

RYLAND HEIGHTS

HISTORY

The current day City of Ryland Heights began as a stop on the Kentucky Central Railroad, the predecessor of the L&N railroad. In the late 1800's, the railroad ran from Covington to Lexington making seven stops a day in Ryland Heights. Train service made the area a nice day trip for city residents in Covington, Newport and Cincinnati. Easy access via train was a factor in the development of the Ryland Country Club, established in 1892 as the Crystal Lake Country Club adjacent to the City. The Ryland Heights Volunteer Fire Department was incorporated in 1952 with ambulance service added in 1974. The City of Ryland Heights was incorporated in 1972.

CURRENT SITUATION

The 2000 U.S. Census showed that the City had 799 persons. In 2005 the Census estimate was 819 persons. The City can best be described as rural residential with 30 percent of its acreage still in agricultural production and another 30 percent in single and multi-family residential use. An automobile service station and the City's landmark, the Red Barn dance hall, are located on Decoursey Pike. Ryland Heights recently acquired a former residential structure and converted it into City Hall and a Senior Center.

FUTURE PLANS

The City is currently developing recreation trails and plans to further develop recreation areas. See recreation section for more details.

UTILITIES AND SERVICES

POLICE PROTECTION:

Kenton County Police Department

FIRE PROTECTION/EMS:

Ryland Heights Volunteer Fire Department

ADVANCED LIFE SUPPORT:

Rural Metro (by joint contract with other fire Departments)



Source: NKAPC

WATER SUPPLY:

Northern Kentucky Water District

SOLID WASTE DISPOSAL:

Privately Contracted by property owners

SANITARY SEWER / STORMWATER:

No service.

SCHOOLS

City residents are served by the following public schools within the Kenton County School District. Parochial schools provide countywide service.

ELEMENTARY:

Ryland Elementary or Taylor Mill Elementary

MIDDLE SCHOOL:

Twenhofel Middle School or Woodland Middle School

HIGH SCHOOL:

Scott High School or Simon Kenton High School

RECREATION

Listed below are public recreation facilities provided by the City. Private recreation facilities, such as bowling alleys, roller rinks, and movie theaters are available as well. A listing of private facilities can be found in Chapter 6 of the 2001 *Comprehensive Plan*.



Multi-Use Trail (unnamed): The City is currently developing a trail along Locust Pike on 19 acres of city owned land between Feiser Road and the CSX Railroad. The trail will be open to walking, bicycling, and horseback riding.

The City is in discussion with Kenton County concerning possible future conversion of the Locust Pike Park to a city park. The Locust Pike Park lies between Locust Pike and the Licking River and is currently closed to all activity other than a walking trail and boat ramp.

TRANSPORTATION

Decoursey Pike (KY177) traverses Ryland Heights in a north-south direction and connects the City to Covington and Cincinnati, Ohio to the north, and southern Kenton County to the south. The City has no direct connection to the Interstate system.

The Transit Authority of Northern Kentucky (TANK) does not provide service to the City.

The *Kenton County Bicycle Plan* designates Decoursey Pike (KY177) that passes through the City as a Primary Bikeway.

ENVIRONMENTAL FACTORS

Impervious Surfaces: (roads, roof tops, parking lots) prevent storm water from entering the soil and is a major source of pollutants that contaminates the natural drainage system. Sub-watersheds with impervious surfaces between 10 to 25 percent have streams that are impacted and aquatic life under stress. Of the 3,821 acres that comprise the City, 67 acres, or two percent are covered with impervious surfaces. The City lies within four sub-watersheds; Decoursey Creek, Licking River #32, Licking River #24, and Licking River #21. The total area of this sub watershed group is 8,839 acres with 279 or 3.2 percent covered by impervious surfaces. The impervious surfaces in Ryland Height constitute 24 percent of the impervious surfaces within the sub-watershed group.

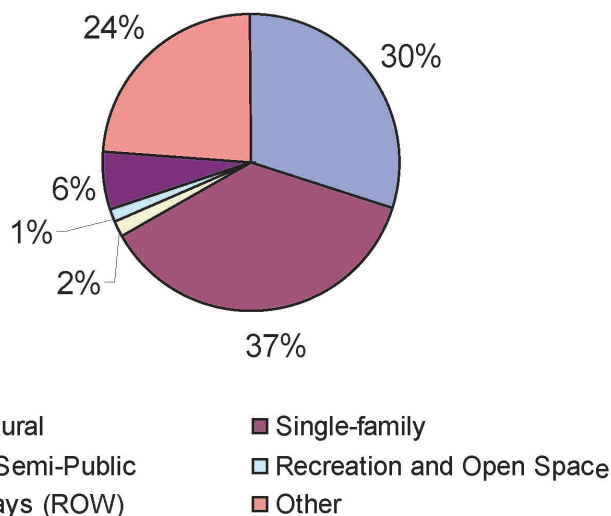
Tree Canopy Cover: Ryland Heights has approximately 66 percent of its area covered by tree canopy. This is well above the 40 percent recommended for cities.

