

**Land Use Form Sub-Committee  
Comprehensive Plan Update**

Monday, June 20, 2016  
5:00-7:00pm  
230 East Main Street, Georgetown, KY 40324

**AGENDA**

<b>Time</b>	<b>Topic</b>
5:00-5:05pm	Welcome
5:05-5:20pm	Review of Meeting Content
5:20-5:30pm	USB statistics and Background
5:30-7:00pm	USB Boundary Policy Review USB Boundary Review and Recommendations

**UPCOMING DATES**

- 1. Next Sub-Committee Meeting: *Monday, July 18, 2016 from 5:00-7:00pm***  
Planning Commission Office, 230 East Main Street, Georgetown, KY 40324

## **Georgetown-Scott County Planning Commission**

### Land Use Sub-Committee Meeting Minutes

Date: Monday, April 18<sup>th</sup>, 2016

In Attendance:	David Lusby, Chairman	Joe Kane, Director
	Megan Chan, staff	Matt Summers, staff
	Ryan Cooper, staff	Alaina Hagenseker, staff
	Larry Bottom	Polly Singer Eardley
	Susan Byars	Michael Mirell
	Bret Halverson	Christina Rush

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The meeting convened in the Planning Office at 5:00 p.m.

#### Welcome & Introductions

Joe Kane welcomed everyone to the meeting and said that this meeting would focus on the second half of the goals and talked about the committee members will mark up the draft goals and objectives by May 2<sup>nd</sup>. The public meeting will be on June 14<sup>th</sup> from 6-8PM which the draft goals and objectives will be discussed.

#### Process for Goals Review Tonight

In June, the USB boundary will be discussed. Megan brought up the option if individual community members want information about the USB expanding, they would need to either fill out an application or discuss it in the group. Joe thought about just focusing on the big picture and take those specific requests to the Planning Commission and have them go through the public hearing process.

#### Goals Revision

Megan Chan discussed the steps to achieve the goals and visions of the sub-committee. The time line and work plan was discussed. She broke down the goals into "easier to understand" clusters. The sub-goals looked at tonight were:

1. Downtown/Urban Centers
2. Commercial Centers
3. Corridors
4. Employment Districts
5. Neighborhoods
6. Civic/Public Spaces
7. Parks & Open Spaces

**The revised draft cluster goals are:**

## **Downtown/Urban Centers**

1. Protect **and promote** the traditional role of downtown area as the center for governmental, financial, and religious institutions, **and cultural/civic (public) spaces**.
2. Improve the functioning of downtown areas as the hub of surrounding residential neighborhoods and institutions.
  - a. Improve sidewalks (usable, accessible to amenities), Japanese garden accessibility, Clay Street, parking (street, rear, signs)
3. Pursue public redevelopment and encourage private redevelopment that supports the vitality and long term sustainability of the downtown area as an important place to the community.
  - a. Chambers Ave- FLU Map/rezoning
  - b. Some lots are too small for certain development
  - c. Incentives for redevelopment
  - d. Zone changes
  - e. Tire shop or other incompatible areas
  - f. Dual zone commercial/residential
  - g. Form based code
    - i. N Broadway/Water St
  - h. Redevelopment of Jail/Justice center- build up?
    - i. Not make it an eyesore, impact on downtown
4. Protect the quality and integrity of structure and public investment in downtown area building stock.
  - a. Northside Christian Church relocating
  - b. Protect façade when buildings need complete reconstruction
  - c. Allow mixed use/commercial as long as scale is compatible with surrounding residential areas.
  - d. New restaurants
  - e. Redevelopment coordinator, Urban marketing, infill specialist (northside church, Galvin's-new restaurant,
5. Maintain a high quality streetscape in downtown areas.
  - a. Planters, speed bumps, road diets, brick dedication, code enforcement

## **Commercial Centers**

1. Design commercial centers to provide mixed uses and safe multi-modal transportation access.
  - a. Design Commercial ~~retail~~ centers to be a walkable, pedestrian scaled, and accessible by foot to and from surrounding residential areas.
    - i. Bike-ped plan
    - ii. Neighborhood commercial centers designation
- ~~2. Provide access to goods, services, and opportunities to all areas of the community.~~

Distribute commercial services and opportunities to all areas of the community.

  - a. Mixed-use close to residential "chunks/nodes"
  - b. Endorse certain rezoning and reduce/waive fees.

## **Corridors**

1. Provide streetscapes that contribute to a positive user experience through character form and scale.
  - a. Create a street rehab/enhancement manual to improve, beautify existing streets (obj.)
2. Enhance community entryways.
  - a. Corridors into town and beautify them
3. Improve multi-modal connectivity between neighborhoods, commercial districts, and employment centers.
4. Become more walkable and more bikeable.

## **Employment Districts**

1. Develop employment districts in multi-modal areas.
2. Maintain a viable supply of usable land for business expansion.
  - a. Support sustainable provision of infrastructure.

## **Neighborhoods**

1. Improve housing quality and affordability.
2. Preserve and maintain existing affordable housing stock in older established neighborhoods.
  - a. Duplexes, infill, rent control? Granny flats
  - b. Enforce housing maintenance code (code enforcement)
  - c. Provide a variety of housing types and densities throughout urban areas for all income levels (obj.)

## **Civic/Public Spaces**

1. Provide civic and government facilities in central/**prominent/accessible** locations as highly visible focal points and symbols of community identity.
  - a. Identify certain nodes
  - b. Satellite offices? Anticipate/plan for future needs based on growth
2. Integrate dynamic, welcoming, functional and attractive public and civic spaces throughout the community.

