P. Chase School of Law:

- College of Arts and Sciences
- College of Business
- College of Education and Human Services
- College of Informatics
- School of Nursing and Health Professions

**Figure 2-13** on the following page identifies the preliminary NKU Campus Master Plan.



North →

Northern Kentucky University  
Preliminary Master Plan  
April 7, 2008

The Campus Studio / Comprehensive Facilities Planning / Vivian Llambi & Associates / KLH Engineers

**Figure 2-14 - Proposed Expansion of the NKU Sports, Athletic and Recreation Facilities**





NKU Bridge to Success

## **NKU and Gateway Technical and Community College Partnership**

Northern Kentucky University and Gateway Technical and Community College have entered into a Dual Admission Program Agreement to benefit students from both institutions. The purpose of the agreement is to:

- Encourage Gateway students to pursue a baccalaureate degree after completing an associate degree.
- Ensure a smooth transition from Gateway to NKU for students continuing post-secondary education after earning an associate's degree at Gateway.
- Enable NKU to track educational progress of prospective students.
- Enable Gateway to track educational achievement of its graduates.
- Make selected educational resources and co-curricular events available to students of both institutions.

Campbell County's fire protection needs are covered by a variety of full time, part-time and volunteer agencies. Each of the fire district areas identified below are fully equipped for fire suppression and emergency medical services needs. Agencies provide assistance to each other on an as needed basis. Fire districts include the following:

All of Campbell County's emergency calls are dispatched by the Campbell County Consolidated Dispatch Center. The following services are provided by the various fire departments listed above:

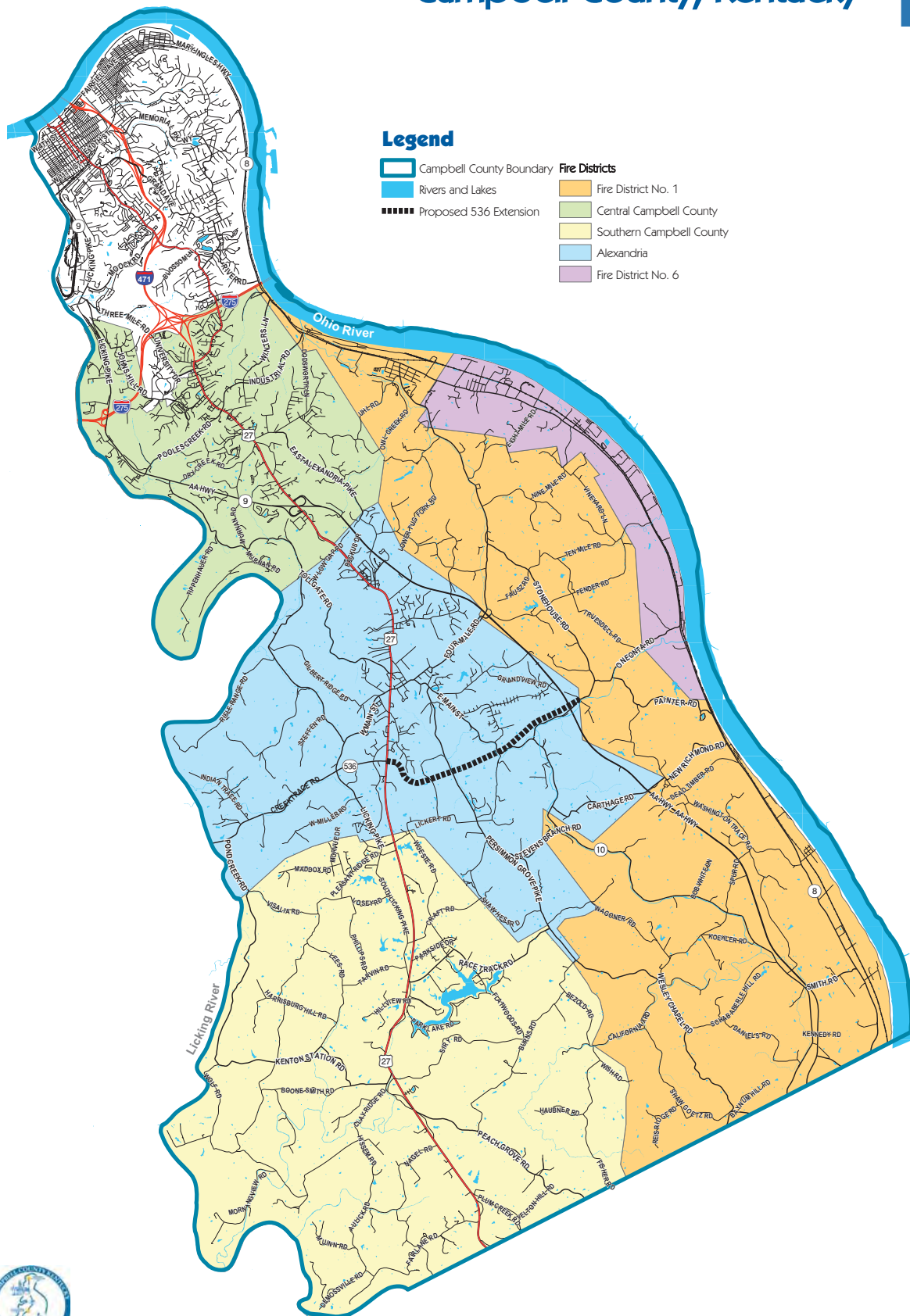
- Fire Protection
- EMS and Advance Life Support
- Search and Rescue
- Extraction
- Public Education and Fire Prevention
- Code Enforcement
- Hazardous Materials Mitigation
- Emergency Disaster Services



**Figure 2-15** identifies the fire districts serving Campbell County and their respective coverage's.

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 3 4 5 Miles  
SOURCE: OKI, NKAPC, KYGEONET



April 2008

Figure 2-15

**Fire Districts**



### **Campbell County Office of Emergency Management**

The Office of Emergency Management (OEM) is the agency of county government having primary responsibility and authority for:

- The planning and execution of disaster and emergency mitigation, preparedness, response and recovery for Campbell County;
- The coordination of disaster and emergency response by and between county agencies and political subdivisions;
- Coordination and liaison with related agencies of the state and federal government;
- Coordination of recovery operations subsequent to disaster and emergencies;
- Coordination of hazard mitigation planning activities.
- Coordination of local activities relating to Homeland Security, including but not limited to serving as a first responder.

The Office of Emergency Management is further responsible for the preparation and maintenance of a comprehensive plan for the disaster and emergency response of Campbell County. The plan is integrated and coordinated with the disaster and emergency response plans of the state and federal governments.

The Office of Emergency Management is also the agency of county government responsible for the administration and enforcement of the Campbell County Hazardous Materials Control Ordinance. The ordinance was originally adopted by the Fiscal Court in 1986 and revised in 2003. The OEM also provides several annual education and public relations programs designed to educate Campbell County residents on issues such as severe weather, disaster and emergency preparedness.

### **Campbell County Water Rescue (Station 19)**

Campbell County Water Rescue is an independent, all-volunteer 18 member dive and rescue team. Campbell County Water Rescue provides a wide array of services including dive rescue, underwater recovery, ice rescue, swift water rescue and river patrols. Campbell County Water Rescue is a branch of the Office of Emergency Management.

### **Police**

Campbell County police force is an accredited, full service, law enforcement agency. In addition to patrol and general investigation the department supports a Child Abuse program, the regional Drug Strike Force and area SWAT unit. Campbell County utilizes Enhanced 911 Service to ensure efficient and professional responses to police, fire and EMS emergencies throughout the county. The recently created Campbell County Consolidated Dispatch Center receives all incoming





# Comprehensive Plan Update

## Campbell County, Kentucky

emergency calls. Offices for the Consolidated Dispatch Center are located at 998 Monmouth Street in Newport. The Campbell County police department serves the unincorporated areas of the County.

### Health Care

Campbell County's residents seek health care at a variety of institutions and agencies, both within and outside of Campbell County. Within the County, the largest health care provider is St. Luke Hospital East located in Fort Thomas in the northern area of the County. St. Luke's is a member of the Health Alliance network of health care providers, and offers a full range of services, ranging from chemical dependency treatment to cardiac care and joint replacement.

The Northern Kentucky Independent District Health Department published the *Master Health Plan for Northern Kentucky* in January 2005. That plan identifies the following Priority Health Issues:

#### **Physical Health**

- Low Birth Weight
- Heart Disease
- Cancer
- Diabetes

#### **Lifestyle and Environment**

- Healthy Living/Healthy Weight
- Substance Abuse
- Violence and Abuse
- Outdoor Air Quality
- Surface Water Quality

#### **Access to Health Services**

- Health and Well-Being
- Mental Health and Depression
- Oral and Dental Health
- Childhood Immunizations
- Adult Immunizations

### Public Library

The Campbell County Public Library system currently has branch facilities in Cold Springs, Fort Thomas and Newport. Of these facilities two of the three are located in the northern one-third of the County. The library is in the process of establishing a new branch location at the intersection of US 27 and Parkside Drive. This new branch will provide a variety of services to the residents of southern Campbell County.





The three branches of the library system serve over 500,000 persons annually and catalogue over 228,000 books. The Campbell County Public Library does provide an Outreach system, which provides materials for residents throughout the County with special needs. The library system also offers interlibrary book loans, speaker events and internet services at all three branches. All branches are open 7 days a week. Several changes since the 2000 Plan Update have occurred to the Library system. In 2004, the Newport Branch moved to a new 27,000 square foot facility on Sixth Street. In 2006-2007, the Cold Spring Branch underwent a complete interior renovation to provide updated facilities for its users.

## Cooperative Extension

The Campbell County Cooperative Extension is part of the University of Kentucky and the Kentucky State University. The Cooperative Extension provides technical resources and educational opportunities relating to a wide variety of topics, including agriculture and natural resources management, horticulture, public health



and household management. Campbell County Cooperative Extension also manages the County's 4-H Youth Development program which creates opportunities and supportive environments for youth and adults to become capable, competent and caring citizens with an emphasis on "hands-on" learning that focuses on the youth's area of interest.

The Cooperative Extension currently operates Lakeside Commons, an educational garden for hands-on interactive learning for all citizens in Campbell County and neighboring Greater Cincinnati. Lakeside Gardens promotes the education of various plants and growing techniques which are shown in the gardens on site.

## Cemeteries

There are currently 96 cemeteries identified in Campbell County for the interment of human remains. These locations include large and small burial grounds, historic and new areas, public and private cemeteries. The names and locations of cemeteries in Campbell County are located in Appendix C – Cemeteries.



## TRANSPORTATION

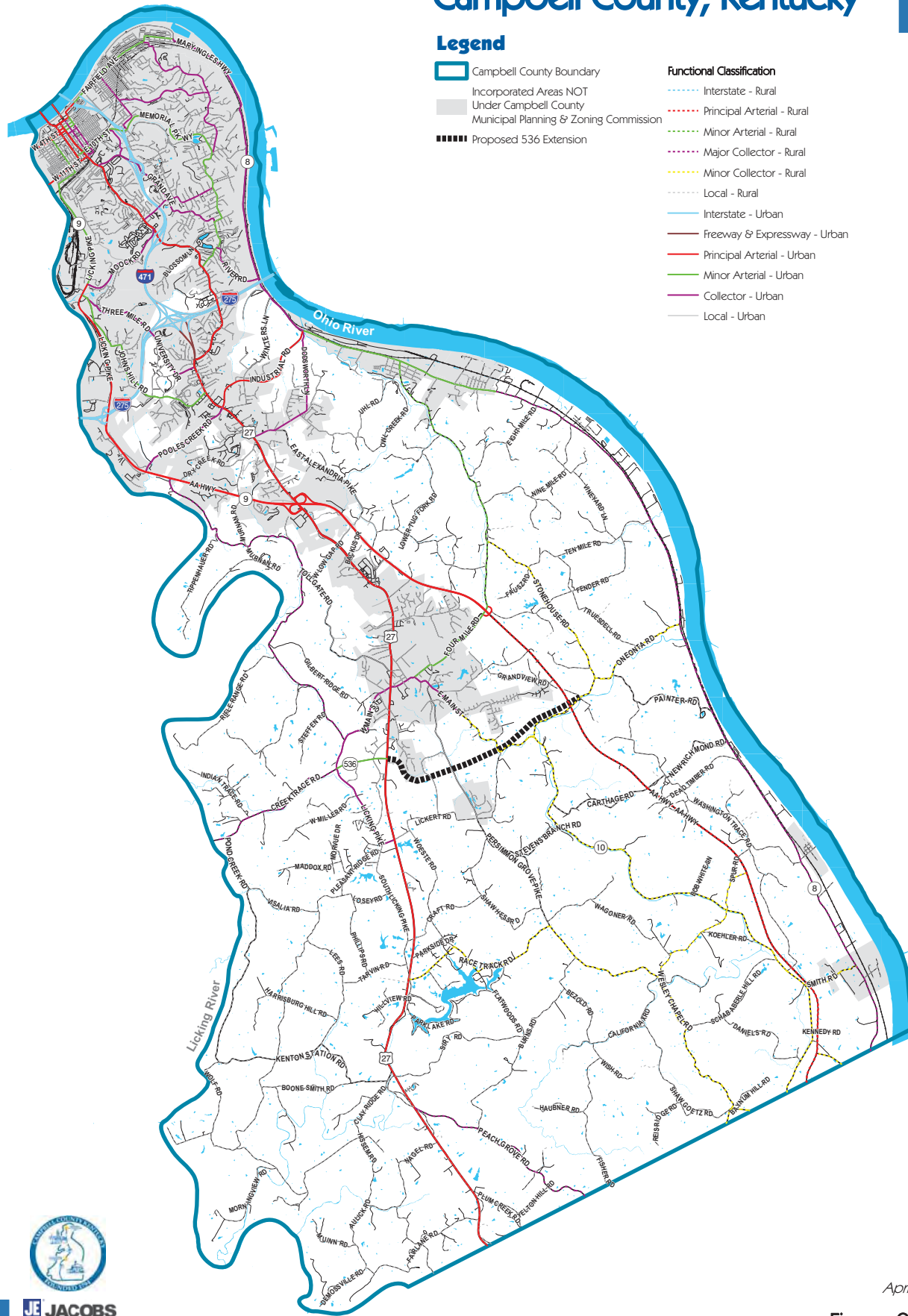
### Existing Roadway Network Functional Classifications

Campbell County's roadway network includes a variety of design, use and access characteristics, and these features have a substantial impact on not only the efficiency and safety of transportation, but also the types of land uses that occur or may be appropriate in a given location. As a means of understanding the presence and potential impact of these factors, the Kentucky Transportation Cabinet and other local and national transportation planning entities classify roads according to functional classifications. **Figure 2-16** illustrates the functional classifications of Campbell County's existing roadways. A description of the classifications that appear on **Figure 2-16** is provided below.

- **Urban Interstates.** These roads are high-capacity, fully-controlled roadways that are part of the national Interstate Highway System. In Campbell County, Interstate 471 and Interstate 275 fit this designation.
- **Principal Arterial – Urban.** These roads are generally non-interstate roadways that carry relatively high volumes of traffic that is entering, leaving, and bypassing the urban area, as well as intra-city travel between the central city, outlying areas and suburban centers. Principal Arterials generally employ a relatively direct route and are connected and with other principal arterials and other major systems. All of U.S. 27 and the State Route 9/AA Highway system south of Moock Road are classified as Urban Principal Arterials.
- **Minor Arterial – Urban and Rural.** Minor urban arterials support trips of moderate length and are designed to provide a higher degree of land access than principal arterials. Within the larger roadway networks, minor arterials connect lower level roads to higher-capacity regional networks. Minor arterials generally provide a somewhat lower level of travel mobility, and are more likely to use traffic signals and other traffic management techniques. Ideally, minor arterials do not penetrate identifiable neighborhoods, but provide connections between communities and neighborhoods and may carry local bus routes. In Campbell County, minor urban arterials include Fairfield Avenue in Bellevue and Dayton; State Route 9 through Newport, Memorial Parkway through Bellevue and Fort Thomas, Johns Hill Road in Wilder, Four Mile Road in Alexandria, State Route 8 through Silver Grove and Melbourne; and a small segment of State Route 536 near its terminus with U.S. 27. The County's only rural minor arterial is Four Mile/Gresskamp Road between Alexandria and Silver Grove.

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles  
SOURCE: OKI, MAPS, KYGEONET



April 2008

Figure 2-16

**Functional Classification**



- **Collector-Urban.** Urban Collectors facilitate the movement of traffic within the geographic area and conduct traffic with destinations elsewhere to the arterial and interstate networks. Collectors also provide a higher level of land access and traffic circulation options, and may connect or pass through centers of activity, including neighborhoods and industrial or commercial areas for urban collectors and county seats or large towns for rural major collectors. There are several urban Collectors in Campbell County, including State Route 8 through Dayton and Fort Thomas, Moock Road, Poole's Creek Road, Main Street in Alexandria, Creek Trace Road, Licking Pike and State Route 8 south from Melbourne.
- **Rural Minor Collector.** Minor Collector Roads provide service to small rural communities and link locally-important traffic generators to rural areas. Rural Minor Collectors should be distributed across the geographic area according to population density to collect traffic from local roads. Minor collectors occur only in the southern two-thirds of the County, and include Stonehouse Road, Oneonta Road, and State Route 10 south of Alexandria, and Race Track Road, as well as segments of a few other roads.



## Existing Roadway Network

The degree to which a roadway segment functions acceptably for traffic movement is commonly described as its Level of Service (LOS). LOS is a composite measure derived from an evaluation of a road segment's traffic volumes as compared to its available capacity, which is determined on the basis of its geometric characteristics and traffic control measures, such as traffic signals. LOS is commonly presented as a letter grade ranging from A to F. In general, a rating of A, B or C is considered an acceptable LOS, while ratings of D, E, or F are considered inadequate. **Table 22** below presents the definitions of the LOS used in Campbell County.

**Table 22**

<b>Level of Service Descriptions</b>	
<b>LOS</b>	<b>Description</b>
<b>A</b>	Represents the best operating conditions. Traffic is free flowing and drivers are able to drive at their desired speed. Delays are minimal.
<b>B</b>	Traffic flow is stable, but the presence of other vehicles in the traffic stream becomes noticeable. Freedom to select a desired speed is not affected, but freedom to maneuver slightly declines. Delays remain minimal.
<b>C</b>	Traffic flow is stable, but interactions with other vehicles in the traffic stream begin to affect operations. Speed selection and maneuvering are affected by the presence of other vehicles. Delays become noticeable and general levels of comfort and convenience decline noticeably as well.
<b>D</b>	This represents high density, but stable, flow. Speed and freedom to maneuver are severely restricted, but traffic flow remains high. Delays are more substantial and intersection queues form frequently. Though driver comfort and convenience generally are poor, the utility or productivity of the facility is high. This is often considered to be the limit of acceptability for planning purposes in urban areas.
<b>E</b>	Operating conditions are at or near capacity. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver is extremely difficult and driver comfort and convenience levels are extremely poor. Delays approach an unacceptable level and operations are usually unstable.
<b>F</b>	Oversaturated conditions exist when demand exceeds capacity, resulting in forced or breakdown flow. Operations are characterized by stop-and-go conditions and are extremely unstable. Delays generally exceed limits of driver acceptability. Though undesirable, LOS F conditions are commonplace during peak traffic periods in major urban areas.

Source: Campbell County Transportation Plan / 2000 Highway Capacity Manual



# Comprehensive Plan Update

## Campbell County, Kentucky

According to the 2003 Campbell County Transportation Plan, the following State Routes within Campbell County generally operated at a LOS of C or higher in 2002.

- Kentucky State Route 8
- Kentucky State Route 9
- Kentucky State Route 10
- Kentucky State Route 547
- Kentucky State Route 824
- Kentucky State Route 915
- Kentucky State Route 1121
- Kentucky State Route 1997
- Kentucky State Route 1998
- Kentucky State Route 2288
- Kentucky State Route 2345
- Kentucky State Route 2924

Certain short segments, such as the northernmost segment of KY 8 and the northernmost segment of KY 2345), had lower LOS due to specific local characteristics, although the remainder of the route had an acceptable LOS.

The 2003 Campbell County Transportation Plan also evaluated the LOS of certain locally-maintained roads; all segments of these roads were identified as having LOS of C or greater at that time. The streets evaluated include the following:

- 4<sup>th</sup> Street, Newport
- 5<sup>th</sup> Street, Newport
- 6<sup>th</sup> Street, Newport
- 7<sup>th</sup> Street, Newport
- 11<sup>th</sup> Street, Newport
- 6<sup>th</sup> Avenue, Dayton
- Old Dodsworth Pike,
- Highland Avenue, Fort Thomas
- Fort Thomas Avenue, Fort Thomas
- Dayton Road
- Main Street, Alexandria
- Washington Street, Alexandria
- Saratoga Street, Newport
- Patterson Street, Newport
- Brighton Street, Newport
- Glazier Avenue
- Taylor Avenue, Bellevue
- Grand Avenue, Fort Thomas
- Covert Run Pike, Bellevue



In 2004, the Ohio-Kentucky-Indiana Council of Governments (OKI) completed a Traffic Analysis for the Alexandria Pike (U.S. 27) corridor through central Campbell County. This study determined that year 2000 LOS for segments of U.S. 27 between the I-471 interchange and the intersection with KY 536 varied from B to F depending on the location. Areas with LOS in 2000 of D or greater included the following:

- U.S. 27 between the I-275 southbound ramps and (LOS F)
- U.S. 27 between KY 3490 and KY 1998 (LOS E)
- U.S. 27 between KY 1998 and KY 2925 (LOS C)
- The on- and off-ramps from KY 9 to I-275 (LOS F)
- Two of the four ramps at the interchange of KY 9 and U.S. 27
- State Route 10 (Main Street) from U.S. 27 and continuing approximately 1 mile west from the intersection (LOS F and D, and
- State Route 10 between Upper Lick Bridge and Barrs Bridge.

Finally, the 2003 Campbell County Transportation Plan identified several locations on the state-maintained routes whose crash rates between 1999 and 2001 had exceeded expected levels based on the average of surrounding roadways. These segments included the following:

- KY 8 from the Licking River to I-471;
- KY 8 through Silver Grove and Melbourne;
- US 27 from E. 5th Street to 19th Street;
- US 27 from the Ohio River to 5th Street;
- KY 1120 from the Licking River to Washington Avenue.; and
- KY 547 in Alexandria;

The Transportation Plan also identified several High Vehicle Crash Spots. These included seven locations in Newport, Bellevue, Dayton, Fort Thomas and Wilder, as well as the following:

- The intersection of KY 1998 and KY 8 in Silver Grove;
- The intersection of Three Mile and University in the unincorporated County near Highland Heights;
- The intersection of Tollgate and Licking Pike in the unincorporated County;
- The intersection of Main and Licking Pike in the unincorporated County;
- The intersection of Gilbert Ridge and Main Street in Alexandria;
- The intersection of Persimmon Grove and Main Street in Alexandria;
- The intersection of Licking Pike and U.S. 27 in the unincorporated County;
- The intersection of Race Track and Woeste Road in the unincorporated County;
- The intersection of KY 10 and KY 1121 in the unincorporated County;
- The intersection of KY 547 and KY 1997 in the unincorporated County; and
- The intersection of Lower Tug Fork and KY 547 in the unincorporated County



## Programmed Roadway Network Improvements

The 2030 OKI Regional Transportation Plan identifies needed roadway capacity improvements throughout the OKI region, including Campbell County. The recommended projects below are classified as Committed or Recommended improvements, based on whether or not the project has been included in the most recent Transportation Improvement Program (the schedule of projects to be funded in the OKI region) for federal funding assistance.

**Table 23** below lists the projects located in Campbell County. **Figure 2-17**, Programmed Roadway Network Improvements, indicates each project's proposed location within the County.

