

WESTERN BOONE COUNTY STUDY

September, 1998

What's this Study all about?

Western Boone County is a distinct area from eastern Boone County in terms of access, topography, urban services, river frontage, and typical distance from the urban centers. These different characteristics must be examined to find if Western Boone County should develop in a different manner or the same as eastern Boone County. The purpose of this Study is to find out if there is a better way to develop than just extending the typical suburban sprawl of Eastern Boone County west to the Ohio River. During the planning process for the 1995 Boone County Comprehensive Plan, community groups and the Planning Commission realized that a detailed plan for Western Boone County is needed, in fact the Comprehensive Plan recommends that one be conducted. The 1996 Western Town Meeting clearly indicated that there is enough interest in retaining the character of area to do a study. This does not mean that an anti-growth plan be developed, but that we as a community, determine the best future for Western Boone County. The charge is therefore to prepare a plan for the development of this region of the county in order to retain the characteristics that make the area desirable.

Why do studies like this?

It is common in planning literature and current events regarding planning issues that many people nationwide are asking questions about typical suburban development and whether it is really the best option for their area. This Plan is intended to give Boone County the chance to get ahead of the process.

In a larger perspective, this plan also addresses many Growth management and metropolitan development trend issues that are important to suburban growth areas like Boone County. For example, much inefficiency have been identified with the typical suburban sprawl type of development, such as increased infrastructure costs for roads and more busing costs to schools. The Future Land Use Map for the year 2020 clearly shows a concentrated and more dense style of development in the eastern part of the county, while the western part is shown as very light development and much more limited regarding urban services. As a result, this Western Boone County Study has ramifications on a metropolitan scale. For example, if a large part of a county remains in very light development, regional clean air mandates are easier to meet, mass transit is better facilitated through denser urban development, and all utility provisions are kept more efficient, both on a metropolitan level and on a county level. For example, should Boone County justify expenditures for an upgrading of a roadway like Woolper Road to handle increased development when existing roads in urbanizing areas like Gunpowder Road clearly need improvement, but are not scheduled because of limited resources?

Here is the Study Process:

The following identifies the steps taken to develop this study, while the shaded arrows represent the steps that are completed.

What happened at the 1996 WBC Town Meeting?

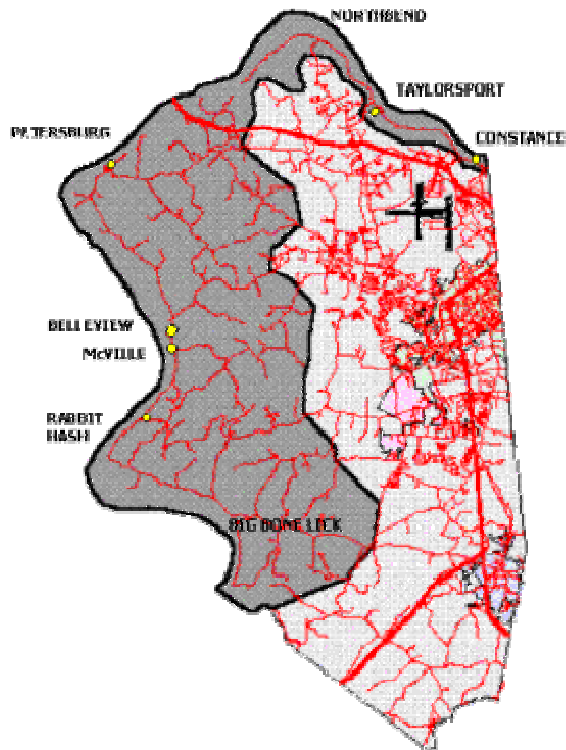
The Western Boone County Town Meeting resulted from a need, identified by the Boone County Historic Preservation Review Board and the Boone County Planning Commission to investigate local interest in future preservation, conservation and planning efforts in Western Boone County. This interest was a direct result of the 1995 Boone County Comprehensive Plan. The identified study area included the north and western areas of the county bordered by the Ohio River.

