

GROWING WILDER

ENVISIONING TOMORROW

CITY OF WILDER CAMPBELL COUNTY, KENTUCKY



COMPREHENSIVE PLAN UPDATE 2019

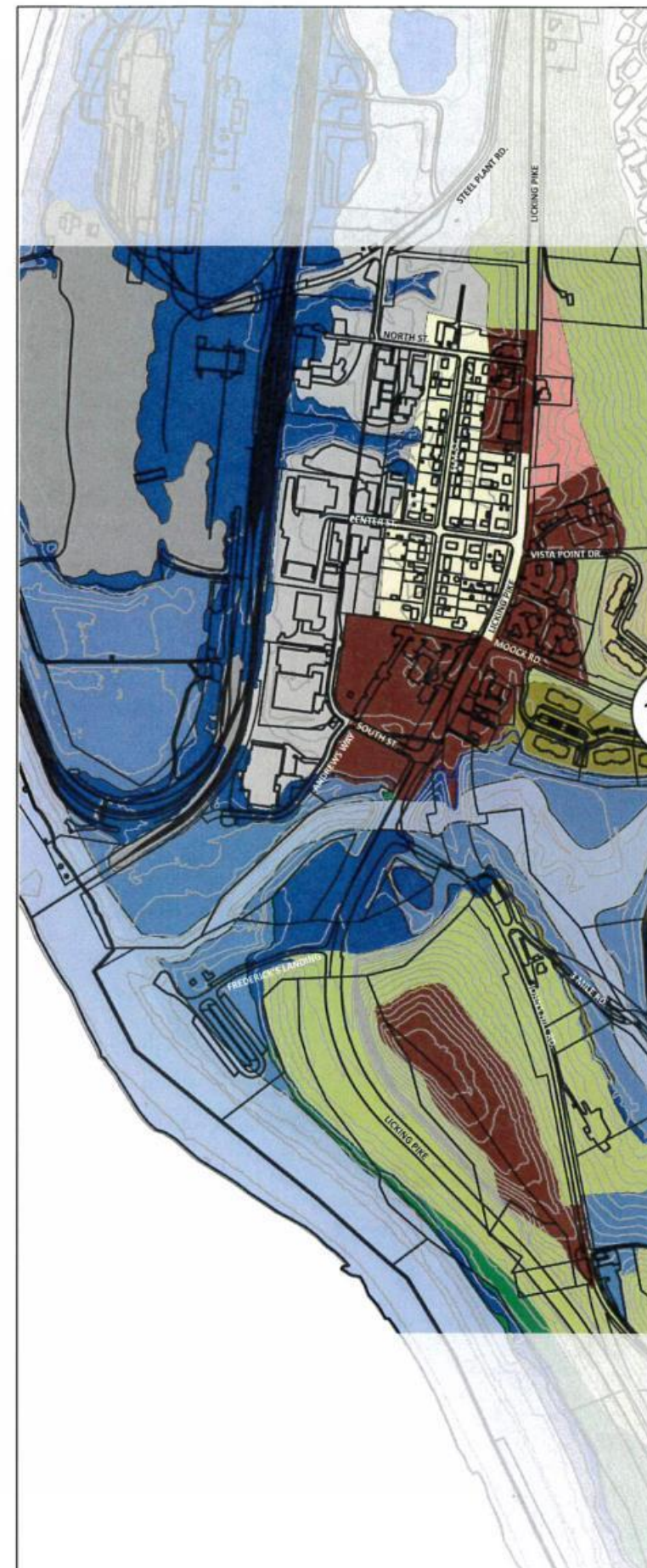
Recommendations and suggestions contained in the market analysis have been distilled into three words or overarching themes for this plan: Attract, Maximize, and Maintain.

Attract: There is a need to attract new residents and businesses to the city; encourage existing residents and businesses to remain by providing improvements to physical amenities (e.g. sidewalks and new recreation facilities, and shopping/dining opportunities; and, also to be “attractive” to visitors in visual aspects (e.g. beautification and identification).

Maximize: Ensure, as much as possible, that land uses on vacant or redeveloped land maximize economic potential and long-term goals of this plan. Land uses permitted, encouraged, or required are those that serve to meet the findings of this plan and are suitable within the areas of the city where located. For example, land uses in the City Center District that encourage gathering or cater to outdoor recreation would be a higher priority than uses such as offices, banks, auto supply/repair, or gas station/convenience stores that currently exist and provide such service. Additional desired uses could be those that cater to a walkable environment versus “auto centric” uses such as those with drive-thru sales. Land uses within the Licking South District could include those more “auto centric” land uses to capture clientele from the adjacent interstate highway.

Maintain: There is a need to create and manage systems to help ensure that existing and future properties within the built environment maintain vitality. This is a key point from the market study. While directly referring to multi-family structures, this theme should be extended to all land uses and facilities, both public and private. In this sense, maintenance can be considered a component of attraction as well-maintained properties will attract positive attention. Furthermore, maintenance of the natural environment is important and is also connected to attraction.

CONTENT ON THIS PAGE PREPARED BY:
3Cross Consulting LLC • Viox and Viox • MarketMetric\$ LLC



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WILDER CITY CENTER

2019 MAP #7
MAP SCALE: 1" = 700'

3Cross Consulting, LLC.



