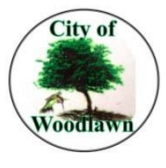


# Campbell County and Municipal Comprehensive Plan Update 2015

## Vision

Campbell County is a dynamic community that provides meaningful opportunities for all people in which to live, learn, work, play, worship, and achieve their goals. The County promotes lifelong learning, innovative enterprises, quality neighborhoods, agricultural heritage, diverse recreational opportunities, environmental balance, and participatory governance. We draw from the strength of our rich history of values, creativity, and decisions to realize the vision for Campbell County.

- *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 promotes lifelong learning through strong public and private educational programs. We capitalize on the strong partnership with our schools, community colleges, university, and library system to use education and knowledge-based enterprises to leverage our economic growth.*
- *Campbell County enjoys a growing business community that provides an extensive range of economic development and employment opportunities for our citizens. Our agricultural enterprises are thriving because of new and innovative aspects, including success in agritourism.*
- *Campbell County offers a variety of housing options for people in all life phases spanning a wide income level. We have a diversified mix of high quality housing to support the educational and economic objectives of our community.*
- *Campbell County provides active and passive recreational opportunities that link our neighborhoods into a broader open space network. Our growing green infrastructure network interlaces with parks, trails, walkways, bike paths, playgrounds, bridle trails, golf courses, and sports complexes.*
- *Campbell County government, both municipal and county, works together harmoniously to focus on the many strengths of the various communities to produce a vibrant whole.*



*The Campbell County and Municipal Planning and Zoning is comprised of unincorporated Campbell County and the Cities of Crestview, Silver Grove, Southgate, Melbourne, and Woodlawn.*

## Goals

### Goal: Land Use

Balance existing and future land use patterns to provide various well-planned, high quality, and effective developments.

### Goal: Intergovernmental Cooperation

Encourage and promote cooperative governance through effective and responsible communication and coordination within the County, its Cities, the neighboring Counties, utility, and regulatory agencies.

### Goal: Economic Development and Employment

Evaluate and encourage compatible investments, which will increase quality employment opportunities for the residents of the County and its Cities.

### Goal: Educational Opportunities

Attract, enhance, and maintain quality, comprehensive, and innovative educational opportunities within the County.

### Goal: Agricultural Development

Support the preservation and growth of the County's working farms and agricultural enterprises.

### Goal: Residential Development

Foster a safe, healthy, attractive and life-long residential environment for Campbell County's residents.

### Goal: Environmental Stewardship

To excel in balancing, managing, protecting, conserving, and enhancing the County's natural environment.

### Goal: Public Health

Promote and protect the health and well-being of the residents of Northern Kentucky and Campbell County.

### Goal: Cultural Resources

Foster the placement, design, and access of cultural facilities to sustain the County's ability to attract and retain residents and businesses.

### Goal: Public Utility Services

Promote a dependable and adequate supply of essential utility services to the population as economically and effectively as possible.

### Goal: Transportation Services

Promote a balanced transportation system, which serves existing and future needs by integrating a variety of local and regional transportation modes.

Each goal embraces the following guiding principles:

- ▶ **Property Ownership:** The legal property rights of property owners are to be protected in accordance with local, state and federal law. Private property interests are to be balanced with the health, safety, environment, and welfare of the community including negative impacts that may result from conflicting or unmanaged land uses.
- ▶ **Community Engagement:** The goals and objectives were summarized from previous plan updates and validated by a varied cross section of residents, community, and economic leaders.
- ▶ **Economic Considerations:** These goals and objectives serve as a guide with decisions based on economic benefits, sustainability, and conditions. Strong public-private and intra-governmental cooperation is highly encouraged.

Your feedback on the comprehensive plan update is highly encouraged. Comments can be sent to  
CC&MP&ZC, 1098 Monmouth Street, Suite 343, Newport KY 41071; emailed to  
[pzcompplan@campbellcountyky.gov](mailto:pzcompplan@campbellcountyky.gov); or call (859) 292-3880.

### **Goal: Land Use**

- Cultivate future development and redevelopment, which reinforces the County's high quality natural and livable environment through its buildings, site development, traffic patterns, signage, and landscaping.
- Encourage practical regulatory strategies, which foster investments and preclude incompatible land uses.
- Effectively manage potential conflicts from proposed development through functional and attractive transitions between land uses.
- Foster infill redevelopment and reinvestment, minimizing vacant urban properties, and improving underutilized properties for higher and better uses.
- Maintain viable agricultural and environmental land and heritage by engaging the farm community in the decision processes.
- Evaluate and implement strategies to balance development and mitigate risk to public infrastructure, private property and environmental degradation within unstable soils and special flood hazard zones.

### **Goal: Intergovernmental Cooperation**

- Actively participate in community coordination regarding planning, transportation, and infrastructure to provide an attractive, cost effective, and well-functioning environment.
- Respect and support the various land use plans and planning efforts as may be adopted by the surrounding Cities and Counties.
- Participate in the adopted regional initiatives advanced by public partner agencies, chambers, conservancies, educational facilities, transportation, and utilities.
- Enhance the accessibility of government services by managing facility locations, mapping, information dissemination, and use of technology.
- Maintain an effective program of public safety through effective cooperation with Fire Districts, Police Departments, Emergency Management, and other related local, state, and federal agencies.

