

ADDENDUM 01

ATTACHMENT A
PROPOSED TEXT AMENDMENT TO THE
COMPREHENSIVE PLAN UPDATE 2026: AN AREA-WIDE
VISION FOR KENTON COUNTY

Words to be added are underlined

CHAPTER 3: COUNTY WIDE PLAN ELEMENTS

SECTION 3: LAND USE

SMALL AREA STUDIES

INDEPENDENCE COMMUNITY SMALL AREA STUDY

The boundary for the Independence Community Small Area Study was drawn to include the area from “New” 17 and Madison Pike (KY 17) corridor essentially from Summit View Elementary School to just south of Simon Kenton High School. The study area includes the highly developed area of Independence which is experiencing additional growth pressure. This area includes the Independence Towne Center at the intersection of Madison Pike and Harris Pike, the historic downtown area surrounding the courthouse, the intersection of Madison Pike and “New” KY 17 corridor near the Summitt View Elementary School.

The study has been completed as a result of the City’s desire to create a plan, based on input from citizens, stakeholders, and a thorough understanding of market conditions to revitalize the downtown core and strengthen the surrounding area. The recommendations and implementation measures are intended to help sustain socioeconomic needs using context sensitive solutions. It is also intended that the historic downtown will connect to different parts of the City using newly planned developments catering to the needs of both residents and business owners.

Anticipating significant population growth within the city coupled with the re-alignment of the “New” KY 17, the market study revealed that there are numerous opportunities for additional development within the City. New development, including revitalization of existing areas, if not planned and properly implemented, however, can be a detriment to the overall growth of the City.

This study provides an inventory of existing conditions including types of uses along the Madison Pike corridor in the historic downtown and adjoining areas highlighting the historical resources along with existing infrastructure, open space/recreational areas, natural features, building sizes and architectural styles, image of the study area and transportation facilities. The study also delineates implementation strategies for new infill development along with design and development, infrastructure, and programmatic recommendations.

The following issues highlight the objectives of the study:

- Context sensitive revitalization of the Madison Pike Corridor within the study area
- Market driven implementation strategies for “downtown” area to re-invent the historic core and make it a destination for local residents
- Sustainable infill development with planned residential and commercial growth
- Recommendation of improvements to transportation network including roads, pedestrian and bicycle facilities and mass transit.
- Recommendation of future land uses
- Creation of a “sense of place” within the study area.

To accomplish these goals the study recommends measures be taken such as the following:

Land use recommendations include high and low density conservation subdivisions, mixed use development, high density residential (multi-family), commercial, institutional, open/recreational space, conservation development residential with mixed use overlay, existing single family residential, and civic use areas.

Programmatic recommendations include creation of a Strategic Action Plan Committee, employing a city manager, and establishing a city beautification program.

Infrastructure recommendations include improving roadway conditions and treatments, improving pedestrian access, and connecting local amenities to residential areas via alternative modes of transportation.

Design Recommendations were made for four focus areas within the study boundary. The areas include the Downtown historic district, the North Gateway, South Gateway, and McCullum Pike/”New” KY 17 intersection. Each of these areas was thoroughly examined and recommendations strive to create and enhance the character within each focus area.

Refer to the Independence Community Small Area Study for the complete listing of recommendations.