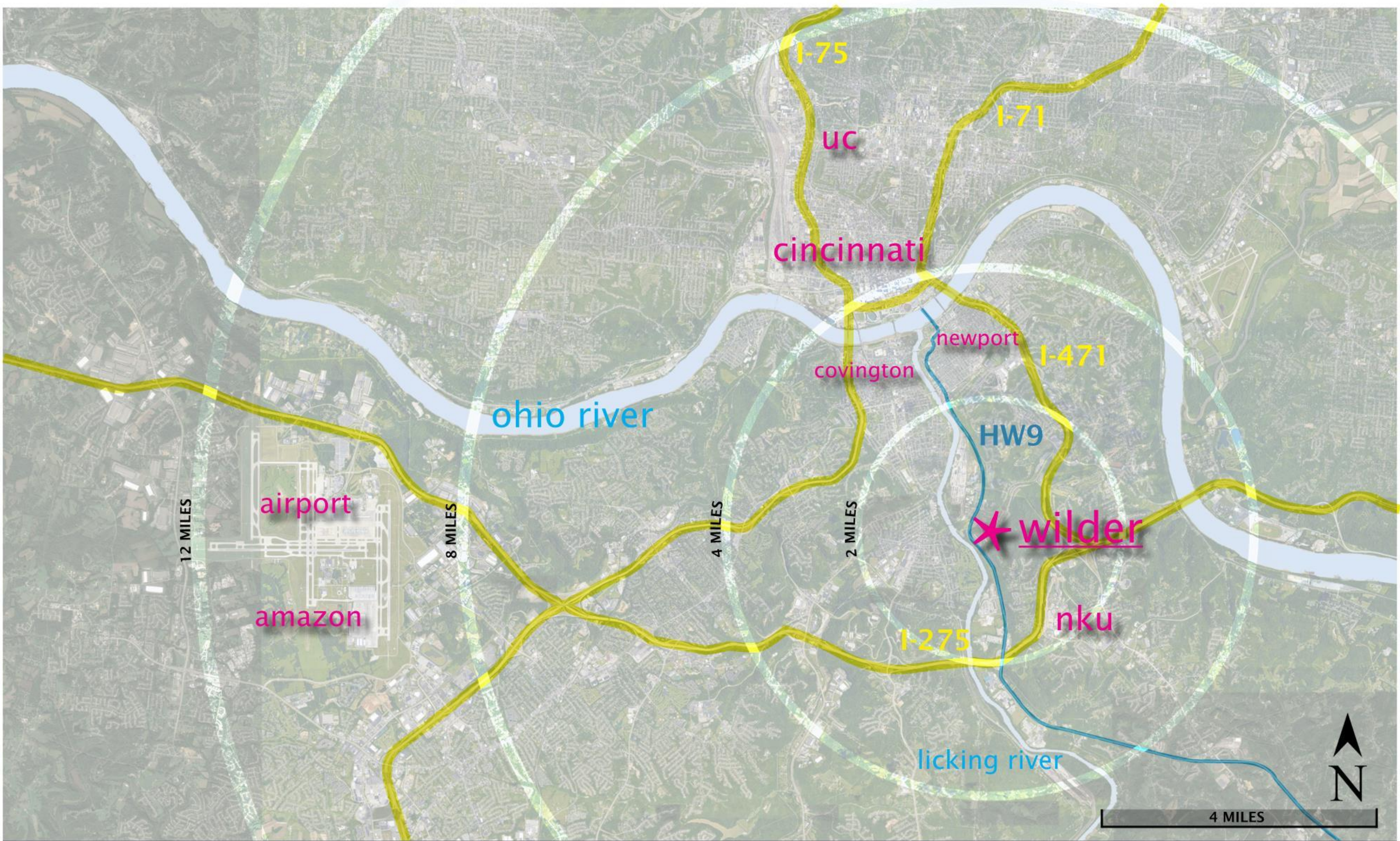
Market Metric\$, LLC.

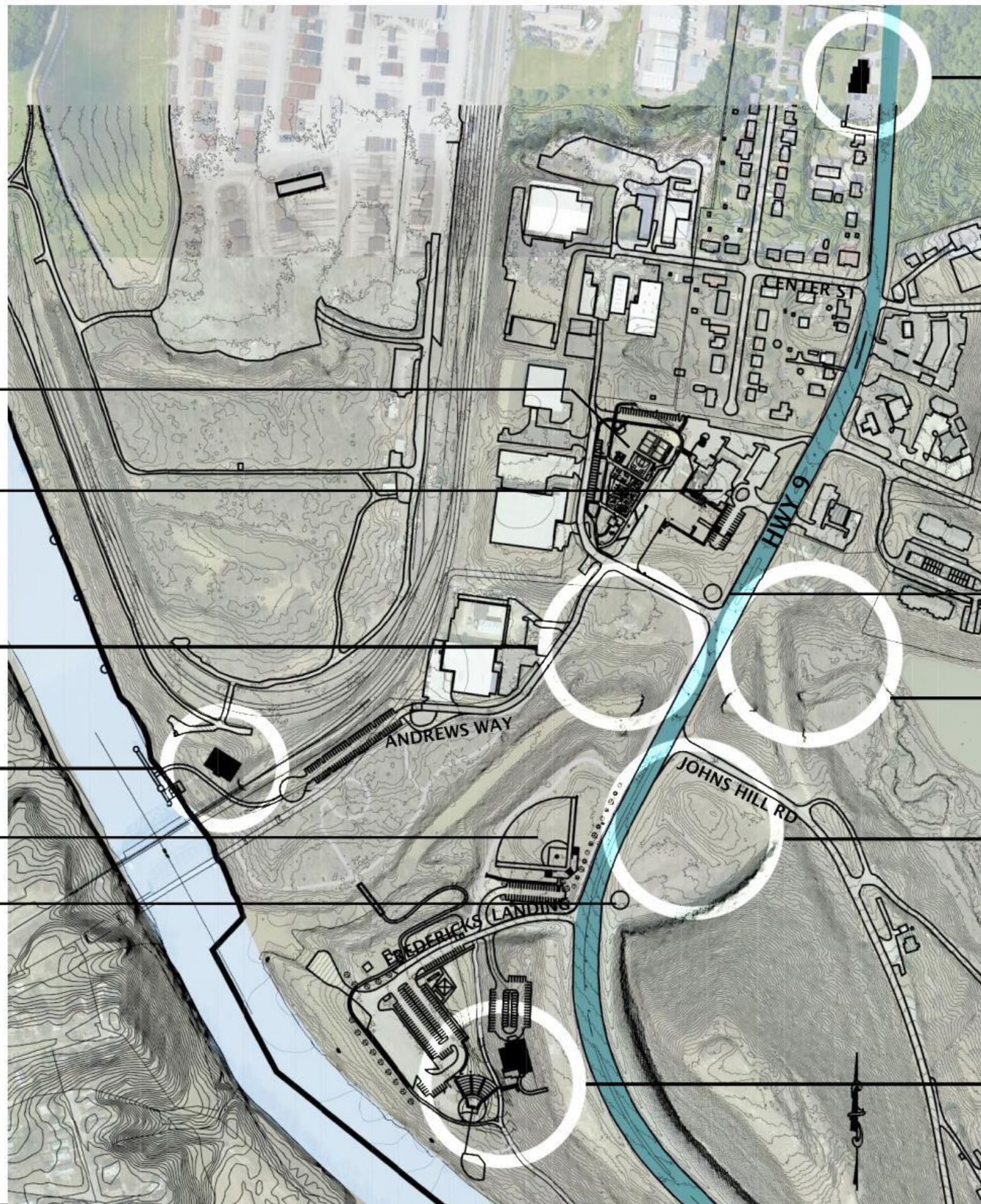
LEGEND		
CITY BOUNDARY LINE	LIGHT INDUSTRY	
RESIDENTIAL		
2.0 & UNDER dw/acre	HEAVY INDUSTRY	
2.1 - 4.0 dw/acre	COMMUNITY FACILITIES	
4.1 - 7.0 dw/acre	SEMI-PUBLIC	
7.1 - 14.0 dw/acre	PUBLIC	
14.1 - 20.0 dw/acre	RECREATION & OPEN SPACE	
COMMERCIAL		
RETAIL / SERVICE	SPECIAL DEVELOPMENT AREA	
OFFICE	WATER	
	PHYSICALLY RESTRICTIVE DEVELOPMENT AREA	
	PROPOSED / FUTURE ROAD	
	FLOODWAY (LICKING RIVER)	
	FLOOD HAZARD AREA (100-500 YEAR FLOOD ZONES)	
	FLOOD HAZARD AREA (.2% ANNUAL FLOOD CHANCE)	