### **Goal: Economic Development and Employment**

- Identify and support opportunities to attract high quality office, technology-related, education, research, and light industry balanced with infrastructure, transportation, and compatible land uses.
- Support programs that facilitate entrepreneurship, business incubators / accelerators, and expansion of existing operations, particularly in fields identified as emerging economic development opportunities.
- Support quality educational and workforce training, such as those provided by Northern Kentucky University, Gateway Community College and Campbell County Area Technology Center, thereby strengthening an employee talent pool that is well prepared to meet the County and regional employment needs.
- Assist with the efforts of Campbell County Economic Progress Authority and Northern Kentucky Tri-County Economic Development Corporation to enhance the business climate and foster a spirit of regional cooperation.
- Support partnerships which promote practical and economically feasible improvements and expansion to our infrastructure.
- Stream the development process and minimizing barriers to implementation to foster high-value growth in the construction industry.

### **Goal: Educational Opportunities**

- Support the implementation of initiatives for achievement by providing a variety of educational opportunities to serve the unique needs, desires, and interests of the population.
- Increase public awareness of the rich variety of educational resources available through regional training and enrichment programs, as well as its formal educational resources.
- Facilitate communication and coordination amongst our centers of learning, including school providers, libraries, healthcare, and recreation facilities.
- Support and balance development patterns with investments and initiatives in our public and private educational facilities.

### **Goal: Agricultural Development**

- Support the preservation and growth of working farms and agricultural enterprises.
- Utilize available local, state, and regional resources for agricultural land preservation and expansion through education, economic viability, and applicable land use regulations.
- Recognize right-to-farm protections in appropriate areas to balance agricultural operations with external conflicts.
- Facilitate land use regulations which encourage, support, strengthen and capitalize emerging agricultural tourism industry and agriculturally related business opportunities.

### **Goal: Residential Development**

- Encourage a variety of densities and housing types that will provide options for a range of household sizes, age groups, and income levels to promote a high quality environment.

- Facilitate neighborhood-scale and mixed-use developments that promote a sense of community and provide housing, employment, recreation, community gathering, educational, and service options.
- Encourage the continued reuse of Campbell County's housing stock to support improvements to existing residential neighborhoods in both suburban and rural locations.
- Utilize performance standards for housing development that incorporate the effects on water and sanitary sewer needs, traffic congestion, and open space preservation.
- Address dilapidated and unfit housing through property maintenance enforcement and redevelopment initiatives.
- Utilize land use regulations and regulatory tools to protect residential land uses from the intrusion of incompatible land uses.

### **Goal: Environmental Stewardship**

- Include and maintain appropriate and economically feasible, levels of open space, landscaping, trees, and other natural features in conjunction with all development or redevelopment.
- Foster public awareness and support conservation initiatives for preserving the natural environment, including soil conservation, hillside stabilization, natural storm water management, and the protection of environmentally sensitive features.
- Utilize innovative planning tools and existing scientific and economic data to help the County adequately consider methods of managing energy, water consumption and stormwater management.
- Support feasible and practical agricultural transitions to environmentally sustainable crops, products, and operations.
- Manage development and redevelopment near our rivers and within our watersheds to maintain and increase environmental quality and natural community amenities.
- Reflect a practical and economically viable balance between property rights and the protection of the environment and community-at-large.

### **Goal: Public Health**

- Foster impactful quality passive and active recreation facilities to sustain, retain, and attract residents and businesses.
- Promote the sharing of information, resources, and ideas to evaluate future health care needs and assets.
- Plan and collaborate with public health services for a safe and healthy community.
- Encourage neighborhood recreation and open spaces as an integral part of residential development plans.
- Support innovative designs, which promote livability for all ages, including our aging population.

### **Goal: Cultural Resources**

- Raise awareness and support the creation, preservation, and expansion of public and private cultural and historic facilities.
- Support the revitalization efforts of our public parks and recreation facilities for people of all ages.
- Support impactful initiatives for a regional and integrated system of parks, trails, and tourist destinations.
- Foster the placement and design of high-quality gathering places, festival areas, and entertainment facilities.

### **Goal: Public Utility Services**

- Coordinate the efficient use of utilities, including sanitary sewer, storm water, and water infrastructure within the County.
- Support innovative financing and design to promote utility investments, including water and high-speed communication infrastructure to underserved areas.
- Encourage economically feasible innovative technologies to address utility needs where public infrastructure extension is impractical due to topography, environmental characteristics, and other concerns.
- Employ strategies to manage stormwater impacts in urban, suburban, and rural areas through Zoning and Subdivision Regulations.

### **Goal: Transportation Services**

- Facilitate and support an efficient roadway network by addressing gaps, inefficiencies, or deficiencies in the system.
- Collaborate with the Kentucky Transportation Cabinet to enhance compatibility of interstate and state road improvements with existing and future development.
- Support funding and enhancements in overall coverage, mode choice, and special services by transit providers.
- Support impactful non-motorized transportation options in development and transportation corridor improvements.