**Table 23 – Programmed Roadway Network Improvements 2030 OKI Regional Plan (2007 Dollars)**

Campbell: Transportation Improvement Program-Committed Funding					
Project ID	Plan ID	Facility	Location	Description	Cost \$(M)
8105.00		NKU Loop Rd.	AA Highway to I-275 Loop Rd.	Construct a new connector (NKU Loop Rd.)	1.9
8104.00	303	IR471	I-471 at KY 8	Construct a new southbound off-ramp from I-471 to KY 8	1.9
8101.00	318	KY 9	From 11th St. to 4th St.	Construct a new route with 4 through lanes	3.5
352.00		KY 536	US 27 to KY 9	Extension of existing roadway	4.9
156.00		KY 547	AA Highway to KY 10	Reconstruction, add climbing lane	1.2
46.20		US 27	KY 154 to Parkside Dr.	Widen to 5 lanes	22.0
46.10		US 27	Parkside Drive to 1.00 mile S of KY 10	Widen to 5 lanes	25.0

Campbell: 2030 Plan					
Project ID	Plan ID	Facility	Location	Description	Cost \$(M)
	302	IR471 SB ramp	From I-471 SB to I-275 WB	Add 1 lane	9.0
	317	KY 8	Riviera Dr. to Hallam Ave. (Bellevue)	Add 1 lane and improve intersection	8.0
	324	KY 9	Southbound KY 9 to KY 709	Add right turn lane	0.1
	320	KY 709	US 27 to KY 9	Reconstruct East Alexandria Connector	3.5
	328	US 27	Intersection at KY 1120 ( 11th St.)	Reconstruct intersection	0.9

## Existing Mass Transit Resources

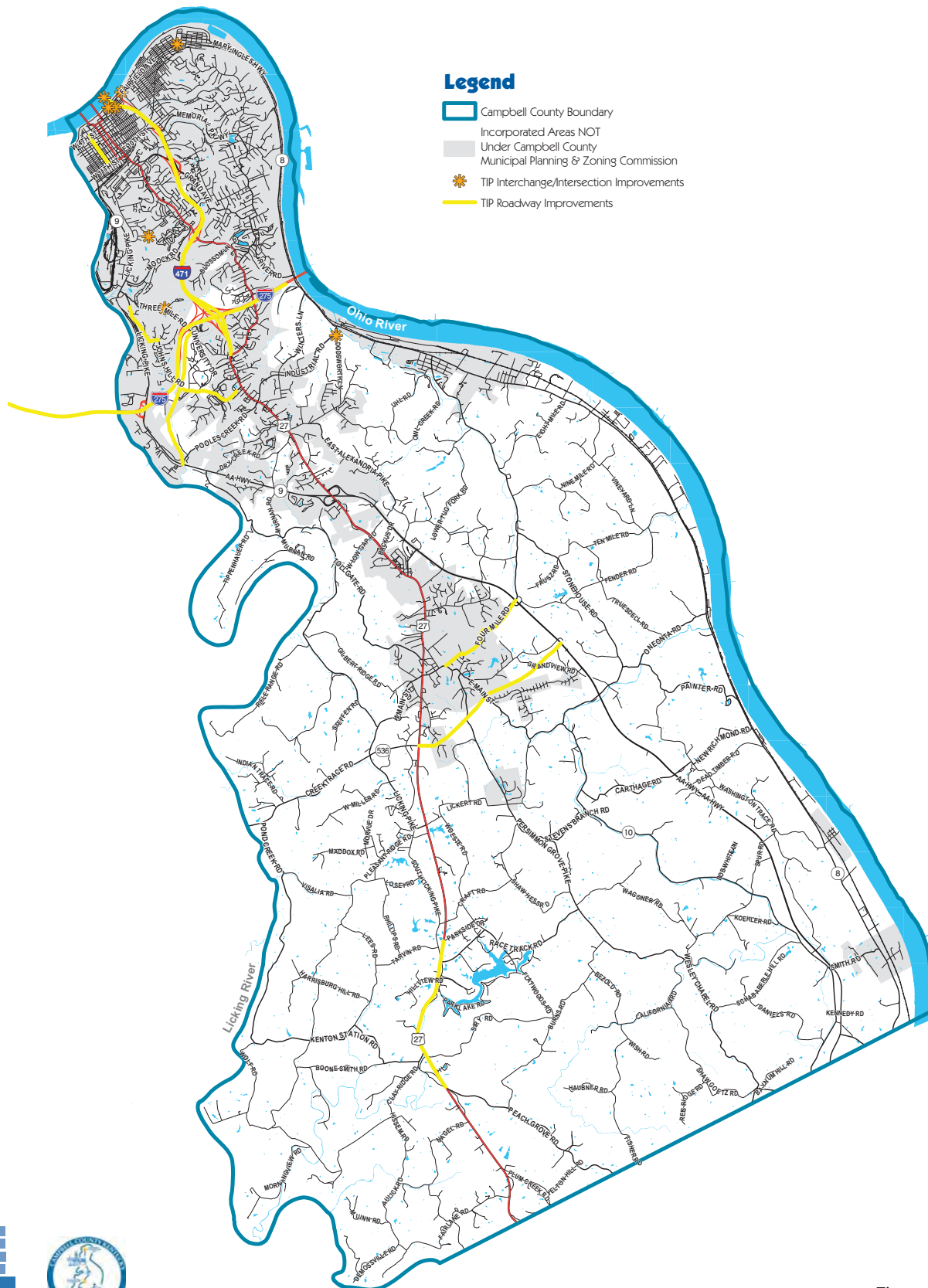
Finally, **Figure 2-18** identifies the current transit routes available in Campbell County through the Transit Authority of Northern Kentucky (TANK). With the exception of Route 26X route that extends the length of the County along U.S. 27, the majority of TANK routes are concentrated in the northern portion of the County, including one line that serves Northern Kentucky University and several routes to the north of this location. Currently, 8 routes serve Campbell County including: 11, 11x, 12, 16, 20, 25, 25x and 26X. Three of these routes offer express service, denoted by the "x" after the route number. There are also 4 Park and Ride facilities that serve Campbell County. They are located at the following locations:

Newport Shopping Center – 1727 Monmouth Street  
 Village Green Shopping Center – 7000 Alexandria Pike

Cold Spring – 4011 Alexandria Pike  
 Alexandria – 9000 Alexandria Pike

# Comprehensive Plan Update

## Campbell County, Kentucky



April 2008

Figure 2-17

### Programmed Roadway Network Improvements



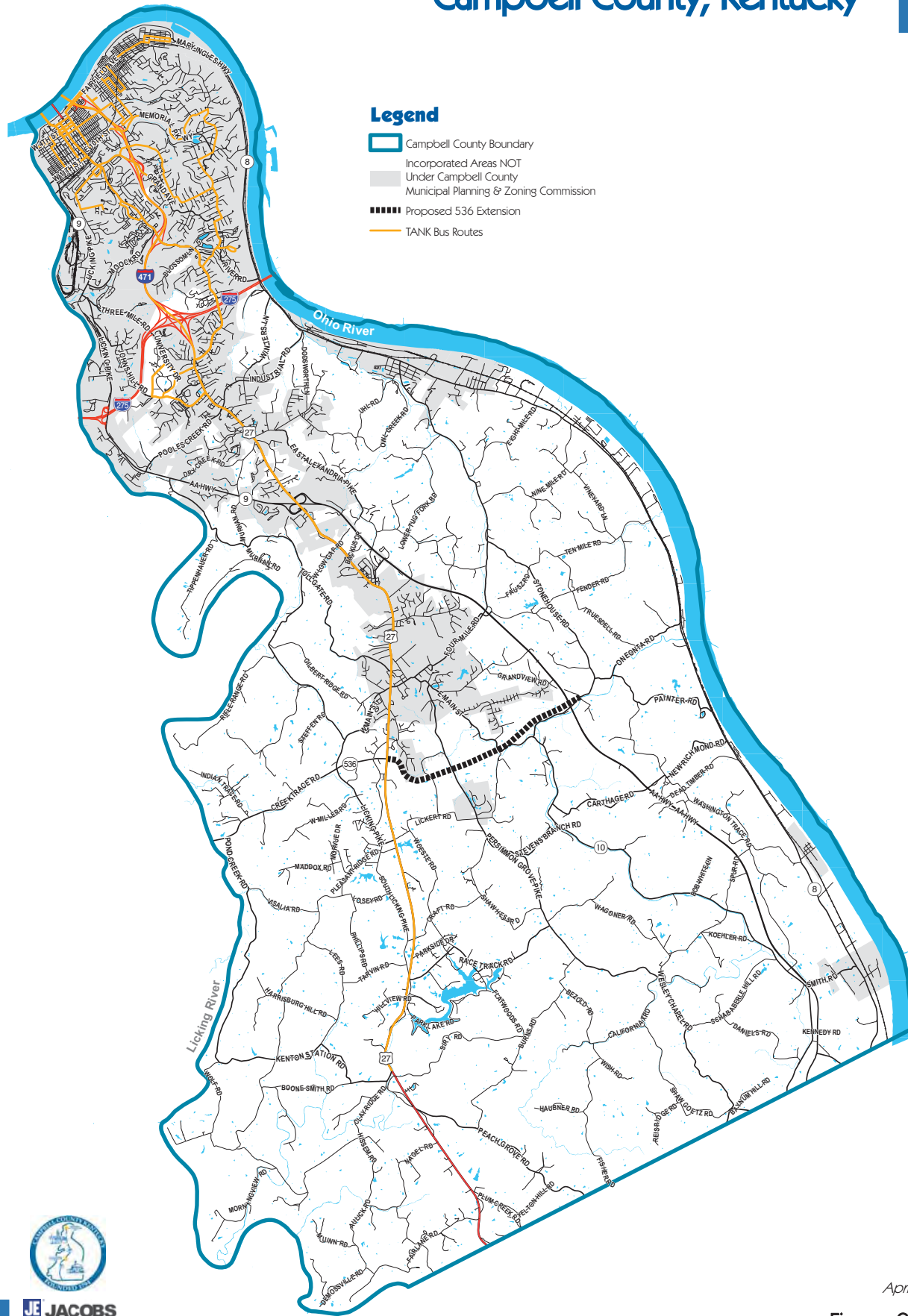
JE JACOBS

0 0.5 1 2 3 4 Miles  
SOURCE: OKI, NKAP, KYGEONET



# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 Miles  
SOURCE: OKI, MAPC, KYGEONET



**Existing TANK Transit Routes**

April 2008

Figure 2-18



TANK recently completed a Transit Network Study, which included the three Northern Kentucky counties that TANK serves. The Study proposes a major transit way along I-471 between TANK's Newport hub and a regional hub at Northern Kentucky University, as well as a cross-town service connecting the NKU hub to Kenton County and Boone County hubs. The Study does not propose any changes to current Campbell County routing, with the exception of a new NKU circulator to provide access to the campus from the three existing routes that access the campus.

## INFRASTRUCTURE

### Water

Most Campbell County residents obtain potable water through either the Northern Kentucky Water District (NKWD) or private cisterns. NKWD purchased the Newport water system in 2001. NKWD obtains its surface water from the Ohio and Licking rivers, and distributes it via the network identified on **Figure 2-19**. A small portion of unincorporated southern Campbell County is served by the Pendleton County Water District.



Public water infrastructure is in place in all of the County's incorporated areas and in portions of east-central and southern Campbell County, particularly along major roadways. Areas that do not have access to existing water lines are generally those that have steeper slopes which make water line construction more challenging and lessen the density of development in need of service. Public water is generally not available south of A.J. Jolly Park and near the Licking River waterfront. It also be should be noted that not every existing property with access to primary water lines may be connected to the public system at this time. Lines indicated on **Figure 2-19** are main lines and do not generally include lateral lines that serve specific properties.

As in many areas of the United States, older portions of Campbell County may face particular challenges in terms of maintaining aging infrastructure and meeting more stringent quality standards. Although the Northern Kentucky Water District constructs, repairs and upgrades its lines and facilities on a regular basis, information on long-range capital improvement planning is not readily available to the public after the events of 9/11.

### Sanitary Sewer

Sanitation District #1 is responsible for providing and maintaining the sanitary sewer infrastructure throughout Northern Kentucky, including the northern one-third of Campbell County, the City of Alexandria vicinity and a small area south of Alexandria along U.S. 27. The Sanitation District recently converted to a watershed-based management approach. The western portion of Campbell County is located in the Central watershed, while the majority of the County is located in the East watershed.





At the time of the existing conditions analysis, the City of Alexandria and portions of the surrounding area are served by the public sanitary sewer system, while properties in outlying areas were be served by a combination of package plants and septic fields. The area has been under a development moratorium put in place by the Kentucky Division of Water since 1996 as a result of stormwater separation and sanitary sewer overflow issues. The District's 20-year Regional Facility Plan identified a long-term need for a new regional wastewater treatment plant in 1999, and construction began in 2000. The Eastern Regional Wastewater Treatment Plant was completed and went online in October 2007, and provides 4 million gallons daily (MDG) (normal capacity) service for most of Campbell County. The plant also has more than adequate opportunities for future expansion with an ultimate design capacity of 8 million gallons per day. The plant currently provides service for approximately 4,000 residential dwellings and over 500 acres of commercial uses in central Campbell County.

The Plan also calls for:

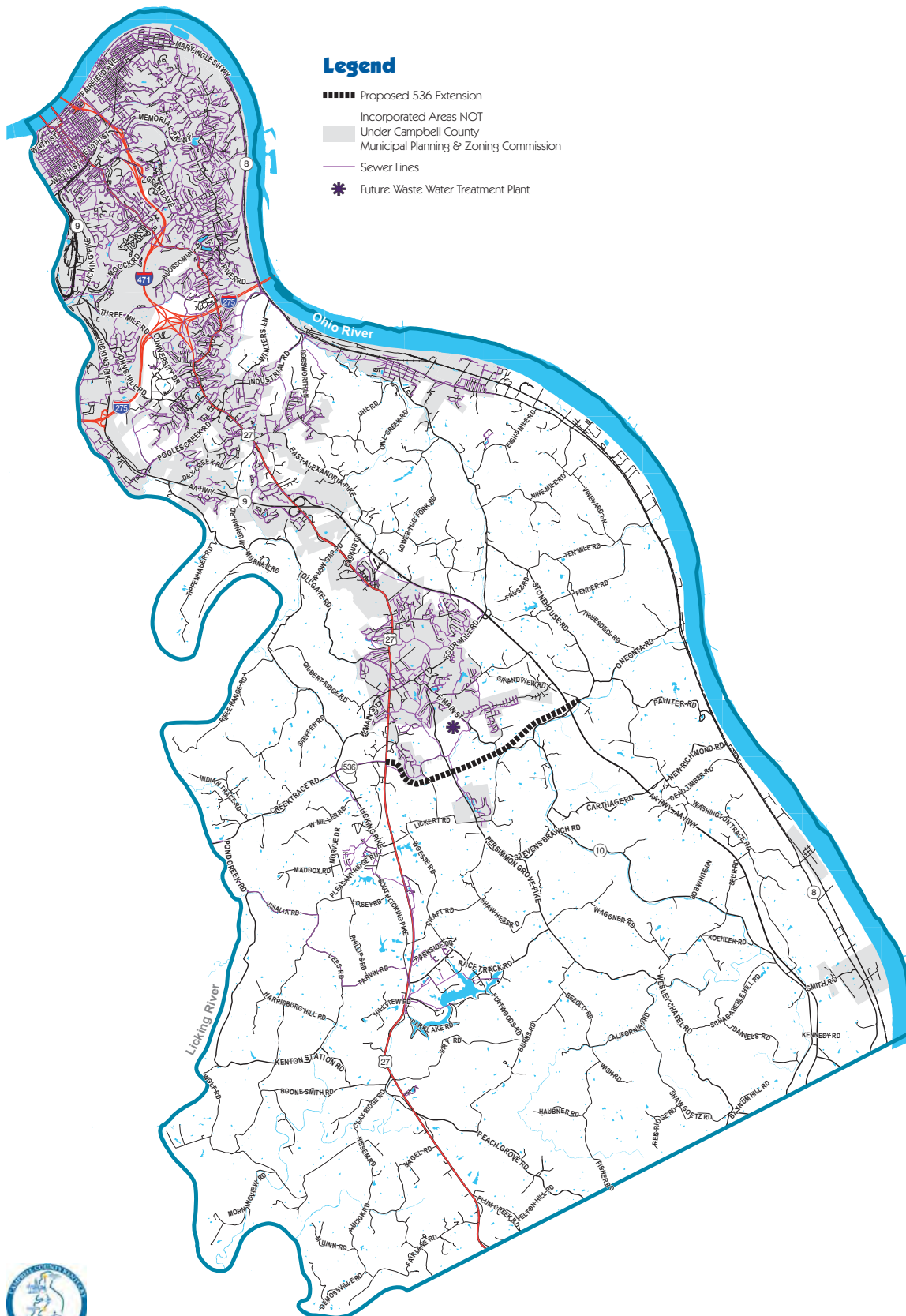
- Construction of over 10 miles of new sewer line, including approximately 6 miles of replacement of deteriorating lines; and
- Replacement of four existing pumping stations, construction of one new pumping station, and elimination of two pumping stations and four small treatment plants.

These improvements began in Fall 2005 and are in process at this time.

As **Figure 2-19** illustrates, sanitary sewer infrastructure is not available in most of unincorporated Campbell County, with the exception of a limited area near U.S. 27 between Alexandria and A.J. Jolly Park. With the exception of the cities of California and Mentor, all of the incorporated communities appear to have fully-developed sanitary sewer system. Lines indicated are main lines and do not generally include lateral lines that serve specific properties. As noted in the previous section, older developed portions of Campbell County may be served by deteriorating sanitary sewer infrastructure and are likely to contain combined storm and sanitary sewers, an older system that permits stormwater overflows to enter the sanitary sewers, leading to the potential for untreated water to enter the area's ground and surface water supplies. Like most sewer districts, Sanitation District #1 is investing resources in remediating these potential contamination sources and creating a full separation between storm and sanitary sewer systems.

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 Miles  
SOURCE: OKI, INAPC, KYGEONET



April 2008

Figure 2-19

### Sanitary Sewer System



## Stormwater Management

Sanitation District #1 is also responsible for stormwater management within its district. Although the cities and counties within the District currently own and maintain their own stormwater systems, these systems are expected at this time to be transferred to Sanitation District #1 management in 2008. To this end, the Sanitation District is currently doing the following:

- Creating an inventory of the open and closed channel storm drainage system throughout the District.
- Building an interactive Storm Water Management model.
- Creating Master Plans for the various watersheds. At this time, the first master plan has been completed for the Woodlawn Creek watershed, which includes portions of five communities and is experiencing stream bank erosion, hillside slippage and the results of an undersized stormwater system.
- Administering a Capital Improvements program. Most of the items in the Capital Improvements program are intended to repair, upgrade or improve existing storm water management facilities. Projects on the current Capital Improvement Plan include:

<b>Viewpoint Drive Reconstruction</b>	Alexandria	Complete reconstruction
<b>Madonna Lane Residential Flooding</b>	Cold Spring	Increase catch basins and pipe sizes
<b>Bonnie Lane</b>	Fort Thomas	Storm sewer improvements
<b>Grand Avenue Storm Drainage System</b>	Melbourne	Construct storm drainage system from Grand Avenue to Latonia Avenue to correct poor drainage and control mosquitoes
<b>Lincoln Avenue Storm Drainage System</b>	Melbourne	Jack and bore under train tracks and construct new storm sewer system along Lincoln Ave to correct street flooding and control mosquitoes





## CHAPTER – 3 VISION, GOALS AND OBJECTIVES

Adopted by:

Campbell County Fiscal Court:	Ord. No O-14-06	November 1, 2006
Crestview:	Ord. No. 2006-09	November 21, 2006
Melbourne:	Ord. No 06-11-0	December 11, 2006
Silver Grove:	Ord. No 06-11-02	December 4, 2006
Southgate:	Ord. No 06-08	December 20, 2006
Woodlawn:	Ord. No 12-01-0	December 13, 2006

The Goals and Objectives Element of the Comprehensive Plan (one of the four statutorily required elements of the Comprehensive Plan) continue to be a fundamental part of the comprehensive planning process, identifying the overall ends toward which the planning effort is to be directed. Chapter 100 of the Kentucky Revised Statutes requires a Statement of Goals and Objectives, which ". . . shall serve as a guide for the physical development and economic and social well - being of the planning unit". These statutes also require that:

"The planning commission of each planning unit shall prepare and adopt the statement of goals and objectives to act as a guide for the preparation of the remaining elements and the aids to implementing the plans. The statement shall be presented for consideration, amendment and adoption by the legislative bodies and fiscal courts in the planning unit. . ."

". . . If the goals and objectives statement is not proposed to be amended, it shall not be necessary to submit it to the legislative bodies and fiscal courts for action. . ."

The Goals and Objectives, utilized in development of the adopted 1981 Comprehensive Plan Update, were adopted by the NKAPC, and all legislative bodies in Kenton and Campbell Counties. For the 1992 Comprehensive Plan Update these Goals and Objectives were evaluated and readopted by the Campbell County and Municipal Planning and Zoning Commission. When the 2000 Comprehensive Plan Update began they were again evaluated and readopted by the Municipal Planning and Zoning Commission.

As part of its review, the Campbell County and Municipal Planning and Zoning Commission determined that the existing goals and objectives were no longer sufficient to meet the changing needs of the community. The Planning Commission determined that a new set of goals and objectives were necessary to help guide the future growth and development of the community. On October 10, 2006, the Campbell County and Municipal Planning and Zoning Commission held a public hearing and subsequently approved and adopted the following vision, goals and objectives.

These Goals and Objectives were used as the bases upon which all other elements of the update were built. They will continue to be used as the bases upon which all proposed plan and zone change requests and proposals for new subdivision development shall be judged.



## **Campbell County, KY Vision (Target Date 2012):**

Campbell County is a unique and special place with an agricultural heritage, country charm, quality neighborhoods, and urban sophistication. We are a dynamic community that provides meaningful opportunities for all people in which to live, learn, work, play, worship, and realize their future goals.

Campbell County offers a variety of housing options for people in all life phases and income levels. We have a diversified mix of high quality housing to support the educational and economic objectives of our community.

Campbell County promotes lifelong learning and a strong learning environment. We are educated and informed contributors in the local neighborhood as well as the global community.

Campbell County capitalizes on its strong partnership with Northern Kentucky University to use education and knowledge-based enterprises to leverage our economic growth. We have clusters of environmentally friendly, light industries and businesses with high paying jobs in campus-like developments where mixed uses blend together seamlessly in attractive settings.

Campbell County enjoys a vigorous business and industrial community that provides an extensive range of economic development and employment opportunities for all our citizens. We have a successful agri-tourism industry and our agricultural industry is thriving as a result of new and innovative enterprises.

Campbell County provides active and passive recreational opportunities that link our neighborhoods into a larger open space system. We have a green infrastructure network that is interlaced with trails, walkways, bike paths, playgrounds, swimming facilities, bridle trails, golf courses, and sports complexes.

Campbell County's citizens participate actively in county governance. We have a government that makes wise decisions and provides leadership to keep the community focused on realizing the goals expressed in our vision.

Campbell County government, both municipal and county, works together harmoniously to focus the many strengths of the various communities to produce a vibrant whole. We have government services that are unified effectively and economically.

Campbell County draws from the strength of its rich history to face the challenges of today and establish the foundation to create a brighter tomorrow. We are the community of choice for the Tri-State area.



To achieve this Vision of the Future, Campbell County will pursue the following Goals and Objectives:

## Land Use and Development

**Goal: Use land use tools to ensure that future County land use patterns are well-planned, use high quality methods and effectively manage any potential external impacts.**

### Objectives:

- Implement land use planning tools to ensure that future development and redevelopment reinforces the County's high quality and creates a livable environment through its buildings, site development, traffic patterns, signage and landscaping. Land use planning tools may include regulatory controls, incentives and education.
- Use the full array of available land use planning tools to effectively manage potential external and off-site impacts that may result from proposed development.
- Use land use planning tools to create functional and attractive transitions between differing land uses and avoid potential land use conflicts.
- Use the full array of available land use planning tools to foster redevelopment and reinvestment, eliminate vacant properties and improve underutilized properties to their highest and best uses.
- Use the full array of available land use planning tools to protect personal property rights from both unnecessary governmental intrusion and negative impacts that may result from conflicting or unmanaged land uses.
- Ensure the fair and unbiased enforcement of land use regulations.



## Intergovernmental Coordination

**Goal:** Work with the surrounding governmental agencies and communities of: Alexandria, Bellevue, California, Cold Spring, Crestview, Dayton, Ft. Thomas, Highland Heights, Melbourne, Mentor, Newport, Silver Grove, Southgate, Wilder and Woodlawn, as well as adjacent Counties, to promote high quality places to live, work and play.

### Objectives:

- Encourage and promote communication at all levels with surrounding communities.
- Respect and support the various land use planning efforts and plans as may be adopted and amended by the surrounding Cities and Counties.
- Develop strategies for facilitating coordination regarding planning, transportation and infrastructure in areas surrounding a border between a municipality and the County to ensure a seamless, attractive and well-functioning environment.
- Evaluate strategies for creating a coordinated administrative process for development that maintains local control and reflects locally-derived standards.
- Support and coordinate with the initiatives developed through the regional *Vision 2015* plan, the Northern Kentucky Chamber of Commerce, Kentucky Tri-County Economic Development Corporation (Tri-ED), and other regional initiatives
- Create, maintain and regularly update a county-wide coordinated mapping system (Geographic Information Systems).
- Ensure that government offices and services are accessible to all residents of Campbell County by consciously managing facility locations, public information dissemination and use of information technology to maximize the general public's access.
- Provide an effective program of public safety to prevent, where possible, and minimize, when necessary, injury or damage to persons or property, using intergovernmental coordination agreements to ensure seamless coverage of the County's residents and businesses.
- Evaluate the potential adverse impacts on viable farmland during decision-making processes regarding public sector infrastructure improvements.
- Work with Northern Kentucky University (NKU) and surrounding communities to create a unified land use plan for the areas surrounding the University.



- Work with the various Fire Districts, Police Departments, Office of Emergency Management and all other related departments, agencies and service providers to supply an effective program of public safety, including hazard mitigation planning.

## Economic Development and Employment

**Goal: Increase the local tax base to lessen tax dependence on residential properties and increase the County's ability to fund necessary initiatives by building the County's light industry, office and technology-related businesses sectors.**

### Objectives:

- Identify infrastructure and transportation initiatives necessary to facilitate light industrial, industrial, office and technology-related uses in locations where such land uses would be otherwise feasible and would not create negative impacts on other land uses.
- Attract high quality light industrial light industry, office and technology-related development in areas where infrastructure, transportation networks, surrounding land uses and other factors create opportunities for this land use.
- Develop land use regulations and other regulatory strategies to manage potential impacts of light industrial, office and technology-related land uses. Such strategies may include buffering and transportation improvement requirements, noise and lighting standards, and other methods.
- Evaluate opportunities for facilitating industry, office and technology-related development in conjunction with other land uses to create attractive, livable mixed-use environments.
- Maximize educational resources and workforce training to build an employee pool that is well-prepared to meet anticipated light industrial, office and technology-related employment needs.
- Develop land use regulations and other regulatory tools to provide appropriate protections for light industrial, office and technology-related businesses against the intrusion of incompatible land uses.
- Support the Economic Competitiveness strategies identified in the *Vision 2015* plan, including targeting high growth potential industrial sectors, marketing the region and building entrepreneurship opportunities.
- Regularly evaluate future land use policies in light of the findings of, and policy changes resulting from, the current State legislative review of small business taxation and other tax policy debates.



**Goal: Increase the local tax base and support local residents' needs through strategic development of commercial goods and services.**

**Objectives:**

- Determine the amount and location of facilities providing goods and services, primarily on the basis of what can be supported.
- Use the Future Land Use Plan, land use regulations and other regulatory tools to manage commercial development pressures for the benefit of residents' quality of life. Support for commercial development should be targeted to those locations that have been identified as appropriate for commercial development, and the scale and intensity of commercial land uses should be managed to ensure that the proposed commercial activity meets the needs of targeted County residents without creating undesirable traffic or infrastructure impacts.
- Discourage the over-development or premature development of commercial uses that is not based on a sound finding of current and projected demand.
- Support and facilitate the redevelopment of existing underutilized or vacant commercial properties, especially on major roadway corridors, through land use controls, promotion and redevelopment incentives.
- Develop land use regulations and other regulatory tools to provide appropriate protections for commercial and service businesses against the intrusion of incompatible land uses.
- Develop regulatory tools to support neighborhood-scale retail and services within walking distances of residential areas. Neighborhood-scale development should occur in locations where proximity of residences, pedestrian/traffic issues and other factors can be adequately addressed.



**Goal: Capitalize on NKU as an economic asset and a cultural hub.**

**Objectives:**

- Maintain and strengthen the partnership between the County and Northern Kentucky University (NKU).
- Support the development of land use and transportation patterns in the NKU vicinity that will maximize the County's benefits from NKU. Land uses such as higher education, research and development facilities, business incubators, technological design and development and high quality student housing will play a key role in building the synergy between the University, the County and surrounding municipalities.
- Coordinate land use, transportation planning and land use regulations in the municipalities and County to ensure that the multi-jurisdictional area surrounding NKU develops efficiently and seamlessly so that all entities benefit from a high quality, highly effective development and transportation pattern.