WILDER CITY CENTER

MAP 7





FIRE HOUSE
REDEVELOPEMENT SITE

CITY CENTER PARK
/ SPLASH PARK

CITY ADMINISTRATION
BUILDING, POLICE DEPARTMENT
AND FUTURE FIRE HOUSE

MIXED USE OFFICE
BUILDING / RESIDENTIAL
DEVELOPMENT SITE

BOAT HOUSE

FUTURE BALL FIELD

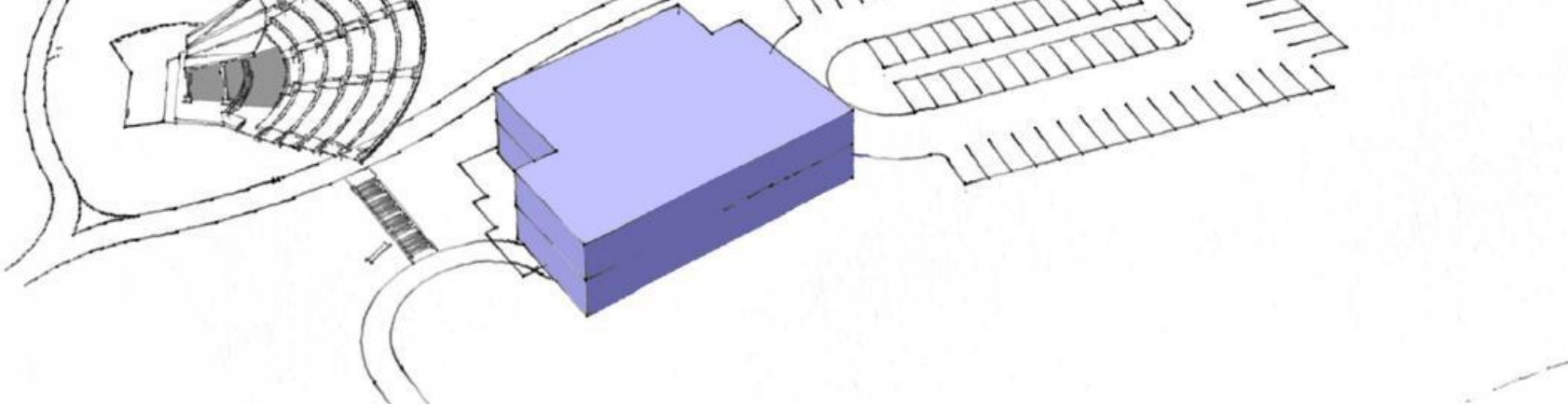
GATEWAY / ENTRY SIGNAGE

FOUNTAIN / ENTRY SIGNAGE

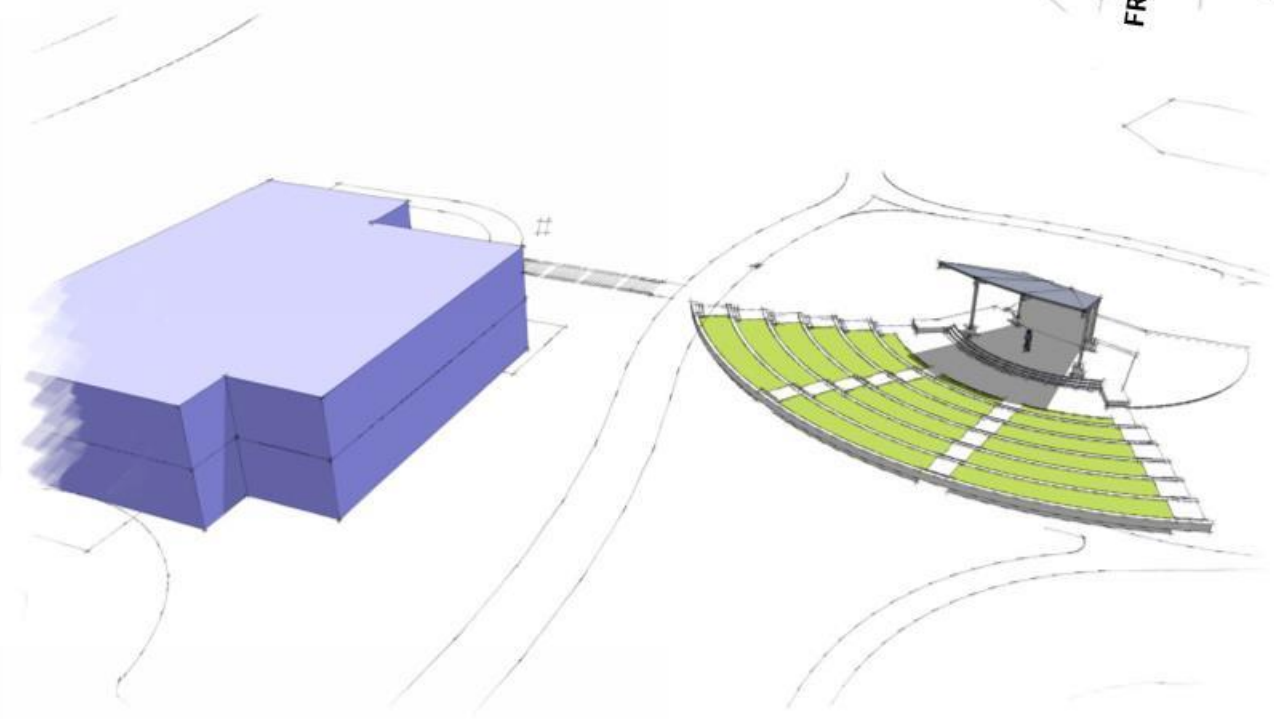
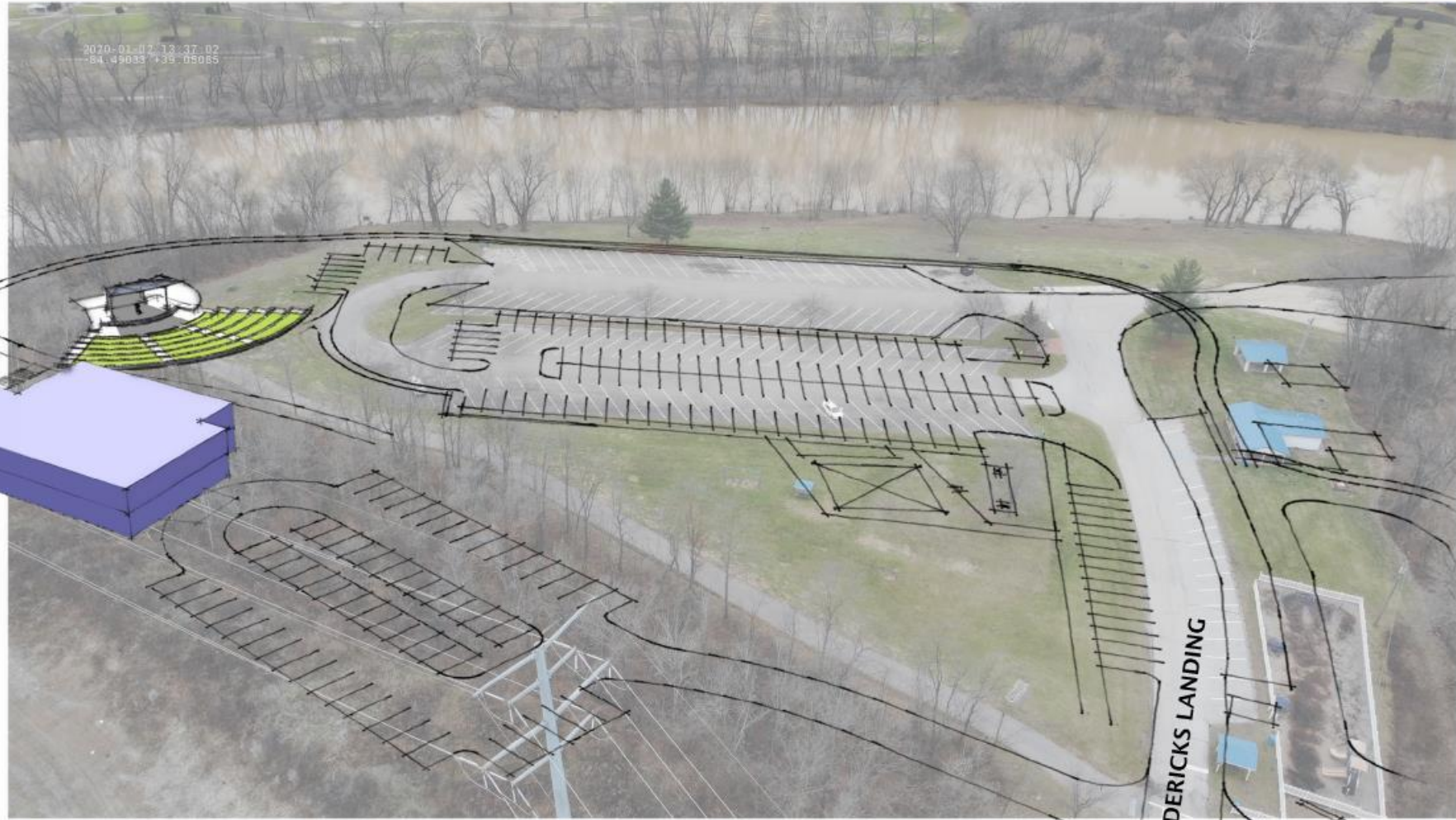
RESIDENTIAL / COMMERCIAL
DEVELOPMENT SITE

