
CHAPTER 5

INVENTORY OF THE 8 STUDY AREAS

Area 1

Area 1 in the *Central Florence Strategic Plan* is approximately 69 acres. This area is bound by Tom Gill Chevrolet to the north, the rear property lines of residential lots which front on Utz Drive to the northeast, Interstate 71/75 to the northwest, and KY 18 to the south. Area 1 has two defined subdistricts.

The first subdistrict is a residential area in the northeastern portion of Area 1. This residential area contains a twenty-six lot subdivision, which is platted as “Earlwood” Subdivision. This subdivision generally contains smaller, post-war era detached, single family residences. Both streets in the subdivision, Cardinal Drive and Cardinal Place, do not contain any sidewalks.

The second subdistrict is the commercial area which fronts on KY 18 and backs up to the KY 18/Interstate 71/75 on-ramp. This commercial area contains a mixture of businesses which serve interstate travelers and local needs. The highway commercial uses in this area include two gasoline stations, two motels, a sit-down restaurant and an independent fast food restaurant (Fillmore's Dairy). The area also contains three car dealerships, roller skating rink, animal hospital, car wash facility (currently closed), car rental agency, and a laundromat which serve local needs. The architecture and character of the commercial area varies considerably between franchise prototypes (America's Best Value Inn, Best Western), to local service type buildings (small strip centers), and residential structures which have been converted into businesses (Five Star Motors). High-rise pylon signs are prevalent in the portion of area 1 that is in close proximity to Interstate 71/75. There are approximately six non-conforming signs or sign structures that are within close proximity to each other. With the exception of two separate, non-adjoining lots, the KY 18 frontage area of Area 1 has sidewalks. There is one vacant commercial lot in area 1. The parcel is 2.2 acres in area and is situated where Cardinal Drive and Commerce Place intersect.

Area 2

Area 2 in the *Central Florence Strategic Plan* is approximately 98 acres. This area contains road frontage on both sides of KY 18. This frontage area spans between Shaun Alexander Way in the northeast quadrant to Mi Salon & Spa in the southwest quadrant. The limits of Area 2 also extend into residential neighborhoods which front on Utz Drive, Coreta Drive, Kathryn Avenue, Allison Avenue, Rajean Drive, and Wallace Avenue.

The northern frontage area of KY 18 located in Area 2 is comprised of single-family residential uses, two medical service establishments in converted single-family residences, an auto parts store, and Stringtown Park located at the intersection of KY 18 and Kathryn Avenue. Sidewalks exist along the entire northern side of KY 18.

A variety of uses exist along the southern frontage area of KY 18. “Public” uses include the hair and beauty school and Health Department office building. Commercial and office uses include a small strip center which contains a convenience store, a daycare center, automobile sales, small beauty salons, and medical and legal offices which occupy converted single-family residential dwellings. Residential uses include one single-family dwelling and one duplex. Sidewalks exist along the entire southern side of KY 18.

The majority of Area 2 is comprised of single-family residential dwellings which front on Coreta Drive, Utz Drive, Kathryn Avenue, Allison Avenue, Rajean Drive, and Wallace Avenue. These dwellings are generally smaller, post-war era detached, single family residences. No sidewalks exist on either side of these residential streets.

Area 3

Area 3 in the *Central Florence Strategic Plan* consists of approximately 96 acres. This area is bound by KY 18 to the north, I-75 to the west, Miriam Drive to the south and Center Park Drive to the east. Area 3 has several public uses including the Florence Government Center, the new Florence Aquatic Center and Skatepark, the Florence Public Services Maintenance Facility, and the former Social Security office (currently occupied by Family Nurturing Center). In addition, Area 3 consists of a large truck stop and mini-warehouses in the northern part. On the west side, which is highly visible from I-75, are two warehouse-type buildings with retail uses (Goodwill Industries, TJ Sports Bar, etc.). The southern end of Area 3 consists of a single-story office-flex warehouse (Florence Business-Plex), a multi-story office building, a former health club building that has been converted to a church, a single-story office building, and a residence. The existing office uses in Area 3 do not have direct access or visibility to Ewing Boulevard, but are visible from I-75. On the south side of KY 18 is a vacant lot (a former Shell station) and a Waffle House restaurant that was recently rebuilt. Overall, the prominent land use and impact in Area 3 besides the Florence Government Center is the TA Truck Stop capable of serving over 130 trucks at a time.

