

JULY 21ST HERITAGE & URBAN FORM COMMITTEE

What's
Next?



GEORGETOWN-SCOTT COUNTY
COMPREHENSIVE PLAN 2016

6:00-8:00pm at the Scott County Extension Office





WORK PLAN

July

1. Downtowns (Georgetown, Stamping Ground, and Sadieville)

- a. FLU Maps, Mixed Use Designation
- b. Local Historic Districts/Form Codes
- c. Review the B-3 Zone District standards, boundary
- d. Parking and Infrastructure (sidewalks, lighting, crosswalks)

August

1. Action Item Specifics

- a. Cultural Resources List
- b. Corridor/Road Rehab guidelines
- c. Locations for public art

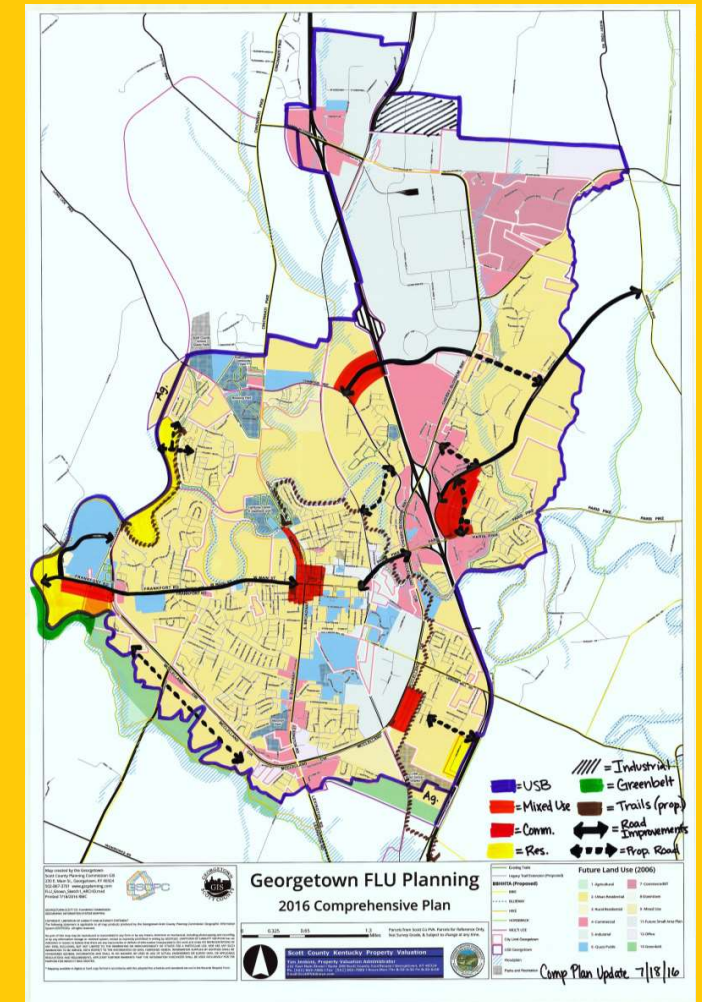
FUTURE LAND USE (FLU)

Future Land Use ≠ Zoning.

While zoning regulations dictate specific uses, setbacks, and height (for example), FLU is a guideline for future changes to zoning and development patterns.

FLU designations show land use types that have been determined to be the most desirable for a particular area, and are meant to guide future development and re-development.

The FLU Map is largely implemented through the City/County zoning regulations. Each color-coded category on the FLU map has a corresponding set of compatible zoning districts. Many of the FLU Map categories have more than one corresponding zoning district, permitting a more fine-grained interpretation of the map based on existing uses and local conditions at the time of zone change requests.