RESIDENTIAL / COMMERCIAL
DEVELOPMENT SITE

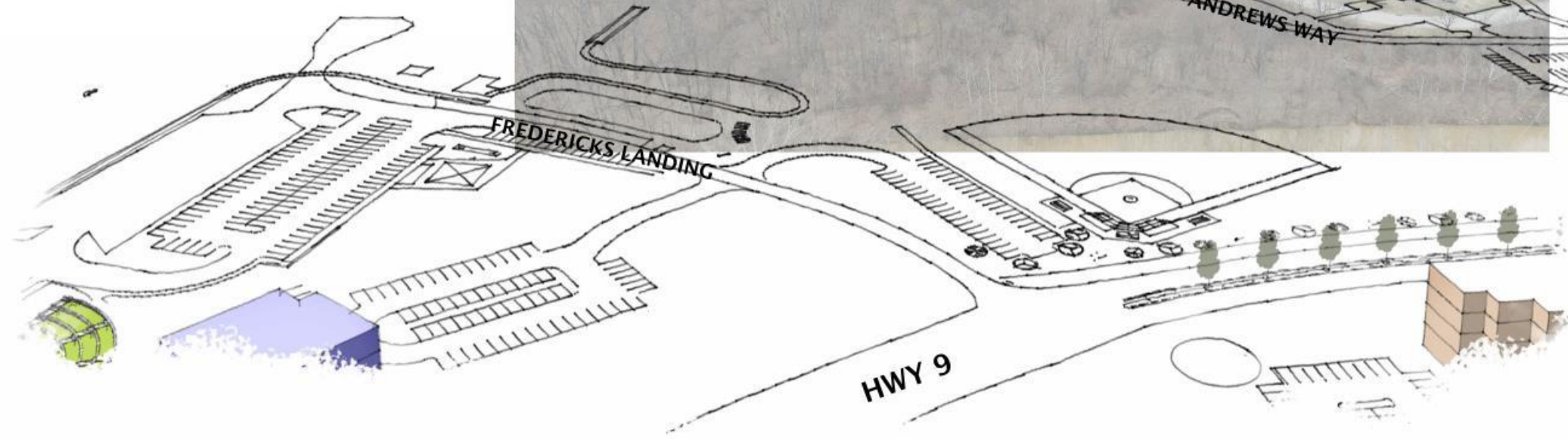
RESTAURANT /
AMPHITHEATER



INSPIRATION IMAGES



INSPIRATION IMAGES



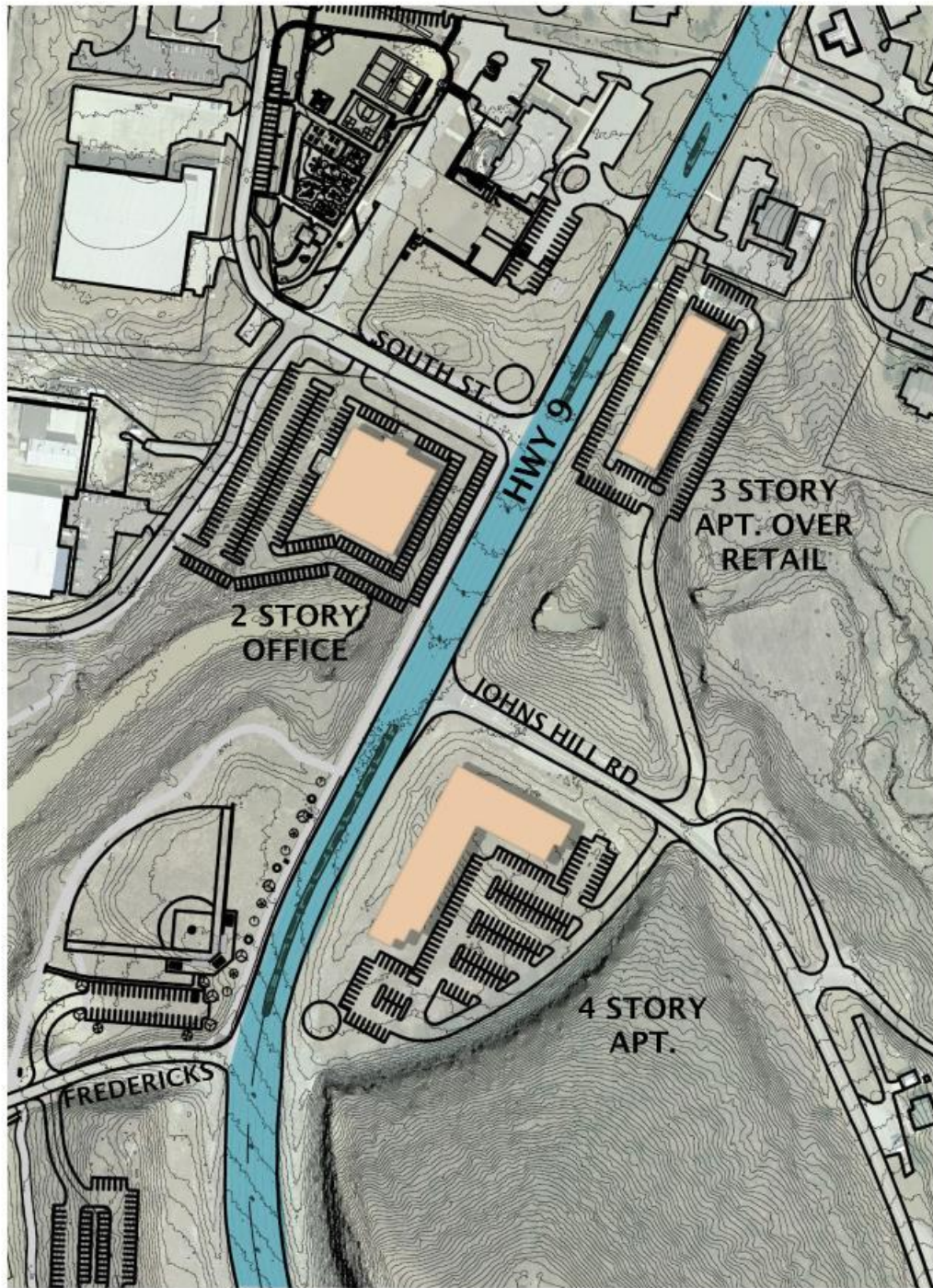
INSPIRATION IMAGES



KEY PLAN



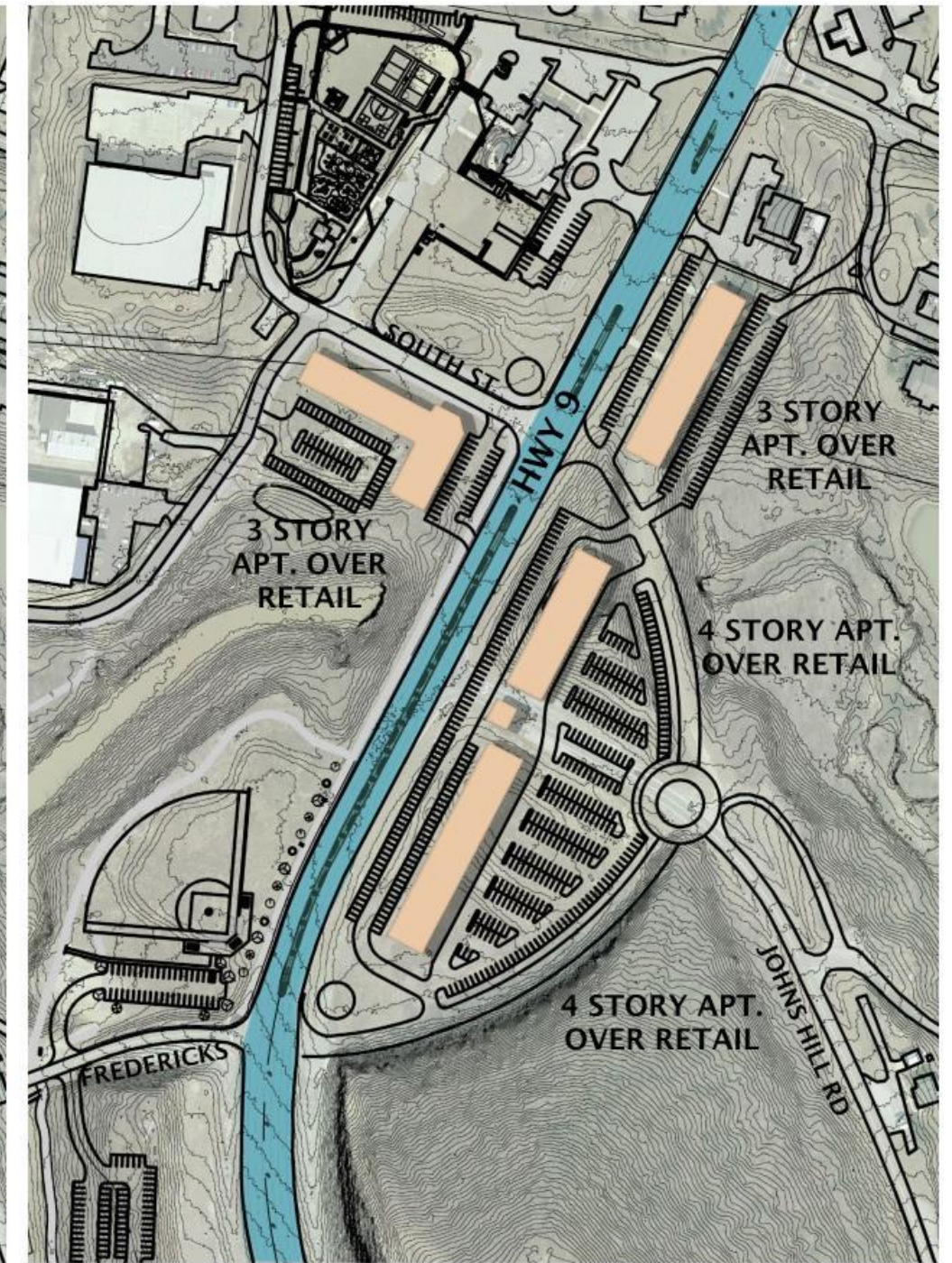
