

INDEPENDENCE ZONING UPDATE

BACKGROUND

The City of Independence approved the *Independence Community Small Area Study* in 2007 and the Kenton County Planning Commission adopted the study into the Area-Wide Comprehensive Plan. This adopted plan set the City's vision for Independence for the next 20 years. The Independence Strategic Action Committee (ISAC) was formed as a result of the Small Area Study. ISAC's goal is to implement the recommendations of the Small Area Study.

The Independence Zoning Update Committee was formed in 2009 as a subcommittee to ISAC, specifically charged with the duty of reviewing the Land Use Recommendations of the Small Area Study and making recommendations to City Council on how to implement those recommendations.

NKAPC was asked by the City to facilitate this process and provide research and technical assistance to the Independence Zoning Update Committee.

WHY DOES THE ZONING NEED TO BE UPDATED?

The *Independence Community Small Area Study* contains recommended land uses for the area of the study. The current zoning regulations are not compatible with the recommendations of the Small Area Study. Therefore, in order for the plan to be successfully implemented, new zoning tools are necessary.

WHAT AREAS OF THE CITY ARE INCLUDED IN THIS UPDATE?

The core area of Independence is included in this update. This generally includes the east and west sides of Madison Pike from Independence Station Road to Locust Lane, the north and south sides of McCullum Pike, and the intersection of McCullum Pike with New KY 17.

WHAT TYPES OF REGULATIONS ARE PROPOSED?

There are three zones proposed. While each zone is tailored to address specific development patterns and recommendations, they are also intended to work together. The success of one area is dependent on the success of the other areas.

The DI (Downtown Independence) Zone – This zone includes the east and west sides of Madison Pike from Independence Station Road to Locust Lane, which includes the Downtown. A major focus of this zone is to focus on the character and scale of buildings to ensure that new development is compatible with the character and scale of the Downtown.

The CD-SF (Conservation Development – Single-Family) Zone – This includes roughly the north and south sides of McCullum Pike. This zone is a balance between allowing residential development while maintaining the rural character of Independence.

The GMU (Gateway Mixed Use) Zone – This includes the area on the north and south sides of McCullum Pike adjacent to New KY 17. The intent of this zone is to permit commercial and mixed use development within a planned development.

WHO ADOPTS NEW ZONING REGULATIONS?

As state earlier, the Independence Zoning Update Committee was specifically charged with the duty of reviewing the Land Use Recommendations of the Small Area Study. The Committee will make recommendations to City Council on how to implement those recommendations. It is then the City Council's prerogative to proceed with the recommendations and submit an application to the Kenton County Planning Commission.