



Comprehensive Plan

Proposed Urban Service Boundary
and Future Land Use Map

January 12, 2017

Urban Service Boundary Review Process

Jan. 12, 2017 (Tonight's Presentation)

- **Urban Service Boundary: Review proposed changes for each jurisdiction**
 - Georgetown
 - Sadieville
 - Stamping Ground
- **Future Land Use**
 - New Categories
 - County-Wide Map
- **No changes or adoption tonight**

Jan. 26, 2017 USB Applications Due

- May apply for inclusion/exclusion in the USB only
- No appeals to Future Land Use designations
- Cost: \$75 (administrative appeals)

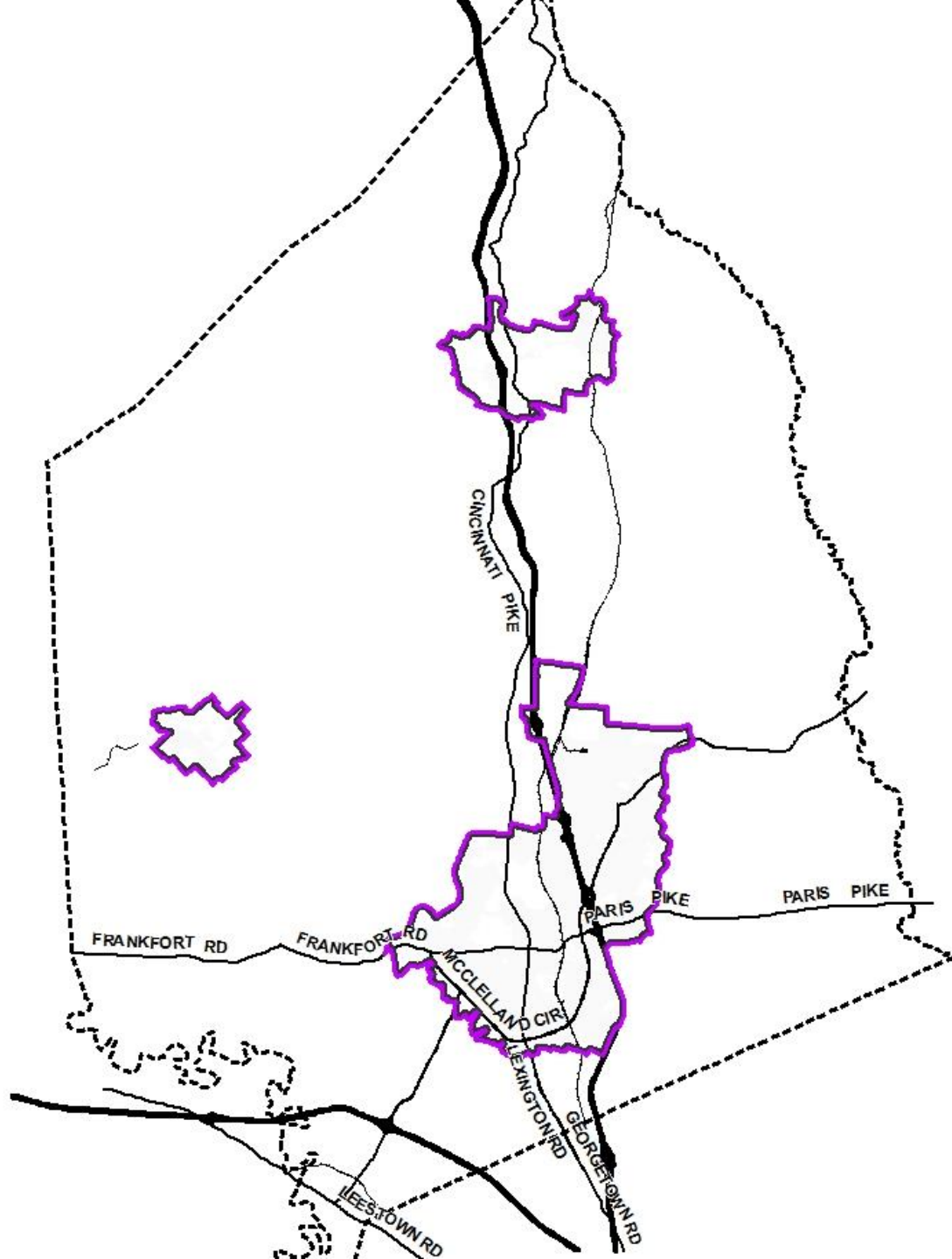
February 9, 2017 Review USB Applications