INSPIRATION IMAGES



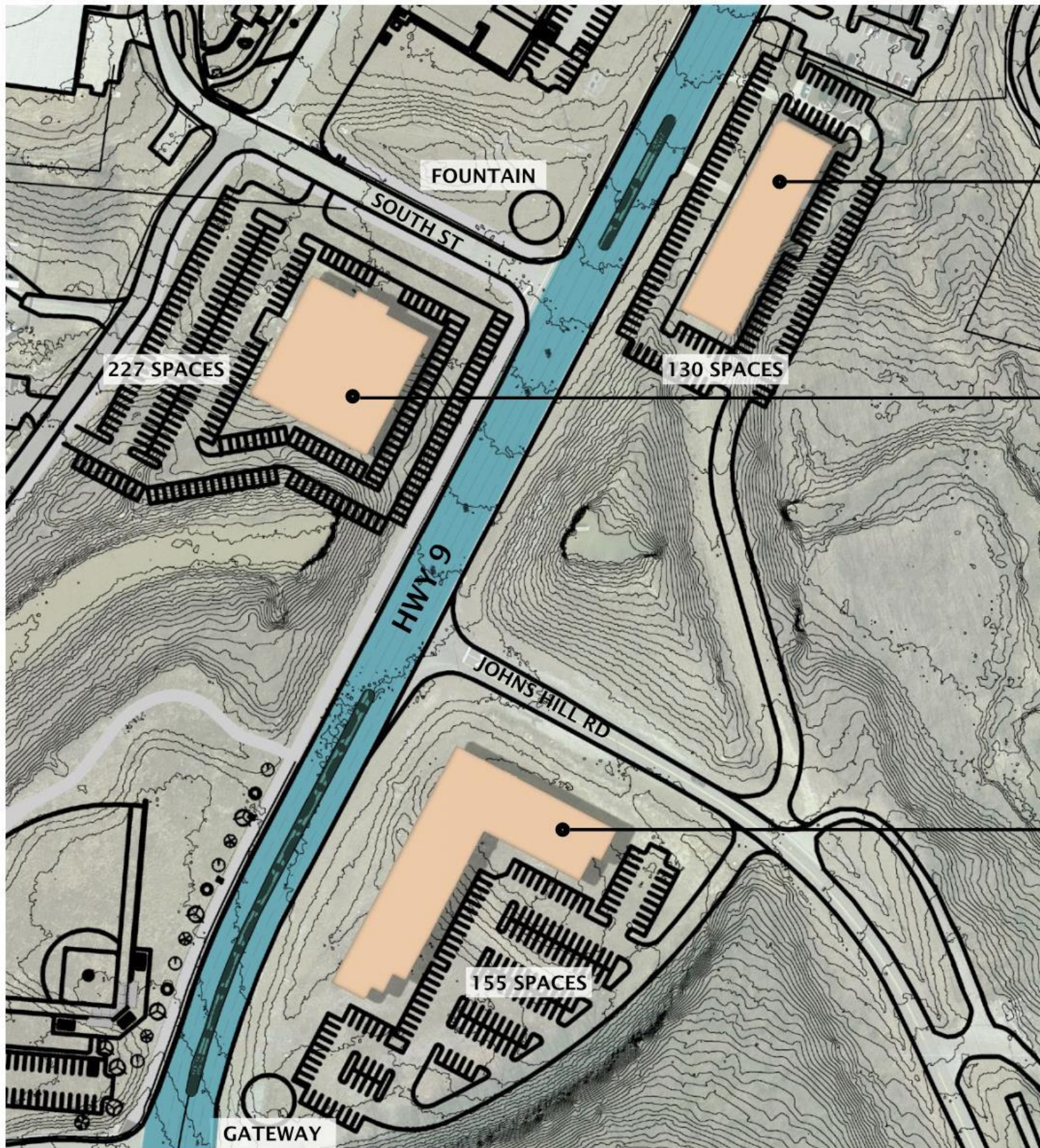
OPTION 1



OPTION 2



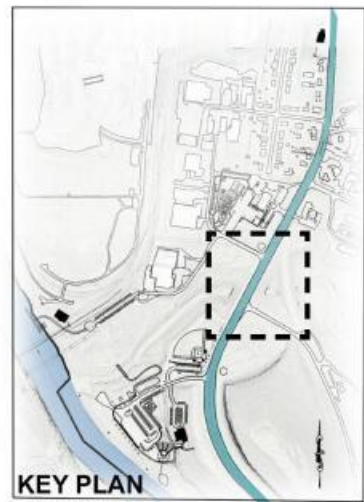
OPTION 3



3 STORY APARTMENT (68)
OVER RETAIL COMMERCIAL

2 STORY MIXED-USE OFFICE
BUILDING 40,000 SF

4 STORY APARTMENT (112)





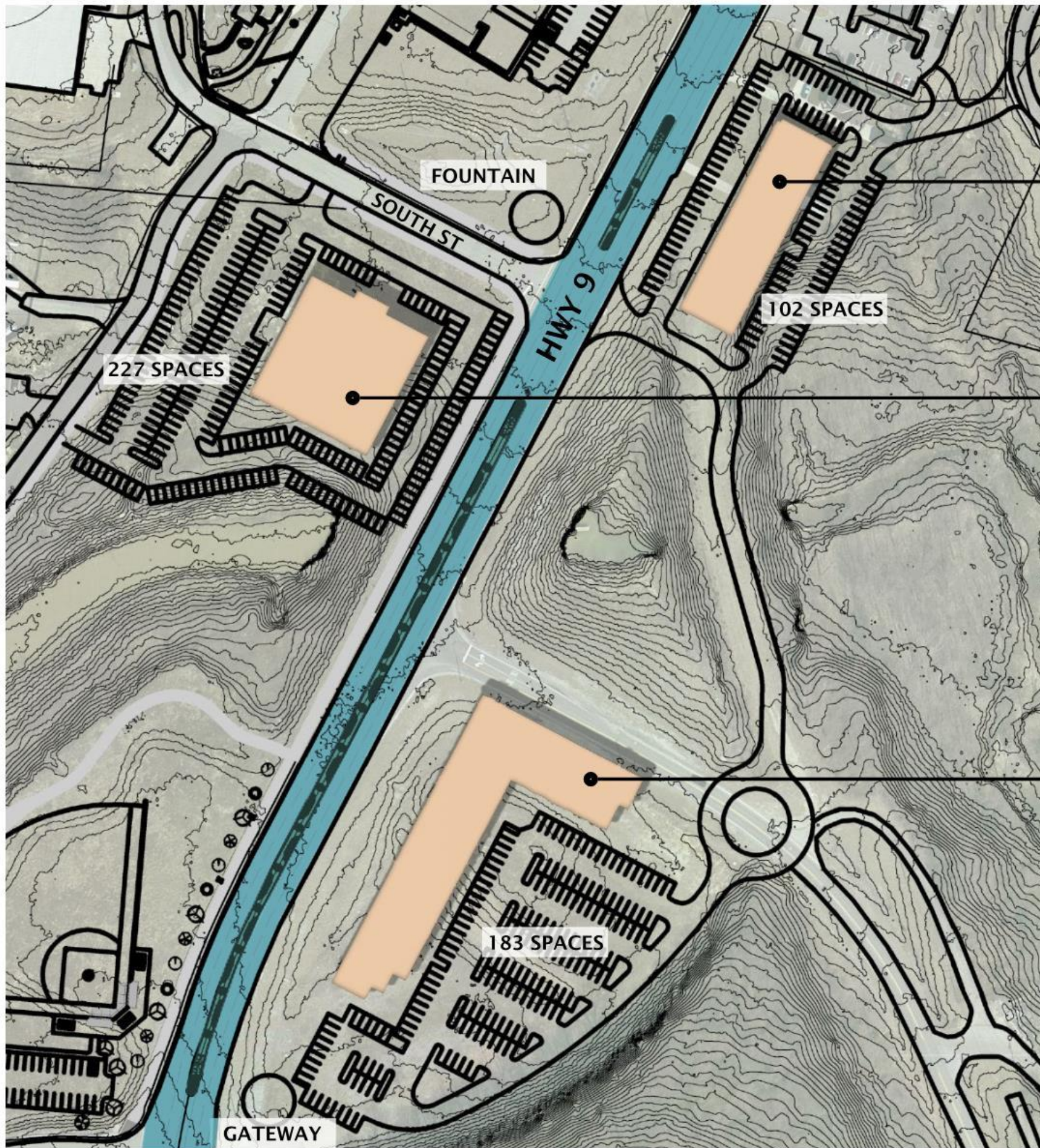
2 STORY MIXED-USE
OFFICE BUILDING
40,000 SF

3 STORY APARTMENT
(68) OVER RETAIL
COMMERCIAL

4 STORY APARTMENT
(112)

GATEWAY

HWY 9



3 STORY APARTMENT (68)
OVER RETAIL COMMERCIAL

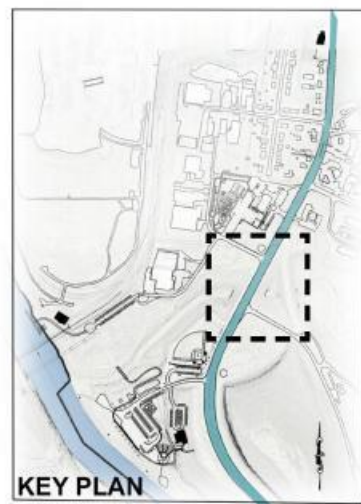
2 STORY MIXED-USE OFFICE
BUILDING 40,000 SF