A town meeting was determined as the best forum to disseminate and gather information and ideas concerning general and specific issues facing Western Boone County. Over one hundred and fifty residents attended the meeting held in 1996, at Kelly Elementary School in Belleview. The purpose of the Town Meeting was to determine if there was interest and support for integrating preservation and conservation issues into future planning efforts for the area. Past Boone County Judge-Executive, Bruce Ferguson served as moderator.

The participatory sections, led by Christine Amos of Burry & Amos, Inc., included a two-part slide presentation/survey with individuals responding on survey forms. The first part of the slides presented 16 views identified as "Landscape Characteristics and Features of Western Boone County" The second series of slides, the "Visual Preference Survey" was designed to gather opinions on a variety of issues facing Western Boone County including industrial development, historic preservation, agricultural retention, small lot development, natural areas and recreation. Small group discussions, led by the consultant, members of the Boone County Planning Office staff and members of the Boone County Historic Preservation Review Board followed the slides. This section of the meeting asked participants to discuss one of nine previously identified geographic areas of Western Boone County and were asked to develop a list of Opportunities and Challenges evident in their area.

The town meeting provided a great amount of information concerning resident's concerns, needs and hopes for specific areas of Western Boone County. The overall conclusion was that although change is inevitable for this region of the county, a specific plan needs to be developed that allows for low density residential development, protection of significant natural and scenic areas, and avoids large commercial and industrial development.

Where is Western Boone County and how big is it?



To determine the Study Area, staff prepared a map that showed a contiguous area that contains the strongest rural, natural, and historic character of Boone County currently affected little by suburban development. It is based roughly on the potential tourism area described in Figure 9.1 of the 1995 Boone County Comprehensive Plan, but is more restrictive based on comments received at the May 16, 1996. The Study Area, shown to the left, is based on the following positive attributes:

- river frontage
- river view
- prominent views of stream valleys and hillsides
- large areas of Developmentally Sensitive land as identified on the 1995 Future Land Use Map
- large areas of woodland as identified on the 1994 Existing Land Use Map
- small town/grid street system
- notable historic structures or sites
- concentration of historical structures or sites
- outstanding natural features
- notable agricultural operations
- characteristic agricultural scenery
- absence of consolidated water and sanitary sewer systems
- rural highways with vistas
- absence of typical suburban residential development
- visible change from suburban to rural area along a thoroughfare

The Study Area contains four distinct regions:

- North Bend/Constance/Bullittsburg
- Petersburg/Woolper Creek/Idlewild
- Belleview/McVie/Rabbit Hash
- East Bend/Big Bone Lick

The Bullittsville area is not a part of the Study Area because of its development potential, its relatively level topography, and its proximity to I-275. The Big South Fork area and the U.S. 42 corridor near Gallatin County are not part of the Study Area because they are not directly connected to the rest of the Study Area or the Ohio River frontage by road.

What happened at the '97 town meetings?

In order to determine what information is needed and to find a general direction for the Plan, the Planning Commission conducted a series of four, more detailed Town Meetings during May of 1997. These meetings were divided into distinct geographic areas to obtain more detail and determine the different values in each area. The purpose of the meetings was to determine what residents wanted the Planning Commission to study in their area, and to determine the boundaries of the study area.

In general, the four geographical areas in which the meetings were held had different ideas of what Western Boone County was or should be according to the area in which they lived. For example, some people who attended the Kelly Elementary meeting believed that the maximum lot size of 5 acres should be increased to 15 acres to keep density low. The people who attended the Petersburg and Hamilton meetings had a different view point and believed that the current density of 2 to 5 acres was appropriate and did not favor larger lot requirements.