For information about impervious surfaces, tree canopy and sub-watersheds see Chapter 3.1. For additional information about impervious surfaces and water quality see Chapter 3.6.

LAND/POPULATION STATISTICS

Land area in acres	3,382
Land area in square miles	5.28
Persons / square mile	155
Total population (2000 Census)	819
Male	410
Female	389
2005 Population estimate	799

PERCENT LAND USE



LAND USE COMPOSITION

Land Use	Ryland Heights		Kenton County	
	Acres	Percent of City	Acres	Percent
Agriculture	1011.92	29.92%	32288	31.1%
Single-Family	1225.91	36.25%	29485	28.4%
Multi-Family	1.1	0.03%	1142	1.1%
Commercial	10.43	0.31%	1557	1.5%
Office	1.16	0.03%	415	0.4%
Industrial	9.15	0.27%	1765	1.7%
Public/Semi-Public	57.64	1.70%	3841	3.7%
Recreation and Open Space	45.7	1.35%	3011	2.9%
Rights-of-Way	216.61	6.40%	8098	7.8%
Other	802.63	23.73%	21179	20.4%
Ohio River	0	0.00%	1038	1.0%
Total	3382.25	100.00%	103820	100.0%

CITY DEMOGRAPHICS¹

SELECTED DEMOGRAPHICS				
	City	Percent City	County	Percent County
Social Data				
White	782	97.9	142,357	94.0
African American	3	0.4	5,810	3.8
Latin American	4	0.5	1669	1.1
Asian	0	0.0	894	0.6
Other Race	6	0.8	881	0.5
Under 5 years	37	4.6	11,085	7.3
18 years and over	605	75.7	111,565	73.7
65 years and over	89	11.1	16,769	12.4
Median age	38.7		34.5	
Educational Attainment				
No diploma	174	31.0	17,493	17.9
High school graduate /equivalency	256	47.1	31,859	32.6
Some college / associate degree	93	16.5	26,679	27.3
College degree or higher	31	5.6	22,282	22.8
Economic Data				
Persons in labor force	398	62.0	80,078	69.1
Unemployment rate		4.0		3.5
Mean travel time to work	28.8		22.9	
Living and working in city	na	na	na	na
Work at home	10	2.6	1,563	2.1
Percent in car-pools		12.3		11.0
Percent using public transportation		0.5		3.4
Median household income	48,077		43,906	
Families below poverty	12	5.7	2,797	7.1
Persons below poverty	70	8.7	13,487	9.0
Housing Data				
Total housing units	309		63,571	
Owner occupied	249	85.0	39,467	66.4
Renter occupied	44	15.0	19,977	33.6
Vacant units	16	5.2	4,127	6.5
Median value	89,200		105,600	
Average household size	2.73		2.52	