**Goal: Minimize County unemployment levels by providing a variety of employment opportunities oriented to various segments of the labor force and the skills they exhibit.**

**Objectives:**

- Support the local implementation of the initiatives for building employment opportunities as identified in the regional Vision 2015 plan and other initiatives.
- Support and continue to expand professional education, technical training and re-training opportunities, particularly in fields that have been identified as emerging or potential economic development opportunities.
- Actively market Campbell County's workforce capabilities to existing and potential businesses in partnership with initiatives stemming from the Vision 2015 plan,



**Goal: Support the continued economic viability of Campbell County's working farms and agricultural enterprises.**

**Objectives:**

- Use the Future Land Use Plan to identify areas that are to be preserved for working farms and agricultural enterprises.
- Develop land use regulations that provide right-to-farm protections in appropriate areas to ensure that agricultural operations can continue with minimal external conflicts.
- Support and continue to build strategies for helping Campbell County's working farms and agricultural businesses identify and capitalize on emerging and underutilized agribusiness opportunities.
- Support the preservation of Campbell County's working farms and agricultural enterprises through available local, state and regional resources, and pursue additional strategies for expanding and perpetuating agricultural land preservation through education, economic restructuring and land use regulations.

## **Housing/Residential Development and Revitalization**

**Goal: Ensure the conservation of Campbell County's existing supply of housing.**

**Objectives:**

- Facilitate the continued reuse of Campbell County's existing housing stock by using regulations and initiatives to support improvements to existing residential properties in both suburban and rural locations.
- Use community-based initiatives and targeted public sector involvement to foster the rehabilitation of existing housing.
- Eliminate dilapidated and unfit housing through property maintenance enforcement and redevelopment initiatives, where appropriate.



**Goal: Encourage a variety of residential densities and housing types in appropriate locations in the County that will provide options for a range of household sizes, age groups, and income levels to promote a high quality environment.**

**Objectives:**

- Use the Future Land Use Plan to specify areas where various types and densities of residential land uses are appropriate.
- Enhance the County's existing land use regulations to facilitate a variety of housing patterns that fit the unique character and environment of specific locations.
- Ensure the provision of appropriate amounts of open space in association with residential development, including both passive and active open spaces in coordination with the countywide patterns proposed in the Future Land Use Plan.
- Develop land use regulations and other regulatory tools to provide appropriate protections for residential land uses against the intrusion of incompatible land uses.
- Ensure that Campbell County's regulations with regard to equal opportunity in choice of housing are supported and enforced.
- Establish requirements and/or performance standards for housing development that anticipate and attempt to address potential future impacts resulting from water and sanitary sewer needs, traffic congestion and open space preservation.

**Goal: Encourage mixed use destination developments in appropriate locations that will promote a sense of community and provide housing, employment, recreation, community gathering and shopping options.**

**Objectives:**

- Use the Future Land Use Plan to specify areas where mixed use development may be appropriate on the basis of surrounding land uses, transportation networks and other supportive infrastructure.
- Develop land use regulatory tools necessary to adequately and efficiently review mixed use development proposals, both to ensure high quality development and to anticipate and address any potential impacts.
- Evaluate potential strategies for providing incentives to encourage mixed use development in appropriate locations.



## Environment

**Goal: Provide a safe, healthy and attractive environment for Campbell County's residents.**

### Objectives:

- Develop planning tools to help the County adequately consider methods of reducing energy consumption and protecting energy resources.
- Reinforce and expand, where necessary, land use and building regulations and other tools necessary to protect and restore Campbell County's environmentally sensitive hillsides, wetlands, rivers and other natural resources.
- Use public and private sector resources to protect and restore natural areas, particularly those that have environmentally sensitive features and/or provide active and passive open space and recreation amenities for residents. Environmentally sensitive features may include mature vegetation stands that are character-defining features of the community, woodlands, stream corridors, steep slopes and other similar types of features.
- Increase public awareness of methods for preserving the natural environment, including soil conservation, hillside stabilization, natural stormwater management, and others.
- Develop public/private sector strategies for ensuring the restoration of lands that become damaged due to resource extraction or other uses that may negatively impact the environment.
- Use public land use and police powers to manage activities that may negatively impact the County's environmental quality, including open trash burning, hillside destabilization and cutting, earth moving, deforestation and illegal dumping.
- Increase provision of public safety resources, including warning sirens, emergency shelters and technology-based warning systems.
- Promote mixed land use strategies where feasible to lessen travel demands and deemphasize urban sprawl.



## Community Facilities - Education

**Goal: Provide a quality education to all children in the County.**

### Objectives:

- Work in conjunction with public and private schools and school districts to establish appropriate sites site acquisition and funding strategies for future educational facility needs.
- Support the local implementation of the initiatives for building student achievement as identified in the regional *Vision 2015* plan.
- Support initiatives to facilitate communication and coordination between school providers, libraries, recreation facility providers and other agencies.
- Support initiatives to promote development patterns that will allow for the optional utilization of existing educational facilities and lessen the demand for new facilities.

**Goal: Provide a variety of additional educational opportunities to serve the unique needs, desires, and interests of the population.**

### Objectives:

- Support the local implementation of the initiatives for building adult educational excellent as identified in the regional *Vision 2015* plan.
- Support and continue to expand education and training opportunities, particularly in fields or topic areas that have been identified as emerging or potential areas of interest for the population.
- Increase public awareness of the variety of educational resources available to County residents through the County's numerous training, enrichment and continuing education programs, as well as its formal educational resources.
- Support Campbell County Cooperative Extension Office's provision of adult educational opportunities.
- Ensure that future educational facilities are sited in area conveniently located to their intended service population, that they can be accessed through multiple transportation alternatives, and that they reinforce racial and social equity.
- Strengthen the County's partnership with the Campbell County Public Library to create centers of learning throughout the County.



## Community Facilities – Public Health

**Goal: Provide for adequate public facilities and programs to enable the community to protect and care for the population and prevent sickness and disease.**

### Objectives:

- Use population projections and the Comprehensive Plan to evaluate future health care needs and potential siting of future health care resources.
- Evaluate plans for future use of existing and potential new health care facilities in light of public health and disease prevention and control requirements.
- Support the local implementation of the initiatives for building excellent health care as identified in the regional *Vision 2015* plan, the Northern Kentucky Health Department's Master Health Plan for Northern Kentucky and other initiatives.
- Ensure that major health care facilities are accessible to the public through a thorough multi-modal transportation network.

## Community Facilities – Cultural Resources

**Goals: Ensure that Campbell County provides access to cultural facilities at a level necessary to sustain the County's ability to retain and attract residents and businesses.**

### Objectives:

- Promote County awareness of and access to cultural facilities available throughout the Northern Kentucky and Greater Cincinnati regions.
- Support the local implementation of the initiatives for enhancing the County cultural facilities as identified in the regional *Vision 2015* plan, municipal plans and other initiatives.
- Support and promote the availability of the County's existing cultural facilities, such as the events conducted at Northern Kentucky University, community schools and cultural centers, private arts facilities, 4-H and Campbell County Extension Service events.
- Support efforts to create cultural facilities in the southern and eastern portions of the County, particularly in locations where population support exists and where unique local resources can be leveraged effectively.
- Support the Campbell County Public Library's efforts to provide expanded cultural opportunities to residents throughout the County.



- Partner with the Campbell County Historical Society and other appropriate advocacy groups to raise awareness of Campbell County's unique historic resources.

## Community Facilities - Recreation

**Goal: Ensure that Campbell County provides access to quality passive and active recreational facilities at a level necessary to sustain the County's ability to retain and attract residents and businesses and build the community's health.**

### Objectives:

- Review and implement the recommendations of the Campbell County Parks and Recreation Master Plan adopted in 2002.
- Provide basic active and passive recreation and open space facilities and programs which are conveniently located and accessible to the population, both land and river based.
- Provide indoor and outdoor recreational opportunities for people of all ages.
- Support and participate in the initiatives proposed by the *Vision 2015* plan to develop an integrated system of parks, green space and tourist destinations.
- Increase Campbell County's opportunities for recreational facilities that have low environmental impact.
- Provide for new recreation opportunities, especially in the center of the County, on the basis of community demand and facilities needs.
- Build upon the success of A.J. Jolly Park by strategically expanding the types and qualities of amenities available. Improvements to the Park should be designed to address stated community interests in future park use.
- Support the Campbell County Public Library's initiatives to expand its services beyond traditional reading materials to include community events, multimedia resources, and neighborhood program offerings.



**Goal: Ensure the incorporation of design for recreation and open spaces as an integral part of emerging development or redevelopment.**

**Objectives:**

- Use land use regulatory tools to ensure that recreation and open space areas complement and enhance surrounding development, rather than take on the appearance of appendages added out of necessity.
- Use land use regulatory tools to protect recreational areas from the intrusion of other types of land use.
- Plan for and design recreational and open space resources to ensure that any short-term uses of the environment will be to the long-range benefit of the community.
- Enhance opportunities for preserving open space through the purchase of conservation easements through private and public sector initiatives.
- Enhance provision of neighborhood recreational facilities in newer residential communities through private open space requirements.

**Community Character Preservation (Open Space and Historic Resources)**

**Goal: Create and expand the County's network of open spaces, including undeveloped natural spaces and landscaped areas.**

**Objectives:**

- Use land use regulations and the design review process to ensure the preservation or creation of open space in conjunction with all new developments.
- Use land use regulations and the design review process to ensure the inclusion and maintenance of appropriate levels of landscaping, trees, and other natural features in conjunction with all development or redevelopment.
- Use land use regulations and the design review process to limit the amount of land covered by impervious surfaces.
- Use land use planning and transportation improvements to develop connected corridors of green space throughout the County.
- Evaluate the use of creative land preservation strategies, such as transfer of development rights (TDR's), as a means of protecting farmland and open space.



**Goal: Provide a viable and continuing strategy for preserving quality farmland.**

**Objectives:**

- Use land use regulations to protect the rights of agricultural establishments against noise, odor and other complaints.
- Develop initiatives to support the effective transition of agricultural establishments within the County's economy by helping them identify and transition to economically and environmentally sustainable crops, products and operational methods.
- Develop a system for promoting the County's agricultural businesses to local and regional residents.

**Goal: Capitalize on the Ohio and Licking Rivers and other waterways as assets to the community.**

- Increase access to the rivers in locations where access is feasible through the extension of the County's road and park networks.
- Use the Comprehensive Plan to evaluate appropriate development and redevelopment strategies for lands and communities located near the Rivers.
- Use land use regulations to carefully manage the development and redevelopment of areas near the Rivers, with particular attention to ensuring a high quality environment and increasing the riverfront's environmental quality.
- Use land use regulations to manage potential impacts on floodways and flood plains for the benefit of the environment, residents and existing businesses.

**Goal: Promote balanced development that is complementary to the existing character and strive to protect existing historical buildings and sites.**

**Objectives:**

- Use land use and cultural resources survey tools to identify specific locations that have unique environmental features and/or historically significant resources.
- Use land use and other regulatory tools to protect the unique character of the County's historic resources.
- Publicize Campbell County's unique historic resources to build an understanding of and appreciation for the County's heritage.



## Utilities

**Goal: Provide a dependable and adequate supply of all essential utility services to the population as economically and effectively as possible.**

### Objectives:

- Use the Comprehensive Plan and land use regulations to maximize the efficient use of utilities, particularly existing sanitary sewer and water infrastructure and lessen the demand for water and sanitary sewer in locations that cannot be served efficiently.
- Pursue intergovernmental strategies for maintaining an ongoing coordination between land use planning and utility system capacity and expansion.
- Coordinate utility improvements through the local utilities (Northern Kentucky Water District, Sanitation District #1, Duke Energy, Cincinnati Bell, etc.) with roadway and other infrastructure improvements to ensure that capacity expansions in both systems are coordinated within the context of the future land use changes that these systems may stimulate.
- Evaluate the development of Urban Service Boundaries as a tool to manage service provisions and to identify areas for urban types of development.
- Develop strategies for using available technologies for managing utility needs to maintain quality of life and avoid environmental impacts in locations where public infrastructure cannot be efficiently extended due to topography, environmental characteristics and other concerns.
- Continue to employ strategies for managing stormwater impacts on private property in urban, suburban and rural locations through the Zoning Code and Subdivision Regulations.
- Partner with existing and potential internet providers to facilitate access to high-speed internet service throughout the County.



## Transportation

**Goal: Develop a balanced total transportation system which incorporates and integrates all transportation modes (including: air, water, rail, mass transit, roadway, bicycle and pedestrian access facilities).**

### Objectives:

- Use the Comprehensive Plan to evaluate existing and potential future gaps, conflicts, inefficiencies or deficiencies in the County's transportation systems.
- Continue to review and implement the Campbell County Transportation Plan, adopted in 2003.
- Use land use and transportation policies to foster safe, efficient and effective pedestrian and bicycle access throughout the County.
- Work in conjunction with TANK to identify future public mass transit needs and coordinate with TANK's Transit Study Master Plan.
- Continue to pursue transportation improvement funding through local, state and regional sources.
- Use available tools and incentives to ensure efficient and effective options for vehicular and non-vehicular connections between existing and future developments.
- Evaluate impacts of ongoing 471 studies with regard to the effectiveness and efficiency of Campbell County's surface transportation system.

**Goal: Manage the impacts of increasing traffic, particularly vehicular and truck traffic in urban and rural roadway networks.**

### Objectives:

- Develop access or service roads along major routes in locations where planned development characteristics require consolidation of access points.
- Develop a locally-appropriate palette of traffic calming strategies and apply these strategies to locations where pedestrian and vehicular safety will be improved through slower traffic.
- Continue to expand non-motorized vehicular transportation options by incorporating bicycle, pedestrian and multi-use trails and facilities into all appropriate future transportation planning.



- Work closely with the Kentucky Transportation Cabinet to ensure interstate and state road improvements are compatible with existing and future development patterns.

**Goal: Coordinate future land use and transportation networks to support travel mode choice, pedestrian comfort and efficient local transportation and avoid uncontrolled urban sprawl.**

**Objectives:**

- Use the Comprehensive Plan to identify appropriate locations for existing and future transportation facilities to ensure that these do not unnecessarily intrude into or divide land use areas.
- Shorten average travel trips by planning for the location of various land use types so that they minimize distances between major points of origin and destination, both for energy consumption reduction and for convenience purposes.
- Integrate transportation modes to satisfy the needs of various segments of the population, including both the general population and the special needs of the elderly, children, handicapped persons, low income level families, and other disadvantaged persons.



## CHAPTER – 4 FUTURE LAND USE

This Chapter presents information on the future land use for the unincorporated areas of Campbell County and those jurisdictions that are part of the Campbell County Municipal Planning and Zoning Commission. The future land use plan element incorporates the Vision, Goals and Objectives, and the recommendations of previous and current planning efforts, including the land use plans of surrounding communities, as a guide to future land use decisions. **Appendix A** graphically identifies the individual land use plans of surrounding communities. Intergovernmental coordination should be highly encouraged where this land use plan abuts or shares a common boundary with surrounding jurisdictions.

This Chapter is divided into three sections: The Urban Services Boundary, Development Concepts and the Future Land Use Plan. These three elements work in conjunction to provide growth management policies and strategies for the Campbell County planning area. While this document is to be updated every five years, the policies and strategies in this plan have a 20 year horizon.

### URBAN SERVICES AREA

The delineation of an urban service area is a key element of this Plan Update as it was in previous updates. The urban service area defines an area within the county where it is anticipated that all services (water, public sanitary sewer, urban road improvements, community facilities, etc.) are available or will be available during the time period of this Plan Update to support higher densities and urban types of development. Because of the nature of upgraded infrastructure and services provided, it is within this area where the most dense types of development should be focused. Areas outside of the urban service area should be designed to accommodate lower densities and more limited services due to the lack of infrastructure, public facilities and the rural roadway network. While higher densities and intensities are encouraged within the urban service area, open spaces, greenways and other areas that preserve greenspace should be highly considered to promote a high quality of life.

Public centralized sanitary sewer system improvements are a primary determining factor for urban development within the unincorporated portion of the county. Without sufficient capacity to handle sewerage, increase urban density should not be permitted. Within the defined urban service area is where sanitary sewer service is anticipated to be adequately provided. The cities in the planning unit, Southgate, Crestview, Silver Grove, Melbourne, and Woodlawn are currently served by public centralized sanitary sewer systems.

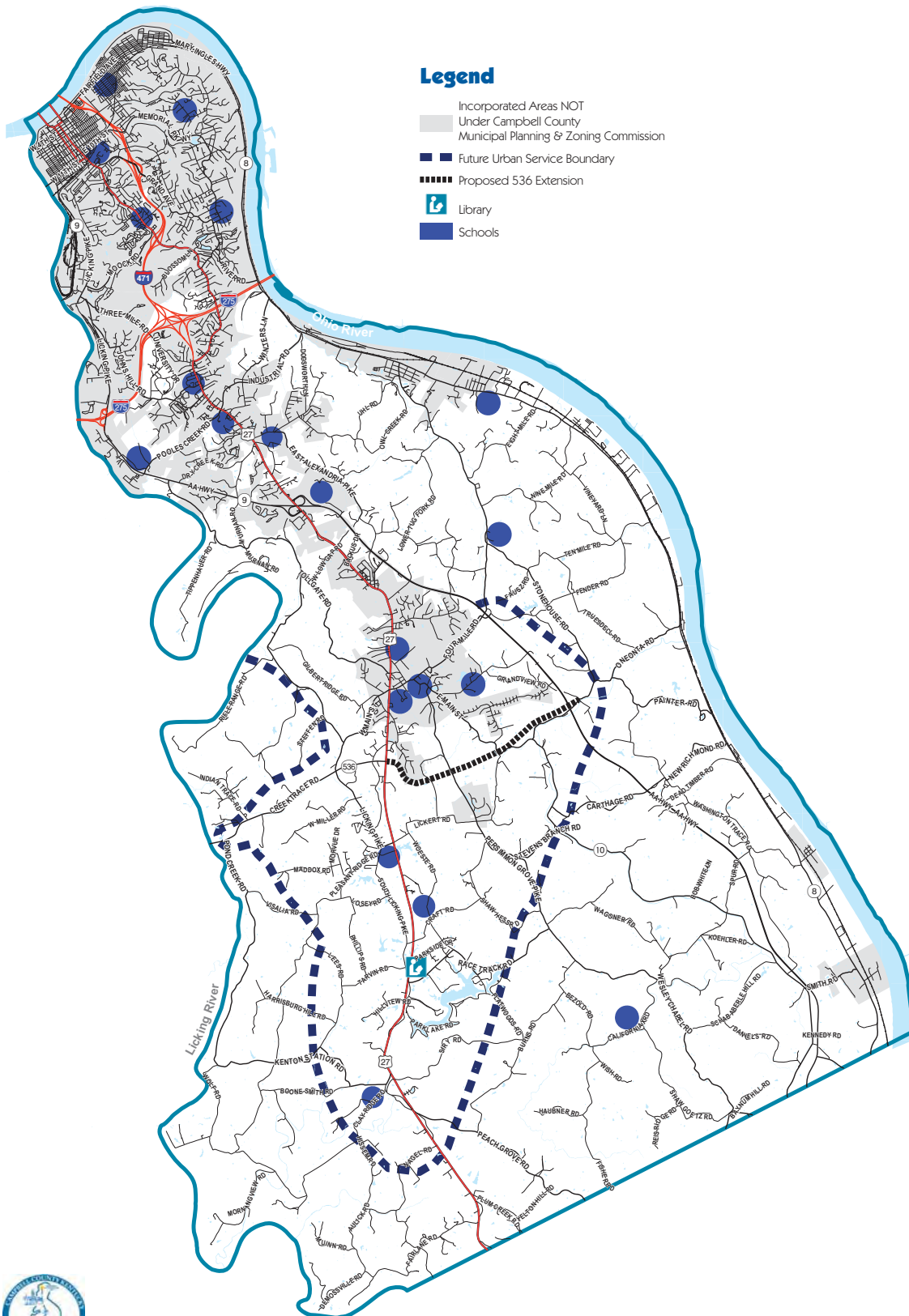


Previous planning efforts undertaken by the Sanitation District No. 1 led to the location and construction of a new sewer treatment plant, the Eastern Regional Treatment Plant, which went on line in October 2007. This expansion has increased sewer capacity to 4 million gallons per day and has permitted for the expansion of the urban service area boundary. The facility also has the potential to accommodate future growth and development because the facility has an ultimate design capacity of 8 million gallons per day. The new urban service area boundary now extends south of Alexandria, along U.S. 27 to Nagel Road and east/west along S.R. 536 between the Licking River and Stonehouse Road, largely in part to service area projections of the Sanitation District and Campbell County Planning and Zoning Commission. **Figure 4-1** identifies the newly expanded urban service area boundary from the 2000 Comprehensive Plan Update.

Although it is generally understood that any land in the urban services area have the ability to access services such as sanitary sewer and water, it is recommended that any development in an urban service area should not occur without careful consideration of the type of development proposed and the adequacy of public services and facilities available to support the new development including the timing of needed extensions. Schools, police, fire, water, sewer, and requirements of an urban roadway network and other necessary government services necessary to maintain and enhance a high quality of life are all elements that need to be considered when approving new developments in the urban service area.

# Comprehensive Plan Update

## Campbell County, Kentucky



JE JACOBS

0 0.5 1 2 3 Miles  
SOURCE: OKI, NKAPC, KYGEONET

April 2008

Figure 4-1

### Urban Service Boundary



## ***Development Concepts***

The 2000 Comprehensive Plan Update included Development Concepts which were established to represent a further degree of detail than the Goals and Objectives. These development concepts were intended to be used by the Campbell County Municipal Planning and Zoning Commission and planning staff for more site specific evaluation of land use recommendations and development proposals. The following concepts still remain valid and are the same as those identified in the 2000 Comprehensive Plan Update.

Throughout the descriptions of these development concepts is a recurrent theme, which is the need to assure all planning for the future considers the concepts of growth management and sustainable development. Sustainable development is an effort to assure sensible and sensitive coordinated use of our social, environmental, physical and economic resources in a fiscally responsible manner. Development concepts encompass the importance of always considering the implications of decisions made today on future generations and to try to take mutual advantage of the valuable characteristics of the sometimes competing areas of land preservation and land development. Planning for social and environmental interests typically results in sound economic development now and in the future. Development concepts affect the following nine areas: residential, commercial, industrial, physically restricted development areas, community facilities, environment, energy, transportation, and information technology.

## **Residential**

- *Density is the major determinant of residential development.*  
Residential densities provide the major basis for utilities and community facilities systems planning. Residential densities are established in the future land use plan section and should be used as guidelines for the establishment of newly developed residential areas.
- *A variety of residential densities and housing types is desirable.*  
Various residential densities could promote a variety of housing types to serve a variety of economic and social levels necessary to promote diversity in the County.
- *The type of development that should occur within a specific area should be based, in part, upon the unique characteristics of the development site and the character of adjacent development.*  
Such a concept would seek to insure that any proposed development would be compatibly incorporated into the fabric of the existing area and would enable the development to best utilize the area's existing features.
- *The density of development for undeveloped land should be based on considerations such as: (a) the density of adjacent developed areas, of which the undeveloped land would be a logical extension; (b) access to major transportation facilities and the capacity of those facilities to accommodate newly generated trips; (c) the nature of adjacent activities; (d) residential development in rural areas should be designed to maintain existing rural character of open space and the appearance*



*of low density through conservation subdivisions and clustering; and (e) access to public water and sanitary sewer.*

Such a concept would result in development which is compatible with surrounding land uses, would assure that adequate public infrastructure is available, and which would not result in generating high volumes of traffic through low density areas. The County should use the future land use map and use descriptions as a guideline for future development to ensure compatibility with current and future planning efforts.

- *Multi-family residential development should occur in areas which: (a) are located near activity centers or major transportation facilities; and (b) are desirable for residential development, but are characterized by topographic problems, unusual shape, or otherwise unsuitable for single-family residential development.*  
Such a concept would afford a greater number of people immediate and walkable access to activity centers and major streets, would reasonably assure that undue traffic volumes will not be drawn through lower density type development, and would provide for the utilization of "difficult to develop" parcels of land that are not key to preservation as open space.
- *The increase or decrease of residential density can function as a transition between incompatible land uses.*  
Such a concept would enable the provision of a variety of land uses which might otherwise result in incompatible land use relationships. Increasing density is particularly useful to promote mixed use environments which are key elements of the land use plan for the urban, rural and village mixed use designations.
- *In areas where urban services cannot economically be provided, and are not anticipated to be provided within the planning period, residential development should be at a very low density and rural in character.*  
Such a concept will provide for development in areas which will not demand or need the extension of services that cannot be feasibly provided. On the future land use map, such areas are designated as lower density single family residential, rural mixed use and agricultural.
- *The preservation and restoration of housing should be encouraged.*  
Such a concept would provide quality housing for the existing and future population, and would preserve structures which have architectural and/or historical significance.
- *Revitalization of central city core areas, by planned redevelopment and rehabilitation of residential uses, should be encouraged.*  
Such a concept would aid in preserving a valuable resource, provide much needed variation in residential types and densities and maintain and enhance the viability of such urban areas. These areas can and should serve as local centers for shopping and services for surrounding neighborhoods.



## Commercial

- *Proposed commercial uses should be located on the basis of: (a) adequate service population, according to forecasted population distribution; (b) access via adequate transportation facilities; and (c) the relationship to existing and future surrounding development.*

Such a concept would discourage over-development of commercial activities and result in commercial development which is easily accessible to the population and adequately buffered from adjacent incompatible land uses. On the future land use map, such areas are limited to:

- The various incorporated areas in Campbell County where the necessary infrastructure currently exists or can be easily upgraded or expanded;
- In the Rural, Village and Urban Mixed Use areas where commercial uses are sized in relation to the purpose of each of the mixed use areas;
- Along S.R. 536 between the AA Highway and the Licking River; and
- A small neighborhood commercial area on the AA Highway south of Kennedy Road near the southern Campbell County border.

- *In some cases, mixing of residential and commercial use type is desirable (e.g., in certain areas 2nd floor residential use above 1st floor commercial type uses and in mixed use type of development may be desirable). It's imperative that such mixing be well planned.*

In such instances, critical attention needs to be paid to off-street parking needs/ requirements and continuous assurance of compliance with all regulations of commercial use type changes within such structures. Shared parking provisions should be encouraged to insure good use of our land resources. The mixing of residential and commercial type uses may be applicable in the Village, Rural and Urban Mixed Use districts as identified on the future land use map.

- *Commercial concentrations should be developed as planned areas containing the general characteristics of a "shopping center" or "lifestyle center" where all uses are planned and integrated.*

Such a concept would minimize traffic control problems and safety hazards thus maximizing consumer shopping convenience. Particular attention should be paid to the promotion of green spaces on site, access management both internally and externally to the site and coordinated design elements.