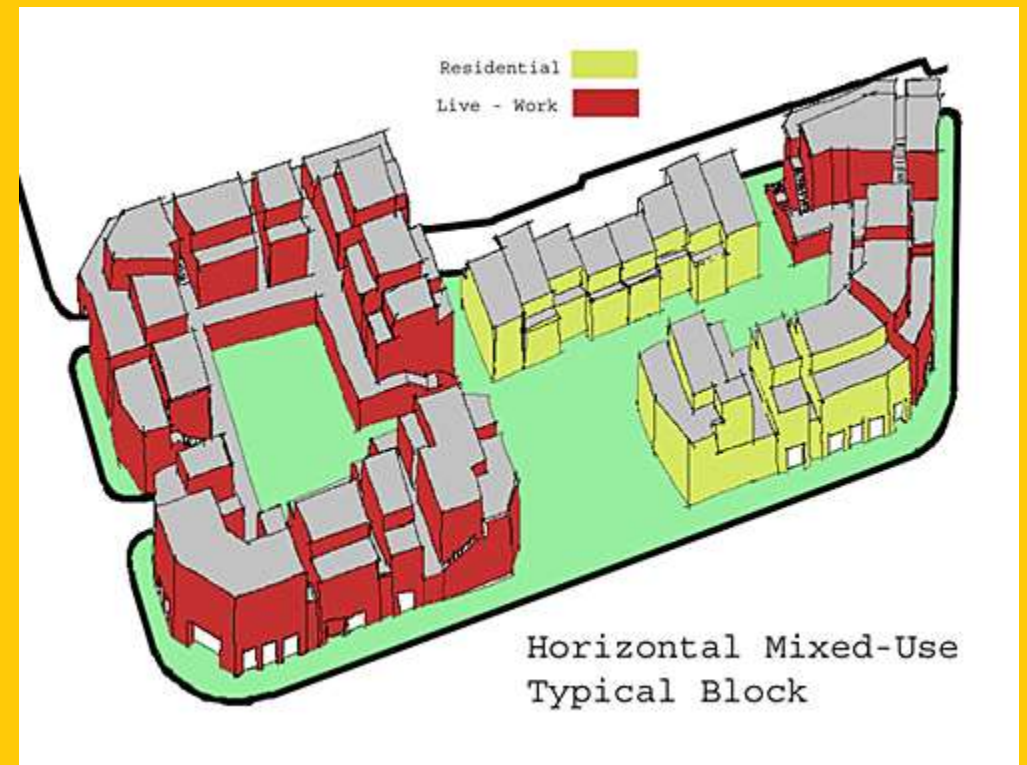
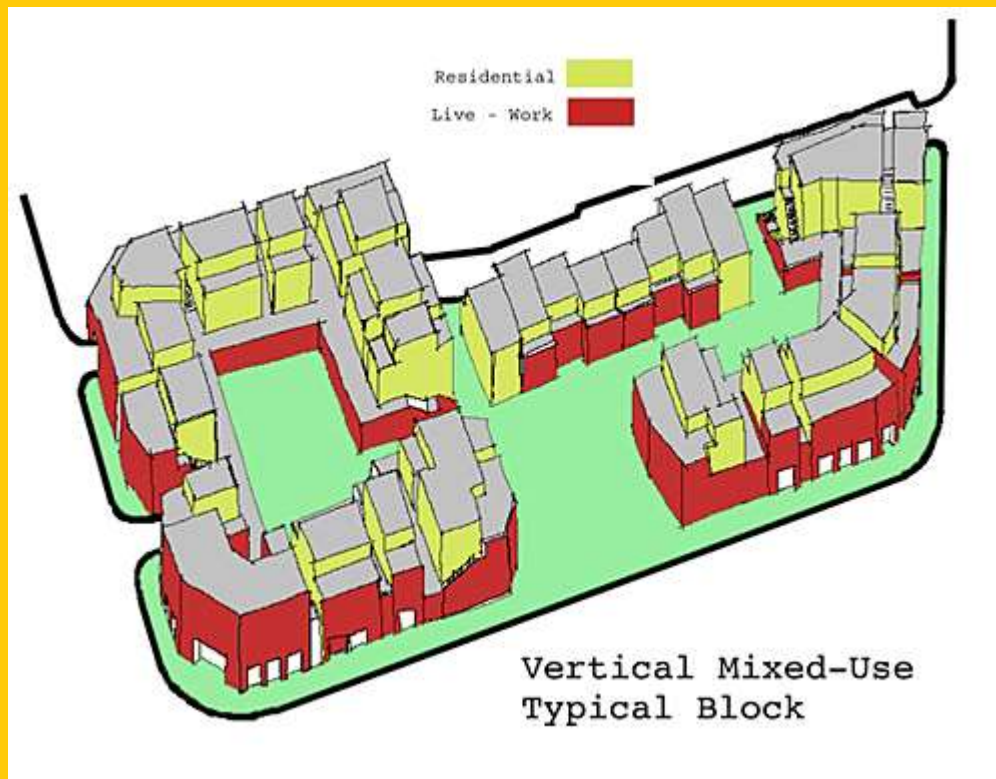


MIXED USE DESIGNATION

- Create “neighborhoods” that enable diverse activity.
- A neighborhood “satisfies the ordinary daily needs of its residents within walking distance....the most complete neighborhoods also provide their residents with pedestrian access to schools, daycare, recreational centers, and a variety of open spaces, as well as opportunities for food preproduction.”
- A 24-hous city – a variety of activities and around the clock use

