

meeting summary

October 30, 2017
7:00- 9:00p
City Building

Land Use and Zoning Committee Meeting

attendees	Kevin Barbian	Kyle Stevie
	Dan Fehler	Barb Thomas
	Dona Fehler	Mark Thurnauer
	Patrick Hagerty	Lori Wendling
	Mary Healy	Ron Dill
	John Slawter	Kris Hopkins

next meeting: Tuesday, November 21, 7-9pm, Centennial Room, 2nd floor City Building.

discussion items:

- Kris Hopkins (KH) thanked everyone for coming, reviewed the handouts and provided an overview of the agenda. Handouts included:
 - > Awareness Phase Schedule
 - > DRAFT Existing Conditions Report - Data/Inventory Update and Zoning Summary/Zoning Map
 - > SWOT matrix template with notes from the 2005 plan
 - > Excerpts from 2005 Comprehensive Plan & 2016 Visioning Report – 2005 goals related to land use & zoning, 2005 development pressures map, 2016 community assets map(pdfs of the handouts were emailed to the committee on 10/31/17. Please contact Kris Hopkins khopkins@ctconsultants.com if you did not receive the email).
- Survey Update: KH noted that the Committee’s survey questions that were generated during the first meeting and expanded during a committee email discussion were submitted. Ron Dill provided an update on the survey questions, how all of the questions from the various committees have been consolidated, are being refined (primarily due to overlap/duplication from some of the committees) and integrated into one overall survey, which will be released to the public soon. He also mentioned the various methods in which the City will be distributing the survey over the next few weeks.
- Clarification on Schedule: the schedule was developed to keep all 6 committees moving forward, ensure we all discussed the same general topics (eg the SWOT analysis), and make sure survey questions were submitted in a timely manner in order to get the survey underway in November. For the Land Use & Zoning Committee, the rest of the dates should be viewed as a general timeframe for when we should be discussing the specific topics. For example, the draft Inventory and Existing Conditions Report was important to have ready for the 10/30/17 meeting in order to begin our SWOT discussion. However, at the 10/30/17 meeting, the committee identified additional data points we’d like to review – and KH will gather and disseminate the new information for the next meeting.

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- Background Data/Draft Existing Conditions Report: Some observations from the report include:
 - > Fort Thomas' population has been pretty stable (fluctuating between 16,000 and 16,500 residents since 1970. In contrast, Newport has lost approximately 1,600 residents since 2000, making Fort Thomas the most populous city in Campbell County.
 - > The city's population has changed in similar ways as Campbell County with declines in the number of people ages 35-49 and increases in the number of people 50-64. Yet, while the county has seen a 7% increase in the number of millennials (20-34), the city has seen a 15% decline; and for residents 65 years and older, there has been 3% increase in county residents in this age group, while the city has had a 1% decrease. These differing statistics may be due to a shortage of housing to meet the needs of these two age groups. Another factor is likely a result in the millennial generation choosing to live in more urban settings while families with children (35-49 year olds) often move to communities with good schools.
 - > Fort Thomas households share many of the same characteristics as the Cincinnati metropolitan area: 66% of households are families where 2 or more related people live together, while 28% are people who live alone. KH will compare current data with 2000 to see how households have changed over time.
 - > Fort Thomas families have an income 27% higher than families in the Cincinnati metro area, and 39% higher than the median household income for the city. Families tend to have higher incomes because both parents work in most cases, compared to nonfamily households, which tend to have only one person earning an income (82% of nonfamily households are comprised on a person living alone). KH will gather more information on income by specific household types.
 - > New housing construction has continued to occur, but the rate of new construction has declined since 1970 – from about 75 units/year in the 1970s to about 26 units/year in the 2000s. In the last four years the average has been 23 single-family houses and about 3 condo/town homes. The city's permit records will be reviewed to determine the number of apartment units that were built during that same period.
 - > The percentage of vacant housing units has risen over the 17 years, but at less than 10% is not a concern. KH will provide data on vacancy status, e.g number of vacant units available for rent for sale, or for sale. See table below for 2010 data. Based on the table below, almost have the vacancies are rental units. About ¼ of vacant housing units are not on the market – which could be due to an elderly resident being moved to nursing care or recent death of homeowner and estate is in probate, or for other reasons the heirs have not put the house up for sale.

2010 Vacant Housing Units by Status		
	Number	Percent
Total	503	100%
For Rent	222	44.1%
Rented- Not Occupied	12	2.4%
For Sale Only	90	17.9%
Sold - Not Occupied	23	4.6%
Seasonal/Recreational/Occasional Use	24	4.8%

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Other Vacant	132	26.2%
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- > The land use summary indicates that there are about 540 acres of vacant land; 94% is zoned residential and only about 32 vacant acres are zoned for business use. However, very little of the residentially zoned vacant land is suitable for development – most is located on steep slopes (20%+).
- SWOT Analysis: The second half of the meeting was spent on completing the SWOT analysis for the Land Use and Zoning topics. The committee had considerable discussion on General Land Use and Housing, but we were unable to get through the rest because of the time. KH collected individuals' comments in order to prepare a composite list that will be used for further discussion. The updated/composite matrix is distributed as a separate document with these minutes. The committee members are asked to add more notes and return to KH by November 17, so they can be added to the composite and distributed at the next meeting to continue the discussion.
- Next meeting is scheduled for Tuesday, November 21, 7-9pm at the Centennial Room, 2nd floor of the City Building.