- Planning Commission meeting 6pm at Scott County Courthouse
- Planning Commission will make recommendations for staff work or changes
- Bring back with full Comprehensive Plan

Urban Service Boundary

Scott County

 Urban Service Boundary (Proposed)



- 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.

The USB should be located so as to:

- Achieve or enhance major themes and goals of the Comprehensive Plan.
- Encourage balanced and incremental growth that is cost effective and efficient use of public facilities.
- Provide sufficient quantity of land to accommodate 10 years of projected population growth and economic development.
- Enable, encourage, and stabilize, and not conflict with evolving patterns or rural land preservation and protection.

The USB should be located to direct development away from:

- Significant or scenic landscapes, as defined in the Comprehensive Plan (see Heritage and Cultural Resource Protection).
- Prime agricultural land.
- Major environmentally sensitive and geologic hazard areas.

Urban Service Boundary Locations:

- Urban development should be compact and must be contiguous. The USB should include existing development that is contiguous to the existing or planned urban area.
- 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, whenever appropriate.
- The USB line should be located along the tops of ridgelines within drainage basins to allow for efficient sewer and stormwater design and construction within the USB, while not putting unnecessary development pressure on land outside the USB.
- The USB should follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.

Urban Service Boundary Locations:

- The USB should not encroach on the Greenbelt.
- The Greenbelt is shown between the centerline of Cane Run and the 820-ft contour line. As land is zoned for development, the Greenbelt and USB boundaries shall be adjusted based on existing conditions on the property. If the boundary is amended, the total acreage within the Greenbelt shall not be reduced. Where possible, the boundary shall follow parcel lines and natural boundaries.
- The northeastern portion of the USB is located along the eastern boundary of the Lanes Run Watershed. As land is zoned for development, the USB boundary shall be adjusted based on existing conditions on the property. Where possible, the boundary shall follow parcel lines and natural boundaries.