There was a consensus that the character of Western Boone County should be protected, but there was a mixed opinion about how this should be accomplished. What places should be protected, and where and how much development should be allowed, were some of the many items mentioned. Many people identified a concern that the regulations that are developed should not prevent the subdividing of their land to sell to family members or prevent an economic gain on their property. Zoning, many believe should not be the only tool used to protect the character of the area, but rather incentives should be developed to encourage protection of the area. People agreed that commercial development should be very limited in Western Boone County or kept out altogether and that tourism should be non-commercial in nature and not promoted. Common ideas expressed at all of the meetings pertain to projecting a build out for Western Boone County. This projection would examine different densities and analyze the costs associated with each as it relates to providing public services, infrastructure, and taxes. In addition, there was a consensus that there should be some kind of transitional area along the boundary of the study area to provide a stepping down of densities from eastern Boone County to the study area.

Many interesting ideas and comments were raised in each of the meetings. One such idea was to purchase key pieces of property to block utilities from extending to areas to be protected. The concept of the Open Space Subdivision was introduced, which would allow similar residential densities as conventional subdivision development while preserving larger areas of open space. Comments were made that conservation of the study area through regulations puts an unfair burden on the current property owners

and questioned the need for even having a study. The opinion was expressed that the area should be left to the entrepreneur to develop and not dictated by government. This idea was not popular with others in attendance.

Issues regarding roads were raised with questions such as, which is better improved roads which allow people to drive at faster speeds or the current road conditions which requires people to drive at slower speeds? Some people believed that the companies which are locating in the County are causing all of the growth which is eliminating the open space and destroying the character of Western Boone County. Therefore, these companies should be required to provide money to purchase natural areas and green space for protection. Still others believe that everyone in the County should pay for open space and not just the individual property owners who live within the study area.

A Pop Quiz, administered at each of the four meetings, provided some interesting results. Each person was asked to rate individual slides according to their likes and dislikes. In order to understand the most important and revealing data, we examined the questions regarding density and fitting with the landscape in detail.

For example, the majority of meeting participants believed that the slides which showed residential subdivision hillside development were too dense and did not fit into the landscape. The Petersburg and North Bend results showed a greater preference for home sites that offer a view, and were not as concerned about the loss of vegetation in order to obtain a view.

There was a negative reaction at all four meetings to Slide #2, which showed hillside residential development from a distance. The clear preference was for scattered, low density housing with retention of vegetation and minimal disturbance of the land. The residential subdivisions are not appropriate based on both a density preference and site work requirements when located on a hillside. The slides which showed individual houses along the road frontages, however, were believed to have appropriate densities. The majority of the meeting participants believed that commercial development doesn't belong within Western Boone County.

More than half or 62% of the meeting participants characterized themselves as long time residents or area residents who want the area to stay the way it is, while 19% were long time and area residents who wanted the area to have suburban amenities. Sixteen percent of the long time residents were open to selling their property to a developer.

A map of the Big Bone Lick area in Kentucky. The Big Bone Lick River is shown in blue, flowing through the center of the map. The surrounding area is shaded in light blue and green, representing the Big Bone Lick National Monument. Towns labeled include Petersburg, Taylorsport, Bellevue, McVine, Radnoti, and Nash. The map also shows a network of roads and the location of the Big Bone Lick National Monument.

Following is a summary of staff analysis:

Formation, and any construction that does occur will be more costly than usual. Kope generally occurs along stream beds and the lower portions of the stream valley walls in Boone County. It is most prevalent in the Big Bone Lick and southern portions of the county, but is also found on all major hillsides in the northern part of the county.

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Western Boone County Resources shows eight of these sites, which include unique glacial deposits, significant old growth forests, and unique biological/soil associations.

Historic sites incorporated into this study are those that are on the National Register of Historic Sites or have previously been found to be Eligible for the Register.

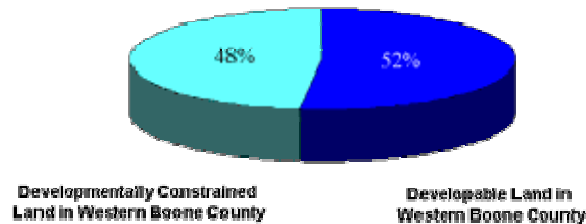
Ohio River flood plains as well as the individual creek flood plain areas, are included as Development Constraints of Western Boone County. As noted in the Boone County Comprehensive Plan, the increasing urban land uses in Boone County are adding significantly to the storm water runoff in each creek. According to the Boone County Emergency Management Services, flash floods are becoming increasingly frequent and more severe in the major Boone County creeks.

