

# 2017 BOONE COUNTY COMPREHENSIVE PLAN GOALS & OBJECTIVES

*Pursuant to Sections 100.187 and 100.193 of the Kentucky Revised Statutes and other applicable laws, this statement of Goals and Objectives has been prepared by the Boone County Planning Commission. Each Element of Plan 2040 reflects at least one goal which serves as a future desired condition or result that is considered to be an attainment not an action. Each goal is supported by a series of objectives, which are achievable action statements. The Goals and Objectives are general but provide a framework for the Plan 2040 Elements. The Elements address specific land use impacts and provide recommendations regarding future growth. The Goals and Objectives help guide public policy, but are not designed to solve specific problems.*

## OVERALL

**Goal A:** Boone County is viewed as an integral part of the Greater Cincinnati Region through successful planning.

### Objectives:

1. Currently accepted and innovative design methods, land use management tools, and coordination among agencies as well as with public infrastructure shall be pursued to produce a healthy, well-designed community that supports residents and businesses.
2. Mixing of residential and other land uses shall be encouraged where appropriate.
3. Boone County shall strive to achieve diversity and balance in land use while protecting natural resources and natural systems.
4. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community.
5. The unique characteristics of the legislative units and their different development and infrastructure needs should be recognized and accommodated.
6. The Elements of the Comprehensive Plan shall be interrelated and consider potential benefits and impacts of regulation and development.
7. The Future Land Use Element and Map shall be based on research and analysis in all the Elements.

## DEMOGRAPHICS

**Goal A:** The makeup of Boone County's population is identified and their needs met through orderly growth.

### Objectives:

1. Development policies shall not discriminate against any person.
2. The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed.
3. Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population.
4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County.

**Goal B:** Safe, sound, and sanitary housing opportunities exist for all Boone County residents.

**Objectives:**

1. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs. **[Unincorporated Boone County, City of Union, City of Walton only]**

A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs. The City of Florence acknowledges the need for affordable housing opportunities, but also desires an equal balance of housing options to maintain a diverse city. **[City of Florence only]**

2. Maintenance of sound existing housing and rehabilitation of deteriorating housing shall be encouraged and incentivized.
3. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock.
4. Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density.
5. Airport noise levels shall be considered when new residential development is proposed near the Airport.
6. Mixed use, higher density neighborhoods shall be encouraged near existing or proposed transportation nodes and shall be designed to establish neighborhoods with a mix of retail, public, and recreational uses.
7. Clustered housing (or Open Space Subdivisions) shall be promoted by appropriate incentives.
8. Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features.
9. Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities.

## **ENVIRONMENT**

**Goal A:** Land use planning should recognize and protect natural systems (streams, wetlands, forests, etc.) essential to safety, health, economic stability, and overall quality of life.

**Objectives:**

1. An evaluation of environmental factors identified in this Plan will be part of any development review process.
2. Areas possessing unique environmental characteristics should be preserved, used as passive or active recreational areas, or appropriately incorporated into development design.
3. Developmentally Sensitive and scenic areas shall be identified, mapped, and stabilized. Developments proposed in any of these areas shall be carefully designed and reviewed to minimize environmental impacts.

4. Developmentally Sensitive hillsides in Boone County must be given special consideration. Any proposed development on hillsides designated as such shall be reviewed and monitored to maintain the environmental and structural integrity of the hillsides.
5. Watersheds should be studied to better understand existing conditions of local streams and develop plans to address impacts of development and protect watershed resources.
6. Development design shall consider natural and ecological systems, such as wildlife habitats, air, soils, and water.
7. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical. **[Unincorporated Boone County, City of Union, City of Walton only]**

Development shall utilize existing topography and vegetation (including mature trees) and preserve the existing character of the land. **[City of Florence only]**

8. Standards shall be established to specify methods during construction to properly manage impacts. If problems are encountered, the proper agencies will be notified and corrective measures taken.
9. Public environmental information and studies shall be accessible to the general public.

## **NATURAL & CULTURAL RESOURCES**

**Goal A:** Adequate Active Recreation facilities and programs are provided to meet changing demographics and significant natural features, cultural resources, and open spaces are preserved. **[Unincorporated Boone County, City of Union, City of Walton only]**

**Goal A:** Adequate Active and Passive Recreation facilities and programs are provided to meet changing demographics and significant natural features, cultural resources, and open spaces are preserved. **[City of Florence only]**

### **Objectives:**

1. Parks and open space shall be used to preserve scenic and natural areas with significant and unique qualities and provide activity centers close to or within established and developing residential areas.
2. Active Recreation areas and facilities shall be centrally located and easily and safely accessible to the population groups they are designed to serve. Active Transportation (bicycling and pedestrian) connections between parks and recreation facilities shall be encouraged.
3. Marginal development land shall be considered for its value as open space, farmland, or recreation. The Ohio River shoreline shall be studied for its potential for recreational development that retains the ecological integrity of the river area and creates sustainable economic opportunities.
4. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal.
5. Cultural resources in/on recreational or education facilities shall be protected and park areas that make use of existing cultural resources shall be encouraged.
6. Education and recreation facilities shall be combined to provide the mutual benefits of service, safety, convenience, economy, and neighborhood scale.
7. Agencies and organizations that administer parks, recreation, and natural areas in Boone County should coordinate programming and activities.