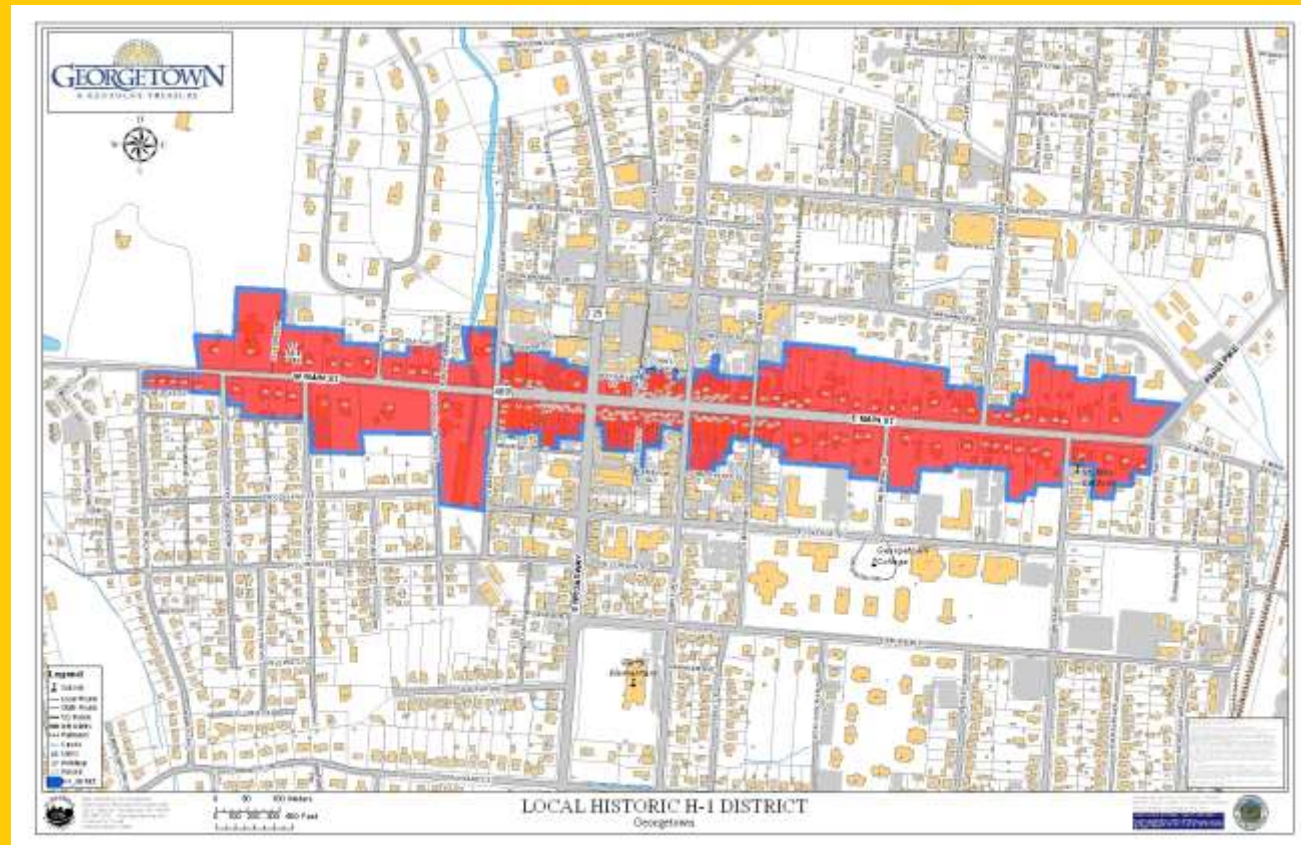
Reference: Smart Growth Manual, Duany, Speck and Lydon