Agriculture trends in Boone County are similar to other growing suburban areas in that development is displacing prime agriculture land. The effects of suburbanization go beyond the land issue, however. It became apparent during the public meetings that full time farmers do not own all the land they farm, but lease much of it. So that even if the farmer retains all of his/her lands, he cannot control the sale of land that he historically leased. In addition, with the increase of automobile traffic on Boone County roadways, it has become much more difficult to transport farm machinery to leased property. Aside from a handful of full time farms, agriculture in Boone County is supported by the tobacco industry. Tobacco is so important, because it is federally subsidized. Although a farmer may make more money per acre in a given year from sweet corn for example, the next year may be a bad year. The return from tobacco is guaranteed as long as the specific tobacco base is utilized two out of every three years. In most cases, cattle are maintained to keep the property clear of overgrowth. In fact, the economic return from the cattle barely pays for the construction and maintenance of fences. Hay functions as a significant crop to support cattle.

The terrain of Western Boone County accommodates tobacco and crop growth on the plateaus and river plains, and cattle grazing on the steeper slopes. Boone County tobacco bases are divided between 1340 farms with only 450 market cards. This supports the large amount of leasing taking place within the county. There are 521 acres providing for 1,280,618 pounds of tobacco leased in Boone County for 1997. Hay production in Western Boone County sustains the cattle and provides additional income for the property owner. Alternative specialty crops, like vegetables and landscape nurseries are more important in Boone County than nearby communities, but provide only a small portion of the overall farming activity.

Within the Northern Kentucky region, Boone County follows behind Grant and Owen County in agriculture production, but produces more than the combined production numbers of Kenton and Campbell Counties. This is partly because Boone County has the river plain areas that most other counties do not have. Boone County's total cash receipt for crops and livestock for 1995 was \$15,141,000.

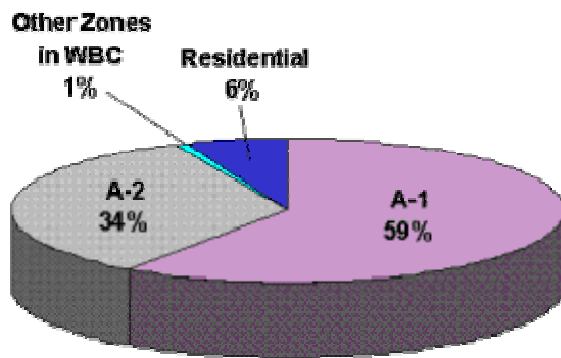
In Eastern Boone County, the prime farm land, has seen reduced production and increased urban development. The increased total harvested crop land in Boone County is concentrated in Western Boone County because of the reduction on farmable land in Eastern Boone County.



As in most places, the size of farms in Western Boone County is changing. There has been an increase in small farms (0 to 49 acres) with a general reduction of large farms (50 to 500 acres). Most of Western Boone County

moderate sized farms are located along the ridge top roads with the larger farms mainly within the Ohio River plain. Only forty percent of Boone County's available crop land was harvested in 1992. Between the years 1987 and 1992 the number and acreage of Boone County farms decreased while the dedicated harvested crop land increased. These changes relate to the change in government market programs and increased amount of alternative specialty crop growth as seen by the Conservation Office of Boone County.