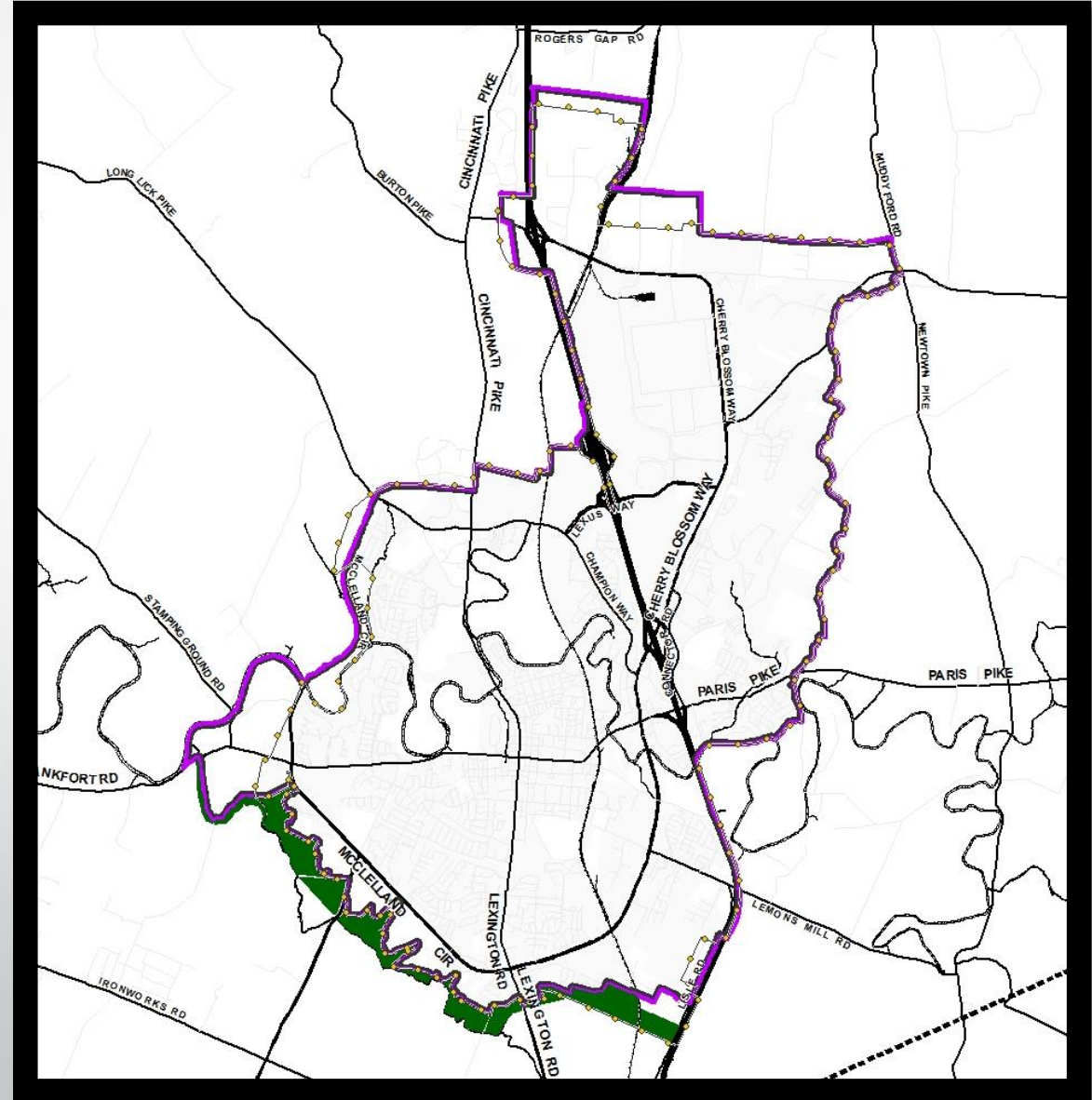
USB Changes: Georgetown

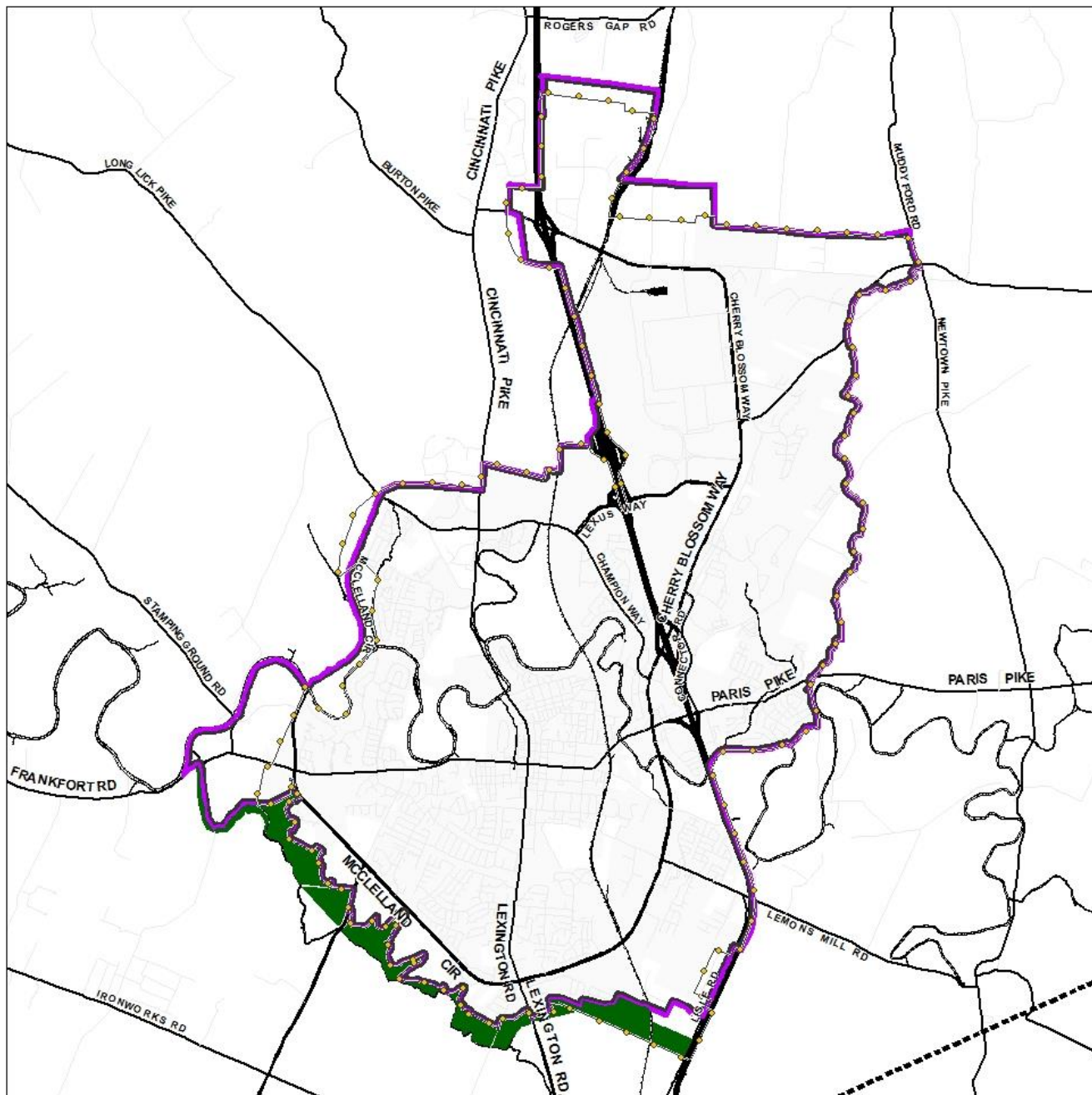
General Statistics

- Current Urban Service Boundary: 15,003.01 acres
- Proposed Urban Service Boundary: 15,763.01 acres
- City Limits: 11,025.46 acres




Summary

- Adjust USB to follow parcel lines
- Small contraction to south
- Small expansion to north and west
- Minor changes to east





Urban Service Boundary Georgetown

-  Urban Service Boundary (Current)
-  Urban Service Boundary (Proposed)
-  Greenbelt