- *Spot and strip commercial developments are undesirable and should be discouraged.*  
Such developments are usually characterized by: (a) inadequate room for expansion as the need for additional commercial services increases; (b) little or no coordination of vehicular or pedestrian access; (c) inadequate parking; (d) multiple curb cuts; and (e) additional trip generation between facilities, resulting in inconvenience for shoppers and unnecessary additional traffic volumes and hazards on the adjacent street network.
- *Existing commercial activities, which are presently located in areas that are not desirable for commercial development, should either be redeveloped or rehabilitated in a manner that would be more in keeping with uses of the surrounding area (not expanded) or as may be proposed in the future.*  
Such a concept would: (a) eliminate or control problem types of development and help to insure that such uses would better blend in with the or community; and (b) discourage over-development of commercial activities, which could have the effect of endangering the economic health of well-located commercial developments.
- *In rural settings, commercial development should be sized and located at a scale consistent with the population and area it serves.*  
Commercial development in rural areas, serving a smaller population base and drawing from a larger service area, should be located and sized accordingly, but developed using the same principles of development embodied in the preceding concepts (e.g., characteristics of a compact "shopping center" or "lifestyle center" concept with adequate off-street parking, controlled ingress and egress, coordinated design, etc.).

## Industrial

- *Locations of industrial type development should be based on area – wide considerations that will benefit the County as a whole; specifically, not an attempt to locate a certain amount of industrial development in each political subdivision. Location should be determined on the basis of the advantageous characteristics any given area exhibits for such development and without consideration to arbitrary jurisdictional limitations.*  
Such a concept would result in utilization of the most suitable and desirable land for industrial development and the location of employment centers which would be accessible to the greatest number of persons. The future land use plan identifies such areas:
  - Along the western portions of S.R. 536, upon expansion, between U.S. 27 and the AA Highway. Such industrial uses should be mixed with office type uses promoting a campus style atmosphere with green spaces and coordinated design elements;
  - South on U.S. 27 between S.R. 536 and Craft Road. Such industrial uses in this area should be mixed with office type uses promoting a campus style atmosphere with green spaces and coordinated design elements;



- Along the western side of the Mary Ingles Highway between Winters Lane and the western Silver Grove municipal boundary. This area focus on purely industrial uses as identified on the future land use map.
- *Land which is most advantageous for industrial development should contain the following characteristics: (a) good access to major transportation facilities; (b) good proximity to urban development (employment sources); (c) relatively flat land; and (d) a full range of urban services.*  
 Depending on its size and nature of manufacturing, industrial development can generate significant traffic volumes (automobile, trucks, and sometimes rail services) necessitating good access to major highways and to employment sources (urbanized areas) in order for the street network to be able to accommodate the traffic volumes and prevent the generation of traffic through low density areas. Most industrial development, by its very nature, requires central sanitary sewer services and water supply, gas and electric service, higher levels of police and fire protection, etc. Such development often also depends upon water and rail for delivery and/or distribution of products and supplies.
- *Land which can be most advantageously used for industrial purposes should be identified and reserved for industrial use and encouraged to be exclusively used for such purposes.*  
 Land which is most advantageous for industrial development in the Northern Kentucky Area is at a premium. Thus, identification and reservation of such land is necessary. Increased industrial development in these well located areas would increase employment opportunities. It would also result in an increased tax base for the provision of public services; and insure better use of transportation systems, thus utilizing less energy and causing less pollution to the environment. As previously mentioned in this section, the following areas have been identified for industrial use:
  - Along the western portions of S.R. 536, upon expansion, between U.S. 27 and the AA Highway (mix of office and industrial uses).
  - South on U.S. 27 between S.R. 536 and Craft Road (mix of office and industrial uses).
  - Along the western side of the Mary Ingles Highway between Winters Lane and the western Silver Grove municipal boundary (pure industrial).



## Physically Restrictive Development Area

- *Areas which are flood-prone (within the 100-year floodplain) and/or landslide prone (slopes of 20% and greater and/or areas which contain known soil and/or geologic formation problems) should be preserved, or very rigidly controlled.*  
Such a concept would prevent unnecessary construction problems which might consequently result in hazardous or dangerous conditions; and, encourage certain areas to be maintained in their natural open state as an integral part of the landscape.
- *Guidelines prepared and adopted by the Hillside Trust, "A Hillside Protection Study for Greater Cincinnati" (1991) should be utilized when development is proposed in sensitive hillside areas.*  
Use of these guidelines will help minimize potential problems and to maintain the natural character of these areas.

## Community Facilities

- *Locations of existing and future community facilities should be based on an area wide approach to the provision of such services. Such locations should also be based on logical service areas, defined according to generally accepted standards promulgated by authorities in each of these specialized fields.*  
Such a concept would insure adequate provision of well located facilities without unnecessary duplication.
- *The school - park plan concept should be utilized in development of both school and park facilities.*  
These two types of facilities serve similar population groups, and there exists a great potential for coordination and joint use of facilities to the benefit of the tax paying public. For example, this could also include other resource sharing between the community and schools to include such facilities as use of indoor gymnasiums, libraries, auditoriums and other facilities.
- *Appropriate authorities and private developers should be encouraged to incorporate designs for community facilities into the early stages of development.*  
Such early incorporation shall serve to insure that such facilities do not appear as "after-thoughts" located only where remnants of undeveloped land exist and that capital improvement planning for completion of such facilities can be reasonably programmed. The facilities should also be designed in such a way as to visually fit with the surrounding community with respect to scale, massing, materials and siting where appropriate.



## Environment

- *Centralized water supply and centralized sewerage facilities should be developed in a coordinated fashion, to properly service development in urban areas.*  
 The extension of water supply into areas not served by centralized sewerage facilities is known to increase water usage and wastewater production and often overloads the capacity of subsurface disposal systems, resulting in ground pollution and unhealthful conditions. Close and continued coordination with Sanitation District #1 is essential to this pursuit.
- *Septic tanks and other individual on-site sewage disposal systems should not be used to serve urban-type development. In rural areas, where extension of public sewer service is unlikely to occur, residential development should incorporate innovative design with adequate lot sizes or other open areas to accommodate on-site disposal.*  
 Widespread use of such sewage disposal methods can result in hazardous environmental conditions (i.e., water and ground pollution, offensive odors, bacteria breeding, etc.). Whenever possible, development should occur where public sewage treatment is available. In the absence of such treatment, where on-site disposal is used, a variety of innovative technologies exist, which can be used to decrease the likelihood of pollution problems such as package treatment systems and Wisconsin Mounding.
- *Development on land which is susceptible to hillside slippage and/or erosion should be limited, whenever possible, and strictly controlled; using appropriate measures that help ensure problems do not occur.*  
 Such a limitation on development would prevent hazardous conditions and also result in maintaining the environmental quality of the area by preserving open space.
- *The land development and review process should include an evaluation of all wooded development sites that considers: a) the quality of the existing trees, b) the value of trees for screening, c) the value of trees for greenspace, and d) any other environmental benefits that may result from preserving such woodlands.*  
 Such a limitation on development would prevent the unnecessary clearing of a site while maintaining and preserving the natural character of the environment as natural open space or for passive recreation pursuits.
- *Solutions to the solid waste management problem should be both long and short range in nature and should consider collection and transportation, disposal methods, public vs. private involvement, time sequencing, cost alternatives, and environmental impact.*  
 Solid waste "management" is intended to be an all-encompassing term inclusive of the study of amounts collected, methods of transportation and disposal, alternatives of private and public involvement (control and accountability), time sequencing of moving from short to long-range solutions, cost comparisons, financing alternatives, etc. Whatever methods are utilized/recommended, it is of critical importance that they be organized so as to avoid health hazards, provide reasonable accessibility without detrimentally affecting urban concentrations, take advantage of whatever



techniques and methods of energy and resource recovery which prove to be within the practical support capabilities of the area, and that the problem be viewed on an area-wide basis.

- *Federal, state, and local performance standards should be strictly applied to all development.*  
Such compliance should help to ensure adequate control of air, water, noise, and other types of pollution.
- *Erosion prevention and control techniques should be stringently applied to reduce sedimentation problems and to manage storm water.*  
Such control would: improve water quality; prevent damage to stream channels and siltation of storm sewer systems, which cause flooding of yards, basements, etc.; and prevent the loss of prime topsoil. Consider the implementation of maximum lot coverage or impervious surface ratios in the Campbell County Zoning Ordinance to limit the amount of private property covered by impervious surfaces.
- *As development occurs, stream flow characteristics should be determined and recorded.*  
Such an effort would establish a baseline for future storm water management and water quality monitoring to potentially improve the health and safety of the population who rely on or may be impacted by natural water sources.

## Energy

- *Energy-efficient development should be promoted by employing those types of land use arrangements which will minimize the distance and number of vehicular trips to work, to commercial activities, to schools, etc. Such land use arrangements should also facilitate the provision of mass transit via the concentration and coordination of population and employment centers.*  
Minimizing the distances and number of vehicular trips would reduce the amount of energy (fuel) consumed, and also reduce the impact of auto emissions (pollution) on the environment. Facilitating the provision of mass transit would decrease the dependency on, and use of, the automobile thus, improving air quality of the region, as well as increasing the opportunities and choices for travel. This effort should be proactively pursued in close coordination with TANK for local mass transit issues and with OKI for regional mass transit initiatives.



## Transportation

- *A balanced transportation system should be encouraged through the provision of a comprehensive multi-modal approach.*  
Such an approach would achieve the most efficient utilization of all modes of transportation (e.g., air, water, rail, mass transit, highways, bicycle paths, pedestrian walkways, etc.). New development should be encouraged to provide linkages to existing and future developed areas for pedestrians and bicyclists that are physically separated from motor vehicular traffic. This effort should be proactively pursued in close coordination with TANK for local mass transit issues and with OKI for regional mass transit initiatives.
- *Unnecessary and disruptive traffic should be minimized in residential areas through a combination of street improvements and other disincentives to discourage short cut traffic and the location of high volume traffic generators along major arterial streets, rather than along local streets.*  
The generation of traffic through residential areas creates noise, pollution, and potential safety hazards which would be detrimental to the residential character of the area. It would also result in overloading the design capacity of streets not intended for such purposes, thus reducing the safety in residential areas.
- *Development on major arterial streets should incorporate adequately designed access controls.*  
Such a concept would aid in maintaining existing and projected roadway capacities, and would provide for safe vehicular and pedestrian movements.
- *The increased use of, and provision for, mass transit as a significant mode of transportation should be strongly advocated.*  
Such use of mass transit would result in a more efficient means of transportation, reduced energy consumption and air pollution, and making an alternative means of transportation more available to the population.
- *New development and redevelopment efforts should be measured against the Campbell County Transportation Plan, adopted by the Campbell County Fiscal Court in September 2003.*  
Such a measurement will permit the County to adequately assess the impacts of new development and redevelopment projects on the existing roadway network and permit dialogue between the County and the development community in the upgrading of the existing roadway network.



## Information Technology

- *Availability of information technologies and infrastructure should be incorporated into all developments.*  
Such an effort would help to establish that all sectors of the population have access to such technologies. Wireless telecommunication, high speed and broadband internet access, seeks to promote better connectivity between local governments, governmental services, residents and businesses.
- *Provision for, and location of, information technologies should be accomplished in a manner which discourages redundancy and duplication.*  
Such an approach would guide providers of such technologies into sharing and locating their facilities on the same site and structure. Such an effort would result in a more aesthetic man-made environment by reducing the number of facilities (e.g. towers, satellite receivers, etc.) to provide such services. Close coordination between local cellular providers, satellite and cable companies should be established in order to ensure duplication of services beyond a healthy competition level in order to keep costs to consumers as reasonable as possible.

## Viewsheds and Viewshed Protection

- *Viewsheds that have unique aesthetic elements or that contribute to the overall character of the community should be protected and preserved.*

A viewshed is an area that is visible from a defined observation point. Viewsheds have been shown to make a positive contribution to the general health, safety, and welfare of a community. Viewsheds enhance property values, contribute to the economy, and may serve as the part of the foundation of a community's identity<sup>2</sup>.

A review of the vision, goals and objectives (earlier in this document) demonstrates the community's support for the preservation and protection of viewsheds. It is suggested that a process be established to inventory areas of visual interest and/or significance to the community. The process should also provide a means to assess the characteristics and quality of the viewshed. Further, the process should include a mechanism to gather public input as part of viewshed protection initiative.

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<sup>2</sup> American Planning Association, Planning and Urban Design Standards. (New Jersey: 2006) 622



## FUTURE LAND USE MAP

The decision making bodies of Campbell County should use this Chapter, and, in particular, this Section, in making decisions regarding the physical development future of Campbell County to assure the development of public and private property in the most appropriate relationships. The proposed land use patterns are purposely general in nature to provide a general development guideline to be used in conjunction with more specific guiding elements of this Plan including the Vision, Goals and Objectives, Development Concepts, and Mixed Use Area recommendations identified later in this Chapter. This Plan should be considered a dynamic document that should be frequently revisited to ensure that the Vision, Goals and Objectives remain valid in their application.

The future land use map is the result of a year-long public process. This public process included public open house meetings, multiple working meetings with the Campbell County Comprehensive Plan Advisory Committee and open dialogue with the Campbell County Municipal Planning and Zoning Commission. The results of the public process established four potential scenarios for the future land use pattern of Campbell County. These scenarios were: *Pro Preservation*, *Pro Growth*, *Do Nothing* and a *Hybrid* approach which was a culmination of the previous three recommendations. The resulting future land use map, identified in **Figure 4-2**, is not the original developed hybrid scenario, but a modified hybrid of the *Pro Preservation*, *Pro Growth* and *Do Nothing* approach with a slightly favorable bent on rural preservation. This scenario was established based on several factors including: the overall community vision, the provision and adequacy of infrastructure, the provision and adequacy of community services and physically restricted development areas that exist in the County.

## Future Land Use Categories

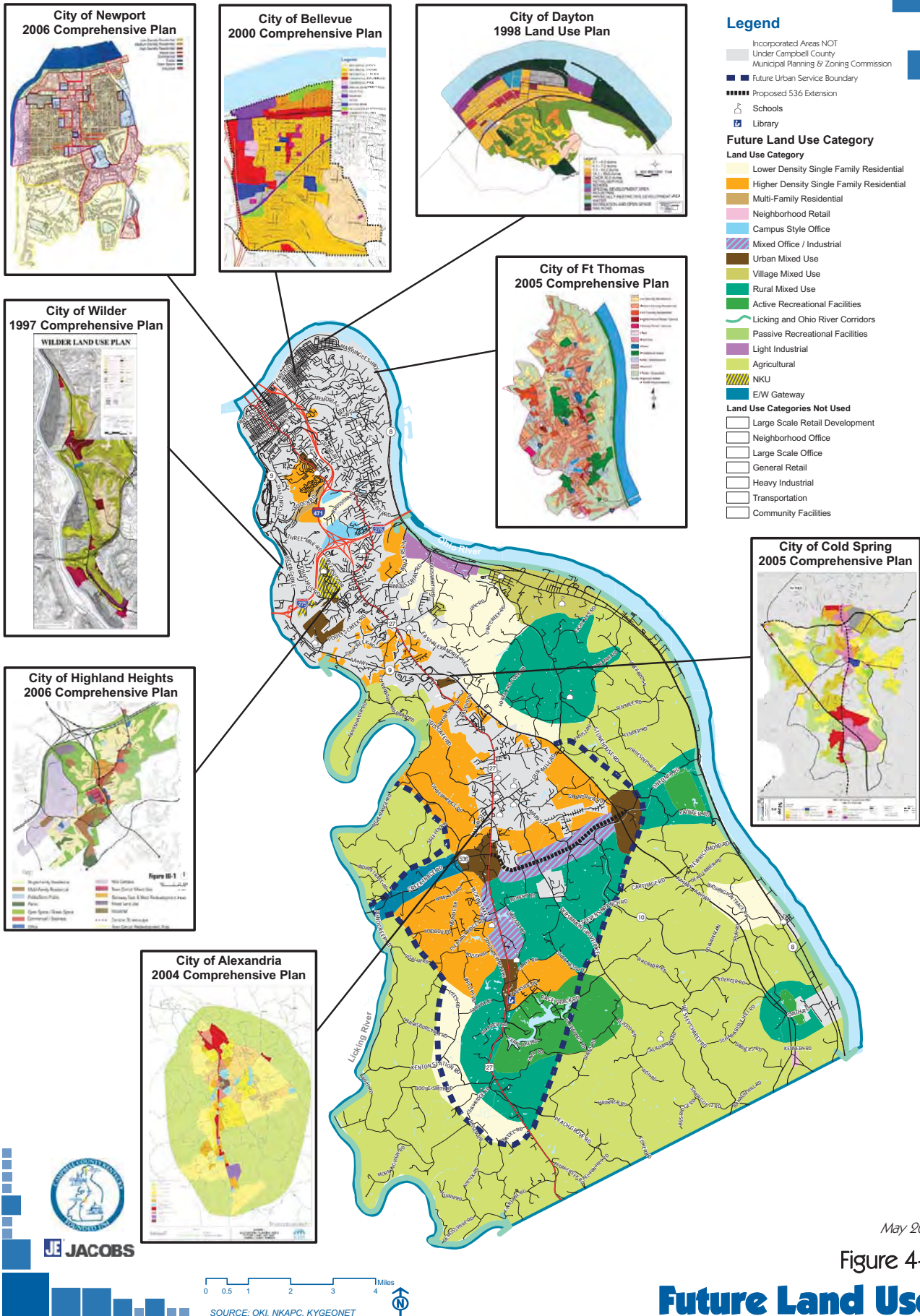
The following pages generally describe each future land use category, as illustrated on **Figure 4-2**, the Future Land Use Map for Campbell County. For ease of reference, the colors used to outline the photographs in the land use categories listed below mirror the land use designation on the Future Land Use Map.

- **Lower Density Single Family Residential** – Large-lot one-family detached residential dwellings, located on lots one acre or larger, where sanitary sewer and or water may not be readily available and where a rural atmosphere is largely present (e.g. detached single family dwelling on 1.5 acres, farm house, etc.).



# Comprehensive Plan Update

## Campbell County, Kentucky



May 2008

Figure 4-2

**Future Land Use**



- **Higher Density Single Family Residential** – Smaller lot, one or two family detached residential dwellings, on lots smaller than one acre, where sanitary sewer is readily available. Higher density single family residential developments typically occur in a subdivision type setting (e.g. detached single family dwelling on ¼ acre, patio homes, duplex, etc.).



- **Multi-Family Residential** – Residential developments housing three or more families in individual units in one or more buildings (e.g. Condominiums, Apartments, Townhouses, etc.).



- **Campus Style Office** – A development on a tract of land containing a number of separate office buildings used for conducting the professional affairs of a businesses, services, industries or government including green open space, water features and/or other landscaped amenities and that is designed, planned, constructed and managed on an integrated and coordinated basis. Campus style office developments may include accessory uses such as a small restaurant, convenience store or bank.





# Comprehensive Plan Update

## Campbell County, Kentucky

- **Mixed Office/Industrial** – A development on a tract of land containing office buildings used for conducting the professional affairs of businesses, services, industries or government constructed and managed on an integrated and coordinated basis as well as light industrial type uses that include any type of manufacturing, assembly, warehousing, distribution or similar operation that can conduct its activity without creating significant nuisances for surrounding parcels. Typically, research and development type industrial uses or warehousing/distribution are predominate in a mixed office/industrial type environment.



- **Urban Mixed Use** – The development of land, building or structures that includes a variety of complementary and integrated uses such as, but not limited to, higher density single family and multi-family residential, office, manufacturing, retail, public, or entertainment uses in a compact, dense form.



- **Village Mixed Use** – The development of land, building or structures in a dense, compact environment that includes a variety of integrated uses such as, but not limited to: residential, office, light manufacturing, local retail, civic and governmental services, public, recreational and or entertainment uses in an environment that it typically comprised of smaller lots on a grid street system.





- **Rural Mixed Use** – The development of land, building or structures that includes a variety of complementary and integrated uses such as, but not limited to: residential, agricultural, agri-tourism, office, light manufacturing, local retail, public, or recreational and entertainment uses in an environment that provides or maintains large amounts of open space and green areas.



- **Active Recreational Facilities** – Land, buildings or structures that provide space for sports or physical activity. Facilities may include indoor and/or outdoor space for field and court sports (such as baseball, soccer, basketball, racquet sports), as well as golf courses, playground equipment, swimming pools, exercise trails, etc.



- **Open Space / Natural Areas** – Land primarily retained for the preservation of the natural environment or overall landscape enhancing the quality of life for the community. Open spaces may include fields or landscaped areas not containing physical structures. Natural areas may include, but shall not be limited to: wetlands, meadows, woodlands, lakes and ponds, and stream corridors.





# Comprehensive Plan Update

## Campbell County, Kentucky

- **Passive Recreational Facilities** – Land retained in its natural environment that give the visitor opportunities for walking trails, bird watching, nature exploration, and other activities that require outdoor spaces that have not been customized to a specific activity. Passive recreational facilities can range in size from a fraction of an acre to square miles, depending on the type of landscape and experience provided. Passive recreational facilities are open for general use, and may have improvements such as primitive trails, benches, waste receptacles and directional signage to improve visitors' ability to use and enjoy the facility.



- **Light Industrial** – Uses that include any type of manufacturing, assembly, warehousing, distribution or similar operation that can conduct its activity without creating significant nuisances for surrounding parcels. Typically, all processing is conducted within buildings, requires limited exterior storage, generates small amounts of tractor trailer traffic, and are reasonably free of potentially hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants (e.g. electronics assembly plant, bottling plant, machine shop, etc.).



- **Agricultural** – The use of land for farming; ranching; aquiculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage. Accessory uses such as the sale, processing, drying, and storage of agricultural products when those activities are conducted in conjunction with, but are secondary to, the primary agricultural activity may be present also.





- Licking and Ohio River Corridors** – Land reserved along the banks of the major river corridors in Campbell County to preserve its scenic, recreational, cultural, historic, economic and environmental value to the community. Public access to the rivers should be integrated with open space/natural areas to improve and enhance the green infrastructure of the county. Development and redevelopment of these areas must be carefully managed to maintain the environmental integrity of the watershed and interconnections of land uses throughout the entire length of the corridor.



*Photo Courtesy of Licking River Watershed Watch*

- Northern Kentucky University (NKU)** – The use of land, buildings or facilities in conjunction with the Northern Kentucky University activities, education and events. This includes, but may not be limited to dorms, classroom facilities, and athletic fields, and research facilities, utilities, parking areas, field houses and convocation centers.



- East/West Gateway** – The use of land, buildings or facilities adjacent to S.R. 536 for mixed use or rural type commercial uses developed in a cohesive design manner in order to establish the east/west gateway into Campbell County. Uses should promote access management, design guidelines and appropriate types of development that will serve the needs of surrounding neighborhoods.





## Future Land Use Plan General Guiding Principals

By 2030, Campbell County is expected to be home to approximately 20,000 additional residents and up to 8,000 new dwelling units. Additional jobs will be created in the public and private sectors, further placing strain on the mostly rural roadway system, county services and public safety in the unincorporated areas of the County. With this increase in population and businesses comes the need to manage growth in a manner that is both fiscally responsible and preserves or enhances the quality of life of existing and future residents of Campbell County. The physical development of residential neighborhoods, commercial areas, office and service establishments, industrial areas and public facilities becomes essential to healthy and vibrant communities.

### *Rural Areas*

Roughly 45% of the unincorporated areas of the County fall outside of the urban services area. In a majority of these areas, the predominant character is that of agricultural land, woodlands, meadows and other natural open spaces. The overall vision for the rural areas outside of the urban service area<sup>3</sup> is the preservation of the rural character in an economically sustainable manner including the preservation of viable agricultural farmland and protecting important views that enhance the quality of life in Campbell County. On the Future Land Use Map in **Figure 4-2**, rural areas both inside and outside of the urban service area includes primarily the agricultural category and the rural mixed use category.

In part, rural preservation planning objectives can be advanced through efforts such as the following:

- Requiring higher amounts of open space preservation through the implementation of regulatory controls that promote clustered development and require higher percentages of development to be “set aside” in perpetuity in its natural state.
- Increase the minimum lot sizes for residential development in zoning districts that apply to rural areas of the County. For example, the R-RE Residential Rural Estate districts permit single family dwellings on lots one acre or larger. These densities, at the one acre minimum, are not conducive to rural preservation efforts and are not of sufficient size to promote true agricultural uses.
- Change the zoning in portions of the County in the rural areas to a district that is less intensive, in both use and density.
- Support agricultural networking activities in Campbell County as identified in the American Farmland Trust (AFT) report “A Profile of Agricultural and Cost of Community Services Study, September 2005”.
- Explore the potential of utilizing a “transfer of development rights” program to permit increased development densities in more urban mixed use areas in exchange for higher levels of agricultural and open space preservation in rural areas.

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<sup>3</sup> An urban service area can be described as a geographical area of land for which urban services such as sanitary sewer, water and a higher capacity roadway network are available or are expected to be available in the short term future. Urban service areas are designed for a denser population than areas outside of an urban service area.



## *Urban Areas*

Urban areas are located within the urban services area and that are either currently served by sanitary sewer and water or are expected to be serviced within the next ten to 15 years. Roadway networks and public services are also in place to accommodate higher volumes of traffic and activity generated by higher density residential uses and non-residential type of developments. While rural development can occur within the urban areas within the urban service area, and provide a variety of benefits in a community, a majority of the land located in an urban area should be utilized for higher densities of residential uses, commercial and service businesses that serve local or regional residents, and, industrial uses. Urban areas are also ideally suited to provide a concentration of public services and community facilities.

On the Future Land Use Map in **Figure 4-2**, urban areas include the lower and higher density single family residential land use categories, the mixed office/industrial category, the NKU area, the Urban and Village Mixed Use categories, the East/West Gateway and the Industrial Use categories.

Effective development and management of urban areas can be achieved through some of the following efforts:

- Developing higher densities of compact land uses (both residential and non-residential) through new or infill development.
- Facilitating walkable communities or the connection of several communities through a sidewalk or dedicated path system.
- Encouraging a mix of uses to support and broadening the economic tax base of the County while providing locally accessible services.
- Encouraging a mix of housing types that are not available in the rural areas, including smaller lot single family detached dwellings, townhouses, condominiums and other similar high-density residential unit types.
- Encouraging a more urban visual character through the use of the Zoning Code. Key aspects of this character include: smaller lots, smaller setbacks, taller buildings and mixed uses. The County may consider the establishment of form-based zoning for specific areas to promote a harmonious blend of uses.
- As residential uses transition from more urbanized areas to less urbanized areas, consider limiting densities in the areas of transition to promote a gradual reduction of density. For example, the overall density of new residential developments in transitional areas should be within 1.5 times the adjacent or surrounding density (e.g. for a new development abutting an urban development with an average of 12 dwelling units per acre, the minimum density to be considered for transitional purposes would be 8 dwelling units per acre).