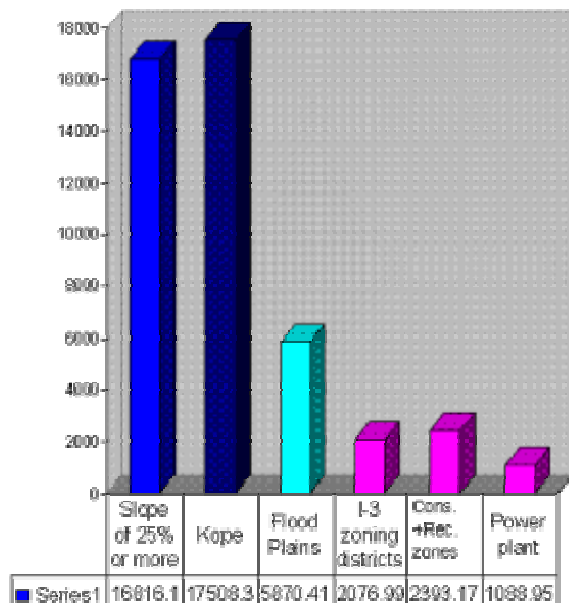
The average age of Boone County farmers in 1987 and 1992 remained steady at 53. This supports a continuing trend toward smaller starter farms through property division or inheritance. Another explanation for the reduction of farm sizes relates to the purchasing patterns after the World War II. The World War II veterans who brought large parcels of land in Boone County after the war are splitting the farms for their children, which correlate to the present average-aged farmer.



For the purposes of the staff analysis of development patterns, developmentally constrained areas are defined as including area which contain slopes greater than 25%, Kope, I-3 zoning districts, conservation zones, power plant, and flood plains. All remaining areas of WBC are depicted as developable.

Figures 6, 7, and 8 show statistics on the make up of each of these types of areas.

What are the existing demographic conditions?



The 1997 estimated population for Western Boone County (WBC) is 7,185 with approximately 2,333 single family households located within the study area. The WBC population makes up approximately 9.85 percent of the total 1996 estimated population of Boone County of 72,926. The total numbers of households for WBC represents 8.89 percent of the 26,228 households for all of Boone County as of August of 1997. The total area of WBC is approximately 107 square miles, which comprises approximately 47.7 percent of Boone County.

The total number of single family zoning permits issued for WBC from 1987 to 1997 was 445.

This represents an average of approximately 40.45 single family homes per year within WBC. The homes built in this period indicated a consistent growth rate from year to year.

The density of the study area is approximately 67 people per square mile, while the density for the rest of Boone County is approximately 465 people per square mile. The total acreage of WBC is 68,888, and the density per acre for WBC is 29.52 acres per dwelling unit compared to 3.76 for the rest of the County. WBC contains approximately 16,858 acres of steep slopes that are 25% or greater, and approximately 34,545 acres of woodland areas in 1994. In addition, WBC contains approximately 17,520 acres of Kope, a geological formation that is very susceptible to hillside slippage and presents construction constraints. WBC also contains approximately 5,768 acres of flood plain areas which includes the creeks and streams within the study area.

Western Boone County (WBC) is developing in a slow manner compared to the rest of the County, with an annual growth rate of approximately 1 to 2 percent. The current development pattern for WBC is to develop homes along the existing road frontages. The main reason for this is because it is the least expensive and most accessible area for development. Dwelling units located within 500 feet of the roadways make up approximately 75% of the existing households within WBC. This pattern of growth can result in inefficient development of the remaining areas of WBC because of the large areas of developmentally constrained land which are generally located more than 500 feet from the roadways. In addition, it can create a pattern of growth, which from the roadways, appears very dense and takes on the feeling of a residential area. This

pattern could restrict or disrupt views of the natural and scenic characteristics of WBC, which many people have identified, should be preserved or utilized.