## **Parks and Open Spaces**

1. Delineate/define/protect the urban/rural boundaries or community edges with parks and open space.
  - a. Maintain the green belt
2. Provide an interconnected system of local and regional public open space and recreational opportunities.
  - a. Bluegrass Bike Hike Horseback alliance
  - b. Legacy trail
3. Use open space to protect environmentally sensitive land and to provide a regional network of habitat corridors essential to the conservation of plants, animals, and their ecosystems for the general benefit of the citizens.
  - a. Identify?
  - b. Consider to what Scott County wants, not what developers want. Set guidelines.

- c. Impact fees for parks, Check CO trial system in sub regs.
  - i. Parks plan
- d. Park space requirements for PUD or other large developments (10%)
  - 1. Put in ordinances?
- e. Green print map agriculture/environment
  - i. Floodplain, riparian, etc.

#### Logistics, Details, & Dates

The next meeting will be on June 14th from 5-7PM at the Scott County Extension office for the Public planning meeting and the next sub-committee meeting will be on Monday June 20<sup>th</sup>, 2016 from 5-7PM at the Planning Commission Office.

There was no other business to discuss and the meeting was adjourned.

## Work Plan Updates: June-September

### June:

- USB Boundary
  - USB Boundary Policy
  - Greenbelt Policy
  - Consider USB expansion options and procedures

### July:

- FLU Map
  - Identify new Centers
  - Corridors and entryways
  - Districts
  - Neighborhoods
  - Civic Buildings
  - Parks/Open Space

### August:

- FLU Map Text
  - Densities and Land Use categories
  - Draft Text for plan.

### September:

- Take applications to Planning Commission for draft USB or FLU revision from property owners

# GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

## 2016

### **URBAN SERVICE BOUNDARY GOALS, CRITERIA, AND GUIDELINES**

This section of the Plan establishes inclusion criteria for establishing or adjusting Urban Service Boundaries within Scott County. An "Urban Service Boundary" (USB) is a line that indicates the extent of future urban development that will require city services (sewer, water, police, fire, etc.). The Urban Service Boundaries for a given municipality includes those properties that can be developed to urban uses and densities and annexed to those cities within the current planning period.

Public services include, among other things, water, sewage collection and treatment, transportation facilities, and police and fire protection, which are typically provided by city or county governments. Governments can pay for these services only through user fees or taxation. For successful urban development within urban service boundaries, no such development should be approved except upon the condition of annexation. Annexation is necessary to provide the revenue streams required to cover the cost of urban services over the long term and should include all new urban development.

Policies should also encourage annexation of existing industrial and commercial development areas. Industrial and commercial development requires a level of services, especially for sewer, roads, and fire and police protection, that can best be provided by local government. For these reasons, each city's incorporated boundary should eventually be co-extensive with all developed lands within their respective Urban Service Boundaries.

The criteria included below address issues related to boundary design and location, rural and environmental protection, public facilities, cost efficiency, and quantity of land. No single element of the criteria, therefore, stands alone as a determinant of boundary adjustment. These criteria have value both as a group and as individual points to assist the Planning

Commission in making specific judgments. When used together, however, the criteria interact to offer comprehensive guidelines for making effective boundary decisions.

### **Urban Service Boundaries Goals And Objectives**

The Goals and Objectives listed in the Community Form chapter of the Comprehensive Plan should also help guide decisions about Urban Service Boundaries. It includes objectives useful for evaluating and selecting the most appropriate locations for the boundaries.

1. Supply: Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility.
2. Location: The Urban Service Boundary for each city should be located so as to allow for the most cost-efficient provision of public facilities and services. Since urban development of land within the USB requires annexation. The USB should not expand too far beyond the current city limits, thereby discouraging leap frog development of land that is not contiguous to city limits.
3. Selection Criteria: Formalize the use of the criteria adopted by the Planning Commission Urban Land Use Subcommittee in June, 2016.
4. Annexation: Annexation policies should reinforce the Urban Service Boundary. Development within urban service boundaries that requires public services should be annexed.
5. Deviations: In certain unique and very limited situations, the Planning Commission may wish to consider and allow minor deviations from the recommended USB location to avoid a substantially unjust outcome for particular properties. These limited situations could include properties where pre-existing zoning for urban development extends outside the proposed USB; or properties that would be divided by the boundary to create parcels that would be otherwise unusable for any reasonable purpose. However, in making these minor adjustments, the concept and integrity of the USB must be maintained.
6. Small Area Development: Additional small area development plans may need to be considered for US 460W, US 62W and US 25N, and other similar corridors as they become community concerns to the Planning Commission.

### **Criteria and Guidelines**

1. The USB should be located so as to achieve or enhance major plan themes and goals.
2. The USB should be located to encourage cost effective and efficient use of public facilities.
3. The land within the USB should be sufficient in quantity to accommodate 10 years of projected population growth and economic development.
4. The USB should be located to direct development away from significant or scenic landscapes, as defined in the Comprehensive Plan.
5. The USB should be located to direct development away from prime agricultural land.
6. The USB should be located to direct development away from major environmentally sensitive and geologic hazard areas.



7. The USB should be located so as to exclude public facilities that conflict with or inhibit urban development.
8. The USB should follow significant natural or man-made features, such as large lakes; minor and major drainage boundaries; parks; railroads and principal arterials or freeways, wherever appropriate.
9. Urban development should be compact and must be contiguous.
10. The USB line should be located along the tops of ridgelines within drainage basins to allow for efficient sewer design and construction within the USB, while not putting unnecessary development pressure on land outside the USB.
11. The USB should include existing development that is contiguous to the existing or planned urban area.
12. The USB should follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.
13. The USB should be located to enable, encourage and stabilize and not conflict with evolving patterns or rural land preservation and protection.