

meeting summary

March 12, 2018
7:00- 9:00p
City Building

Land Use and Zoning Committee Meeting

attendees	Larry Beiting	Diana Mainer
	Megan deSola	Joan Noble
	Ron Dill	Nancy Schneider
	Dan Gorman	John Slawter
	Mary Healy	Kyle Stevie
	Kris Hopkins	Mark Thurnauer
	Hilary Landwehr	Will Weber

agenda:

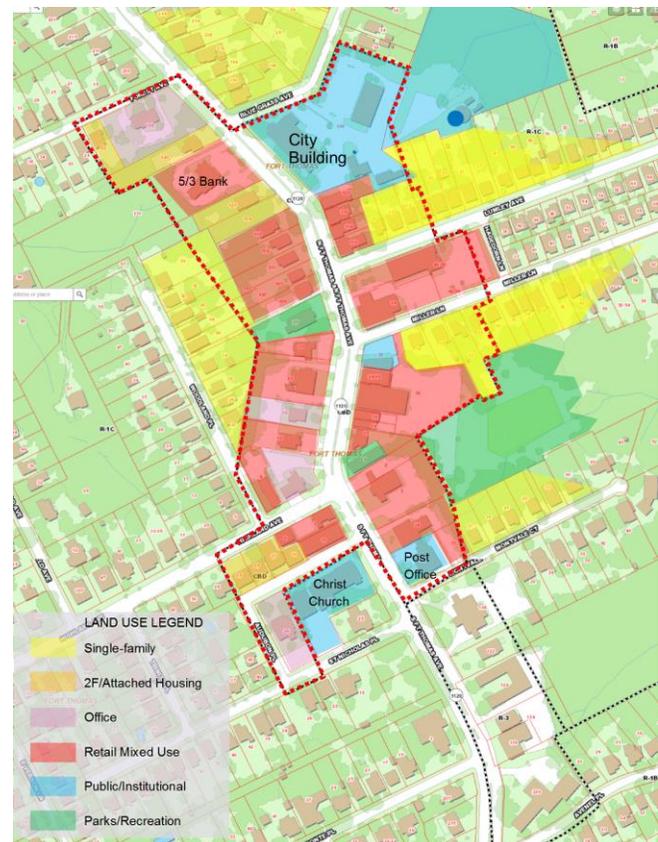
- Comments on 2/12/18 meeting
- Neighborhood and Housing possible strategies
- Environmental Resource Protection possible strategies

discussion items:

Town Center development/ redevelopment

Generally new development/redevelopment is desirable. Discussion included:

- Need to manage any increased traffic:
 - > Woodland Place residents do not want to see cul de sac extended to connect with another street, which could lead to increased traffic on Woodland Place.
 - > Maintain walkability and safety throughout the district – especially if business expansion attracts outsiders to the district.
- Desirable businesses include more restaurants and more things to do.
- People choose to live in Fort Thomas because it is walkable, safe, etc. Need to be sure new development does not change the essential character of the city. Need to recognize that



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Fort Thomas does not now have a state route through the business districts – so there isn't "drive-by" commuter traffic as in Mariemont.

- General Development Strategies:
 - > Expand businesses in a way that is supportable from a market standpoint, and to develop a critical mass that can continue to attract customers.
 - > New construction/ renovations are needed to provide a more effective floor plan. Plus investments in the Town Center will serve as a catalyst that spurs existing businesses to make improvements to their buildings/storefronts. Midway is a good example where success breeds confidence which leads to more success. Midway is also a good example of the importance of density and amenities.
 - > Agree that the street wall should be strengthened by shifting buildings (e.g. new construction) closer to the street/sidewalk.
 - > The Land Use Chapter should be more general and advocate for improvements according to certain parameters, identifying the types of zoning ordinances and other tools that will be needed. Consider form-based code provisions, which illustrate concepts, identify the characteristics and features that are important to include in new construction. Add definitions for jargon such as "form-based codes".
- Business attraction:
 - > Collect community feedback to better understand why locals shop (or don't shop) in the business districts, similar to surveys that have been done in the past.
 - > Conduct a survey of businesses to find out what local businesses need to be successful.
- Funding - Who is going to pay for redevelopment? Should tax dollars be used?
 - > There is a separate committee focusing on funding.
 - > Residents will have a say in how much city contributes to the redevelopment – public private partnership, tax abatements, etc. – land assembly, public parking. The City has participated in development projects in the past.

Housing Policies

- Promote investments in existing housing by making it easier to expand, provided expansions are compatible with the neighborhood.
- Develop programs to encourage property owners to invest in and maintain their properties. Consider a civic group (volunteer organization) to provide education, support, perhaps materials, etc., all of which help build "community" and strengthen ties to the neighborhoods.

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- Encourage new housing development in select locations.
 - > Allow multi-family housing in central business districts – this will help support the critical mass needed.
 - > Identify areas where increased housing density is appropriate – for example, around the reservoir behind the Midway District. (More discussion of this topic will occur at April committee meeting.)
 - > Consider transitional areas for new housing construction surrounding business districts.
 - > Promote locations for new senior housing, especially with the growing senior population who are looking for new single-floor housing options, low maintenance, etc.
 - > Do not encourage more flag lots.



Policies to Protect Environmental Resources

- Continue to protect the greenbelt along the Ohio River. Develop partnership and strengthen regulations.

upcoming meetings:

Tuesday, April 17, 6-8pm, next Land Use & Zoning Committee meeting. **REVISED LOCATION AND TIME**
Meet at the Armory parking lot at 6 pm to do a walking tour of the Midway District, and then gather at the Armory to discuss policies and strategies for Midway and the surrounding area.

Monday, May 14, 7-9pm, next Land Use & Zoning Committee meeting. City Council Room, 2nd floor City Building.