

COMPREHENSIVE PLAN
for Georgetown, Sadieville, Stamping Ground,
and Scott County, Kentucky

1996 UPDATE

STAMPING GROUND ELEMENT

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STAMPING GROUND ELEMENT

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STAMPING GROUND ELEMENT

I. INTRODUCTION

INTRODUCTION

This Stamping Ground element to the Comprehensive Plan consists of background data and analysis, goals and policies, and a land use plan compiled with the intent of providing direction and meaning to the future growth of Stamping Ground. This is an update to the Land Use Plan adopted in 1991.

Stamping Ground is now approaching a crossroads in its history. The Community has made an astounding recovery since its near destruction by tornadoes in 1974, and now stands poised to capture growth and vitality related to Toyota and the overall growth of Scott County and the Bluegrass as a whole. There are many new industrial and housing opportunities that await the City's interest. Many benefits could be derived from growth including a more

dynamic population, more local business and retail opportunities, more local jobs, and improved government services. This growth needs to be balanced, however, with the desire to keep the traditional small town and rural qualities that make Stamping Ground a well loved and desirable community.

LOCATION

The City of Stamping Ground is in the western portion of Scott County on Kentucky 227, nine miles northwest of Georgetown, 28 miles northwest of Lexington, and 12 miles northeast of Frankfort. Major drainage for the area is carried by McConnell's Run and the North Elkhorn Creek, located south of the city.

II. SUMMARY OF PLANNING ISSUES

HOUSING

Stamping Ground is poised to attract new high quality, low density housing areas. The peaceful atmosphere and small town values will be guiding forces in residential development. The City should assure that all new housing areas are well served with infrastructure and other services. This will ensure the long term quality and high value of the community as it grows.

INDUSTRIAL POTENTIAL

Stamping Ground needs the additional jobs and revenues that industrial development can bring. In return the City has low land prices, the potential road connection from the City to the Delaplain Road interchange on Interstate 75, and a positive community attitude to offer prospective industrial companies. To allow for this to take place minor changes within the Land Use Plan have been undertaken to designate the best areas for industrial uses.

Stamping Ground currently has a City-owned industrial park to the northwest of town on Ky 227. This is a small park (12 acres) with one industry at the present time. The City hopes to attract small industrial operations from the surrounding area by offering low land prices and the flexibility of increasing the size of the park to suit a specific proposal.

This plan proposes to increase the area designated industrial around the City park to accommodate future industrial development within the City. This was the area that local residents believed to be best suited for industrial expansion due to the fact that there is already an existing entrance from Ky 227 for the City park and that residential development would be least affected in this area. The size of this expansion would add approximately 50 to 60 net acres for industrial development.

ROAD IMPROVEMENTS

Currently Stamping Ground's main link with other commercial and employment centers is Ky 227. This road is presently in good condition, but poor alignment creates sight and passing distance problems as well as a dangerous sharp turns and steep grades. This road is also used extensively by farmers on farm equipment, which slows traffic. As future industrial areas develop this road would also become a main route for that traffic. Thus a conflict is created by having private, farm, and industrial traffic using the same road for primary access out of Stamping Ground.

Main Street, Ky 227, is also a major connection to northwest Scott County and Owen County and so is plagued by motorists who are in a hurry to get there; speeding is a major concern along Main Street. This is an enforcement problem but could also be helped solved by downtown improvements such as facade treatments, landscaping, and cobblestone crosswalks. These would not only improve the appearance of downtown but also add visual signs that this is indeed a place where many pedestrians and local motorists are and that speeding is inappropriate.

Other roads leading to Stamping Ground are in poorer condition, but are much less relied upon. However, as development occurs away from the core of town these roads will need to be upgraded.

The Transportation Element of the overall Comprehensive Plan addresses solutions to these problems as well as the proposals for adding new roads and upgrading existing ones to provide links to both the Delaplain interchange at I-75 and improved access to Frankfort along Woodlake Pike. These roads and improvements are not currently included within the Kentucky Transportation Cabinet's plans. The economic benefits to Stamping Ground of these proposals are easy to see: the area can become more of a commercial center for the surrounding region;

residential growth could occur for those wanting to commute or to reside in a small but developing community with good educational, retail, and job opportunities; and there would be enhanced opportunities for attracting industry.