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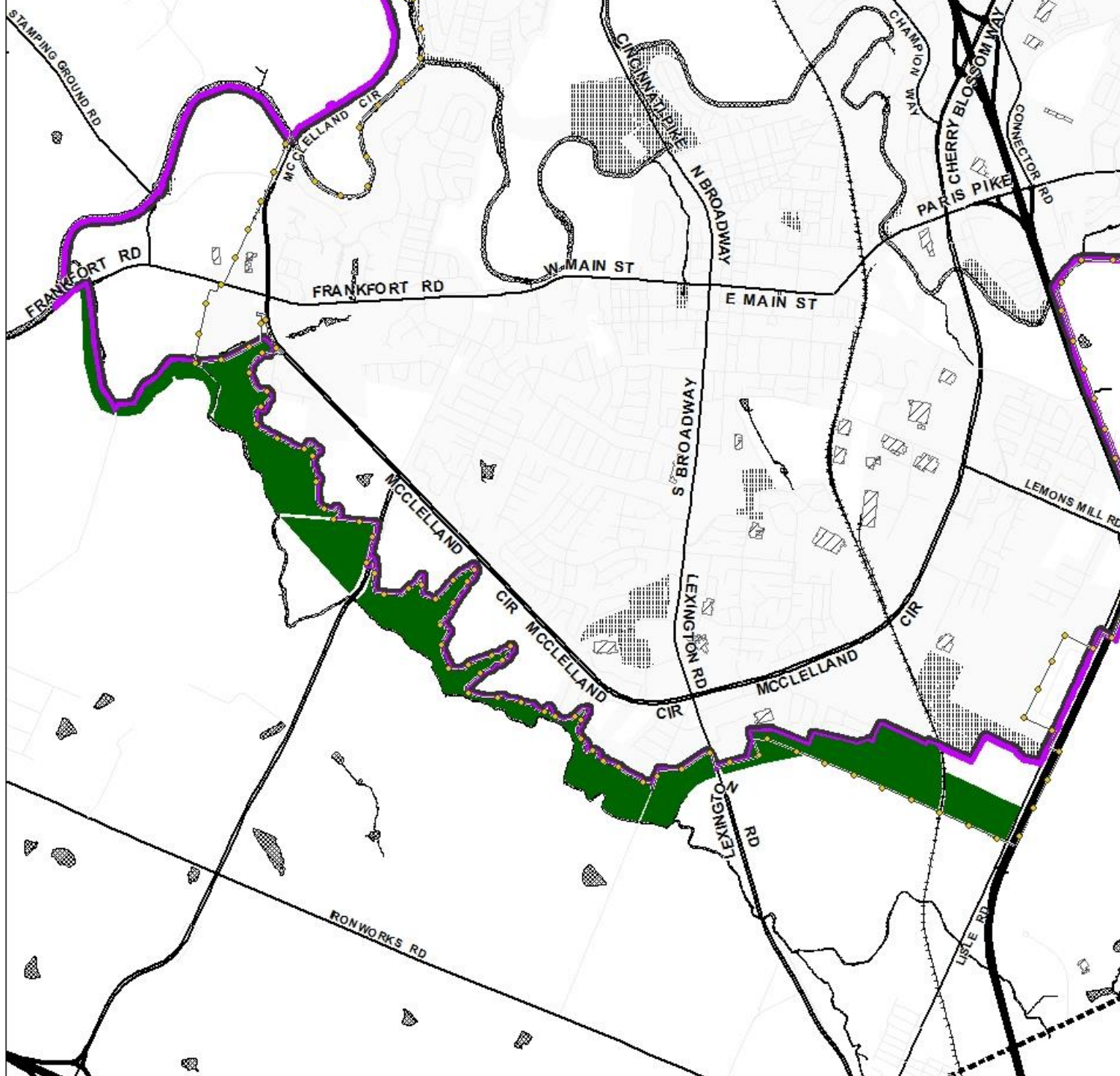
Urban Service Boundary

Georgetown (South)

-  Urban Service Boundary (Current)
-  Urban Service Boundary (Proposed)
-  Greenbelt