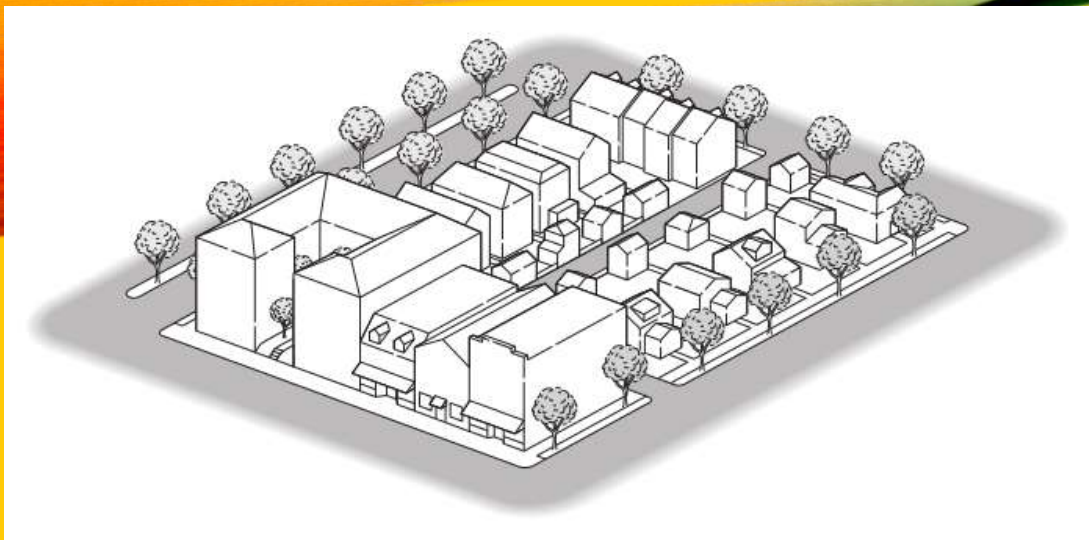
MIXED USE DESIGNATION



See article: <http://www.placemakers.com/2013/04/04/mixed-up-on-mixed-use/>

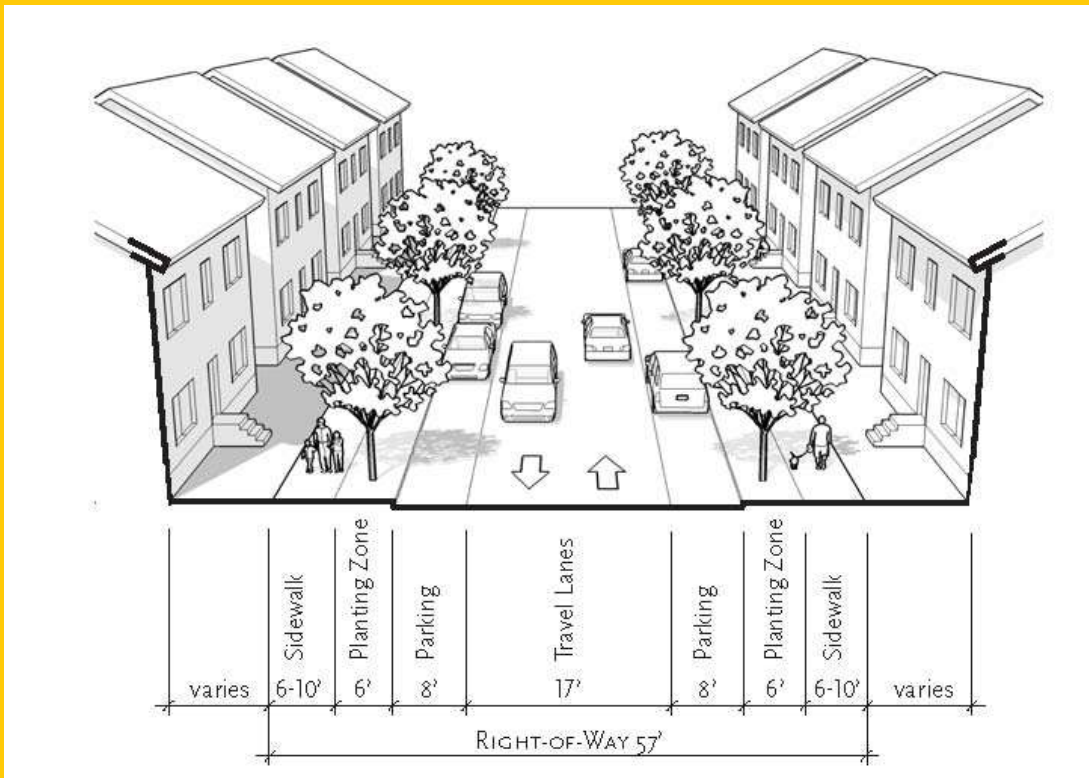
LOCAL HISTORIC DISTRICT





FORM-BASED CODES

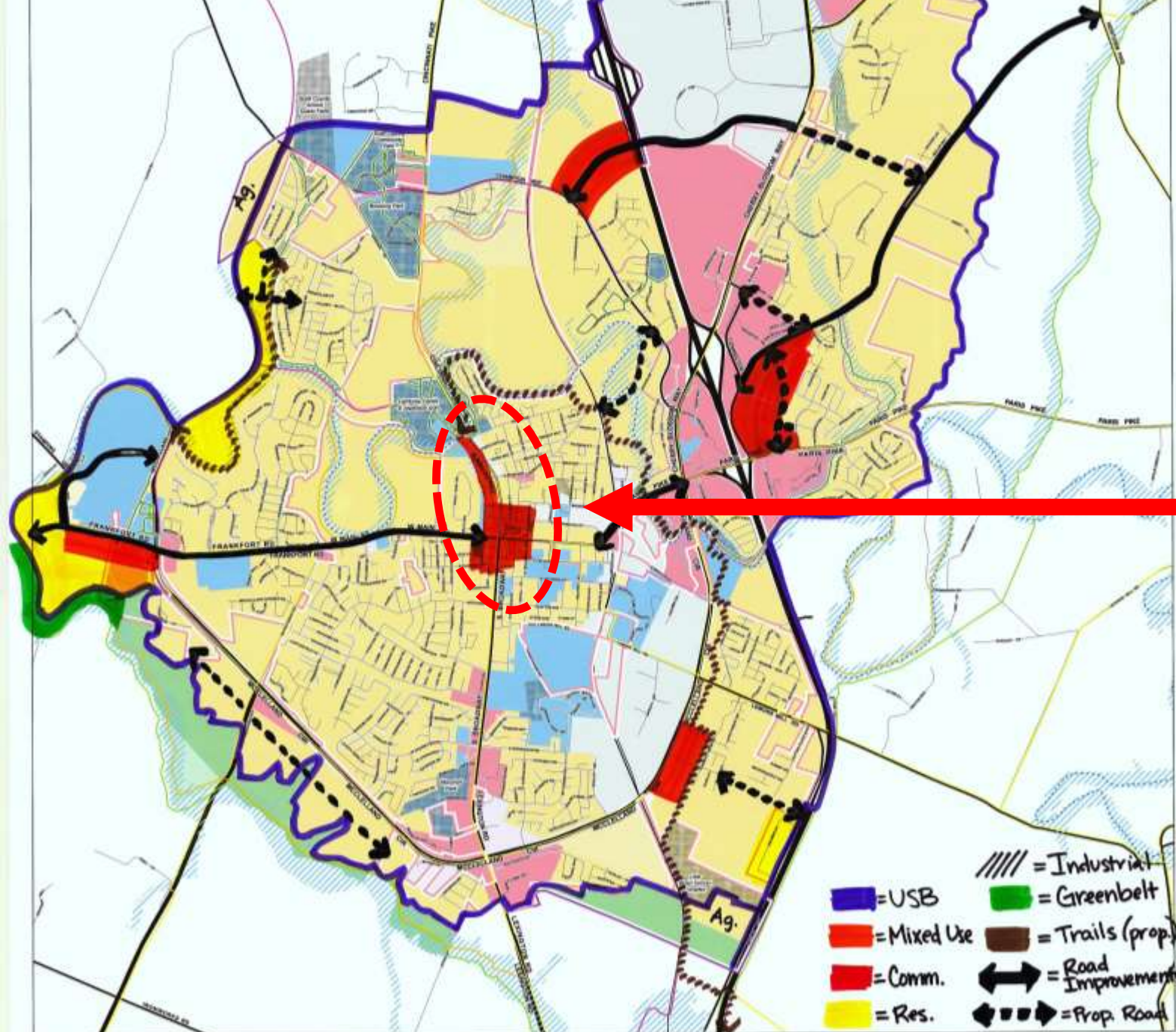
A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law.



Credit: formbasedcodes.org and Walksteps.org

GEORGETOWN FUTURE LAND USE (FLU)

Proposed Vertical and
Horizontal Mixed Use in
Downtown Georgetown.
Follow previous studies.



B-3 ZONE & MIXED USE FLU

Buildings & Uses

- Very Flexible. Too flexible?
- Form/Massing
- Pedestrian-Oriented
- No Building Design Standards