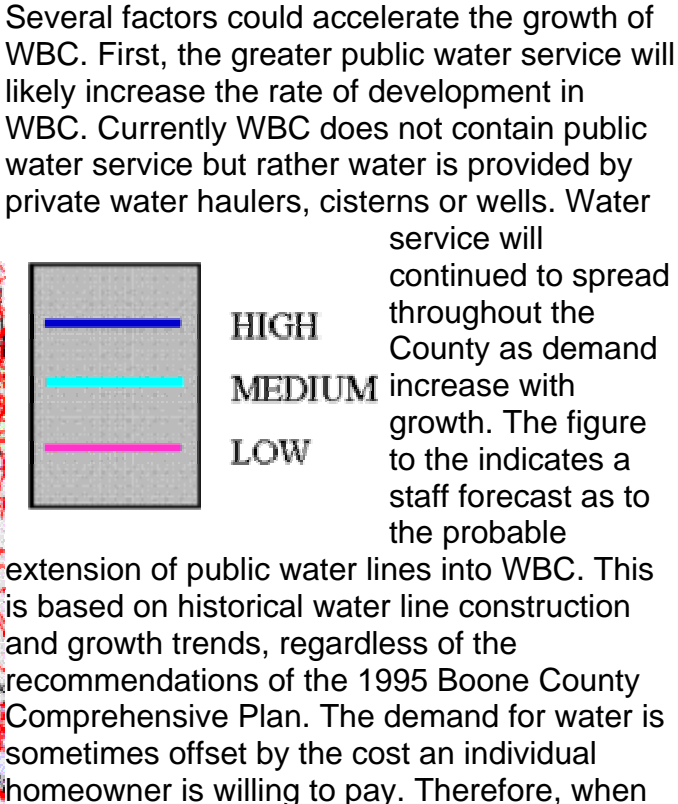
What happens when the current trends are projected into the future?

To determine what impacts development will have on WBC in the future it is necessary to interpret the existing development patterns of WBC and project what a buildout population will be for WBC. This was accomplished by determining what lands are buildable and what area of WBC have development constraints and therefore will unlikely be built upon. This information will enable projections of traffic demands on roadways, public infrastructure demands, as well as impacts on natural characteristics of WBC. In addition, it is possible to project the amount of time it will take to arrive at an ultimate residential buildout.

As a first step, the linear length of each road was calculated and the minimum zoning road frontage requirements were used to determine that 11,321 lots could be developed along all of the roadways of WBC. However, very few homes within WBC are developed at the minimum road frontage, therefore larger minimum road frontages were used to determine the potential number of lots along all of the roadways of WBC. Based on examination of current lot configuration in WBC, the minimum road frontage for A-1 and A-2 of 150 feet was replaced with 300 feet for A-1 and 200 feet for A-2, with 100 feet used for the remaining residential zoning districts. This reduced the total number of potential lots to 6,380. The current pattern and rate of growth within WBC will result in a buildout along the road frontage within approximately 122 years, assuming WBC continues to grow at the current rate of 40.45 households per year. Holding the rate of growth as a low constant for 122 years is obviously very conservative and very unlikely to occur. It is more likely that WBC will grow at an increasing rate over time and therefore develop more quickly than the projected 122 year buildout. In addition, the average lot sizes used could actually be larger than projected, which combined with a higher growth rate would result in a faster buildout possibly as quick as 50 years or less. Keep in mind that this buildout scenario addresses only development along the road frontages of WBC.

After determining how many households could be developed along the roadways, it is necessary to determine how many more lots could potentially be developed in the areas beyond the immediate road frontages. The total land area of WBC will allow 25,764 lots to be developed using the current zoning lot size requirements, however subtracting the developmentally constrained areas reduces the number of lots to approximately 11,508 lots. This assumes that each lot would develop at the minimum lot size determined by zoning for the A-1 and A-2 zoning districts, and one acre minimum for every other residential zone because of septic system restrictions. Currently, the average lot size within WBC is much larger than the zoning minimum. If this were applied, it would greatly reduce the potential number of households within WBC. For example, using larger lot sizes such as 8 acres instead of 5 acres for A-1, and 4 acres instead of 2 for A-2 zoning districts would reduce the number of households by approximately half from 9,810 to 5,413. Therefore, the 227 years needed to reach residential buildout of WBC