South: Support Greenbelt Concept

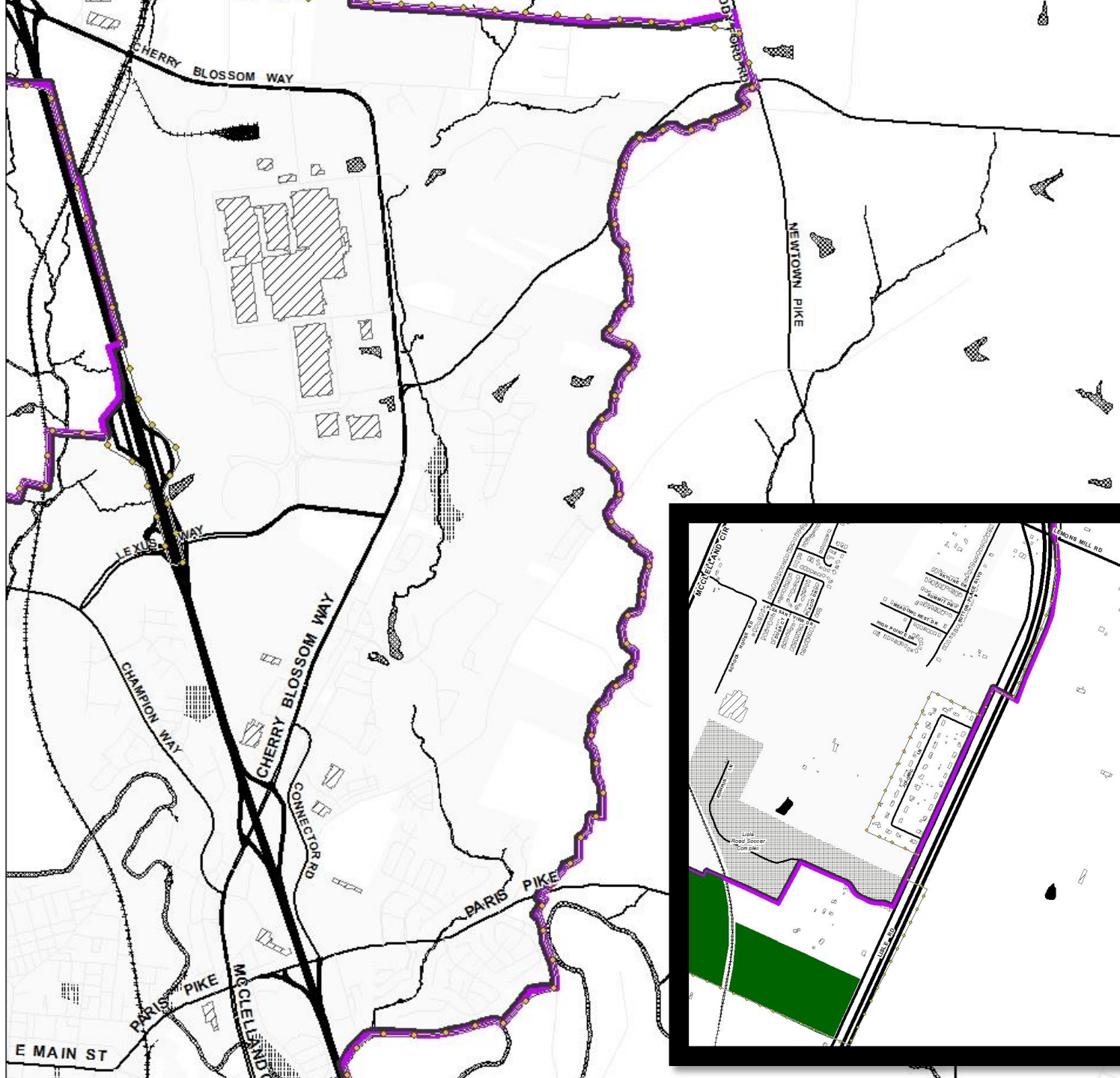
- Add policy to modify greenbelt designation as property is re-zoned.
- Residential development should transition to lower-density at the greenbelt.
- Extend the greenbelt across U.S. 25 following the U.S. 25 Small Area Plan recommendation.
- The USB should not extend into the greenbelt



Urban Service Boundary

Georgetown (East)

-  Urban Service Boundary (Current)
-  Urban Service Boundary (Proposed)





East: Protect Rural Communities

- Maintain USB at the eastern edge of Lanes Run watershed with minor modifications to follow parcel lines.
- Include Cassidy Heights subdivision to allow access to sewer for subdivision and maintain the line at I-75