There are no sidewalks on either side of Tanners Lane except for a short walk that exists on the north side between the entrance of the Florence Public Services Maintenance Facility to Ewing Boulevard. There is a concrete walk along the west side of Ewing Boulevard between Tanners Lane and the northern Miriam Drive intersection, in addition to the asphalt trail that runs along the east side of the street. Building architecture in Area 3 has a consistent theme for the Florence Government Center and recreational facilities. Every other building in Area 3 has its own design, ranging from block-only construction to glass office buildings. Signage in Area 3 is limited due to the limited number of retail uses. The TA Truck Stop has two free-standing, non-conforming signs along with the former Moore's Fitness, Waffle House and the old Shell station. Further, there are two telecommunication towers located in Area 3, one off Tanners Lane across from the Public Storage mini-warehouses and one located near the Florence Public Services Maintenance Facility.

Area 4

Area 4 in the *Central Florence Strategic Plan* is approximately 117 acres. It is bound by Glenn Street to the north, Center Park Drive and Lake Drive to the west, Scott Street to the south, and Florence Cemetery to the east. Area 4 is primarily a residential area with housing built in the 1950s and 1960s. Most of the housing is single-family detached with variations of ranch style structures. There are a few apartment buildings located on Roberta Avenue. There is one church located in Area 4 and the existing water lines were recently relined. Sidewalks in Area 4 either do not exist or partially exist on Lake Drive, Ash Street, Scott Drive, Liberty Court, Russell Street, Roberta Avenue and Center Street despite Area 4's close location to the recently expanded Florence Elementary School and Heritage Academy School, and the fact that sidewalks exist on KY 18, U.S. 42, Main Street and Shelby Street. This area is ripe for a Safe Routes to School sidewalk grant.

Area 5

Area 5 in the *Central Florence Strategic Plan* is approximately 80 acres. This area is bound by I-75 to the west, the Tanners Gate development in Area 3 to the north, Ewing Boulevard to the east, and U.S. 42 to the south. Area 5 consists of two basic existing subdistricts.

The first subdistrict is a “self contained” residential area in the northern portion of Area 5 which is a sixty six lot subdivision platted as “Town and Country” Subdivision. This subdivision generally contains smaller, post-war era detached, single family residences. The subdivision contains only one street, Miriam Drive, which loops to and from Ewing Boulevard in a “horseshoe” fashion. There are no sidewalks on Miriam Drive.

The second major subdistrict is the commercial area located south of Town and Country Subdivision. The central part of this subdistrict is the Dream Street corridor. The southern section of Dream Street consists mostly of franchise/chain style restaurants which cater to interstate traveling customers, although there is an older retail strip center located on the west side of the street on the second lot north from U.S. 42. The developed portions of the central and northern sections of Dream Street also include hotels and businesses which cater to local clientele including a carpet store and day care center. A vacant site at the approximate midpoint of Dream Street formerly housed a car wash. Several low-rise office buildings are located near the intersection with Ewing Boulevard. The architecture along Dream Street consists largely of standardized, franchise/chain prototypes, with the notable exception of the office buildings near the Ewing intersection; most of these are brick structures which do not follow franchise type motifs. High-rise pylon signs are prevalent along Dream Street, and some businesses have both a high-rise sign for interstate visibility and a low-rise freestanding sign for identification on Dream Street itself. With the road widening project, Dream Street now has sidewalks.

The U.S. 42 frontage of Area 5 is reflective of the type and character of much of the development along Dream Street, consisting of a mixture of freestanding franchise/chain style restaurants and local service type businesses including a small strip center, a liquor store, and a tobacco store. Sidewalks exist along this section U.S. 42 between King Drive and Ewing Boulevard; King Drive is the fourth leg of the U.S. 42/Industrial Road intersection and extends northward to a dead end for the depth of the adjoining frontage lots. Between the corner lots at U.S. 42 and Dream Street, the Ewing Boulevard frontage is undeveloped with the exception of a larger, low-rise building which contains a technical school. This undeveloped area extends westward to the east side of Dream Street, north of the Super 8 hotel.

Area 6

Area 6 in the *Central Florence Strategic Plan* consists of approximately 94 acres. This area includes two apartment developments along the east side of Ewing Boulevard and the frontage properties along U.S. 42, generally from Ewing Boulevard eastward through the Russell Street intersection.

The northern-most section of Area 6 is the Plantation Apartments which consists of eight uniform buildings. This development is accessed by Plantation Drive, which is a public street until the approximate mid-point; a sidewalk runs along the west side of the public portion of the street and a lake is located on the east side. The Vineyard Apartments to the immediate south is a newer development which contains nine three story, vinyl clad apartment structures. The vehicular ways in the Vineyard development are private driveways. Each of these two developments has only one access point. A new office building has been constructed in Area 6 next to the Florence Aquatic Center.