In order to provide flexibility in planning and to permit for unique or well-designed projects in the future in both the rural and urban areas, the future land use plan is quiet on specific recommended densities for residential uses<sup>4</sup>. The decision making bodies in Campbell

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<sup>4</sup> The fiscal impact study conducted as a part of this planning process does assume some densities for the purposes of identifying economic impacts of future development. The density assumption in the fiscal impact study should not be construed as being wholly applicable to the future land use plan.



County should rely on the general guidelines established under the appropriate land use designation in the *Future Land Use Categories* Section for the area in which the development or redevelopment project is proposed, in addition to the zoning code, the adopted *Vision, Goals and Objectives*, the *Development Concepts*, and the *Future Land Use General Guiding Principles* established in this Chapter.

In a few instances, more clarification is necessary to help identify the types of development that are desired by the community. These primarily fall under the “Mixed Use” area descriptions which are described in the Section below.

As an additional tool to help the decision makers consider the specific details for development proposals, the following bullet points should serve as a base for the review of proposed residential density:

- Lower Density Single Family Residential = 2.0 and under dwelling units per net acre
- Higher Density Single Family Residential = 4.1 to 7.0 dwelling units per net acre
- Multi-Family Residential = 14.1 to 30.0 dwelling units per net acre

It is expected that as the residential densities increase, there will be a proportional increase in amenities (such as parks, trails, etc.), preservation of natural features, and other considerations for the benefit of the county.

## Future Land Use Plan Mixed Use Area Descriptions

### Crestview – Village Mixed Use

Founded in 1948, this area was originally called “Vet Village” and settled by the families of veterans of World War II. It was renamed in 1952, through a contest, as Crestview. With the exception of a wooded area to the southeast, this neighborhood is primarily built out with single family detached dwellings.

Future infill development and redevelopment efforts should focus on maintaining and enhancing the existing character through design efforts that are similar to what currently exists. Emphasizing compatible building massing, scale, size, and building materials in relation to the surrounding developments will help in these efforts. Some discussion at the public forums identified that Crestview may be better served by incorporating with Cold Spring or Highland Heights in order to consolidate services and coordinate future planning efforts.



Intersection of Skyline Drive and Uhl Roads.



Development and redevelopment efforts should focus on developing an urban village environment that emphasizes:

- A compact development pattern.
- Neighborhood retail uses that meet the everyday needs of the surrounding community.
- A mix of uses, both horizontally (multiple parcels of land) and vertically (multiple stories of a building).
- Higher density residential patterns near the core of the village area, transitioning to the corresponding lower density of the surrounding communities as it moves outward.
- A complete and pedestrian-friendly sidewalk system.
- Streets that are scaled for that of a village (not overdesigned or over engineered to accommodate “worst case scenarios”) and that follow the natural contours of the land.

## Silver Grove/Melbourne – Village Mixed Use

Located on the Ohio River, the Silver Grove/Melbourne area is characterized by a mix of land uses on a primary grid street layout in the oldest parts of the areas; much like that of a traditional village. The City of Silver Grove differs from many local communities because it was a preplanned “company town” that was planned, managed and built in its entirety by the C&O Railroad Company<sup>5</sup>.



Silver Grove on Route 8

In the late 1800's the Silver Grove area was known for Phoenix Grove a popular recreational resort on the Ohio River. In 1914, a local newspaper described Silver Grove as the most modern city in Northern Kentucky due to its advantages of electric lights, city water, a city manager and most importantly its own sewage plant. The new city also had its own fire department, school and park. By 1948, the railroad left the City.

Melbourne was settled in Campbell County around 1890 along the Ohio River that once boasted an internationally known carriage factory which was destroyed by the 1913 Ohio River flood and the popularity of automobiles. Melbourne was incorporated in 1912.

Curvilinear streets and mobile homes make up the remaining parts of the residential areas of the City in newer sections. Industrial uses predominate along the Ohio River, taking advantage of access provided by State Route 8 and an active rail line. This area is surrounded on the west and south by large lot residential uses and by mature woodland and Melbourne at its eastern boundary.

<sup>5</sup> History of Silver Grove/Melbourne area from [www.northern-kentucky.com](http://www.northern-kentucky.com)



Development and redevelopment efforts for the City of Silver Grove and the neighboring Melbourne area must focus on continuing the Village Mixed Use character that was historically established in each area. Emphasis should be placed on:

- A compact development pattern with a mixed use element in the city center comprised of residential, service, community, governmental and retail uses that serve as a trade center for neighboring communities.
- New development and redevelopment efforts that promote both horizontal and vertical mixed use elements, particularly south of the State Route 8 corridor. This area's role as a traditional village commercial district is unique in the area should be enhanced.
- Design guidelines that ensure that new development fits with the existing built character.
- A pedestrian-friendly sidewalk system that links the residential areas of the communities to the City Core.
- Neighborhood retail, professional offices and neighborhood shopping center uses on the Route 8 corridor west of 4 Mile Road. Highway commercial uses (hotel, restaurants) are also an option on State Route 8, north of the City Core if appropriate services are available.
- Continuing light industrial uses in and around existing light industrial areas, particularly in the area north of State Route 8 and south of the Ohio River. Particular attention must be given to managing development within the floodplain.
- Higher density residential patterns at approximately 6-8 dwelling units per acre should be continued near the core of the Village area, transitioning to that of the surrounding communities as it moves outward.
- Streets that are scaled for that of a Village (not overdesigned or over engineered to accommodate "worst case scenarios") and that follow the natural contours of the land.

## Camp Springs – Rural Mixed Use

Settled in the early 19<sup>th</sup> Century by German immigrants, this rural area was once home to farms that produced 1/3 of the national wine output. Because of the hilly topography, much of the non-agricultural development occurred on the hillsides and along what is now 4 Mile Pike. By the end of the 19<sup>th</sup> century, the vineyards were destroyed by blight and vegetables and orchards soon took its place. Today, the ribbon-type development continues along 4 Mile Pike, with a mix of agricultural farmland, single family dwellings on large lots and an auto



Camp Springs – 4 Mile Pike and Stonehouse Road



salvage yard at 4 Mile Pike and Leick Road. Lands not directly adjacent to county and local roads are frequently undeveloped mature woodland areas, worthy of preservation as identified by the citizens of Campbell County.

Key to this area is the preservation of the character that currently exists. Lower densities are desired by the community to maintain the historic and scenic byway character. Potential recommendations include:

- Consideration of the establishment of a low intensity commercial zoning district that permits bed and breakfast type uses, specialty type niche shops, coffee houses and winery/food establishments but limits more intense uses. These should be clustered along 4 Mile Pike and promote current agri-tourism efforts currently underway including efforts to re-establish vineyards.
- Consider establishing a small traditional Village center near 4 Mile Pike and Stonehouse Road. This area should permit residential development in a higher density mixed use environment while preserving surrounding agricultural lands and open spaces. Design guidelines should be developed for this area to ensure the coordination of new development in the new traditional village nucleus.
- This Village center area should promote both horizontal and vertical mixed use elements and should promote pedestrian-friendly neighborhood commercial, service and community type uses.
- A variety of residential types in the rural, village nucleus and corridor areas should be encouraged to promote diversity.
- Non-residential uses and smaller lot residential uses should be discouraged on all local rural roads due to the limited access, narrowness and insufficient geometric alignment of the roads.
- Recreational uses are recommended for bike and walking trails on the east side of 4-Mile Pike.
- Protect and preserve open spaces and green spaces through significantly larger lot zoning than what presently exists in the County Zoning Code outside of the village nucleus and along 4 Mile Pike. Consider an overlay district that establishes lot sizes of several acres or larger.
- Increase minimum lot frontages and setback on 4 Mile Pike outside of the village nucleus area in order to lessen the impact of new development on the existing roadway system.



## Hickory Sticks – Rural Mixed Use

Located in California, Kentucky, the Hickory Sticks Golf Club is a traditional public 18 hole golf course nestled in the rolling hills of southern Campbell County near the Ohio River. The course is relatively new, having opened in 1997 and is surrounded by woodlands and large lot residential housing.



Hickory Sticks Golf Club, California, Kentucky

Planning efforts for this area should focus on:

- Continuing to encourage and maintain recreational areas including the golf course, bike trails, walking trails, and horse trails.
- Future integration of middle and upscale market point residential properties. Such housing, including larger homes on lots clustered around the golf course, upscale condominiums, town homes and patio homes, would help to achieve the goal of increasing the County's stock of middle to upscale housing. Clustering housing will permit the retention of the surrounding woodlands and open spaces. Residential uses must be adequately buffered through the maintenance of woodland and open spaces from Route 8 and the AA Highway.
- High quality design standards through the establishment of a Planned Unit Development should be established prior to housing construction to ensure quality design review by the County.
- Consider the integration of neighborhood retail uses within walking distances of the residential housing on Painter Road.

## Intersection of SR 536/AA Highway – Urban Mixed Use

This area presently does not exist as a full intersection, but there are specific recommendations in the 2003 Campbell County Transportation Plan to extend S.R. 536 (Creektrace Road) east from U.S. 27 to the AA Highway and potentially beyond to State Route 8. The recommendation is for a new two lane connector to facilitate east/west movements throughout the central portion of the County where no direct route presently exists. The estimated cost in 2003 was \$35 million. The market potential of this area is tremendous if the State eventually extends State Route 536 east to the AA Highway or State Route 8. As a major commercial/service intersection in the central/southern portion of the County, this location will become extremely valuable.



AA Highway at Future Intersection of extended 536.



To ensure that development in this area meets the County's Vision, Goals and Objectives, efforts involving this area should include the following:

- Establish a traditional village center at this location. The specific types of uses to be established in this area should follow those recommended for the Urban Mixed Use category including a compact built environment comprised of higher density residential uses, office, retail and service type uses. Because of the preliminary designation of the State Route 536 extension as a "two lane connector", substantial development may not be appropriate due to the large volumes of traffic that would be generated by extensive development at this key intersection with the AA Highway.
- When planning for the traditional village center, consider incorporating pedestrian linkages to the Campbell Ridge Elementary School and permitting adequate space for the future expansion of this facility.
- Secure space for future pedestrian linkages between the Brookwood Subdivision and the future village center.
- When this area develops into a village center, consider working with the Campbell County School District to share the Campbell Ridge Elementary School facility as a community center type facility for evening and weekend use (gym activities, classroom programming, etc.). The dual use of this facility, if permitted, would serve both the educational needs of students and the community recreation/services needs of the local citizens.
- Consider the application of design guidelines to mirror the newer surrounding development of the Brookwood Subdivision and the Campbell Ridge Elementary School. These controls will support cohesive design for this new intersection and village node.
- Access management must be considered in this area with limited linkages to the AA Highway and 536 to ensure proper traffic flow and safety.
- Light industrial uses, if proposed, are applicable only on the west side of this mixed use area, west of the AA Highway where adjoining the proposed mixed office/industrial corridor as 536 is extended.



## Central Alexandria Area – Rural Mixed Use

This rural area is characterized by agricultural farmland, large lot single family residential housing and woodland. Future development of this area may be affected by the future extension of State Route 536 and the recent opening of the Eastern Regional Treatment Plan in 2007. Even though this area is located within the urban service area, it is recommended to remain rural in nature due to its large amounts of mature woodland and agricultural farms, its rural roadway network, and its ability to serve as a transitional area between the urbanized areas of U.S. 27 to the west, the potential urbanization of the future State Route 536 Corridor to the north and the rural agricultural farmland to the east and south.



Central Alexandria Area – Persimmon Grove Pike

Specific planning recommendations for this area include:

- Promote the rural character of this area through the application of appropriate zoning districts that require large lots. This may require the development of a new zoning district that requires lot sizes greater than one acre (currently the largest single family residential lot size required) to ensure rural character.

## Flagg Spring – Rural Mixed Use

Built around the Flagg Spring Baptist Church in the 1800's, the Flagg Spring Rural Mixed Use area is located directly west of Mentor. The Flagg Spring Baptist Church graveyard is the final resting place of one of the county's most celebrated Civil War veterans, Jefferson McGraw, who was recruited to help maintain the state's neutrality in the days prior to the Civil War. The area is currently characterized by an 18 hole golf course and clubhouse facility that opened in 1997.



Flagg Spring Golf Course (left) and Mentor (right).

The area is easily accessed by the AA Highway which traverses along the western edge of the golf course. The area is surrounded to the north by mature woodland, to the east by large lot estate residential type homes and agricultural farmland.



Specific planning recommendations for this area include:

- Continue to encourage and maintain the golf course as a viable recreational destination for the region. Increase the recreational viability and accessibility through the establishment of walking, bicycle and horse trails between the Ohio River and the golf course.
- Encourage the continuation of the larger estate type residential housing immediately around the golf course to the north, west and south.
- Encourage the future development of a traditional village node to the east between the golf course and Mentor. The village node should focus on a compact development design and encourage a mix of housing, neighborhood retail and service type uses that will be able to serve the surrounding neighborhoods and the golf course.
- Consider conservation subdivision type development to encourage residential housing with views of the Ohio River. Such development should be respectful of the topography and preservation of natural features in a compact design with at least 40% common open space as a part of the development.
- Investigate discussion opportunities with TANK for the future expansion of bus service on Route 8 as future population warrants.

#### Intersection of US27 and SR 536 – Urban Mixed Use

Located south of the City of Alexandria, this intersection area is identified in the 2003 Campbell County Transportation Study to become a four way intersection with the potential extension of Route 536 from U.S. 27, east to the AA Highway and potentially to Route 8. Because of this potential upgrade as the central/southern east/west connector, traffic volumes and development opportunities are likely to increase. In order to proactively plan for this area, the following recommendations should focus on:



Area of potential extension of 536 at U.S. 27

- Concentrating development in the area around the newly formed intersection as 536 is extended. Focus development efforts on the western side of U.S. 27 while preserving the proper right of way, through planning efforts, to ensure that areas needed for the extension of 536 are not developed. Expansion of development along State Route 536 and U.S. 27 outside of the identified urban mixed use area on **Figure 4-2** should be discouraged to prevent urban sprawl and to preserve the appropriate and safe access to State Route 536 and U.S. 27.
- Promote the establishment of community service type uses to serve the needs of the central and southern areas of Campbell County. Such uses may include libraries, clinics, educational institutions and public service type uses.



- Promote local and destination type retail and service uses in a clustered, compact development pattern around the intersection. Access management through the use of a frontage road is recommended to prevent multiple curb cuts on U.S. 27 and State Route 536.
- If residential housing is to be developed in this area, require such housing to be located behind the concentration of businesses at the intersection of State Route 536 and U.S. 27. Limit access to the residential subdivisions through as few streets as possible to reduce the amount of curb cuts along these thoroughfares. Residential areas should be developed in a conservation subdivision type character to cluster housing and preserve common open spaces in and around the community.
- Light industrial uses may be accommodated on the eastern edge of this urban mixed use area as it adjoins the future mixed office/industrial area on the proposed extension of State Route 536. Light industrial uses should be discouraged in the western portions of this area, in particular west of U.S. 27.

## South U.S. 27 – Urban Mixed Use

This small mixed use area is within the expanded urban service area and is approximately midpoint on U.S. 27 between Route 536 and the southern boundary of Campbell County (between the new intersection of U.S. 27 and Woeste Road south to the intersection of U.S. 27 and Race Track Road). This area is also currently in transition with the recent realignment and widening of U.S. 27. Undeveloped woodland and agricultural farmland exist primarily to the west of U.S. 27 with traditional residential subdivision development and large lot residential uses existing on the eastern side of U.S. 27. Limited retail and office developments exist directly on the western frontage of U.S. 27.



South U.S. 27 Urban Mixed Use Area between KY 4 and Race Track Road

In order to properly plan for this area, recommendations should focus on:

- Take advantage of the realignment and widening of U.S. 27 as well as the future extension of Route 536 in providing for an area of dense, integrated, mixed use commercial/light industrial development in this area. Coordinated development should occur that provides limited access to U.S. 27 with the use of frontage roads in order to inhibiting sprawl or ribbon type development which would perpetuate multiple curb cuts.
- Consider the use of a zoning overlay district or mixed use planned unit development that will focus on design guidelines, coordinated development and limited access to U.S. 27. The most intensive uses should be located to the north of this area to reflect the mixed office/industrial land use designation and to reflect the existing development patterns directly north of the area.



### Grants Lick Ridge – Rural Mixed Use

Since 1790, Grants Lick Ridge has been located on what is now the extreme southern portion of the expanded urban services area along U.S. 27 near Clay Ridge Road. The community was named from John Grant's *Grant Company Salt Works* when salt was discovered underground in the area in 1793 by Samuel Bryan, a nephew of Daniel Boone. A plaque commemorating the salt lick is located in the front yard of the Grants Lick-Cooper Funeral Home on Clay Ridge Road. Grants Lick was also the location of the first Campbell County Court session, held in John Grant's home. The Town was finally laid out in 1874, almost 100 years after settlement.



Grants Lick Ridge Rural Mixed Use Area

The Grants Lick area, to this day, is largely undeveloped and continues to exhibit the characteristics of a highly rural region: mature woodlands, limited large lot residential housing located along the rural roadway network and sporadic agricultural farmsteads. Only one large residential subdivision, located on Hillview Road, exists in this area. The southern portions of this rural mixed use area wrap around the western and southern sides of AJ Jolly Park. In order to continue to promote the preservation and rural character of this area, the following planning recommendations are suggested for the Grants Lick Ridge Rural Mixed Use Area:

- As the mixed office/industrial area reaches build out directly to the north of this area, consider a potential expansion area in the northern portions of this Rural Mixed Use area along South Licking Pike, north of Craft Road since this area is located within the expanded urban service area.
- Service uses such as a hotel/motel or lodge and restaurants should be considered as support uses for the areas on U.S. 27 near AJ Jolly Park. The establishment of a compact service type district should be limited to the area south of Race Track Road, adjacent to the entrance to the regional park. Frontage roads should be used to limit access to U.S. 27.
- Protect and preserve rural open spaces and green spaces through significantly larger lot zoning than what presently exists in the County Zoning Code. Consider the development of a new zoning district that requires larger minimum lot sizes (e.g. 10 acres) or a rural housing overlay district that establishes lot sizes of multiple acres (e.g. 0.1 dwelling units per acre).
- Discourage individually planned and sited retail and service uses that directly front on U.S. 27, south of the entrance to AJ Jolly Park, unless as part of a proposed larger planned development. If a planned commercial development is proposed, consider the requirement of frontage roads, design guidelines, extensive integrated open spaces and a market feasibility assessment of the development to understand the full impact on the rural area.



## SR 536 Pond Creek – Gateway

Extending from the Licking River in the west to Licking Pike to the east, the State Route 536 Pond Creek Gateway Area is the primary entrance from Kenton County for the central/southern area of Campbell County. This area is largely undeveloped with sporadic large lot residential housing; mature woodland areas and agricultural uses accessed from Creektrace Road and small local feeder roads.



Pond Creek Gateway – Between the Licking River and Licking Pike.

This area will most certainly experience an increase in traffic if State Route 536 is extended further east to the AA Highway or to Route 8. Therefore, this area should be proactively planned for as both a gateway into Campbell County and as a rural mixed use area that strives to support residential and limited commercial uses in a responsible manner.

In order to properly manage this area, Campbell County should focus on:

- Providing areas for dense, integrated, mixed uses including residential and commercial uses. Discourage individually planned and sited retail and service uses that directly front on Creektrace Road unless as part of a proposed larger planned development. If a planned commercial development is proposed, consider the requirement of frontage roads, design guidelines, extensive integrated open spaces and a market feasibility assessment of the development to understand the full impact on the rural area. This will work to inhibit sprawl and ribbon type development that has plagued many rural areas in the past.
- Protect and preserve the rural open spaces and green spaces in this area through significantly larger lot zoning than what presently exists in the County Zoning Code. Consider the development of a new zoning district that requires larger minimum lot sizes (e.g. 10 acres) or a rural housing overlay district that establishes lot sizes of multiple acres (e.g. 0.1 dwelling units per acre).



## CHAPTER 5

### ADDITIONAL PLAN RECOMMENDATIONS AFFECTING THE PLAN AREA

The following Sections contain recommended elements that affect the entire planning area of this Plan Update. Many of the recommendations were carried over from the previous 2000 Comprehensive Plan Update where such recommendations are still valid today. The consideration and implementation of these recommendations will help to provide a cohesive implementation plan for the County for the next 20 years.

#### PUBLIC SCHOOL RECOMMENDATIONS

Since the development of the 2000 Campbell County Comprehensive Plan Update, the Campbell County School District has seen an increase in the student population throughout the district and, as a result, has added a new elementary school, Crossroads Elementary, in Cold Spring in August 2007. In order to help fund this new school, the district sold the former A.J. Jolly Elementary School in California and the Highland Heights Elementary School building to partially fund the new construction. A.J. Jolly Elementary School closed in May 2005 and merged with Alexandria Elementary. The merged facility was renamed Campbell Ridge Elementary School. The Highland Heights Elementary School was closed after the 2006 – 2007 school year.

The Campbell County School District finalized a facilities plan update which was completed in 2007 and adopted by the Kentucky Board of Education in June 2007. Highlights include:

- Continued participation and cooperation between the Campbell County School Board and the Campbell County Fiscal Court and Planning and Zoning Commission is essential to successful decisions.
- The practice of sharing public school recreational facilities between the school and non-school population should be increased in scope;
- The Campbell County Fiscal Court should actively participate with the school district in the land acquisition process. This participation should begin in the early stages of acquisition to ensure that sufficient and appropriate land is obtained for future expansion of school facilities, without displacing recreational facilities. The legislative bodies of Campbell County should also continue to actively participate in the actual design and provision of school sites and related recreational facilities to provide for area residents as well as the school population;
- Inform and encourage private businesses, landowners, and public and semipublic organizations to donate undeveloped land for educational or recreational use;
- When even athletic fields are established they should be multi-use in nature and be located close to public schools to maximize use and take advantage of existing parking;
- Public swimming pool development should be done concurrent with school development to maximize usage and share costs;
- Outdoor Educational Centers should be developed, to provide a unique addition to the school curriculum;



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- The Fiscal Court, through its personnel, should provide assistance to the school system when it develops its Master Educational Facility Plan;
- Future school facilities should be located to take advantage of existing transportation networks;
- Road networks should be developed to serve high growth areas so services of fire, ambulance, and school bus transportation could be efficiently provided; and
- The school system should be asked to review and comment on any residential or business development, especially where a zone change is requested, prior to being addressed by planning and zoning so the concerns regarding the impact on the schools could be considered.
- The replacement of the Area Tech Center with a new building on the High School Campus (approximately \$5,500,000.00).
- Construction of a combined High School/Middle School Facility to serve 1,000 High School students and 750 Middle School students (approximately \$29,000,000.00).
- Major renovations to the Campbell County Middle School to expand kitchen, cafeteria, library, administrative area, auditorium and gymnasium (approximately \$4,000,000.00).
- Major renovations to Reiley Elementary School including: library, office, security, kitchen and classrooms (approximately \$3,400,000.00).
- Major renovations to Cline Elementary School including: elevators, library, office, security, kitchen, classroom and parking (approximately \$3,400,000.00).
- Major renovations to Grants Lick Elementary School including: parking, doors, windows, HVAC replacement, electrical, lighting, plumbing and ADA accessibility (approximately \$3,400,000.00).
- Major renovations to the Alexandria Elementary School to convert into the district alternative school including: parking, doors, windows, HVAC replacement, electrical, lighting, plumbing and ADA accessibility (approximately \$2,900,000.00).
- Providing fixed active white boards and projectors in all classrooms, district wide, with wireless capability (approximately \$1,140,000.00) (\$6,500.00 per classroom).
- Construct a new central office facility at 20,000 square feet (approximately \$3,500,000.00).
- Construct a new 15 acre sports complex at the High School including lighted softball field and football field (approximately \$1,000,000.00).
- Minor renovations to the Central Bus Garage and the maintenance building (no costs identified).
- Construction of a gymnasium addition to the Grants Lick Elementary School (approximately 5,500 square feet) (approximately \$950,000.00).



## RECOMMENDATIONS FOR PARK AND RECREATION

In February 2002, Campbell County completed its Parks and Recreation Master Plan, which included a detailed inventory of the County's existing parks and recreational facilities. The Plan identified a total of 999 acres of County-owned park facilities, as well as 47 City parks and 12 school sites that provided recreational opportunities. The Parks and Recreation Master Plan identified community parks, neighborhood parks and mini-parks.

The Parks and Recreation Master Plan identifies specific recommendations for improvements to many of the inventoried parks, evaluates demand for various recreational activities and projected existing and future need for additional park facilities in non-specific areas of the County. The Parks and Recreation Master Plan also include a consensus-based ranking of proposed improvements and new facilities. The reader is encouraged to review this Master Plan in conjunction with the recommendations of the County Comprehensive Plan Update.

## RECOMMENDATIONS FOR THE FIRE PROTECTION PLAN

As was the case with the 2000 Plan Update, there continues to be a shift in population and housing development to the central and southern portions of the county. This trend is expected to continue with the 2007 opening of the Eastern Regional Wastewater Facility and upgrades to the transportation network. Based on the continued projected growth in these areas, this plan continues to suggest that fire protection services in the central and southern areas need to be continuously reviewed as new developments are proposed and may require the location of a new fire station, in addition to the existing stations, in order to provide adequate response times, staff and equipment to all areas of the County. It is highly recommended that the appropriate fire district be included in the review of non-residential use and residential subdivision approval to ensure adequacy of fire protection and emergency medical services.

### *Recommended Standards for the Distribution of Fire Companies*

BASIC FIRE FLOW	NUMBER OF COMPANIES REQUIRED	FIRE FLOW DURATION (3)
500-1,000 GPM (2)	1 engine company within 2-1/2 miles	2 hours
Ladder Companies	1 company within 2-1/2 miles	
1,250-2,500 GPM	2 engine companies within 1-1/2 miles	2 hours
Ladder Companies	1 company within 2-1/2 miles	
3,000-3,500 GPM	2 engine companies within 1-1/2 miles	3 hours
Ladder Companies	1 company within 2-1/2 miles	

(1) Total number of companies required in an area the size of Northern Kentucky would be based on the distribution standards as contained herein.

(2) Gallons per minute.

(3) A water system capable of delivering at least 250 gpm for a period of two hours, plus consumption at the maximum daily rate.



## RECOMMENDATIONS FOR THE POLICE PROTECTION PLAN

No major changes have taken place since the 2000 Plan Update. This plan further recommends no major changes from the existing activities currently undertaken by the police departments serving the area covered by this Plan. Population growth and new development may create additional demands on police service. This Plan Update suggests that each department consider the future growth of the area when decisions on manpower and equipment are made. It is highly recommended that the appropriate police department be included in the review of non-residential use and residential subdivision approval to ensure adequacy of police protection.