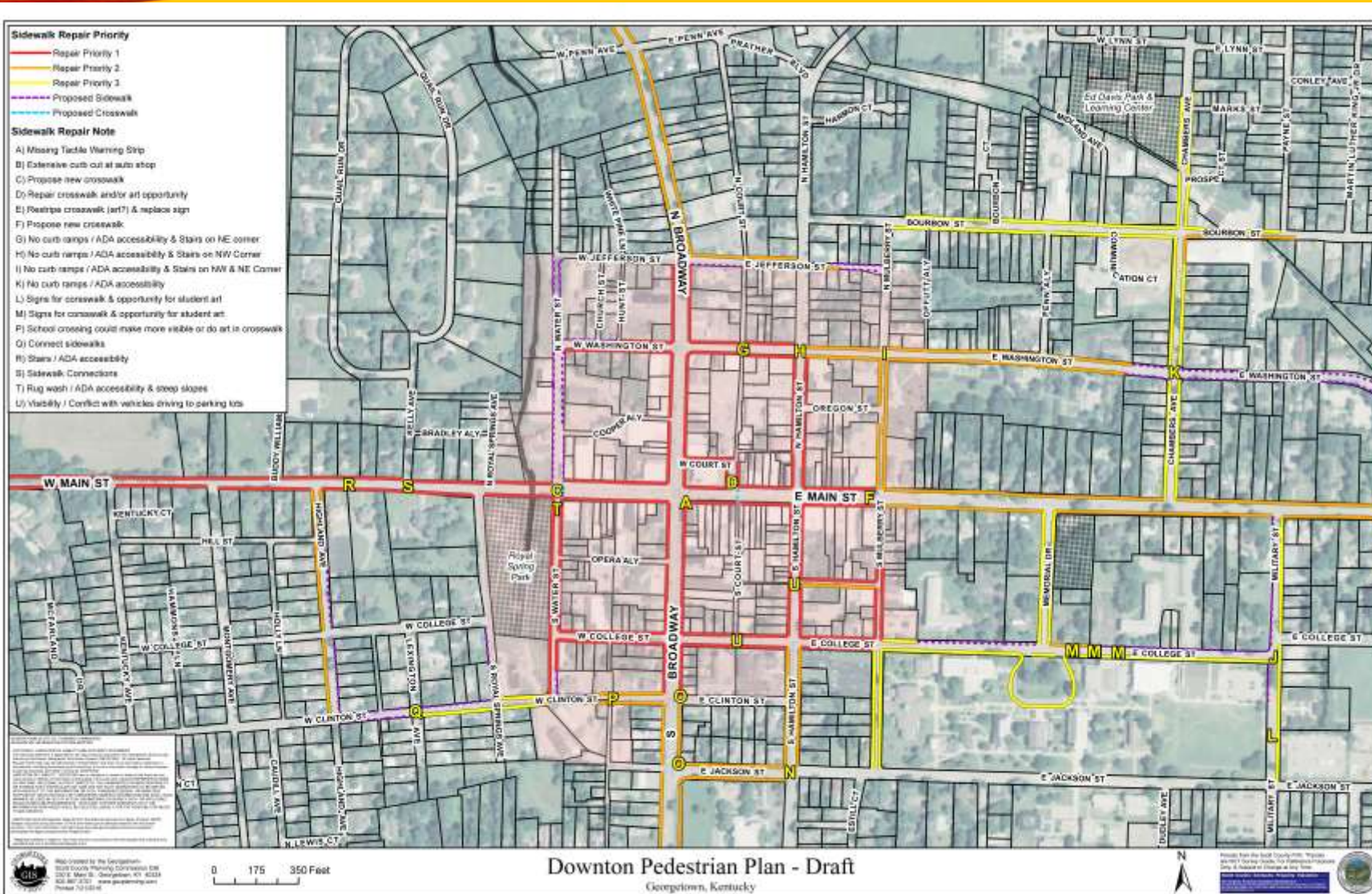
Boundary

- Old Comp Plan stated too large.
- If mixed use, staff thinks too small (zone may have been amended since the 1991 Comp Plan was adopted).