Several factors could accelerate the growth of WBC. First, the greater public water service will likely increase the rate of development in WBC. Currently WBC does not contain public water service but rather water is provided by private water haulers, cisterns or wells. Water service will continued to spread throughout the County as demand increase with growth. The figure to the indicates a staff forecast as to the probable extension of public water lines into WBC. This is based on historical water line construction and growth trends, regardless of the recommendations of the 1995 Boone County Comprehensive Plan. The demand for water is sometimes offset by the cost an individual homeowner is willing to pay. Therefore, when



the Boone County Water District reviews water line proposals they consider as a general rule of thumb, \$2,500 as the high end of what homeowners are willing to spend for water after the Water District and Boone County Fiscal contributions are made to each individual project. Therefore, to determine what areas of WBC could afford water the current number of household for each street had to be determined. This information allowed streets to be identified within WBC which currently fall below or are near this threshold figure of \$2,500 and the streets which needed significant growth before water would be affordable. Figure 10 indicates three levels of potential for water line construction based on the threshold figure. However, some streets or areas in which water is currently affordable are located very long distances for existing water lines and therefore would not be practical until a water source is closer. Currently, the Water District is reviewing proposals for a water plant in WBC along the Ohio River. If this plant were to be constructed, water service would be more practical for many of the areas which currently have enough households to make the water installation price affordable.

Staff has concluded that although public sanitary sewer service through conventional sewer line extensions are unlikely, the general growth pressures and outward spread of suburban development from the Hebron, Burlington and Union areas will cause a gradual increase in the WBC growth rate.

It appears that the issues that primarily control the divisions of land and locations of development include property taxes, inheritance taxes, typical lot frontages, cost of driveway construction, septic leach requirements, floodplain areas, steep grades, and the impact of tobacco base on division of properties. Surprisingly, zoning appears to have less effect on the division of land parcels and the development pattern than many of these issues.

Conclusions, what will happen without a plan?

Conservatively speaking, the current development patterns of WBC could reach their conclusion in 70 years. However, the visual characteristics of WBC will change along the roadways long before that time.

Transitional areas, roughly defined by the potential water line extension areas in the figure above, will experience some subdivision development in the next decade. These are easily developable areas just outside the future urban development on the 1995 Future Land Use Map. This residential development would result in increased demand for public sanitary sewer service regardless of what the Comprehensive Plan and Sanitation District plans indicate. Participants in the WBC Study have indicated that the densities and design of these developments should be carefully arranged to create an orderly the progression from a suburban area westward to a rural area.

Road frontages and views along roadways will change to a suburban nature even with the relatively low density of WBC. This will cause much of the visual rural characteristics, found important to the residents, to be lost from public rights-of-ways.

Since the roads along the Ohio River Plain are already approaching 50 percent buildout according to current lot size trends, opportunities for public access to the river will be precluded or very limited in the near future.

Hill-top development in WBC will be unregulated as to its treatment of the hillside and vegetation. The result could be more projects like Parlor Grove Subdivision, where hillsides are cleared to sell lots with views.

River Plain land surrounding the towns of McVille, Belleview and Petersburg will develop as either gravel pit or typical subdivision residential developments.

The Rabbit Hash area will have new houses not only along the roads but along hill top areas, and will change from a rustic/rural area to a suburban/resort home type of area.

By the year 2020, the main roadways within WBC will carry traffic volumes similar to the current traffic levels on roads like North Bend Road, Pleasant Valley Road, Frogtown

Road, and Mt. Zion Road. All of the same problems which are currently occurring on these roads such as safety issues, capacity problems and lack of funding will begin to occur on the main roads within WBC. To compound matters in WBC, severe topography limits the main roads as the only way in and out, and does not enable secondary connections between developments. This will have the effect of concentrating traffic associated with future residential growth on a handful of roads. Staff concern is that the existing problems on the major roadways within Eastern Boone County are proving difficult to resolve. Does it then make sense to create similar problems within WBC?

Future public school locations will probably gravitate to the north or northwest of Boone County in the near future because of the desire of the school district to follow the population growth trends. Kelly Elementary, which is significantly under capacity, is difficult to serve with transportation because of limited routes to the school, low population density, poor road conditions, and susceptibility to weather conditions. Therefore, any other schools located in WBC will have the same problem as Kelly unless it is located to draw the majority of students from the east.