## RECOMMENDATIONS FOR THE LIBRARY PLAN

The 1992 Campbell County Plan Update recommended the location of a library branch in the Alexandria area with continued validation in the 2000 Plan Update. The 2005 Campbell County Public Library Long Range Plan identifies one additional branch south of the Alexandria area along U.S. 27 near Parkside Drive by the AJ Jolly Park. No other long range plans to construct additional branch facilities are identified. The existing outreach program has made it somewhat easier for rural residents to have access to some library functions; however, the nearest facility is in Cold Spring. Continued projected population growth and residential development anticipated in the central and southern portions of the County not currently served by libraries may override the capabilities of the outreach program. Therefore, this Plan Update maintains the need for another facility, as does the Public Library Long Range Plan to be located in the southern part of the county. The Public Library also has identified expanded outreach services, in particular for children, electronic formats of books, publications and documents available on line and wireless internet access at all Public Library branches.

## RECOMMENDATIONS FOR THE WATER SYSTEM PLAN

Although the Northern Kentucky Water District constructs, repairs and upgrades its lines and facilities on a regular basis, information on long-range capital improvement planning is not readily available to the public after the events of 9/11. Recommended improvements within this plan update are based on the previous recommendations of the 2000 Plan Update which focused on a twenty (20) year planning period. Planned improvements by the Northern Kentucky Water District are incorporated by reference within this plan update.

General recommendations within previous Water System Plans are listed under sections entitled: Urban Development and Water System Expansions, Pumping Stations and Distribution Systems, and Recommended Improvements for Water Treatment Plants, Raw Water Supply and Distribution Systems. All recommendations made at that time should still be considered valid for implementation within a twenty (20) year planning period unless otherwise specified.



## Urban Development and Water System Expansion

The Water System Plan is based on the interrelationship between urban growth and water system needs. Areas recommended for development have been evaluated on the ability to be provided with reasonable, economical and adequate water system facilities. At the same time, improvement expansion of water systems, particularly the staging of construction, should be designed to encourage planned and orderly growth and to discourage undesirable development patterns.

- It is recommended that design criteria for distribution systems, proposed within new developments, be based upon the Insurance Services Office (ISO) Fire Suppression Rating Schedule and the National Fire Protection Association's (NFPA) Fire Protection Handbook. The following factors should be considered: Public Protection Fire Rating Classifications, Needed Fire Flows, Fire Flow Testing, Fire Hydrant Distributions, Water Main Sizes and Fire Hydrant Spacing. Provision for an adequate water supply is essential to ensure that developing and redeveloping areas do not reduce current fire protection class levels within each municipal fire department or fire protection district.
- It is recommended that water distribution systems within existing and new developments and redevelopments be interconnected or looped wherever feasible, to improve circulation of potable water supply. Amendments to water regulations by the State of Kentucky impose rigid requirements regarding water quality for drinking water, including improved measures for chemical testing, fire hydrant flushing to further ensure against stagnated areas causing lower levels of chlorine residual associated with health problems.

## Recommended Improvements - Distribution Systems

In addition to strengthening the distribution system in areas presently being served, the Water System Plan recommends expansion of existing systems to provide water supply to all areas of proposed urban development. Water system modifications, additions, and/or deletions to the previous Water System Plan including Water Treatment Plants and Raw Water supplies, Transmission Systems, Pumping Stations and Storage Facilities, were previously prepared hydraulically by the water service district's consultant Black & Veatch, LLP. The analysis using complex computer software programs generated a master plan including specific capital improvement projects. These projects extracted from that plan, recommended to be constructed as part of Phases I, II and III have been incorporated within this comprehensive plan.

The aforementioned Master Plans for Kenton and Campbell Counties by Black & Veatch published in 1998 included a total of 120 water supply system projects estimated at a probable cost of approximately 155 million dollars. Seventy (70) projects, at a probable cost of 39 million dollars, were recommended within Campbell County impacting the planning area.



The following planning efforts are currently underway in the planning area of Campbell County with respect to expanding and upgrading the water system:

- Stonehouse Road, Oneota Road and Washington Trace – Melbourne

The District will be installing a new 12" water main on Stonehouse Road from Nelson Road to Oneota Road. The water main will be installed on Oneota Road from Stonehouse Road to Washington Trace. The water main will be installed on Washington Trace from Oneota Road to Carthage Road. This project is intended as a hydraulic improvement to strengthen the surrounding area and provide more reliable water service and fire protection. This project is still under design.

- 4 Mile Pike

The District will be replacing the water main from Poplar Ridge Road to 9 Mile Road with an 8" water main. This project is currently under design.

- Ohio River Pump Station

The District will be installing two 1500KW backup generators. This project is currently under construction.

- Ripple Creek Pump Station

The District will bore and jack a 30" water main under AA Highway, provide a 20" redundancy main to existing 20" main serving the south end of the county and stub out for a future 24" water main along the AA Highway. The project is currently under construction and will be completed in Spring of 2008.

- AA Highway

The District will be installing a 24" water main extension from Ripple Creek Pump Station to East Alexandria Pike along the AA Highway. The project is currently under design.

- U.S. 27

The District will be installing a water main will be installed from Lickert Road to Riley Elementary School along U.S. 27. The project is currently under design.

- Main Street Alexandria

The District will be replacing the water main from Riley Road to the Alexandria Tank along Main Street. The project is currently under design.



- Fill Station – California

The District will be installing a water fill station on Shortcut Road. The project is currently under design.

## RECOMMENDATIONS FOR THE SEWERAGE SYSTEM PLAN

Recommended improvements within this Plan Update are based on a twenty year planning period. Planned improvements by Sanitation District No. 1 have been incorporated by reference within this Plan Update. All recommendations made in the 2000 Plan Update that are still valid for implementation within a twenty-year planning period, are included in the following sections.

### Operation and Maintenance of Existing Sewerage Systems

The Sanitation District No. 1 constructs, repairs and upgrades its lines and facilities on a regular basis. With respect to the existing system, the type or repairs annually performed by the District include the following: Replace manhole lids, Replace frames, Reset frame to manhole, Remove obstruction/roots, Clean manholes, Clean main lines, and Heavy cleaning via mechanical machines to eliminate blockages.

### Urban Development and Sewerage Systems Expansion

The Sewerage System Plan is based on the relationship between urban growth and sewerage system needs. Areas recommended for development/redevelopment are evaluated based on the economical and adequate centralized sewerage systems. At the same time, improvements and expansion of centralized sewerage systems, particularly the staging of construction, should be designed to encourage planned and orderly growth.

### Water Quality and Sewage Treatment

The quality of water within our streams and rivers is directly related to “point” and “non-point”<sup>6</sup> discharges dumping into these waterways. Combined sewer systems, which serve almost half of the sewered population residing in Northern Kentucky, are responsible for a significant amount of the discharge of untreated sewage, diluted with rainwater, to Banklick Creek, and the Licking and Ohio Rivers. Compounding the problem is the fact that many of the combined sewers are capable of carrying surface runoff from only a minor rainfall. More severe rainfalls result in interior flooding and ponding of runoff mixed with sewage, which constitutes a health hazard and a nuisance problem. In addition, most of the combined sewers are more than 75 years old and have not been adequately maintained.

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<sup>6</sup> “Point” discharge refers to pollutants that come from a single source such as a factory or wastewater treatment plant. “Non-point” discharge does not have one specific source, such as a factory. Non-point source discharge comes from the cumulative effect of a region's residents or businesses going about their everyday activities, such as fertilizing a lawn or driving a car.



Flood proofing, or raising manholes, inlets or bypasses, to 15 feet above normal pool elevation (or 470 feet) for the Ohio River Interceptor has reduced river water intrusion to less than 90 days per year. This improvement has undoubtedly improved water quality in the Ohio River Basin area, but it is not enough. Measures need to be undertaken to further protect the water supply in order to minimize the risk of contamination.

- It is recommended that regulations be prepared banning the intrusion of storm water from private sources (i.e., roof leaders, area drains and other inlets, etc.) within separate sanitary sewer service areas, a primary cause of capacity problems at waste water treatment plants. The Kentucky Division of Water (representing the US EPA) regulates sanitation District No. 1. In early 1997, the District was required to reduce the number of Sanitary Sewer Overflows (SSO's) occurring in the region's sewer system. The state's directive fits with the District's on-going action of remediating the sewer system. Capital improvements underway already include extensive relining of sewer lines with cracks, breaks and broken joints. Also included is sealing leaky manholes and flood proofing pipes located in creeks. Unfortunately, only the public source of SSO's has been addressed. Many homes direct storm water into public sewers through rain gutters, driveway drains and sump pumps. These private sources of storm water have caused frequent overflows of the public system and have created EPA violations. Regulation of private source overflows has not been reinforced in Northern Kentucky. The magnitude of the June 1998 storm was unparalleled. More rain fell during that month than in the same month within the past 40 years. The District's sewer system is not designed to handle this magnitude of water and costs for expanding infrastructure are prohibitive at the present time. As an intermediate solution in problem areas, customers are encouraged to purchase sewerage backup and/or overflow insurance. For a reasonable cost, repairs from damages incurred from frequent or infrequent storms maybe reimbursed.
- It is recommended that Short and Long Term Plans for Combined Sewer Overflows (CSO's) and By-Passes, including river water intrusion, be prepared and implemented in accord with EPA regulations. A Short Term plan was required to be put in place January 1, 1997, where EPA has indicated that no major system intrusion can occur. According to District Officials, a plan has been completed by consultants and submitted to EPA identifying the problems with combined sanitary and storm sewers. Severe rainfall results in interior flooding, mixed with sewage, and by-passing constitutes a health hazard and water quality problem.
- It is recommended that further modifications to the Dry Creek Waste Water Treatment Plant be made for improved waste water treatment of all such flows associated with Infiltration and Inflow (I/I) problems and river water intrusion, in accordance with state and federal regulations. Addressing the problem for handling Suspended Solids is a priority according to District personnel. If and when regulations change, improvements to upgrade capacities or other processes must follow.
- It is recommended that alternatives for disposal of sewage sludge be studied and implemented, when practicable. Earlier practices impacted water quantity and capacity of landfill sites. Current resource recovery practices regarding sewage sludge indicate that other beneficial uses are available following processing techniques.



- It is recommended that whenever feasible tie-ins to new centralized sewer systems be initiated, thereby reducing the number of individual on-site sewage systems. Incentives are encouraged to require owners of on-site systems to connect to new centralized systems to prevent further sickness and disease which result from improperly working on-site sewage disposal systems.

## Recommended System Improvements

In addition to providing centralized sewer systems in areas presently served by alternative systems (such as small waste water treatment plants and on-site sewage disposal systems), the Sewerage System Plan recommends expansion of existing systems to provide adequate centralized systems, according to a prioritized schedule, to all areas of proposed urban development within the Urban Service Area as identified on the Future Land Use map (**Figure 4-2**)

### *Alternative Wastewater Systems for Rural Developments Outside of the Urban Service Area*

Centralized sanitary sewers are available within urban areas with regional treatment provided at the Dry Creek Waste water Treatment Plant. Numerous smaller packaged plants through surface discharges currently serve other waste water generators until regional centralized sewers become available. However, in most areas outside of the Urban Service Area, individual on-site sewage disposal systems are used. Unfortunately, these often do not work properly, due to poor maintenance and/or the existence of unstable clayey soils, as documented on soil maps. This is why all development in the Urban Service Area is required or encouraged to be connected to centralized sewer systems. In the meantime, it is recommended that alternative systems for rural developments outside of the Urban Service Area be considered by proper authorities. Examples and further description of such systems documented by the U.S. EPA include the following:

- On-site Tank and Soil Absorption Trench - Most common systems where solids settle in a tank and liquid is transported through perforated pipe in trenches to crushed rock and soil for treatment.
- Aerobic System and Soil Absorption Field - Air and waste water are mixed and bacteria growth liquefies solids for same above trench treatment.
- On-Site Tank and Soil Absorption Bed - Similar to System 1 but fields are smaller where space is limited.
- On-Site Tank with Alternating Absorption Fields - In problem clayey soils, one field remains inactive through a valve box while the other is used for renewable treatment.
- A) On-site Dosing System - Pump or siphon forces liquid to perforated pipes in controlled, even doses for improved renewable treatment: B) On-Site Closed Loop - Variation of A, used where ground is nearly level.
- On-Site Tank with Sloping Field - Serial Distribution - Similar to System 5, but drop boxes regulate liquids so highest trench fills first, second, third etc. This system is suitable for use on slopes.
- On-Site Tank with Seepage Pit - Liquid flows into pit with open - jointed brick or stone walls surrounded by rock and soil for treatment.



- On-Site Tank and Leaching Chambers - Open bottom concrete cavern replaces perforated pipe trenches and rocks, where liquids are spread uniformly for soil treatment and venting.
- Mound Systems - Liquid pumped from tank to perforated pipe in a sand mound for treatment through above vegetation and below through rock and soils. This is used in tight soils or high water table.
- Evapotranspiration Bed - Similar to System 9, but sand bed has waterproof liner with treatment provided through evaporation. This is used where absorption fields are not possible.
- On-site Tank, Sand Filter Disinfection and Discharge - Ground level or buried sand pit, filters liquid to disinfection tank for discharge to stream where absorption fields are not possible.
- Low-Pressure Subsurface Pipe Distribution - Pump forces liquid through small diameter perforated pipes in controlled, even doses. This system used in rocky soil or high water table.
- Holding Tank - Sewage stored and pumped out to truck where soil absorption field is not possible.
- Cluster Systems - Several home sites share a common soil absorption field or other alternative system.
- Waterless or Low Water Toilet System - Waterless composting, incinerating and/or recycling oil flush; low water recycling chemical and recycling water, treats liquids via renewable or other energy sources.
- A) Blackwater System - Toilet wastes (blackwater) are handled similar to System 9.  
B) Greywater System - Household waste water from kitchen, bath, laundry (greywater) needs separate treatment.
- Small Diameter Gravity Collection System - Smaller pipe alternative to standard 8 inch pipe is sloped for treatment cost savings.
- Vacuum Collection System - Central vacuum pump transports sewage to tank and treatment plant. This system requires standby electric power and alarm system.
- Land Applications - Sewage liquid is applied to land to nourish vegetation and purification through irrigation, overload flow and rapid infiltration.
- Pressure Sewers - GP - Grinder pumps sewage from one or more home sites through small diameter pipe to central or alternative treatment plant.
- Pressure Sewers - STEP - Septic Tank Effluent Pump forces cleaner liquid from one or more home sites through plastic pipe for treatment.

Because of the increasing number of on site septic systems throughout the county that are failing according to the Northern Kentucky Independent Health District, the majority of the aforementioned systems are dependent upon soils for treatment and should be discussed and coordinated with the Northern Kentucky District Board of Health. Open dialogue with the Kentucky Natural Resources and Environmental Protection Cabinet and the Northern Kentucky Independent Health District to investigate new and better sewage alternatives for these rural areas that will not be served by central sewage systems anytime in the near future should continue to find viable alternatives. Some of these alternatives may include the onsite or cluster treatment, such as Wisconsin Mounding, which is most appropriate for low density residential and light commercial developments.



Site evaluation factors for conventional on-site systems presently are regulated by the Northern Kentucky District Board of Health and include the following: (1) topography (slope percent); (2) landscape position; (3) soil texture and group; (4) soil structure; (5) internal soil drainage; (6) soil depth; (7) restrictive horizons; and (8) available space field inspections from the noted soil factors result in an overall site classification for suitability. Permits for on-site systems are issued based upon soil suitability classifications. However, regardless of the type of on-site system used, all such systems should include monitoring and/or inspection under government authority.

Efforts should be continued for considering alternatives to conventional systems to ensure adequate waste water treatment as an integral part of the Comprehensive Plan.

The following planning efforts are currently underway in the planning area of Campbell County with respect to expanding and upgrading the sanitary sewer system:

- Pond Creek Force Main and Gravity Sewer to Eastern Regional Water Reclamation Facility

The Project consists of preliminary studies, modeling, preliminary/final design, easement acquisition, construction engineering services and construction of the proposed collection system improvements. Scheduled completion is 2008.

- U.S. 27/AA Service Area

The project consists of modeling, preliminary/final design, easement acquisition, construction engineering services, and construction of the proposed improvements to the collection system. Scheduled completion is 2011

- Riley Force Main and Gravity Sewer to the Eastern Regional Wastewater Treatment Plant

The Project consists of preliminary studies, modeling, preliminary/final design, easement acquisition, construction engineering services and construction of the proposed collection system improvements. Scheduled completion is 2008.

- Sunset Force Main and Gravity Sewer

The Project consists of preliminary studies, modeling, preliminary/final design, easement acquisition, construction engineering services and construction of the proposed collection system improvements. Scheduled completion is 2008.

- Alex Licking Gravity Sewer to Contract 1

The Project consists of preliminary studies, modeling, preliminary/final design, easement acquisition, construction engineering services and construction of the proposed collection system improvements. Scheduled completion is 2008.



- Riley Road #2 Pump Station

The Project consists of preliminary studies, modeling, preliminary/final design, easement acquisition, construction engineering services and construction of the proposed collection system improvements. Scheduled completion is 2008/2009.

- Alex-Licking Pump Station

The Project consists of preliminary studies, modeling, preliminary/final design, easement acquisition, construction engineering services and construction of a new Alex Licking Pump Station. Scheduled completion is 2008.

- Highland Heights/Silver Grove Pump Station Study Phase I and II

Study to develop and evaluate alternatives to reduce overflows in the Highland Heights/Silver Grove areas. The result of the Phase II will be a planning level recommendation. Detailed design and construction costs will be developed after Phase II is complete. Scheduled completion is 2013.

- Large Diameter Sewer Assessment Program – Phase III (AquaZoom & Structural)

Assessment and rehabilitation of the large diameter sewers in the District's service area. Includes AquaZoom screening assessment of all critical sewers. Scheduled completion is 2020.

- Pump Station Generators

Purchase and installation of backup power at approximately eight pump stations. All stations are planned for the future. \$500,000 per year of five (5) year capital improvement project. Scheduled completion is 2011.



## RECOMMENDATIONS FOR THE STORM WATER PLAN

Recommended measures within this plan update are based on a twenty year planning period. All recommendations made in the 2000 Plan Update that are still valid for implementation within a twenty-year planning period, are as follows:

- It is recommended that efforts be made to improve coordination with the enforcement branch of Natural Resources and Environmental Protection Cabinet/Kentucky Division of Water regarding amendments to KRS 224 and Administrative Regulations pertaining to Storm water and Erosion Control Measures, and such regulations be enforced. Non - Point source pollution from construction activities has been an on - going problem for many years. Improved regulations adopted in 1992 provide additional criteria to further ensure that adequate preventative measures are in place and disturbed areas reseeded and mulched, in order to protect the county's environmentally sensitive areas from such non-point source pollution.
- It is recommended that Best Management Practices (BMP's) for all construction activities including Non-Point source pollution, be implemented in concert with state and local regulatory agencies. Documented practices and preventative measures to control on-site erosion, if implemented properly, have been successful in preserving top soil and improving water quality.
- It is recommended that plans for the collection and disposal of storm drainage be prepared to the extent that it is required by applicable federal and state regulations. Point and Non-Point source pollution should be controlled by Sanitation District No. 1 in accord with federal and state regulations for the public's health. Sanitation District No. 1, in late 1996, began a study on the feasibility of starting such a storm water management plan. This study should include the containment of storm water by natural means.
- It is recommended that maintenance responsibilities for Stormwater Runoff Control Facilities, now required for nearly all urban developments including single - family residential uses, be further defined and resolved among private and public entities. Maintenance of shared privately owned infrastructure (i.e., storm drainage systems including detention and retention basins) are often beyond the practical abilities of single "fee simple" ownerships. Maintenance responsibilities by Homeowners Associations, historically, have not worked for these systems. Such facilities should be owned and maintained by a regional entity or district where skilled labor and other personnel are better trained and more qualified to maintain these systems. Efforts should be made to identify funding through a Stormwater Utility to lessen storm water problems, including rehabilitation of substandard systems and capital improvements on a system wide basis. This type of revenue generating is critical for maintenance, upgrading and expanding storm drainage systems.
- Phase II of the NPDES Storm Water Program was published in the Federal Register on December 8, 1999. Specific requirements within the Phase II program directly involve storm sewer systems within urbanized areas with multiple categories of industrial activity including land disturbance of one (1) acre or larger. Permits for all



applicable discharging will be required by those entities responsible which may include the state, county, cities or specific district created for the purpose of handling storm water in the most efficient way possible. The trend of responsibility is that a community or district cannot allow post development runoff to be greater than pre-development runoff. Public demand for improved water quality and environmental protection has been important in this process. Many rate structures use calculated user fees by utilizing factors that include impervious areas (hard surface such as parking lots, driveways, rooftops, etc.), property classifications and land use. Subdivision Regulations should be put in place by the Campbell County and Municipal Planning and Zoning Commission's regional storm water district to establish a regional facility fee based upon the equivalent cost requirements for on-site storage facilities to be substituted/escrowed toward future regional facilities by a regional entity or district. Such funding mechanisms could also be used to maintain such existing facilities.

- It is recommended that location and extent of all storm sewer systems be mapped with the County GIS computer systems. Mapping of storm sewer systems is the first critical step for inventory and preparing and updating more detailed Storm water Management Plans. Densification of the county's monument control system would enable utilization of uniform state plane elevation base to begin the process necessary to analyze water sheets, evaluate undersized systems and enable improved analyses of such system for the proper management of storm water system.
- It is recommended that GIS capabilities, including updated soils information, be utilized for storm water hydraulic modeling watershed stream analyses. Watershed modeling using GIS and other software programs can identify storm water problem areas for remediation and for other new capital projects.
- It is recommended that minimum standards and criteria be studied and amendments made regarding the design of storm water inlets and increased safety measures for children. Certain storm water inlets deemed to be too dangerous or a nuisance should be prohibited and/or modified through new standards and regulations to improve safety.



## RECOMMENDATIONS FOR THE SOLID WASTE PLAN

Recommended measures within this Plan Update are based on a twenty (20) year planning period. All recommendations made in the 2000 Plan Update that are still valid for implementation within a twenty-year planning period, are as follows:

- It is recommended that the mission, goals, objectives, and tasks within the multicounty plan for the Northern Kentucky Solid Waste Management Area (NKSWMA) be continually evaluated and implemented. Input from Campbell County, having the second largest population and number of cities, has a significant impact on the Multi-County Solid Waste Management Plan administered by a solid waste coordinator in the offices of the NKADD. Solid waste generation within five separate jurisdictions in Campbell County demands improved measures to coordinate all solid waste functions, to ensure adequate protection of the environment, and to avoid duplication of services as an integral part of the NKSWMA.
- It is recommended that uniform comprehensive ordinances regulating solid waste management including storage, collection, transportation, disposal, open dumping, blight, litter, public nuisances, etc. be drafted and adopted by the Fiscal Court and all local government bodies. Developing a uniform ordinance applicable to the entire county would resolve conflicts with existing regulations and develop a much better framework for solid waste management at a regional level.
- It is recommended that solid waste service be provided under government authority to all areas of the county. Universal contract collection is not yet provided to all residents under governmental authority, which is an environmental concern.
- It is recommended that regional resource recovery facilities, including transfer stations and recycling technology, be provided to serve Campbell County. Regional facilities including transfer stations and other such technology for material separation, recycling, processing and compaction, will reduce long haul distances to landfill sites and create revenue through tipping fees for capital projects for funding the Northern Kentucky Solid Waste Management Area (NKSWMA) for Campbell County.
- It is recommended that emphasis on recycling programs, which involve material separation and reduction, be continued. Improved resources conservation and recycling methods reduce landfill space and further provide for materials recovery to enhance the supply of goods and services.



## RECOMMENDATIONS FOR INFORMATION TECHNOLOGY

The distribution of information in a quick, efficient and cost effective manner can have tremendous benefits for a community. Education, news, emergency notification, and communication are just some of the ways that cellular, land line, and wireless technology can be used that benefit a community.

All recommendations made in the 2000 Plan Update that are still valid for implementation within a twenty-year planning period, are as follows:

### *Community Plan*

A unified county/region-wide plan needs to be fully developed for information technology. Aggressive development of information technology infrastructure is taking place due to consumer demand and also due to changes brought about by the Federal Communications Act of 1996. Accordingly, a comprehensive, unified countywide/regional plan must be developed and implemented to address the needs and concerns of all jurisdictions and to prevent a fractious, piecemeal approach which could adversely affect the continued orderly development of the region.

A long-range goal, first established in the 2000 Plan Update, was to be able to offer everyone in Campbell County, the ability to have individual residential access to information technology and infrastructure if desired. A short-term goal should be to first make services available at local libraries, shopping malls, or other public places. A long range plan of the Campbell County Public Library is to provide free wireless internet access at its branches in the near future.

### *Education*

Continuous efforts should be made to inform decision-makers and the general public about present and future information technology developments in a timely fashion. Decision makers must be well informed in order to make intelligent decisions. Training programs, on-going education, and public awareness programs will all contribute to the goal of making people aware of developments and their potential impacts. Since information technology developments are unfolding so rapidly, it is imperative that these educational efforts be sustained and continually offered in order to provide the most up to date information.

### *Cellular Towers, PCS Facilities and Satellite Dishes*

Siting of cellular phone towers, Personal Communications System (PCS) facilities and satellite dishes should be subject to local review and approval. The Federal Communications Act of 1996 has severely restricted, to the point of preempting local control, the ability of local authorities to control satellite dish placement for aesthetic reasons. Local authorities have no control over satellite dishes 1 meter (3.28 feet) or less in diameter in residential areas and 2 meters (6.56 feet) or less in commercial areas. Under current state statutes, cellular towers and their facilities are subject to local review by the Municipal Planning and Zoning Commission only after registering with the Kentucky Public Service Commission. Kentucky Revised Statutes, Chapter 100.985 through 100.987 provides the authority and process for Planning Commission review. The Campbell County and Municipal



Planning and Zoning Commission has registered with the Public Service Commission and has adopted local procedures for administering the provisions of KRS 100 relating to cellular towers and accessory structures.

Infrastructure within the public right-of-way is still subject to local control. However, under current state and federal restrictions regarding cellular, Personal Communication Services (PCS) and satellite dish technologies, it is a simple matter to bypass local review and control as none of these technologies are restricted by right-of-way access. Legislative initiatives in this area should be examined and considered.

Sites for cellular phone towers, PCS, satellite dishes, and other similar technologies which may be developed, should be examined and evaluated through technologies such as GIS and computer imaging. GIS can be used to locate optimal sites for facilities while computer imaging permits creation of visual models of proposed facilities. Service providers themselves use these technologies when making presentations before boards and commissions in areas of the country having local review and control authority.