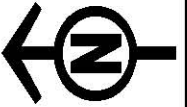
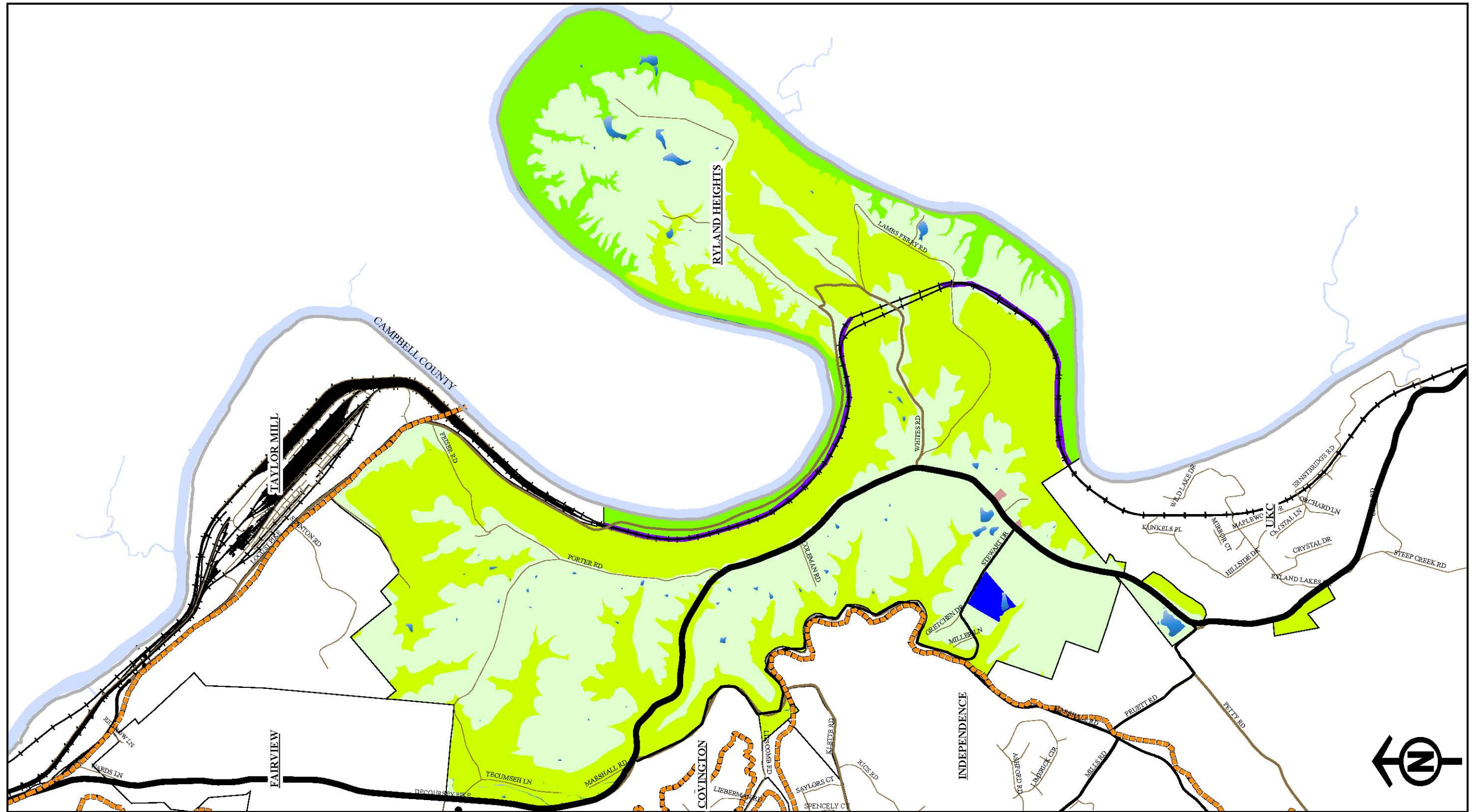
RECOMMENDATIONS

Recommendation	Implementation	Status
<p>The City is encouraged to continue coordinating efforts with adjoining or other nearby cities or service providers like they are doing with advanced life support.</p>	<p>-</p>	<p>General</p>
<p>The City is encouraged to follow-up on its plans to consolidate the various pieces of adjacent parklands and the development of the facilities therein.</p>	<p>-</p>	<p>Long-term</p>
<p>The City is encouraged to review and adopt pertinent sections of the Model Zoning Ordinance</p>	<p>The update to the Model Zoning Ordinance, when completed, will provide new techniques and methods for implementing land use and development recommendations found in the is Plan Update.</p>	<p>Short-term</p>

Map 4.16 on the following page illustrates the recommended land use map for the city.

ENDNOTES

1. Prepared By: Northern Kentucky Area Planning Commission, 2006. Source: U.S. Census Bureau, 2000 Census, NKAPC PlanNet GIS



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|---|--|---|--|--|
| <ul style="list-style-type: none"> Residential Under 2.0 Residential 2.1 TO 4.0 Residential 4.1 TO 7.0 Residential 7.1 TO 14.0 Residential 14.1 TO 30.0 Residential Over 30.0 | <ul style="list-style-type: none"> Commercial Retail/Service Commercial Office Commercial Rural Special Development Area Industrial Railroad | <ul style="list-style-type: none"> Agricultural and Rural Uses Physically Restrictive Development Areas Water School Parks Recreation and Open Space Other Community Facilities | <ul style="list-style-type: none"> Small Area Study Right of Way Community Service Areas Crossroads Community Districts Urban Service Area | <p>Transportation Plan</p> <p>Existing</p> <ul style="list-style-type: none"> Arterial Collector <p>Proposed</p> <ul style="list-style-type: none"> Arterial Collector |
|---|--|---|--|--|

All Numbers are in Dwelling Units Per Net Acre

The information in this product is accurate for planning purposes only.

Recommended Land Use
Comprehensive Plan Update 2006-2026
City of Ryland Heights
Map 4.16