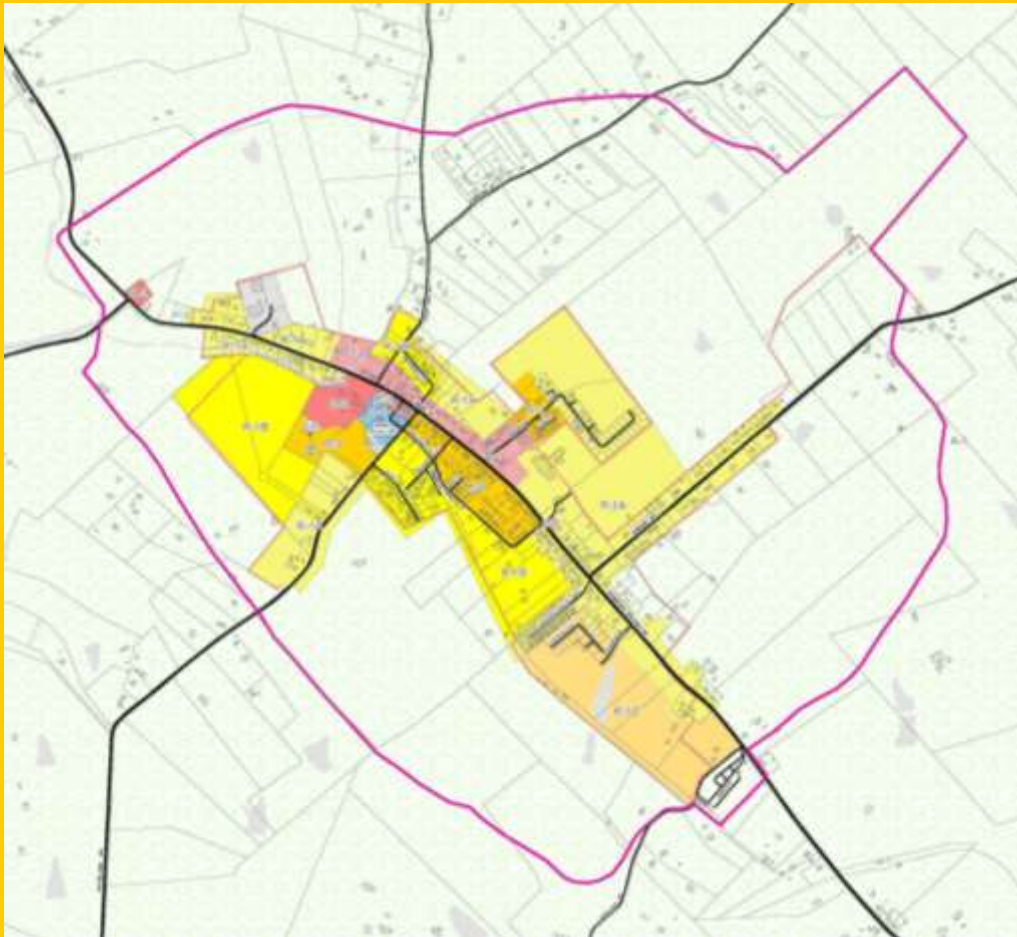
PEDESTRIAN ACCESSIBILITY

- Sidewalk connectivity
- ADA accessibility
- Prioritize the core
- Extend streetlight range?
- Landscaping?