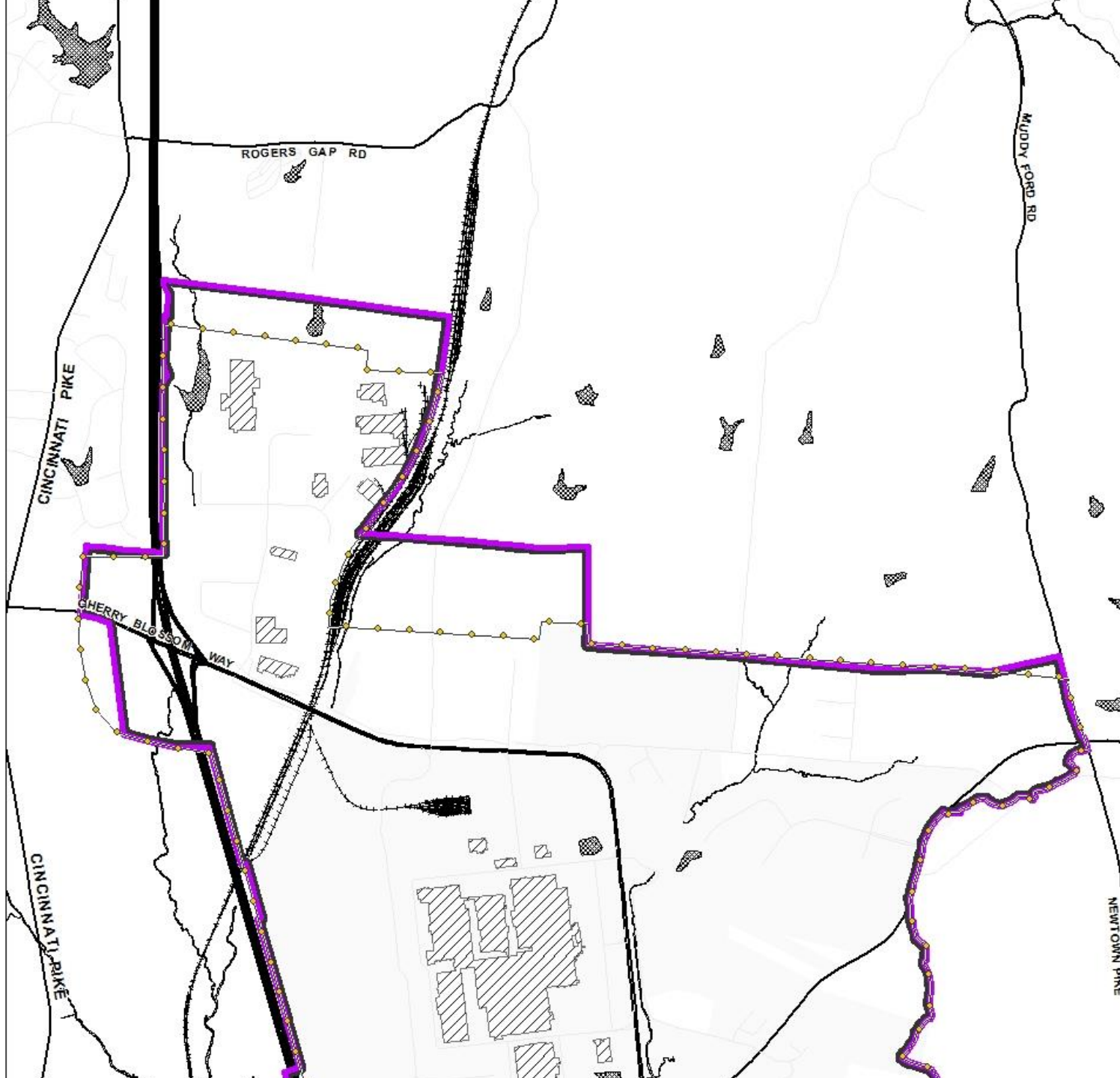
Urban Service Boundary

Georgetown (North)

-  Urban Service Boundary (Current)
-  Urban Service Boundary (Proposed)




North: Promote Industrial Consolidation

- Extend the USB to parcel boundaries behind Industry Road and behind Triport/Toyota Tsusho property.
- Recommend road and sewer improvements and area-wide annexation of Triport Industrial area.
- Remove PACE Conservation Farm and follow parcel boundaries west of exit 129.