Service providers should be required, where feasible, to share towers through co-location and site facilities in order to minimize their proliferation. Aesthetic issues are prominent and will need to be addressed at the local level to ensure the preservation of the rural character, where applicable. It will be important also, as new technologies make such towers or other facilities unnecessary to assure their removal and disposal.

Campbell County is currently limited, as are most communities within the state, due to current state law regarding these facilities. This Plan Update recommends that officials and the Planning Commission work cooperatively with the service providers and use the following list of recommended criteria when evaluating siting of such facilities:

- Cellular Phone Service Providers should be required to co-locate or share tower/facilities with other providers in order to minimize the proliferation of towers/facilities.
- Wherever possible, service providers should be required to use existing structures or facilities which meet all of the requirements of the proposed installation. For example, water towers, radio and television towers, tall buildings, commercial signs, church steeples, etc., in order to minimize the proliferation of new towers/facilities.
- Wherever possible, siting of such facilities should be required to be located in areas identified for industrial or commercial type uses.
- When located in residential areas, such facilities should be heavily screened from view and towers should be camouflaged or designed in such a manner to blend into the surrounding area. Changes in topography of the land can be used effectively to separate such facilities from adjacent residential uses.
- To provide for proper separation, adequate setbacks should be provided based upon adjacent land uses.
- The type of tower (e.g., monopole, carillon, etc.) should be evaluated based upon adjacent land uses and character of affected areas.
- When the facility is no longer required, it should be removed by the owner and the land restored to its natural state.



## *Employment and Economic Development*

In order to provide for a stable and diversified employment capability (Economic Development and Employment Goals and Objectives), appropriate information technology infrastructure requirements must be described, understood and encouraged. Information technology will play an increasingly important role in employment and economic development. Decision makers must recognize and examine the long term impacts (both good and bad) of decisions made in this area regarding the information technology infrastructure requirements of future employers, as well as new job skills and educational requirements for the workers of the future. These needs must be clearly described, understood, and encouraged where appropriate.

## *Zoning Issues*

The potential impact of increased telecommuting on transportation and land use is recommended be examined in light of the county's present and future zoning code and requirements. With its ability to alleviate dependency on vehicular trips to accomplish many tasks, information technologies will permit many people to work out of their homes, resulting in potential zoning and/or business permit issues. These issues are recommended to be examined when the zoning code is reviewed.

## *Future Facilities*

Construction of future facilities is recommended to be examined in light of capacity, technology, and other information technology needs. Information technologies will impact the design, construction, and wiring of future facilities, both public and private. Decision makers must examine these issues, in terms of new technology developments, capacity, and expansion when designing and building new schools, libraries, city buildings or any other public buildings. Right-of-way issues in subdivision development need to be examined in light of emerging technologies and public expectations for the use and delivery of information services. Libraries, schools, and other public buildings need to have a flexible design in order to accommodate future developments as simply as possible. Electronic linking of community facilities can improve access by the public.

It is important to recognize that simply installing equipment or computerizing information which currently exists in paper form is not the end in itself. Taking advantage of improved capabilities in the delivery of the information through reductions in cost, improved availability and timeliness, and better decision-making is the ultimate goal.

## *Examination of and Improved Use of Information Technologies*

Public and semi-public organizations or agencies should examine their current use of information technologies in the provision of services to the public and strive to improve such use where appropriate. Increasing numbers of our citizenry are becoming familiar with the use of computers and on-line systems. Information of a public nature should be made available, where practical, in a format which is increasingly being expected by the public. Care must be taken however, that in so doing, traditional access methods are not inadvertently denied to those without the latest technology. This can be achieved through



the use of "Public Access Stations", information kiosks, or on-line sites such as a "home page" on the Internet's "World Wide Web". Here, citizens can get the latest information about public hearings, meeting agendas, minutes of previous meetings, maps of zoning districts or a multitude of other kinds of information in one, central location. Citizens could also use e-mail to deliver their comments on issues to county staff and officials. Campbell County has already successfully embraced this use of information technology in many aspects of county government (Fiscal Court, Public Schools, Public Library, County Government, etc.).

#### *Community Reference Base Station and Monumentation*

In order to maintain accurate and reliable land records in the future, a Global Positioning System (GPS) community reference base station and a program of land monumentation have been established. Currently, all new properties can be referenced to a known monument within two miles of the property. This system should be continually updated and have a goal of ensuring that all new properties can be referenced to a known monument within one-half mile of the property. As development continues to take place, it will be important that accurate records of property boundaries be maintained by use of the improved methods, technologies and equipment available to surveyors today. By using GPS capabilities and a system of established monumentation, references will be simpler to track and recreate in the future. A Community Base Station and monumentation will also prove useful in future map updating and as a reference for other uses.

#### *Automation of Land Records*

The electronic submission of land records such as final plats, improvement drawings, and record copies of drawings (as-built drawings) are recommended to be made in a prescribed and uniform digital format, wherever possible, for purposes of improved record keeping and reduced errors.

#### *Implementation*

A county-wide information technology plan is recommended to be prepared and should include all local jurisdictions and a steering committee of local representatives and professionals with knowledge of this technology.



## CHAPTER 6 PLAN IMPLEMENTATION

### GENERAL

This chapter describes various implementation measures that may be used to achieve the Vision, Goals, Objectives, and specific recommendations described in this plan. With completion of this Plan Update, a necessary continuing step in the planning process has been accomplished. Implementation, however, is likely the most important and continual step in this process. Both the public and private sector have a role in the implementation of this plan. The public sector will assist in guiding development by reasonable and prudent application of various land regulatory measures, as well as, through financing of public works projects. Private sector businesses and individuals will plan and complete land development projects.

### ZONING REGULATIONS

State legislation permits the legislative bodies of cities and counties to adopt zoning regulations which may be used to divide the territory within their jurisdiction into zones so as to:

- Promote public health, safety, morals, and general welfare of the area of jurisdiction;
- Facilitate orderly and harmonious development and visual or historical character of the area; and
- Regulate the density of population and intensity of land use in order to provide for adequate light and air.

In addition, zoning may be employed to provide for vehicular parking and loading space, establish maximum lot coverage, establish design guidelines, control signage, as well as to facilitate fire and police protection and to prevent the overcrowding of land, blight, danger, and congestion in the circulation of people and commodities and the loss of life, health, or property from fire, flood, and other dangers. Zoning may also be employed to promote and protect airports, highways, and other transportation facilities, public facilities, including schools and public grounds, historical districts, central business districts, prime agricultural land, natural resources, the use of sludge from water and waste water treatment facilities in projects to improve soil quality, and other specific areas which need special protection.

Some specific recommendations of this Plan will require modifications to the zoning regulations to:

- Increase minimum lot sizes in rural areas,
- Establish new or overlay zoning districts to permit the development of "Traditional Villages" or mixed use environments; and
- Develop design guidelines to ensure coordinated and aesthetically compatible development with surrounding development.



## **SUBDIVISION REGULATIONS**

Kentucky state legislation permits local planning commissions to prepare and adopt regulations for the subdivision of land within its boundaries after all elements of the Comprehensive Plan have been adopted by the commission. This legislation requires that, if such regulations are adopted, all subdivision of land shall (mandatory) receive Municipal Planning and Zoning Commission approval before subdivision plats may be recorded at the county level. It further states that any street or public ground which has been dedicated shall not be accepted by the legislative body in question until it has received final plat approval by the planning commission.

The County should proactively review and update the subdivision regulations, as necessary, to provide an implementation tool for the recommendations of the future land use plan. In particular, regulations may need to be revised to accommodate newer types of residential development such as conservation or cluster type subdivisions and traditional village development.

## **CAPITAL IMPROVEMENTS PROGRAM**

A capital improvements program is developed only after completion and adoption of the Comprehensive Plan. Such a program is an effort to identify, from a detailed review of the recommendations included in the Comprehensive Plan, public improvement priorities, and then to schedule these priorities on the bases of the county's financial ability to accomplish them. Such a program is usually short - term in nature -- normally a five or six year program, with the first year being incorporated as the current year operating budget.

More specifically, a capital improvements program is either preceded by, or includes, a complete review of the financial condition of the county for a number of past years, so that a complete understanding of those financial operations is available prior to the time any recommendations for future expenditures are made. Such a review normally includes an examination of budgetary procedures, accounting system, current indebtedness condition, and sources of revenue, expenditures, and all of the factors which may have some bearing on future financial operations.

After completion of this detailed financial analysis, projections of budgets for future years are made. This step necessitates extremely close cooperation and understanding with the city's public officials and those persons delegated to carry out day-to-day financial operations of the community/agency in question. Detailed review of the recommendations set forth in the Comprehensive Plan allows development of a set of priorities, identifying which public improvements will be necessary in the early years of the plan's long - range program. Cost estimates for each of these priority items are then made and a schedule of capital improvements projects is developed.

The program further recommends appropriate sources of funds to finance such improvements as they are required (e.g., current revenues, special funds, bond issues, etc.). Effort is then directed toward coordinating scheduled capital improvements projects with the



area's ability to finance such improvements over the period covered by the capital improvements program.

A well designed capital improvements program is kept current by reevaluating each year, the priorities assigned to each project, and by adding another year to the end of the program -- each time the first year is incorporated into the current operating budget. Preparation of a capital improvements program is an important component in any comprehensive planning process.

Capital improvements programming has not been used extensively in Northern Kentucky. This tool can be one of the most valuable means of planning for and guiding future public expenditures in line with anticipated private development efforts. It is recommended that the Campbell County Fiscal Court, in coordination with other jurisdictions within the planning units and those not in planning unit, begin using this process.

## OFFICIAL MAP REGULATION

When all required components of the Comprehensive Plan and a capital improvements program have been prepared and adopted, the local planning commission and legislative bodies have the authority to prepare and adopt an official map regulation.

This regulation incorporates a map of the entire area of jurisdiction and may show, without being limited to, the existing and proposed location and extent of public streets, including rights-of-way, water courses, parks and playgrounds, public schools and building sites, and public facilities needs. The purpose of which is help reserve land for these necessary public services.

After passage of the official map regulation for all or part of the jurisdiction, all streets, water courses, parks and playgrounds, public buildings, public school sites, or other public facilities which have been approved under subdivision regulations, as provided in the Kentucky Revised Statutes, shall be posted to the official map. Kentucky Revised Statutes notes that the passage of the official map regulation shall not be deemed as opening or establishing of any street, or as a taking, or as an acceptance of any land for a street, water course, or public grounds; nor shall it obligate the county to improve or maintain any such street or facility. When land containing facilities identified on the official map is subdivided for sale or building development, it is the intent of the official map to reserve these lands for a reasonable time period. This allows local legislative bodies, through their capital improvement program to purchase these land areas for their identified use.



## **BUILDING CODES**

A building code establishes standards for design, construction, alteration, repair, equipment, use and occupancy, maintenance, removal, and demolition of every building, structure, or appurtenance connected or attached to such buildings or structures. This type of code also establishes procedures for amendments and appeals to the code and provides for its administration and enforcement.

In 1980, the state of Kentucky enacted a statewide building code, the Kentucky Building Code. Prior to that time, each individual community could select whichever national building code it wished to use or it could develop its own building code. In an effort to assure uniformity of application of building regulations, the state of Kentucky adopted the Kentucky Building Code. That same state law, however, requires that local governments must enforce that building code with building officials qualified by examination which is administered by BOCA (Building Officials and Code Administrators International, Inc.), a national professional association for construction code officials.

The County should actively investigate the possibility of pursuing expanded jurisdictional building inspections for commercial and large scale residential projects that are currently being conducted by State officials. Moving these types of projects under County inspection would potentially provide better service and help facilitate economic development through local office hours, more timely review scheduling, and shorter review times. The County would need to investigate the costs of hiring additional staff, training and certification as a part of this pursuit.

## **HOUSING CODES**

A housing code establishes minimum standards necessary to make dwellings fit for human habitation, regulates the size of rooms, light, ventilation, heating, and the number of persons permitted per room, the types of sanitary facilities required for all dwellings; establishes conditions which constitute hazards and which, if found to exist, warrant findings that the building is unsafe for human habitation. The code also provides for amendments and appeals and establishes procedures for administration and enforcement of its regulations.

## **ADDITIONAL IMPLEMENTATION MEASURES**

During the process of preparing this update, the Comprehensive Plan Advisory Committee discussed a variety of potential topics that should be reviewed in more detail as methods to assist in the implementation of this Plan Update. The following implementation measures are those which are more specific for this Plan Update.

In Chapter 4, Future Land Use, information has been presented on the need to establish a variety of residential densities with the intent of preserving the rural areas of the county with limited, low density development. Residential density within areas identified for agricultural and rural uses was an important issue discussed by the Committee. This Plan Update recommends that further study be done to evaluate the most appropriate residential density

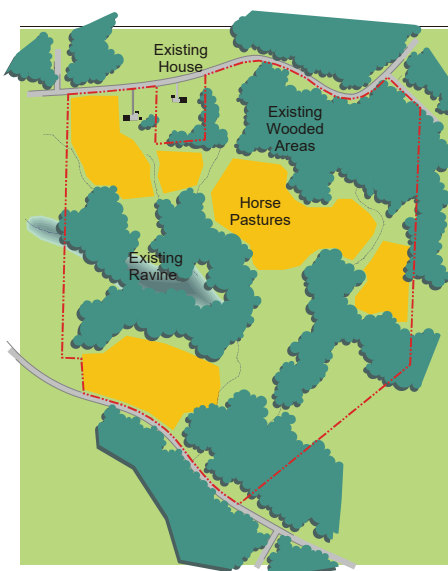


within the individual areas on a case by case basis. Given the potential rate of residential development within this area with the Eastern Regional Wastewater Treatment Facility now on line, this recommendation should be given high priority after the adoption of this Plan Update. This issue can be addressed by a combination of methods that may include the use of cluster development and/or conservation easements that would reserve land in open space.

- **Conservation or Cluster Type Development**

Cluster development is a method established as part of the zoning code which can be used to permit residential lots to be arranged in groups on a relatively small area of land and reserve remaining portions as common open space in perpetuity. When properly used, this method can allow for densities similar to what is permitted under existing regulations, while also promoting more open space and maintaining the rural "feel" of the area (e.g., increased setbacks from existing roads, maintaining large open areas of land, etc.). Residents of areas developed in this manner, may own the open space as part of their lots, wherein, the houses are clustered together. Another, more typical option is that open space is owned in common by either a homeowners association or some other mechanism is used for maintenance of this open space, and the individual house lots are smaller. In either case, the design of the development is critical and drafting of amendments to the County's zoning code is necessary to accommodate this style of development and to set forth the guidelines for design.

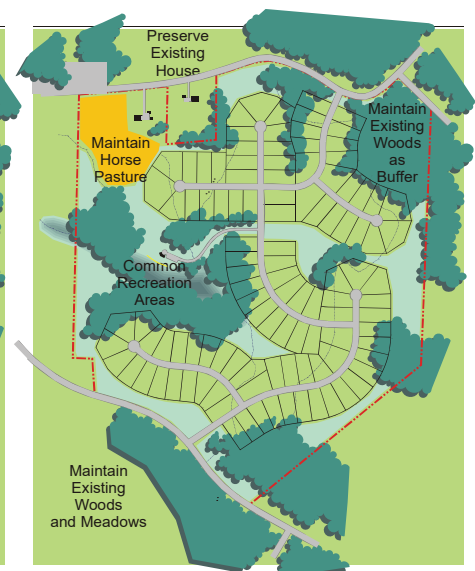
In areas where public sanitary sewage disposal is not available, alternatives to the traditional septic tank should be investigated. Innovative techniques for onsite sewage disposal should be researched as part of the process to update development regulations. See Chapter 5, Recommendations for the Sewerage System Plan, for further information on alternative on-site and other systems.



Existing Rural Land



Traditional Subdivision  
Development



Conservation or  
Cluster Type



## Traditional Village Development

Traditional Village Development practices are particularly suitable for areas surrounding older villages. New village centers can be developed based on “traditional village” principles. These are often called “Neo-Traditional” developments. Traditional Village Development is in contrast to a typical suburban pattern of curvilinear streets; uses limited to single family dwellings, large lots; large front, side and rear yard setbacks; prominent garages and lack of sidewalks. The Traditional Village approach allows new development to better mesh with the best features of older villages or recreates an area based on those principles in a compact, densely formed mixed use area.

Some of the principles of neo-traditional development include:

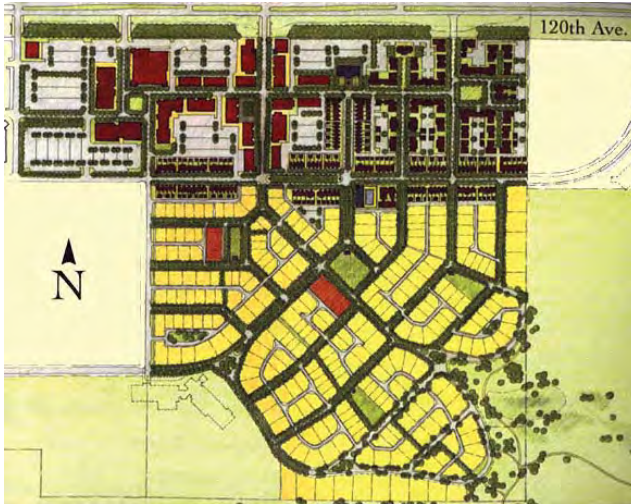
- A five-minute walk from the edge to the center of the neighborhood.
- An emphasis on the architectural compatibility of buildings rather than uniform housing densities and separation of uses.
- Small setbacks for front and side yards.
- Public spaces within the neighborhood are well-understood open-space types, such as central parks, greens, squares or plazas.
- The streets and alley systems are arranged in a hierarchical network and interconnected. This can be an extension of the street grid of the adjacent village.
- Sidewalks, curbs and street trees are carefully planned and designed for reducing traffic speed and on street parking.
- Private parking is located at the rear of the lot accessible through an alley system, or if necessary, through a driveway from the street, allowing a porch on the front of the house.
- Public parking is located at the curb.
- Ponds, wetlands, mature stands of trees and other natural resources are retained and incorporated into the development.
- Small-scale retail, service businesses and office buildings are established near the center of the Village to allow residents access to conveniences without using their car.



# Comprehensive Plan Update

## Campbell County, Kentucky

The following are two graphic examples of Traditional Village type developments.



Bradford Village, Bradford,  
Virginia

*Courtesy of Andres Duany of DZP Consultants*



Norton Commons, Louisville, Kentucky –  
Currently under development.

- **Conservation easements**

Conservation easements can be a useful tool to support both the protection of watersheds and other sensitive environmental areas and to potentially help manage the open spaces created by the previously mentioned cluster style developments. Typically, land placed within an easement remains in private ownership. Conservation easements restrict the use of the land to that described within the document creating the easement. To implement the use of conservation easements it is recommended that the Campbell County Fiscal Court establish a non-profit land conservancy, similar to those formed in Boone and Kenton Counties. The role of managing these easements is typically the purpose of a land conservancy. Road improvements and extension of utilities in a timely manner are continued issues discussed during this update process. Improvements to these elements of the infrastructure are important as the county continues to grow. The following recommendations are specific to help implement the timely provision of these services.

- Road Improvements

Improvements to existing county and state roads in conjunction with increased development are an important issue discussed during this Plan Update. It is recommended that measures be established and/or improved in both the subdivision regulations and zoning ordinance, as necessary, and through administrative mechanisms to address this issue. To implement this



recommendation it is necessary to require the dedication of additional rights-of-way and the widening of existing substandard roadways as part of the development process. An option that may be used instead of construction of improvements is to provide for and allow for the placing of funds in escrow for improvements at a later date. Typically, only relatively short lengths of roadway are involved in an individual development proposal. This option allows for construction to occur when a greater length of roadway can be improved, thus, making construction more feasible.

Escrow accounts used for this purpose must be dedicated to this use only. These funds, when used in conjunction with the process of capital improvement programming and budgeting, previously discussed, can help assure that improvements to county roads keep pace with development.

- Easement Coordination

In previous Plan Updates, it was apparent that major road improvements currently underway in the county had not been coordinated as effectively as possible with utility companies (i.e. water, telephone, etc.) that provide services to the area. It is likely, that easements within proposed rights-of-way and designed and coordinated as part of the road improvement process, can ultimately reduce the cost of extending and/or improving these services. This will be particularly important with the potential future extension of the State Route 536 Corridor and the recommendations for that particular area and its success.

- **Community Facility Adequacy**

The provision of properly located community facilities to best serve the population of the county from both a geographical and financial standpoint is another important area of concern identified in this Plan Update. The need is particularly noteworthy in the area of park and recreation space, library access and future school needs. While overall existing park acreage in Campbell County is currently adequate per established standards, there is a need to keep pace in terms of smaller more accessible parks; neighborhood and community parks. Likewise, existing school acreage and facility needs are not yet critical with the opening of the newest Campbell County Elementary School. However, it is necessary to continue to identify appropriate locations and set aside adequate land for new school sites in conjunction with the Campbell County Public Schools. The inclusion of the Campbell County Public Schools Superintendent as a part of this Plan's Advisory Committee was an important step in continuing this dialogue.

As was the case with the 2000 Plan Update, this Plan recommends that the Campbell County Fiscal Court, the cities comprising the planning units, and the Campbell County School District continue working together to assure that areas of anticipated new growth are identified and that new site for schools are identified to serve these areas. This process should be coordinated with a capital improvements and budgeting process, as previously discussed, by both the governmental units



involved and the school district. When used in conjunction with the official map process, previously described, this effort will be beneficial to the community and assure that adequate future sites for community facilities are available.

## TRANSFER OF DEVELOPMENT RIGHTS

Transfer of development rights (TDR) programs allows landowners to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. In the context of rural or farmland protection, TDR is used to shift development from rural and agricultural areas to designated growth zones closer to municipal services. The parcel of land where the rights originate is called the “sending” parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the “receiving” parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning.

TDR programs are based on the concept that property owners have a bundle of different rights, including the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, subject to reasonable local land use regulations. Some or all of these rights can be transferred or sold to another person. When a landowner sells property, generally all the rights are transferred to the buyer. TDR programs enable landowners to separate and sell the right to develop land from their other property rights.

TDR is most suitable in places where large blocks of land remain in farm use or are worthy of some other type of conservation (mature woodlands, hillsides, wetlands, etc.). Jurisdictions also must be able to identify receiving areas that can accommodate the development to be transferred out of the area to be preserved. The receiving areas must have the physical and service capacity to absorb new units, and residents of those areas must be willing to accept higher density development. Often, residents of potential receiving areas must be persuaded that the benefits of protecting farmland and natural areas outweigh the costs of living in a more compact neighborhood.

TDR programs can be designed to accomplish multiple goals including farmland protection, conservation of environmentally sensitive areas and preservation of historic landmarks. In the context of farmland protection, TDR programs prevent non-agricultural development of farmland, reduce the market value of protected farms and provide farmland owners with liquid capital that can be used to enhance farm viability.<sup>7</sup>

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<sup>7</sup> Excerpts from the “Factsheet on the Transfer of Development Rights”, from the American Farmland Trust, January 2001.



## **DEVELOP A CORRIDOR MASTER PLAN FOR U.S. 27**

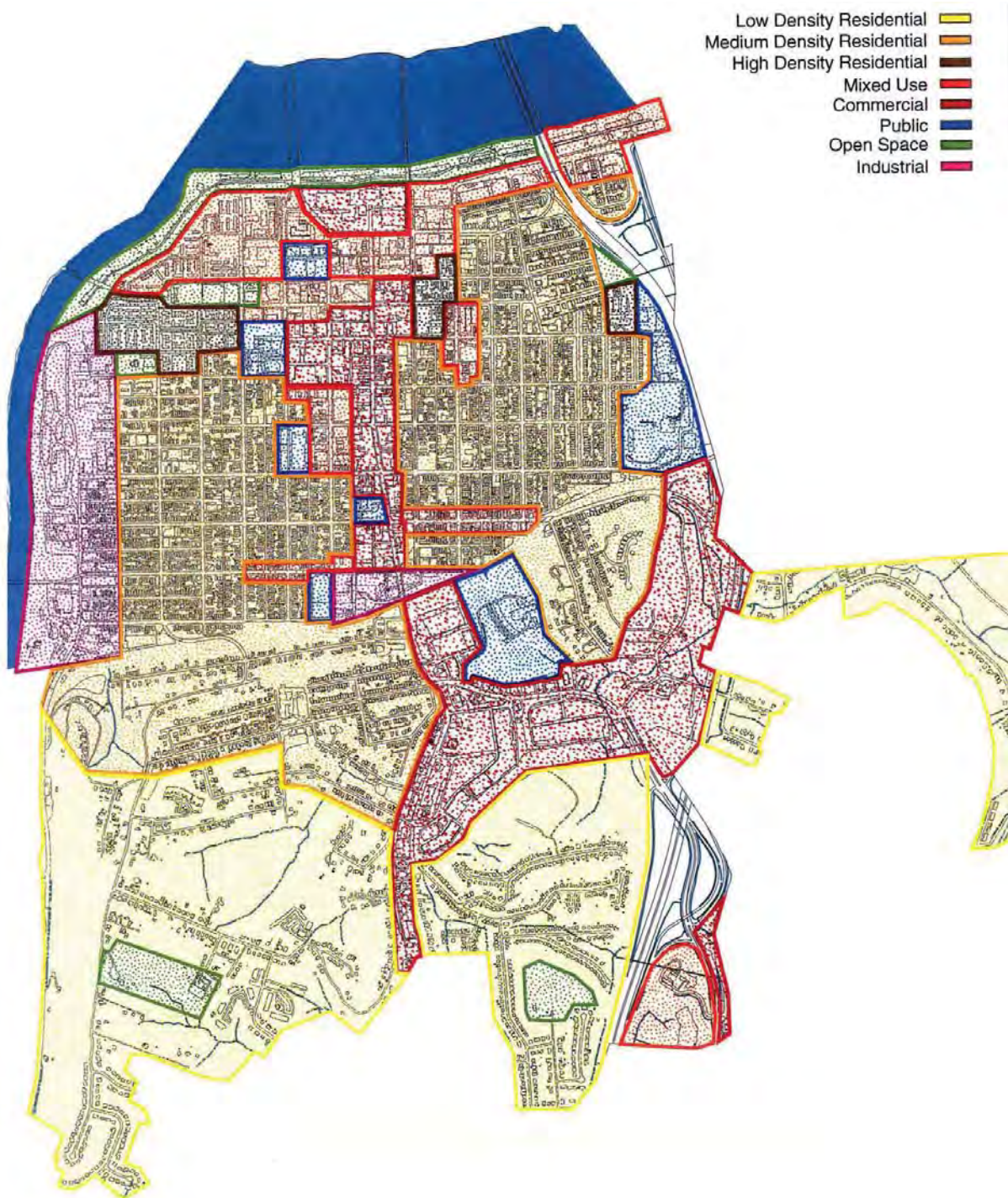
In order to fully implement the future land use initiatives of this Comprehensive Plan, the County should actively pursue the development of a corridor master plan for U.S. 27 from the City of Alexandria, south to the Pendleton County border. This micro level study should focus on a variety of issues including: a Vision, Goals and Objectives specific to U.S. 27; specific land uses for parcels along the corridor; standards for high quality comprehensive site and building design; access management; streetscape and urban design elements in the public right-of-way; economic development tools and implementation strategies to help position the corridor for the appropriate and specific development and preservation efforts not possible in the macro level Comprehensive Plan Update. Specific attention should be focused on the intersection with S.R. 536.