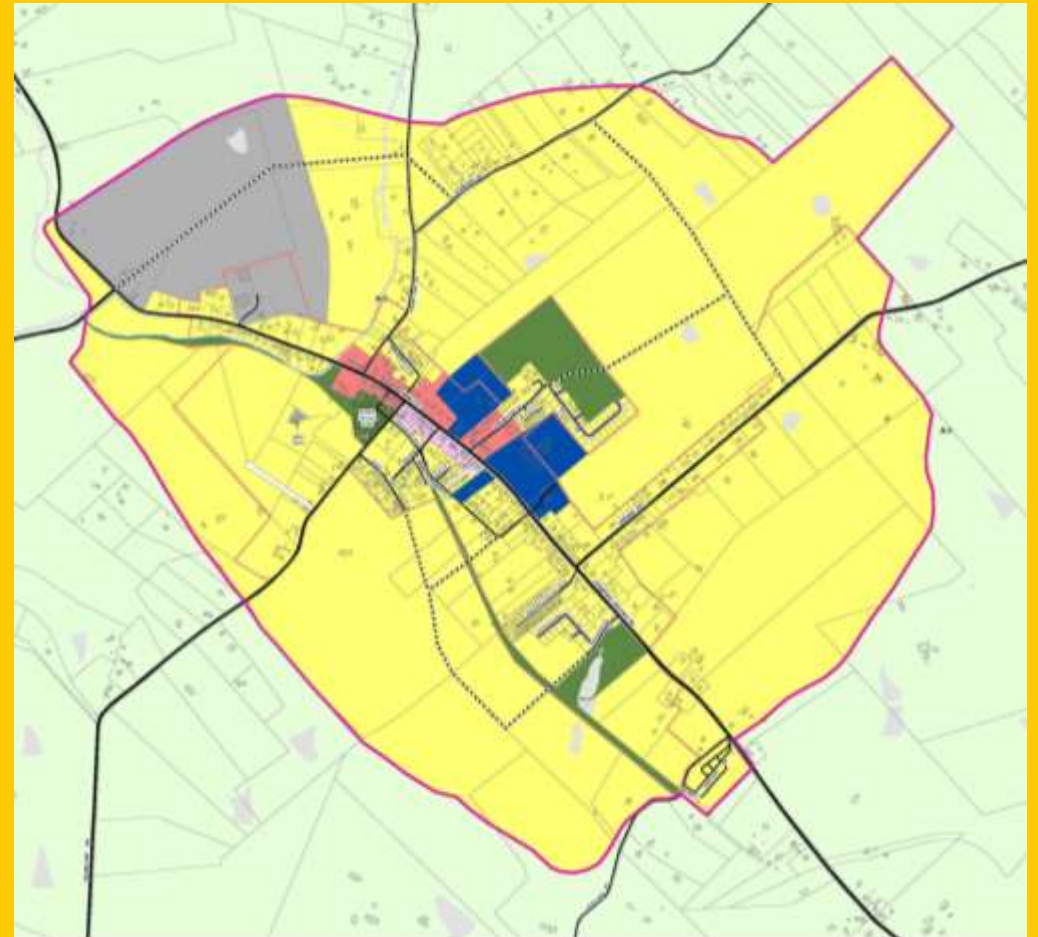


STAMPING GROUND FLU

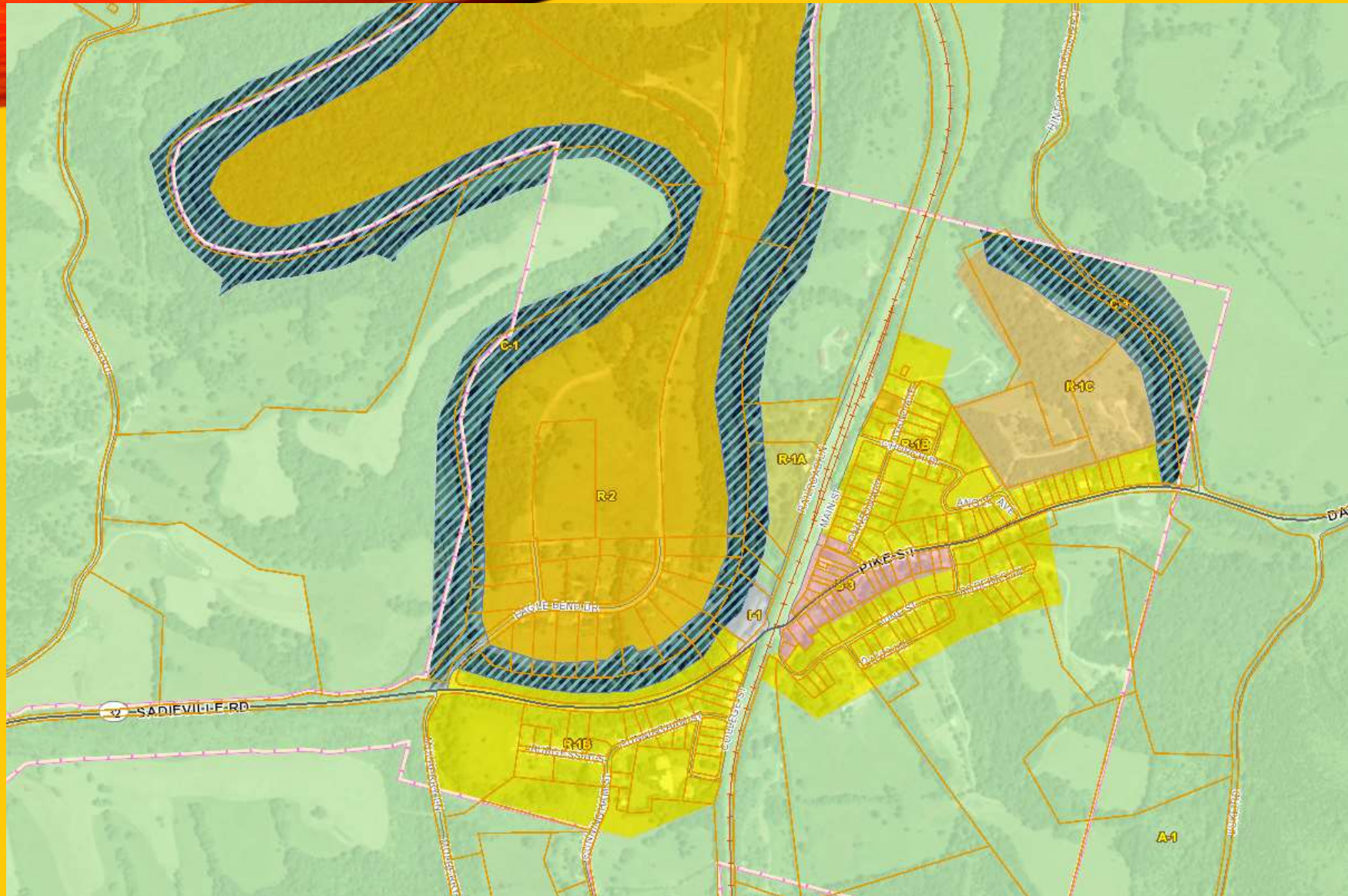
Existing Zoning



Proposed Future Land Use



SADIEVILLE ZONING



UPCOMING DATES

1. Sadieville USB/FLU:

Wednesday, 8/3/16 at 6:00pm

Sadieville City Hall, 605 Pike St, Sadieville, KY

2. Stamping Ground USB/FLU:

Thursday, 8/4/16 at 6:00pm,

Stamping Ground City Hall, 3374 Main St, Stamping Ground, KY

3. Our Next Heritage Committee Meeting:

Thursday, 8/18/16 at 5:00pm,

Planning Office, 230 East Main Street, Georgetown, KY