A variety of uses exist along the northern U.S. 42 frontage portion of Area 6. A multi-tenant commercial development consisting of several clustered buildings is located at the U.S. 42/Ewing Boulevard intersection. A restaurant building to the immediate east of this multi-tenant development was the only example of a franchise/chain style development on this section of U.S. 42; this building now houses a local, non-chain restaurant. The north side of U.S. 42 includes a combination of mostly small-scaled office buildings and detached, single family residences, although this area also includes a funeral home and a small multi-family residential development. The detached, single family residences in the western section of this strip, adjoining the former Long John Silver's restaurant, are ranch style post-war structures that have narrow front yard setbacks, small frontages, and relatively steep topography in the rear yards, making changes in land use or redevelopment difficult without the assembly of multiple lots. The remainder of the detached, single family residences on the north side of U.S. 42 are largely pre World War II structures which could physically accommodate business use. The majority of the commercial structures along the north side of US 42 are brick

structures with landscaping along their respective street frontages and lot perimeters, although there is one office building, located near Russell Street, which is constructed of stark concrete block and is on a lot with basically no landscaping at all.

The southern frontage of U.S. 42 in Area 6 also contains a variety of uses. Several older detached, single family residences are located in both the eastern section, near Hollywood Drive and Woodland Avenue, and the western section, near New Uri Avenue. There are several low-rise office buildings on the southern frontage, which are generally brick structures, in addition to the Florence Branch of the Boone County Library. This structure is a brick building which has a “contemporary” 1970’s/early 1980’s office/institutional design. A landscape nursery is located across from Scott Drive; this property extends approximately 1,000 feet south of U.S. 42 and adjoins several residential properties along Schira Court and Lawrence Drive. The former Florence City Hall property adjoins the nursery property at the end of Niblack Memorial Drive. The property is currently vacant and also extends approximately 1,000 feet southward from U.S. 42. There are plans to place a future city park and seniors citizens center on the property. Sidewalks exist in Area 6 along both sides of US 42, and are intermittent along the side, intersecting streets.

Area 7

Areas 7 and 8 serve as an entry way to the Northern Kentucky Industrial Park. Area 7 is approximately 84 acres. It is bound by U.S. 42 to the north, I-75 to the west, Carole Lane to the south and Industrial Road to the east. The predominant land use in this section of the *Central Florence Strategic Plan* is Champion Window Field, a baseball stadium for a minor league team. Other potential community or recreational uses are contemplated for the site that could be compatible with the baseball field. The major point of entry into Area 7 is Freedom Way, which aligns with Dream Street.

Other existing uses in Area 7 include a convenience store with gas sales, a Dunkin Donuts store, a hotel, and a branch bank along U.S. 42. In the middle of Area 7 is some undeveloped land along with another convenience store with gas sales, mini-warehouses, and a moving company and storage company. The southern end of Area 7 consists of many automotive repair related businesses and two residential apartment developments which adjoin Champion Window Field. The apartment developments were built in the 1970s and 1980s. Currently, there are no sidewalks on Safeway Drive and Industrial Road. However, the reconstruction of Industrial Road with sidewalks is beginning.