DOWNTOWN REVITALIZATION AND DEFINITION OF COMMERCIAL AREAS

The downtown area was hit especially hard by the tornadoes of April, 1974. This combined with the loss of markets to other, larger commercial areas has hurt the viability of downtown. However, recent years have seen a surge of redevelopment and interest in this area. New stores have been added in a center near the grocery store, and the land behind the store is prime for more commercial development. As for the Main Street corridor itself, more parking is needed to attract customers, provide for employees, as well as a general "dressing up" of the streetscape and facades. Increased residential areas around the town could also help with the revitalization by bringing in a new customer base.

Economic strategies need to go hand in hand with the above mentioned physical improvements. Incentives can be offered for locating retail stores downtown by reducing sewer tap-on rates, providing City constructed parking lots, and City based financial incentives similar to the ones offered for the development of the industrial park.

PARKS AND RECREATION

Stamping Ground is somewhat deficient in park land and organized activities. The Scott County Parks and Recreation Department is developing

a cooperative relationship with the City to provide opportunities for everyone who wishes to take advantage of them, and this should be pursued further.

The area around the Buffalo Spring should be transformed into a park. The types of activities that could be encouraged here are picnic areas, gatherings during festivals and public meetings, and historical information and tours. An amphitheatre could be constructed on the site as well as picnic shelters and walking trails to the top of the hill overlooking town.

The area around the School has become a wonderful park. The facilities this park includes are a ball diamond, basketball court, picnic shelter, playground, open area, walking trail, landscaping, parking for users, and a future soccer field and tennis and volley ball courts. The Stamping Ground Women's Club is working to implement a town plaza in the area fronting on Main Street.

TOURISM

Stamping Ground is a town with 200 years of history. Many people would travel to visit here because of the name and the scenic beauty of the area, if unique items were on display or for sale, or if additional recreation were available here. Potential then exists to expand on these possibilities and creatively market and attract tourists to the area. Cooperation with the Tourism Board is essential to ensure that Stamping Ground is included in efforts to draw people to Scott County.

III. GROWTH POTENTIAL, GOALS AND POLICIES, AND LAND USE PLAN

GROWTH POTENTIAL FOR STAMPING GROUND

This section deals with the possibilities that exist for the future growth of Stamping Ground in terms of population and economy. The direction of the 1991 Comprehensive Plan is still valid. Therefore, many of the recommendations on the goals and policies and the land use plan are similar to those in the previous plan.

The plan for growth needs to be as flexible as possible to accommodate private landowners and their desires and future economic situations while ensuring that development is orderly and places no undue burden on existing population, infrastructure, or governmental services.

Population

Through the 1991 planning process much debate centered on the optimum population for Stamping Ground. The current population is estimated to be 765. The existing land use plan could accommodate an increase to approximately 3,000 persons if full buildout was to occur. Since this is not considered likely, the optimum population was perceived to be less than that figure. The 1991 Comprehensive Plan stated the ideal population of Stamping Ground should be between 1,000 and 2,000 persons. This is large enough to promote more commercial and service activity while remaining small enough to retain a "small town" feeling. The infrastructure of the community could also serve this increase in population with some upgrades in facilities, but serving this figure is still seen as manageable.

The surrounding area could also increase in population depending on the development of cluster subdivisions in the agricultural areas. This could have an impact on the economic importance of Stamping Ground.

Economy

The projected future population is of critical importance to the economic growth of Stamping Ground. A larger population will reinforce the City's importance in terms of being the center for the provision of goods and services in Western Scott County. With this proposed population increase, the goal of attracting new business and industry to the area can be more easily accomplished by providing a large enough consumer and workforce base. This will increase Stamping Ground's independence from other market and employment centers in the area.