8. Legislative bodies shall be active in creating new parks with an emphasis on accessibility, serving major areas of Boone County and furthering a regional parks system in Northern Kentucky.

**Goal B:** Appropriate land for agriculture and related uses is protected.

**Objectives:**

1. Specific areas, innovative land use planning concepts, and design incentives shall be identified to encourage the preservation of agricultural lands.
2. Diversification of agricultural uses shall be encouraged including markets and gardens for locally grown food crops.
3. The impacts of proposed adjacent residential development on existing agricultural operations shall be examined and addressed.
4. The needs of agricultural operations shall be considered in public infrastructure improvements and services.

**Goal C:** Significant cultural resources and natural features in Boone County are documented, preserved, and interpreted.

**Objectives:**

1. Inventories shall be maintained of natural and cultural features including historic, architectural, archaeological sites, cemeteries, documents, and traditions.
2. Major viewsheds should be inventoried to help identify scenic and natural areas. **[Unincorporated Boone County, City of Union, City of Walton only]**

Major viewsheds shall be inventoried to help identify scenic and natural areas. **[City of Florence only]**

3. Priorities shall be established for the conservation, restoration, preservation, and protection of natural and cultural features using land use regulatory tools and incentives as well as consideration for inclusion in potential park land development to serve as educational and recreational resources for the community.
4. Significant cultural resources that meet established criteria shall be encouraged for nomination to the National Register of Historic Places or inclusion in the Historic Landmark/Overlay (H) District.
5. The existing local historic landmark and district process should be utilized.
6. Heritage and agri-tourism shall be encouraged and evaluated as a catalyst for historic preservation and economic development.
7. Archaeology and cemetery preservation efforts shall follow permitting requirements and best practices where practical.
8. Plans for new or redeveloped commercial, industrial, institutional, and residential sites shall be reviewed and reasonable measures taken to ensure identification and protection of significant cultural resources.
9. Agencies and organizations involved in preservation and local history should coordinate their efforts.
10. Public and private sector awareness of historic preservation efforts and philosophy shall be encouraged.

## ECONOMY

**Goal A:** Boone County shall promote a vibrant, diverse, and sustainable economy that both recognizes the value of the environment and encourages and incentivizes innovation and prosperity with meaningful employment opportunities.

**Objectives:**

1. Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County.
2. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy.
3. Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy.
4. Local agriculture, business products, and services shall be encouraged and supported.
5. Recycling programs, recycled materials industries, energy conservation, industrial ecology, and the use of local renewable resources shall be encouraged.
6. The changing nature of the Cincinnati/Northern Kentucky International Airport (CVG) shall be recognized in order to address potential impacts and to support aviation growth for passengers and business.
7. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts.
8. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them.
9. The establishment of small business and incubator business assistance shall be encouraged.

**Goal B:** Boone County businesses are developed in appropriate locations and are compatible with surrounding land uses.

**Objectives:**

1. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses.
2. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems.
3. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking.
4. Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion. **[Unincorporated Boone County, City of Union, City of Walton only]**

Interstate commercial uses, as well as the freight logistics industry, shall be in close proximity to interstate interchanges for maximum convenience and economy to the traveling public, while minimizing traffic congestion except in the City of Florence where overlay districts exist to promote this type of industry. **[City of Florence only]**

5. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned.
6. Future industrial districts should be identified in advance of residential development so that potential impacts are known and can be addressed. **[Unincorporated Boone County, City of Union, City of Walton only]**  
  
Future industrial districts shall be identified in advance of residential development so that potential impacts are known and can be addressed. **[City of Florence only]**
7. Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies.
8. Provisions shall be made for proper control of industrial uses that involve processes or products that could be hazardous to human life and property.

## PUBLIC FACILITIES

**Goal A:** Safe, efficient, and environmentally responsible public services and facilities shall exist for all residents and businesses in Boone County.

### Objectives:

1. Existing infrastructure and services such as water, stormwater, wastewater, gas, electric, communication lines, and emergency and municipal services shall be utilized efficiently. The phasing of proposed development may be one way of addressing significant impacts on existing infrastructure and services.
2. Infrastructure systems, both natural and man-made, shall be built to planned and balanced capacities, for urban and rural forms, to support current and future growth.
3. Priorities for growth within any individual infrastructure system shall be based on the predicted needs of specific areas as prescribed by the future land use projections of this plan.
4. Cooperative and innovative funding agreements between the private and public sectors shall be encouraged to fund future utility extension and to maintain and improve existing infrastructure and public facilities.
5. The efficient coordination of and communication between sanitary sewer, storm sewer, water, schools, roads, electric utilities, telecommunications, and fire jurisdictions shall occur.
6. Public sanitary sewer systems shall be encouraged. Opportunities for regional stormwater management system(s) shall be examined and developed if appropriate. **[Unincorporated Boone County, City of Union, City of Walton only]**

Public sanitary sewer systems shall be encouraged. Opportunities for regional stormwater management system(s) shall be examined and developed if appropriate. The City of Florence acknowledges regional detention and water quality systems should be examined. Regionalism of sewer and storm sewer utilities is not recognized as being beneficial to the city. **[City of Florence only]**

7. Public facilities and services shall be in locations that are accessible to the population being served.
8. Installation of utilities and development around utilities shall occur with the safety of the general public in mind.