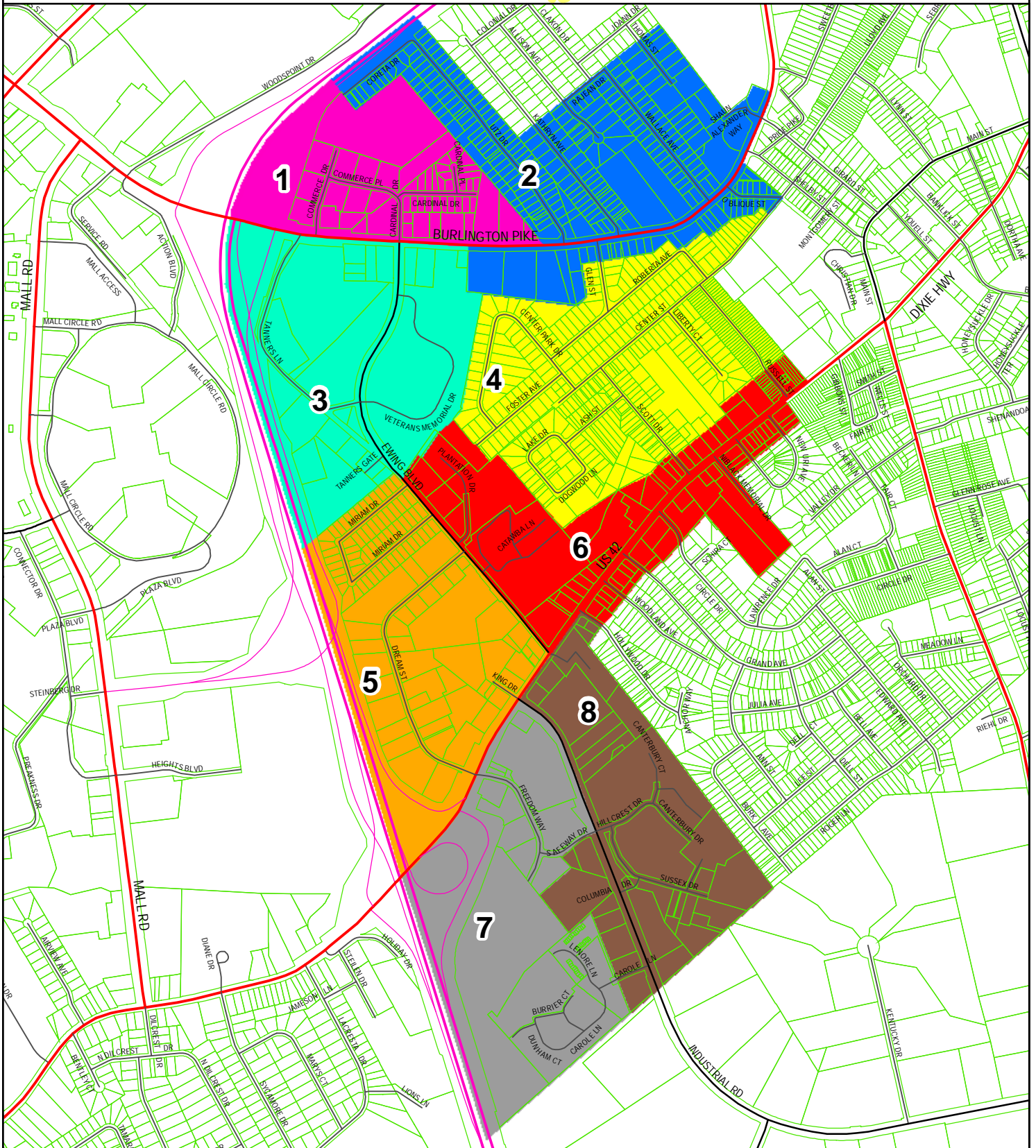
Area 8

Area 8 is approximately 92 acres in area. It is bound by U.S. 42 to the north, Industrial Road to the west, the Northern Kentucky Industrial Park to the south and Hollywood Drive to the east. Commercial or retail uses exist along U.S. 42 with a Rally’s restaurant, a Speedway service station, the Wildwood Inn complex, and a small office/retail building at the corner of Hollywood Drive and U.S. 42. The Wildwood Inn is the predominant land use and structure along this section of U.S. 42. The use was renovated in the mid 1980s, expanded in the 1990s, and partially rebuilt after a fire in 2004. Automotive/motor vehicle related uses exist along Industrial Road with a car dealer, car wash, and a power sports vehicle dealer. Other uses include an apartment community along Hillcrest Drive and Sussex Drive, a bowling alley (Florence Bowl) and a series of office buildings located along Sussex Drive (Florence Business Center, Chuck’s Heating & Cooling and Classic Sports Marketing). A residential condominium project (Lofts at Eagle Creek) is being developed off of Sussex Drive between the end of Hillcrest Drive and the Florence Bowl site. A retail center between Industrial Road and Sussex Drive was proposed by a developer in 2002 but not constructed. Building architecture in Area 8 consists of standard franchise designs along U.S. 42 and a mixture of commercial block and brick structures. This area is greatly impacted by the widening of Industrial Road.