The City should be willing to explore all options to improve the economic prospects for the area in the meantime. Revolving loan funds to encourage local business expansion and recruitment, interlocal agreements to draw on larger resources to improve the attractiveness of the area for outside investment, and other means are being considered.

GOALS AND OBJECTIVES

The goals, objectives, and policies outlined below were compiled from the subcommittee as well as from the citizen attitude survey and a public hearing held by the Citizen Committee. These represent the main direction that the Comprehensive Plan for Stamping Ground should take. This list is not all inclusive, but most goals, objectives, and policies are interrelated to form a stronger foundation for the plan.

GROWTH AND LAND USE PLAN

Goal: Stamping Ground should grow in an orderly fashion that does not take away from the small town atmosphere.

Objective: Residential development should continue to be centered around the core of the city, modest commercial expansion should be allowed on Main Street, and additional industrial operations should be encouraged to locate northward and adjacent to the City-owned park.

Policy: Areas of residential have been planned to remain close to the center of town, providing for modest commercial expansion along Main Street, while planning for industrial expansion on the periphery of the City-owned industrial park. The Land Use Plan reflects these concepts.

WATER AND SEWER

Goal: To keep services adequate for all residents, while finding ways to improve water supplies and water and sewer facilities.

Objective: To continue working toward the upgrade of the water system, and continue to ensure proper functioning of the wastewater treatment plant.

Policy: At the present time, water and sewer services for Stamping Ground are adequate. However, for growth, the services will need to be upgraded. The sewage treatment plant is presently at approximately 50-60 percent capacity, and would need to be upgraded for large industrial or residential projects, but not for some time in the future if growth remains consistent.

POLICE AND FIRE PROTECTION

Goal: To upgrade police and fire protection for Stamping Ground

and surrounding areas.

Objective: Police and fire protection should be continually monitored for effectiveness. Additional growth will place more demands on these services; additional personnel and equipment will eventually be needed.

PARKS AND RECREATION

Goal: To increase the variety of activities and amount of park and open space in Stamping Ground.

Objectives: To provide a new park facility at the Buffalo Springs, which is City property, and to continue the existing recreational area around the School.

To work with Scott County Parks and Recreation to improve the amount and variety of recreation possibilities for teenagers and older residents.

Policy: The School and the playground currently serve as the only areas for recreation in Stamping Ground. With the addition of a true park at Buffalo Springs the alternatives for both passive and active recreation would be increased. This new park could contain an amphitheater and stage for concerts and meetings, trails up the hill for sight-seeing, and could be the starting point for walking and biking tours of the area. Historical information could be distributed in conjunction with these tours.

The City should request that the Parks and Recreation Board provide a specified amount of their annual budget to provide staff and funding to help establish these parks.

BUSINESS

Goal: To provide for the commercial and service-related needs of the city and the surrounding area, and to promote self-sufficiency.

Objective: To attract small, specialized retail as well as human service-related businesses.

Policy: Businesses need to be unique in order to keep consumers in Stamping Ground instead of taking their business to Georgetown, Frankfort, or Lexington. As Stamping Ground grows more day to day services should also be encouraged to promote more independence. These should be located in infill areas along the business corridor and in an expanded area adjacent to the distillery.

INDUSTRY

Goal: To promote Stamping Ground's image as a good location for industrial development.

Objective: To establish adequate acreage for industrial development northward from and adjacent to the City-owned park (50-60 net acres) to ensure that Stamping Ground can respond to new proposals for light industry.

Industrial development within this entire area should only proceed to the extent that the infrastructure can support it. Expansion should bring no adverse impacts to the area or residents in terms of water and sewer availability (connection to a treatment facility is required), adequate road access, and environmental impacts. All development proposals should be reviewed with these factors in mind.

Policy: To attract environmentally sensitive light industry to the existing City-owned industrial park and to the additional designated industrial land to the north of the City-owned park, which could promote more interest and increase the demand for housing within Stamping Ground. This expansion should extend to the ridgelines to the east and west of the existing park and north to the Urban Service Boundary. The intent within the industrial area is to make the best use of the more level areas along ridges for roads and development, while maintaining the swales as open space for drainage and keeping adequate buffers to residential areas.