## APPENDIX A

### SURROUNDING JURISDICTION FUTURE LAND USE PLANS

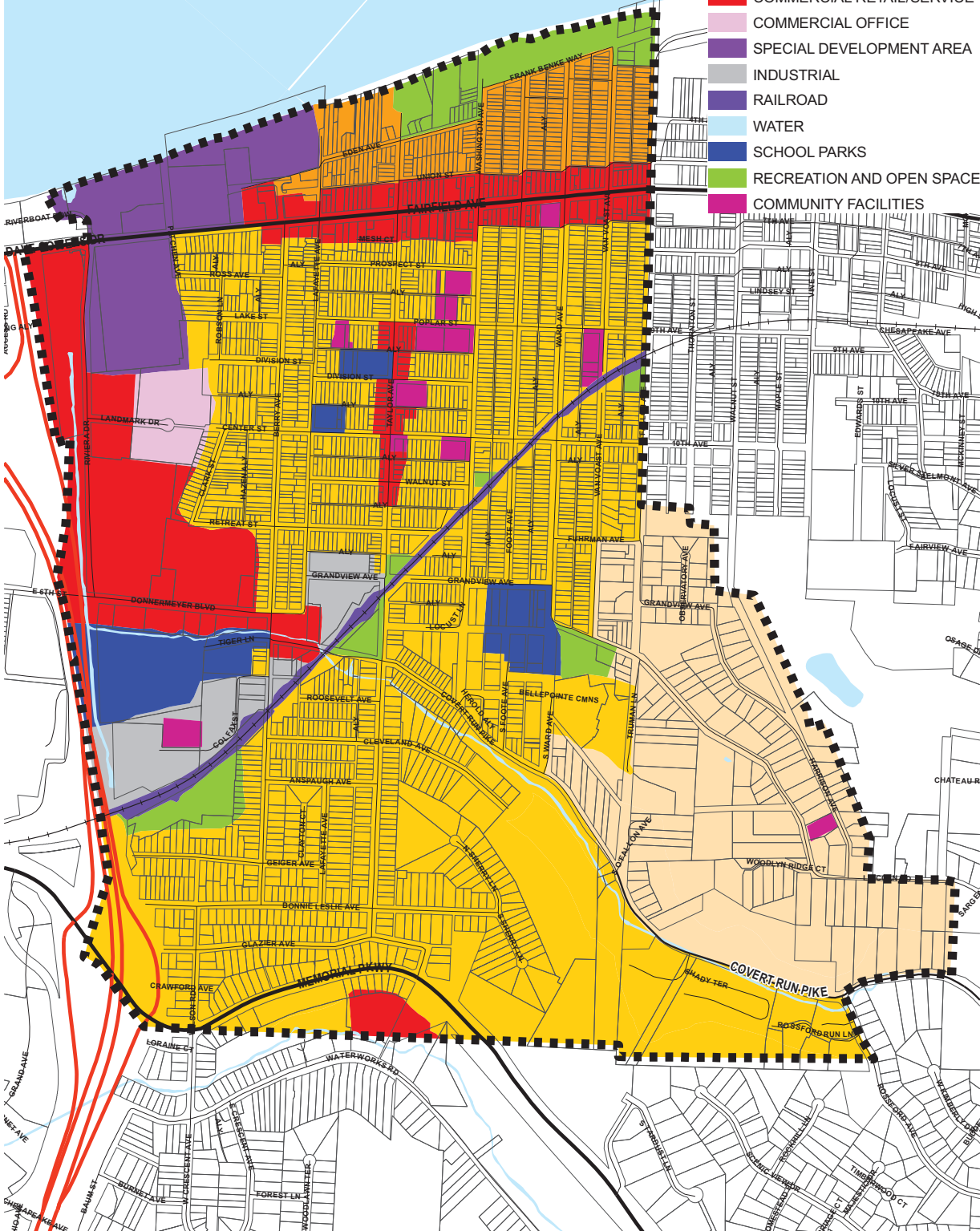
# City of Newport Comprehensive Plan

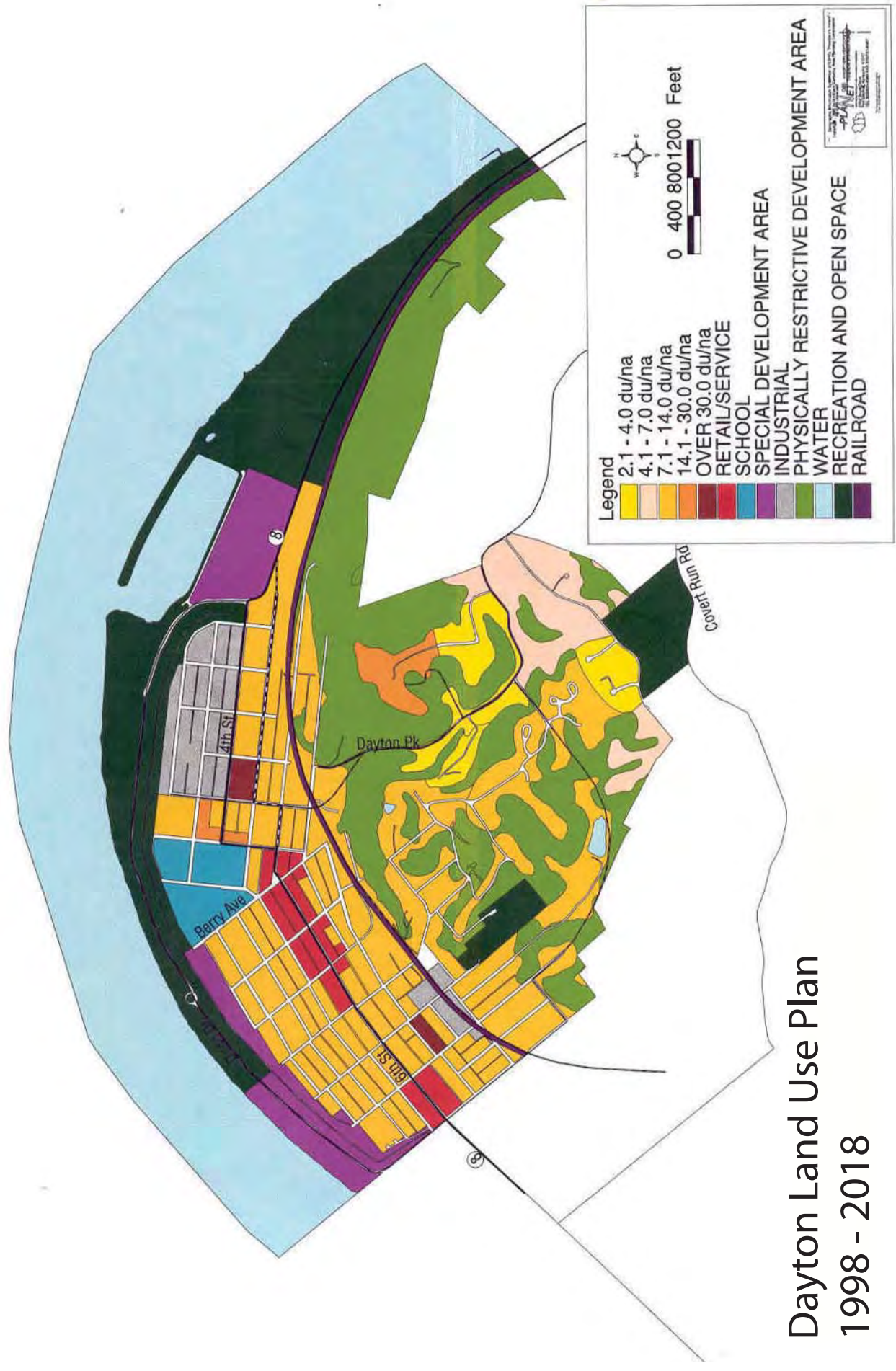


## Bellevue, Kentucky

## Legend

- RESIDENTIAL 4.1 TO 7.0
- RESIDENTIAL 7.1 TO 14.0
- RESIDENTIAL 14.1 TO 30.0
- COMMERCIAL RETAIL/SERVICE
- COMMERCIAL OFFICE
- SPECIAL DEVELOPMENT AREA
- INDUSTRIAL
- RAILROAD
- WATER
- SCHOOL PARKS
- RECREATION AND OPEN SPACE
- COMMUNITY FACILITIES





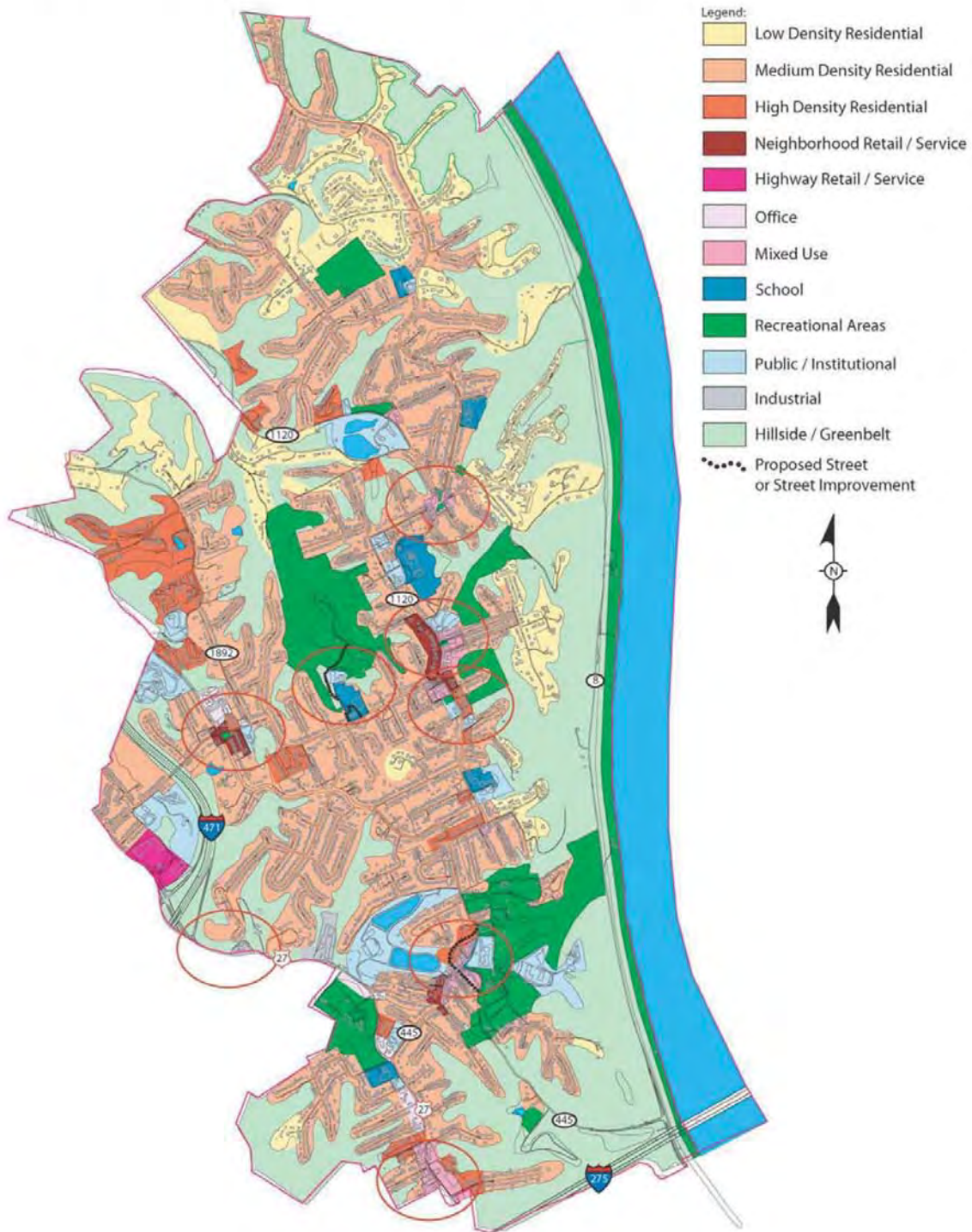
Dayton Land Use Plan  
1998 - 2018

[illegible]

NOTE: THIS DOCUMENT WAS PREPARED FOR PRESENTATION PURPOSES ONLY AND SHOULD NOT BE USED OR INTERPRETED OTHERWISE.

THE INFORMATION PRESENTED IN THIS PRODUCT IS ACCURATE FOR PLANNING PURPOSES ONLY.

# City of Fort Thomas, Kentucky



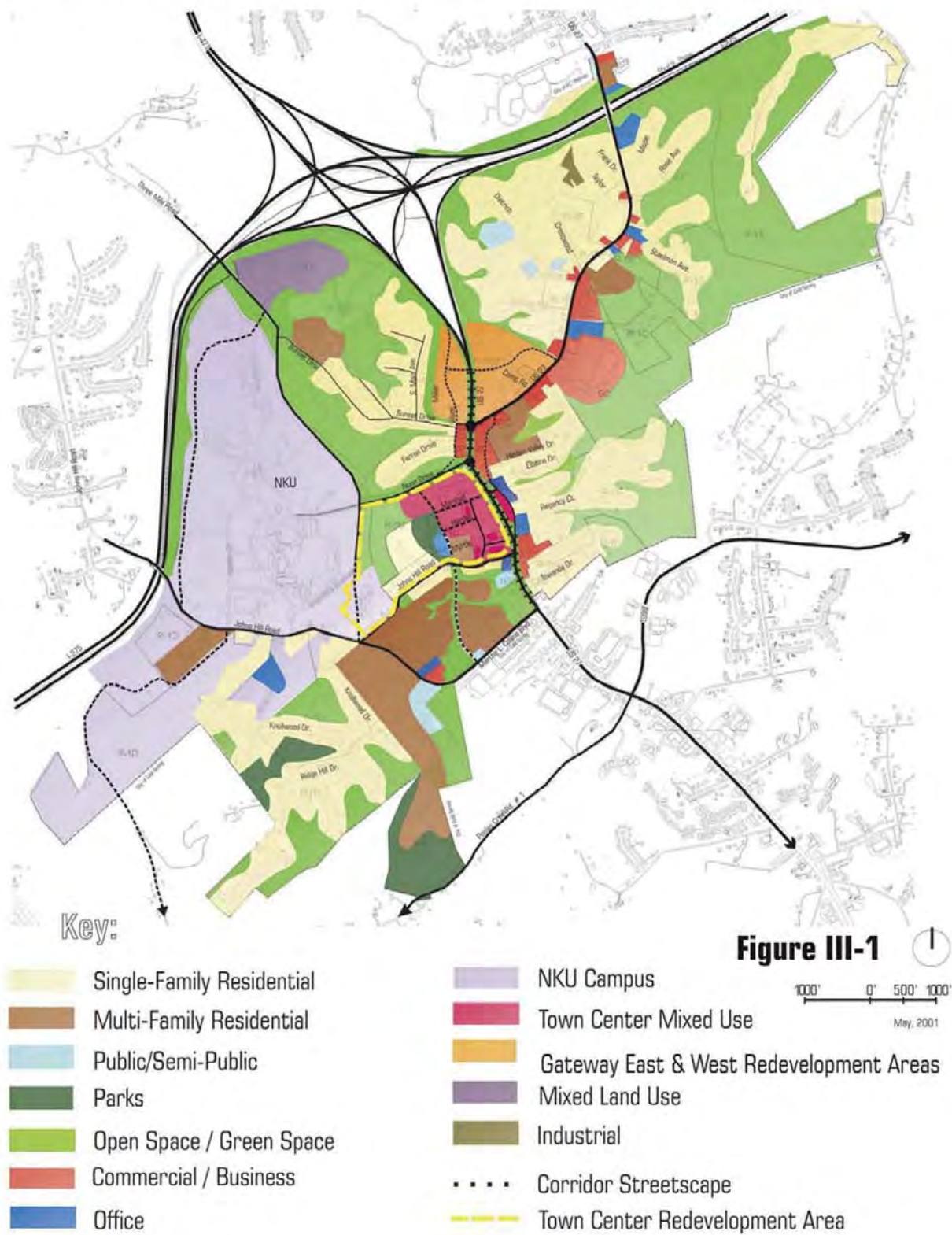
# Northern Kentucky University Campus Master Plan September 27, 2000

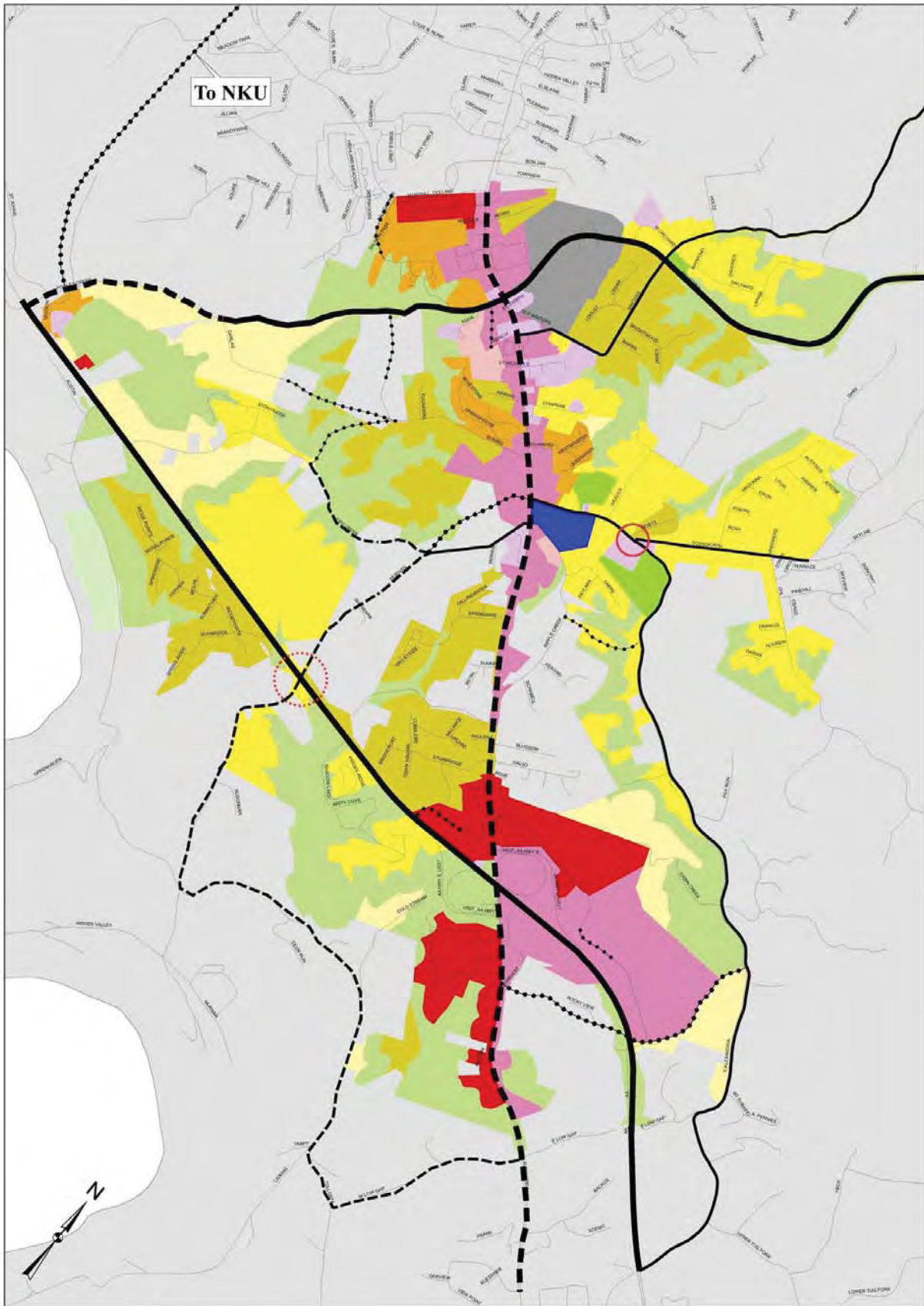
1-275



- |                                |  |
|--------------------------------|--|
| 1 Nunn Drive Entry Garden      | 19 New Law School                                  |
| 2 Campus Green                 | 20 Future Ice Rink                                 |
| 3 Central Plaza                | 21 Potential Parking Deck                          |
| 4 Student Commons              | 22 Visitor Parking                                 |
| 5 West Green                   | 23 Drop Off  |
| 6 North Green                  | 24 The Village                                     |
| 7 East Green                   | 25 Intramural Fields                               |
| 8 Future Academic Buildings    | 26 Soccer/Track & Field Stadium                    |
| 9 Recreation Complex           | 27 Baseball Stadium                                |
| 10 Student Union/Alumni Center | 28 Village Path                                    |
| 11 Special Events Center       | 29 Home Path                                       |
| 12 Power Plant                 | 30 Greenhouses                                     |
| 13 New Garage                  | 31 Relocated or buried overhead transmission lines |
| 14 Future Housing              | 32 Future Conference Center                        |
| 15 University Boulevard        | 33 Relocated Hilltop Drive                         |
| 16 Improved Johns Hill Road    | 34 New Parking Lots                                |
| 17 Loop Road                   | 35 Service   |
| 18 Upgraded Parking Lots       |  |

# City of Highland Heights, Kentucky





2005 Cold Spring Comprehensive Plan  
and Zoning Commission  
and Planning Commission

2

**Map**

**Landuse2005**  
**Residential**  
Residential 2.0 and Under  
Residential 2.1 - 4.0  
Residential 4.1 - 7.0  
Residential 7.1 - 14.0

**Community Facilities**  
School/ Park  
Recreation and Open Space  
Other Community Facilities

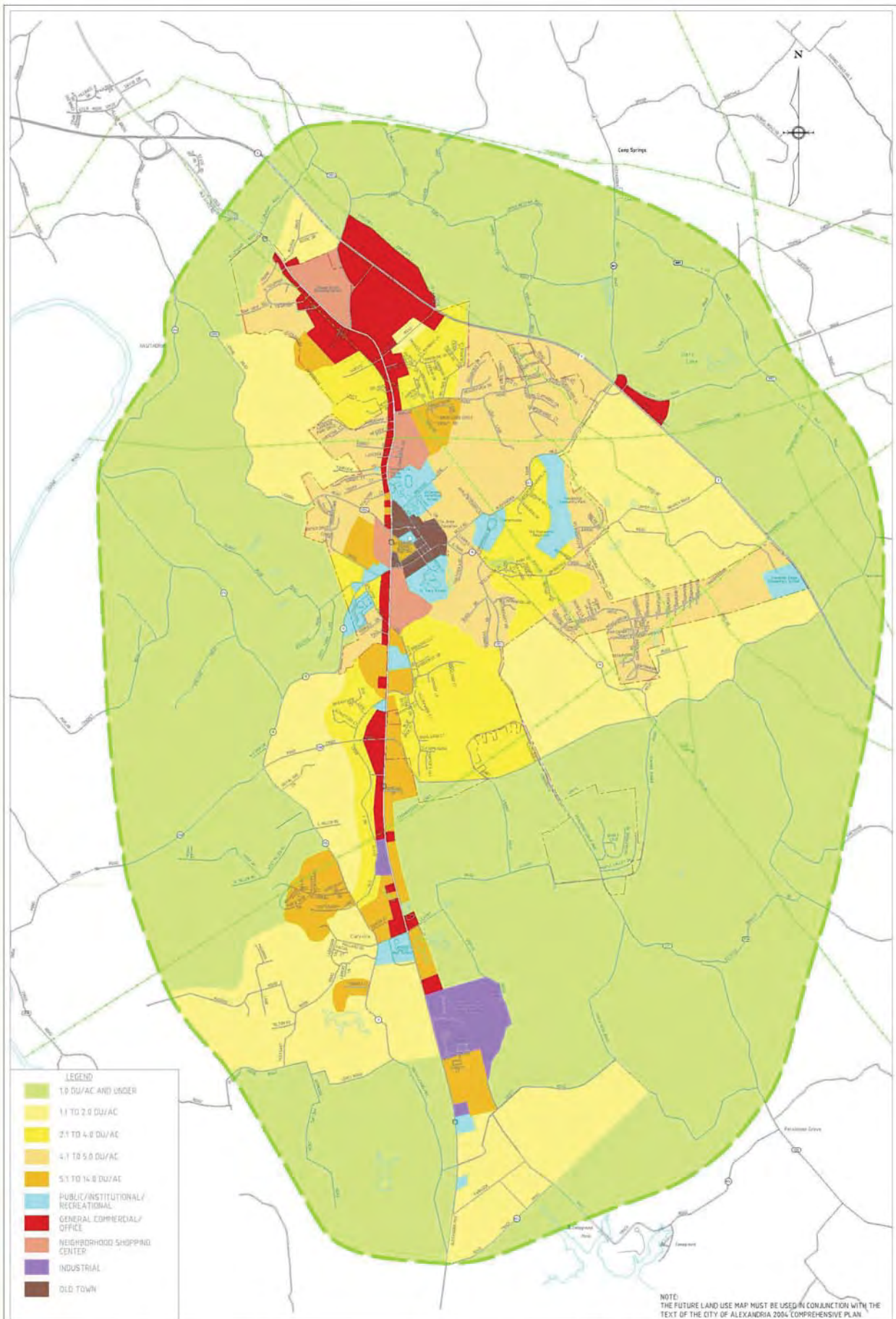
**Commercial**  
Office  
Retail/Service  
**Industrial**  
Industrial

**Other**  
Physically Restorative Development Area  
Agricultural and Rural Uses  
**Special Development Area**  
Special Development Area

**Existing**  
Arterial  
Collector  
Local

**Proposed**  
Collector  
Local  
Access/Interchange  
Modern Roundabout

**Upgrade**  
Arterial  
Collector  
Local



1500 750 0 1500  
GRAPHIC SCALE IN FEET

**EXHIBIT I**  
**ALEXANDRIA PLANNING AREA**  
**FUTURE LAND USE MAP**  
**CAMPBELL COUNTY, KENTUCKY**