Central Florence Strategic Plan

8 Study Areas

www.boonecountygis.com



Copyright 2008 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



0 600 1,200 2,400 3,600 4,800 Feet

1 inch equals 1,200 feet



Boone County GIS - Putting Northern Kentucky on the Map

Page: 5.5

Map Created: 06/18/2008

Central Florence Strategic Plan Study Areas 1 & 2

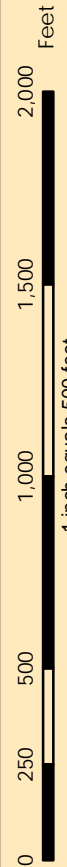
www.boonecountygis.com



Copyright 2008 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

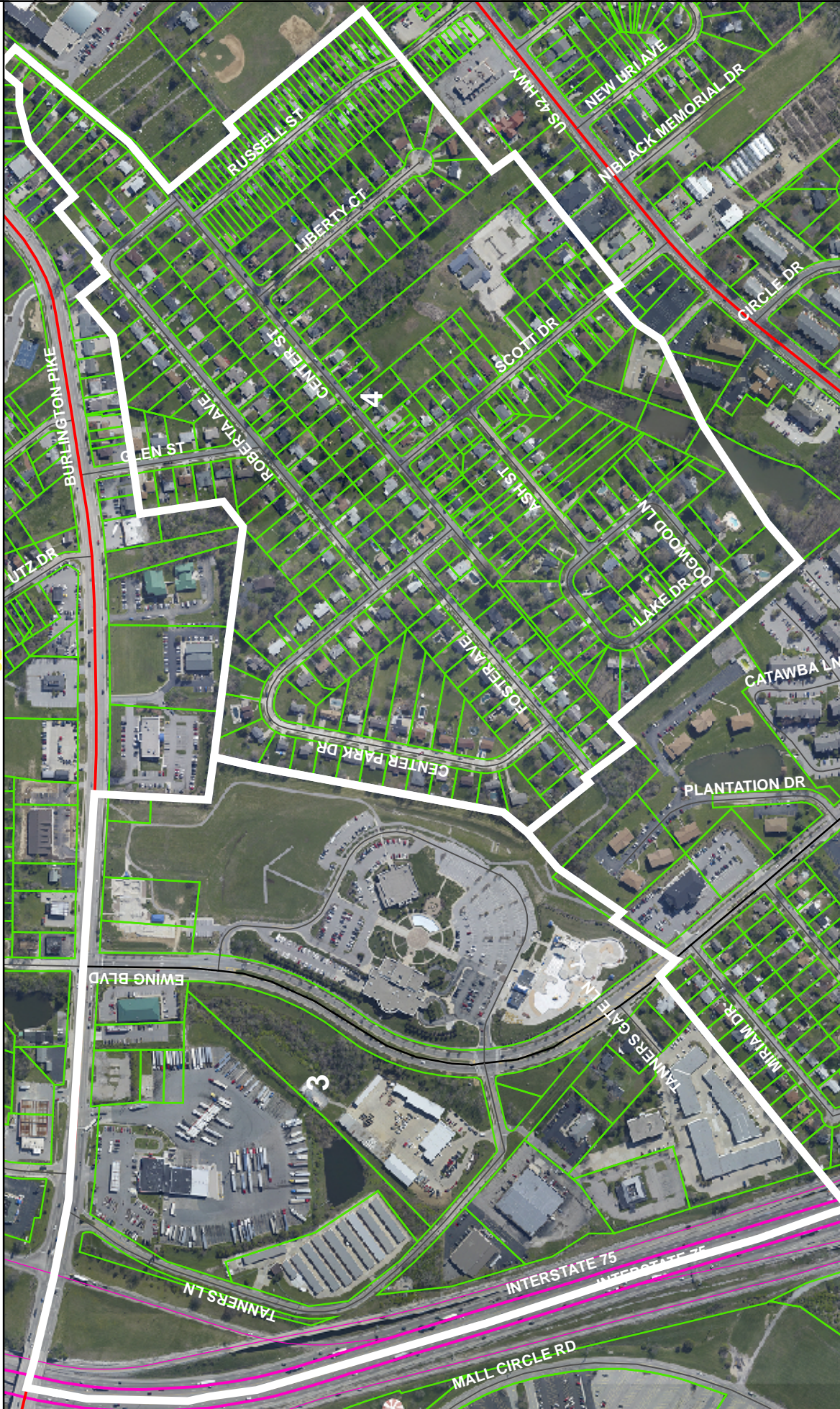
Boone County GIS was created for the Boone County Strategic Plan. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

1 inch equals 500 feet



Central Florence Strategic Plan Study Areas 3 & 4

www.boonecountygis.com



Copyright 2008 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Only used to show the location of the study areas. This map should not be used for general planning purposes only. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Central Florence Strategic Plan Study Areas 5 & 6

www.boonecountygis.com



Only used by Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

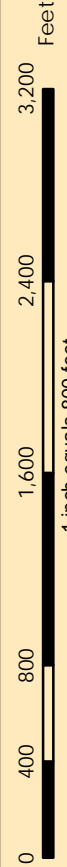
Copyright 2008 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.



Map Created: 08/18/2008

Page: 5.8

1 inch equals 800 feet



Boone County GIS - Putting Northern Kentucky on the Map

Central Florence Strategic Plan Study Areas 7 & 8

www.boonecountygis.com



Data used to create this map was supplied from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

Copyright 2008 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