Industrial development within this entire area should only proceed to the extent that the infrastructure can support it. Expansion should bring no adverse impacts to the area or residents in terms of water and sewage availability, adequate road access, and environmental impacts.

All development proposals should be reviewed with these factors in mind.

ECONOMIC DEVELOPMENT

Goal: To attract new business and industry to Stamping Ground.

Objective: The best way to attract new investment is to provide an image of a reliable infrastructure network and a positive community attitude. The City should be willing to explore ways to help finance these ventures through revolving loan funds, interlocal agreements, and other means. The City should also be willing to provide more business incentives such as a lower rate of tap-on fees for the sewer system and the water system.

TRANSPORTATION

Goal: To address existing deficiencies of Stamping Ground's current road system and upgrade it to accommodate growth.

Objective: To improve road connections between Stamping Ground and employment and commercial centers in order to enhance Stamping Ground's growth potential:

Construct a connection from Stamping Ground to Delaplain Road;

Implement improvements to KY 227 to accommodate farm, industrial, and private traffic;

Implement improvements to Woodlake Pike to provide a better connection to Frankfort.

HOUSING

Goal: To provide for a variety of housing types and residents and to rehabilitate or replace dilapidated units.

Objective: Housing development should concentrate on the middle income housing market, and for senior citizens. These can be provided through townhomes, single family lots, and elderly communities.

DOWNTOWN PLAN

Goal: To make the core of Stamping Ground vital and safe.

Objective: To improve the appearance of downtown, to provide adequate parking areas, and to improve traffic hazards.

Policy: The downtown area should be attractively landscaped and facade improvements should take place. There are several areas around the periphery of downtown that can be used for parking; estimates show the possibility exists for 40-50 spaces in these areas. Parking within 50 feet of Woodlake Pike should be prohibited to allow for adequate site distance. Pedestrian corridor development should be encouraged to connect downtown with the parks and residential area.

In general, first floor residential uses in downtown Stamping Ground are discouraging commercial uses because they limit availability of commercial space and are incompatible with commercial uses. The downtown business zone should be revised to allow commercial and related compatible uses only on the first floor.

There is substantial infill potential along the commercial and residential sections of Main Street, and new construction could greatly change the traditional, historic, and small town character of Stamping Ground. The City and Planning Commission should identify a historically sensitive area along Main Street and

a process to establish and enforce compatible design standards and objectives.

SERVICE NEEDS

Education: In the past, Stamping Ground residents have had to rely on community services located mainly in Georgetown.

Although Stamping Ground has always had an excellent elementary school, other community recreation, education, and social facilities were not locally available. As Stamping Ground moves toward greater independence as a self-contained community, services should be conveniently located in Stamping Ground. This can be accomplished either through City-owned or citizen-owned facilities, such as the library, or through more intensive joint use of the school. Stamping Ground has an invaluable resource in the elementary school. Every effort should be made to keep the school in good operating condition and to plan for future expansion as population increases. Special and adult education needs could be served at the school to increase the effectiveness both of the programs and the school.