The current trends of WBC do not specifically identify any urgent need for an overall plan to be prepared because of the relatively low growth rate and density of the area. However, the Planning Commission believes that, based on the research in this report, the area will continue to change and that in ten years the community will wish a plan was already in place as the growth impacts become evident. Therefore, the Western Boone County Study should serve as an umbrella plan that lists and prioritizes very specific planning projects. These specific projects have arisen from public comment and from needs outlined by the conclusions above. As public policy, the information contained in this report should be considered when the 2000 Comprehensive Plan Update occurs.

Recommended Specific Planning Projects for WBC:

The Conclusions and Recommendations of the Western Boone County Study, as prepared by the staff of the Boone County Planning Commission, were presented to the public on Monday, June 15th and Thursday, June 18th at Kelly Elementary School in Belleview. A summary of what had occurred to that point in the Study process and a draft of the conclusions and recommendations of the Planning Commission's staff regarding the future growth trends of Western Boone County had been mailed to each Study participant prior to those meetings.

The Long Range Planning Committee reviewed the Study and the public comments made regarding the Study, and presented the conclusions and recommendations to the full Boone County Planning Commission in the form of a report. On September 16, 1998, the Planning Commission accepted the Western Boone County Study as a matter of information.

The general direction of the Study recommendations is that the Planning Commission, through the following list of projects, takes a more pro-active approach and a less regulatory approach to addressing the future of WBC. Most of these recommended

projects are designed to work directly with the land owners and affected people directly on a smaller scale, and the Study concludes that the traditional planning approach of a large land use plan and extensive regulations is not the best way to guide the future of WBC. The following list of projects includes no recommended changes to the Boone County Comprehensive Plan or the Boone County Zoning Regulations. Individual projects may require their own public notification process and public hearings before adoption or any change to regulations occurs.

Late 1998 and early 1999 projects independent of the Comprehensive Plan update:



Form the non-profit Recreation Foundation that has been recommended by other planning efforts and conduct an active search for river front public access/recreation properties. The focus would be toward county acquisition or tax benefit/contribution through the Recreation Foundation.

Conduct a Gravel Pit geologic study that examines tonnage/acreage issues, and estimates how much material is left in the river plain areas, as well as how long it would take to completely mine it.

Draft Open Space Subdivision Regulations to replace the existing Cluster Subdivision Regulations.



Graphic Source: Conservation Design for Subdivisions - by Randell Arendt

Immediate land use planning efforts, prior to adoption of 2000 Comprehensive Plan:



Prepare a residential/traditional neighborhood expansion plan for the Petersburg river plain area. This plan would also examine the economic feasibility of dense, traditional town style residential and commercial development as opposed to gravel and sand extraction operations.

Prepare a Corridor Plan for KY 20, Petersburg Road, including the I-275 interchange area.

Within two years after the adoption of the 2000 Comprehensive Plan:

Prepare a pilot study for hillside/hilltop development regulations for the Rabbit Hash area.

Develop a preservation plan for the Middle Creek Valley through concentrated property owner meetings and discussions.

Begin a process where Boone County and the Planning Commission take an active role in approaching the State Recreation Cabinet to create a plan for Big Bone Lick State Park:

Re-plan the park layout and theme.

Consider expansion plans for the park, including a land connection to the Ohio River.

Involve Tri-Ed because the park is a quality of life issue for N. KY.

Explore potential for including corporate retreat facilities.



Design a conceptual path system connecting large green areas and stream valleys of Western Boone County.

Conduct specific corridor studies to look at future densities for the "Transitional Areas" along East Bend Road and along KY 18 outside Burlington.

Prior to, or part of, the 2005 Comprehensive Plan Update:

Conduct an Industrial District land use study for the area between Bullittsville Road and Idlewild Road. This plan would analyze the feasibility of a potential industrial area vs. low density residential within the airport noise affected areas. This Plan could include a planning level needs analysis for a Graves Road Interchange on I-275 to serve future development.

Prepare a residential/traditional town expansion plan for Belleview/McVille area, similar to the Petersburg Plan described above.