9. Wireless Communications (cellular towers and small cellular facilities) and similar facilities shall not be obtrusive to residential or scenic areas, and co-location shall be implemented wherever possible.
10. Access to Wi-Fi and the internet shall be provided throughout Boone County where practical.
11. Desirable library sites shall be near business or shopping centers, other public facilities, and in close proximity to surrounding residential areas and be accessible by public and private transportation as well as the Internet.
12. The education system shall provide a broad range of lifetime learning opportunities, as well as both private and public educational facilities and services.
13. The heaviest concentration of law enforcement, fire, and rescue services shall be located near central business districts, large industrial areas, and residential areas where the potential loss of life and property is greatest.
14. Fire stations shall be located near or along major arterials with adequate ingress and egress and without barriers such as hills, rivers, flooding land, railroad tracks, and general traffic congestion.
15. Diversified health care and emergency facilities shall be promoted at accessible locations.

## **TRANSPORTATION**

**Goal A:** Boone County shall encourage a functional multi-modal regional transportation system with cooperation between the private and public sectors that is economically and energy efficient, environmentally sound, and equitable.

**Objectives:**

1. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions.
2. Efficient coordination between all levels of government for transportation improvements shall be promoted to allow for greater efficiency in local and regional transportation systems especially in the movement of people and freight through the community and region.
3. Alternative commuting options such as carpooling, transit, use of electric and alternative fuel vehicles, as well as Active Transportation shall be encouraged.
4. Active Transportation opportunities shall be provided by the development of a network of sidewalks, pathways, and roadway lanes.
5. Multi-modal interfaces such as Park and Ride lots and Active Transportation facilities shall be promoted.
6. Employer trip reduction incentives and flexible and/or staggered work hours shall be promoted.
7. Transportation facilities and services shall provide equitable levels of service to transportation disadvantaged and transit dependent people.
8. Development of mixed use designed to lessen vehicle travel shall be encouraged.
9. The future impact of connected and autonomous vehicles (including private, fleet, and freight) shall be considered in all relevant aspects of land use planning.

**Goal B:** The local transportation system in Boone County shall be maintained and improved to enhance the overall safety and level of service.

**Objectives:**

1. The Boone County Transportation Plan shall be updated as necessary and the legislative bodies should establish a Capital Improvement Plan as an integral part of the Transportation Plan.
2. Roadways shall be properly classified and designed.
3. Inefficiencies in the transportation network, including road condition, intersection improvements, and signal enhancements shall be identified and addressed.
4. Roadway capacity shall be preserved by utilizing access management policies and guidelines.
5. New connector streets shall be developed where needed and feasible to lessen the dependence on arterial, collector, and local streets.
6. Proper vehicular and pedestrian access to adjoining property shall be provided and/or retained when a property develops or redevelops.
7. Transportation planning and development efforts shall provide sufficient rights-of-way for road improvements that include pedestrian and bicycle facilities separated from the roadway for safety.
8. Mixed use, higher density neighborhoods shall be designed to accommodate safe pedestrian access to mass transit, major streets and interstates, public facilities, and parks.
9. New land development shall be closely coordinated with the local transportation system to assure efficiency and continuity within Boone County and with the regional multi-modal transportation system.
10. Air quality, noise, and storm water runoff impacts from transportation improvements and the existing network shall be minimized.
11. The transporting of hazardous material through Boone County shall be monitored by the appropriate agencies.
12. The Ohio River shoreline shall be studied to ascertain its potential for various land uses such as business, residential, recreation, and port operations, and to determine the needed surface transportation connections to such uses.

**Goal C:** The interdependence between transportation systems and land use patterns is recognized and used to assure that future development and redevelopment is planned with multi-modal transportation facilities.

**Objectives:**

1. Transportation facilities and services shall support opportunities for economic development.
2. The incremental effects of developments on the transportation system shall be evaluated and provided for by exploring traditional, alternative, and creative methods of funding.
3. Traffic impact analysis should be used as a tool to address impacts to the existing transportation system.
4. Developers of planned, mixed-use neighborhoods shall design such projects so that residential, retail, office, and compatible light-industrial land uses can be served by transit stations or stops, pedestrian and bicycle facilities, open space, and public uses.
5. Transit corridors shall be recognized and designed as attractors for new economic development.

6. Roadways under local jurisdiction shall be designed to recognize the planned character of an area, and provide space for landscaping and entry features.
7. Redevelopable and infill sites shall be encouraged to develop as walkable, mixed-use districts.
8. The displacement of people, relocation of businesses and community facilities, and disruption of communities shall be minimized.