4 STORY APARTMENT (128)

227 SPACES

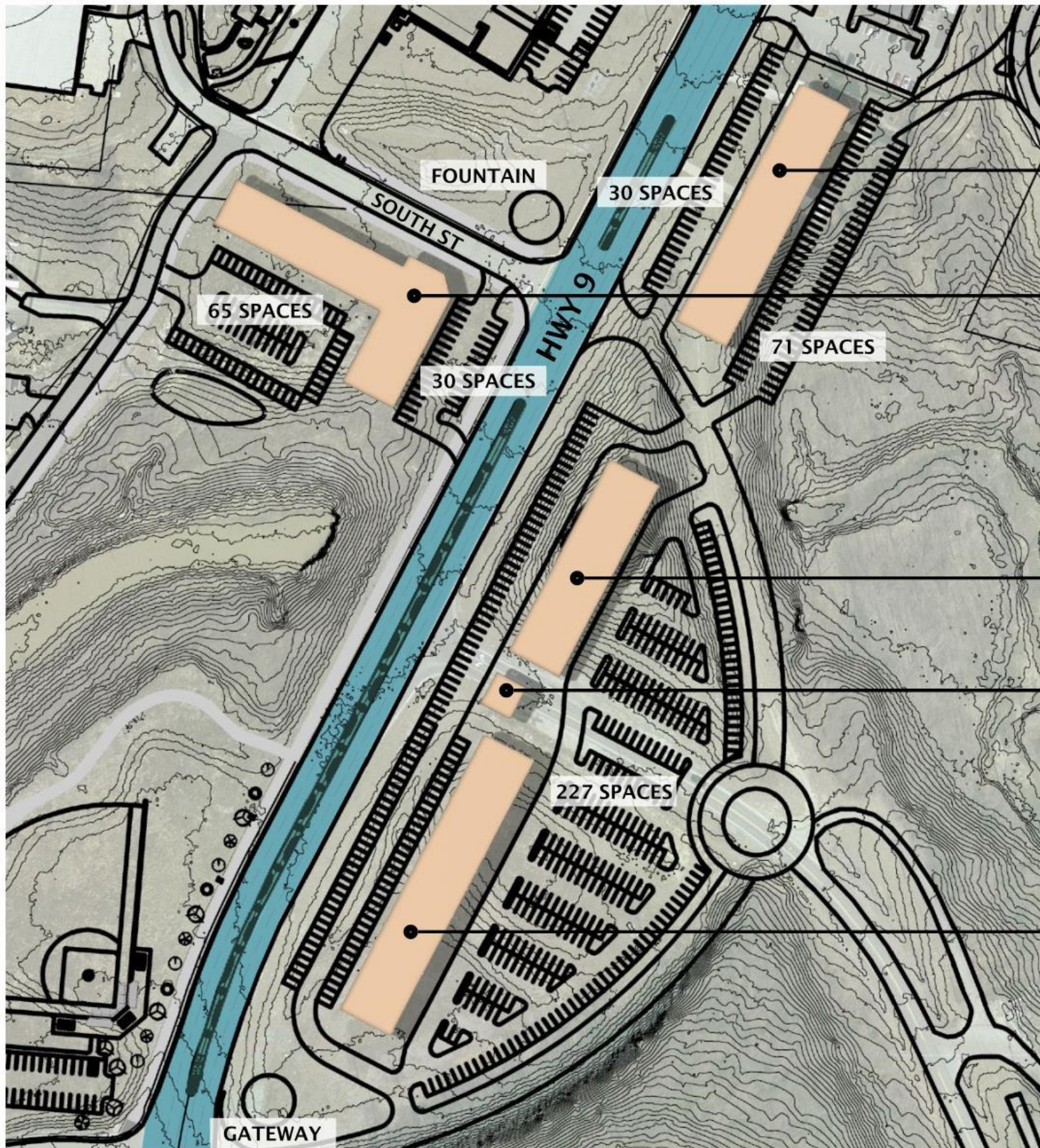
102 SPACES

183 SPACES



KEY PLAN





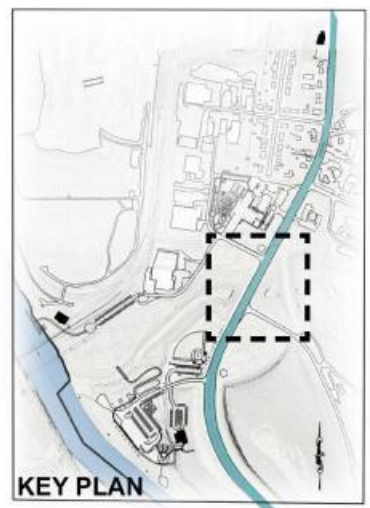
3 STORY APARTMENT (60)
OVER RETAIL COMMERCIAL

3 STORY WALK UP
APARTMENT (56) OVER
RETAIL COMMERCIAL

4 STORY APARTMENT (65)
OVER RETAIL COMMERCIAL

CLOCKTOWER PLAZA

4 STORY APARTMENT (100)
OVER RETAIL COMMERCIAL



KEY PLAN



3 STORY WALK UP
APARTMENT (56) OVER
RETAIL COMMERCIAL

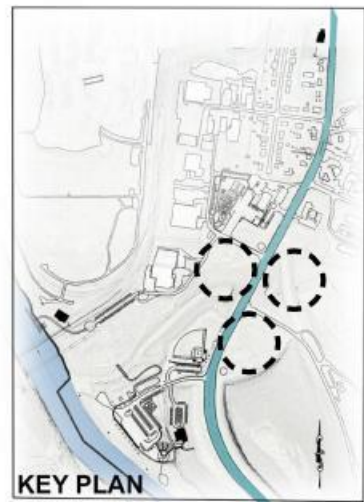
3 STORY APARTMENT
(60) OVER RETAIL
COMMERCIAL

4 STORY APARTMENT
(65) OVER RETAIL
COMMERCIAL

4 STORY APARTMENT
(100) OVER RETAIL
COMMERCIAL

GATEWAY

HWY 9



INSPIRATION IMAGES

GROWING WILDER

ENVISIONING TOMORROW



City Of Wilder, Kentucky Market Analysis
15 Minute Drive Time Access

The city is in the initial phase of creating a Tax Increment Financing Program that will include this area.

An RFP is being prepared and will be available in January, 2020.

For more information please contact:

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