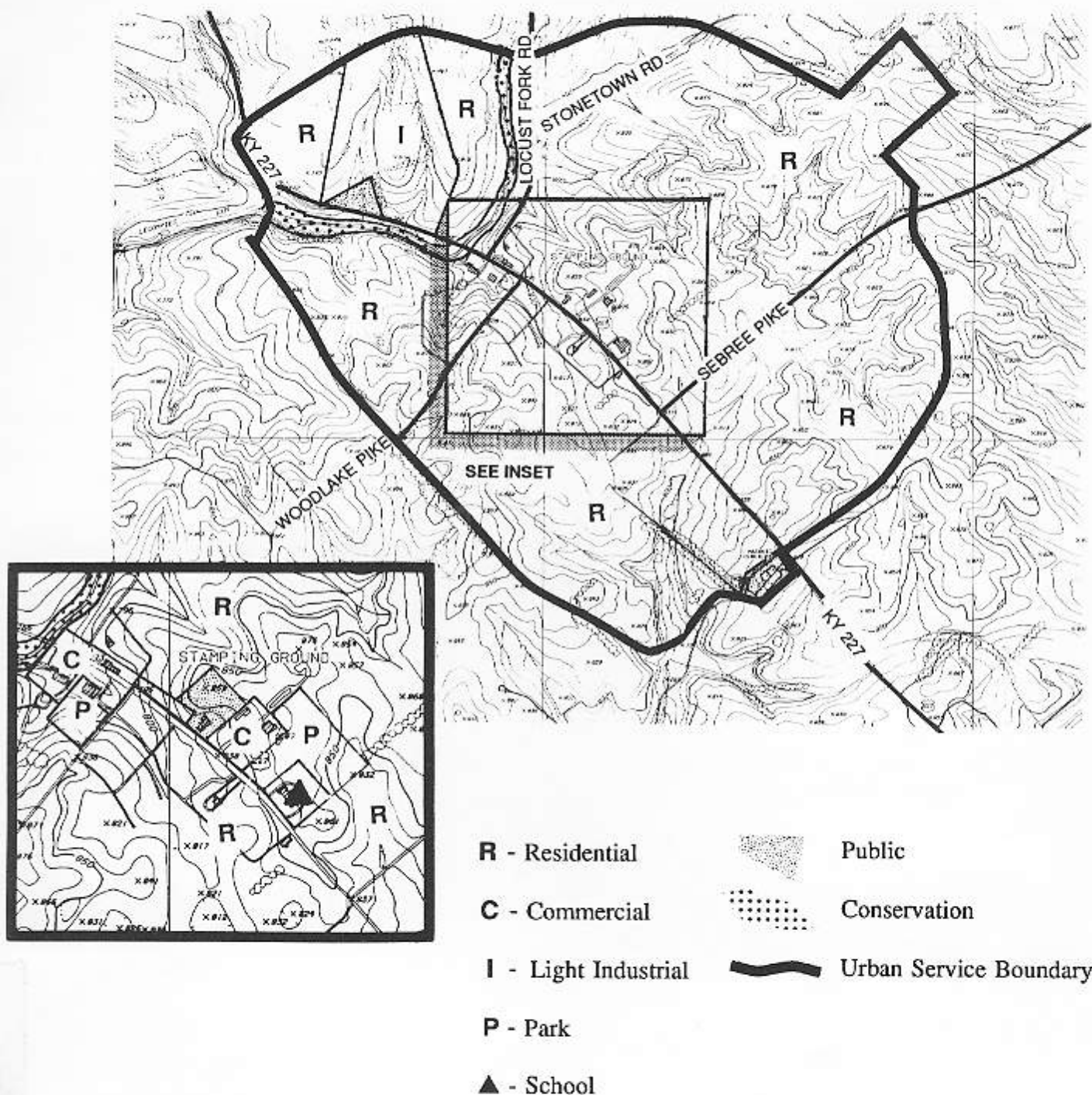
Library: The local library has a renovated building which should be able to serve the future population adequately. Special funding methods need to be developed to insure that the library has the ability to make continued acquisitions.

Social Services: A satellite office is needed in Stamping Ground to coordinate available social services and make them more accessible to Stamping Ground residents. There is a strong need for child day care in Stamping Ground. One community facility could meet the needs for day care, early childhood education, and coordination with social services. As new residents move to Stamping Ground, the proportion of young couples and children in the population will grow and the need for child care will increase. The high proportion of elderly in Stamping Ground's current population may also show a need for day care for the elderly, which has been successfully combined with young child care in many communities.

STAMPING GROUND ELEMENT LAND USE PLAN

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN UPDATE

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NOTE: Also see text for land use policies.

BASE MAP SOURCE: PHOTO SCIENCE, INC./PROCTOR DAVIS RAY ENGINEERS

0 600 1200 ft.