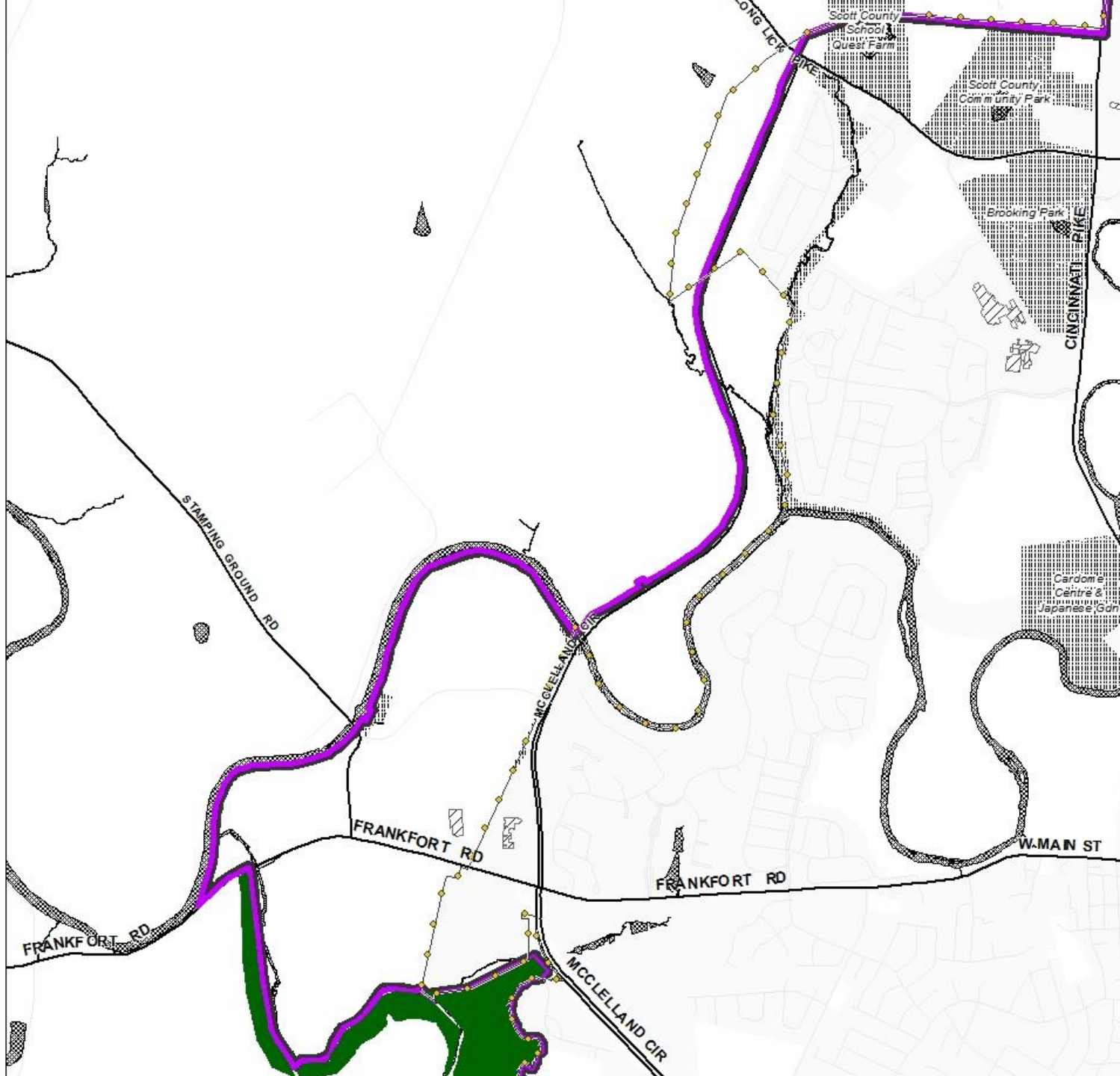
Urban Service Boundary

Georgetown (West)

-  Urban Service Boundary (Current)
-  Urban Service Boundary (Proposed)
-  Greenbelt

West: Road Improvements

- Include the inside of the bypass, and remove the strip on the outside of the bypass.
- Extend the greenbelt to include the area inside the Elkhorn/Cane Run convergence.



Georgetown USB Statistics

Land Use Category	Existing Zoned Acreage Within the Current USB (Acres) ¹	Existing Zoned Acreage Undeveloped (Acres) ¹	Proposed FLU Map 2016 (Acres) ²	Proposed FLU 2016 Undeveloped Land (Acres) ²
Agricultural	4,192	N/A	N/A	N/A
Commerce / BIT	245	200	598	553
Commercial	1,420	592	1,410	582
Greenbelt	10	0	0	N/A
Industrial	2,810	422	2,774	386
Office	167	29	1,203	1,065
Quasi-Public	N/A	N/A	1,203	1,203
Rural Residential	84	83	0	0
Urban Residential	5,910	1,544	7,458	3,092

1) This acreage includes right-of-ways, and has been rounded to the nearest acre.

2) This acreage does not include right-of ways, and has been rounded to the nearest acre.

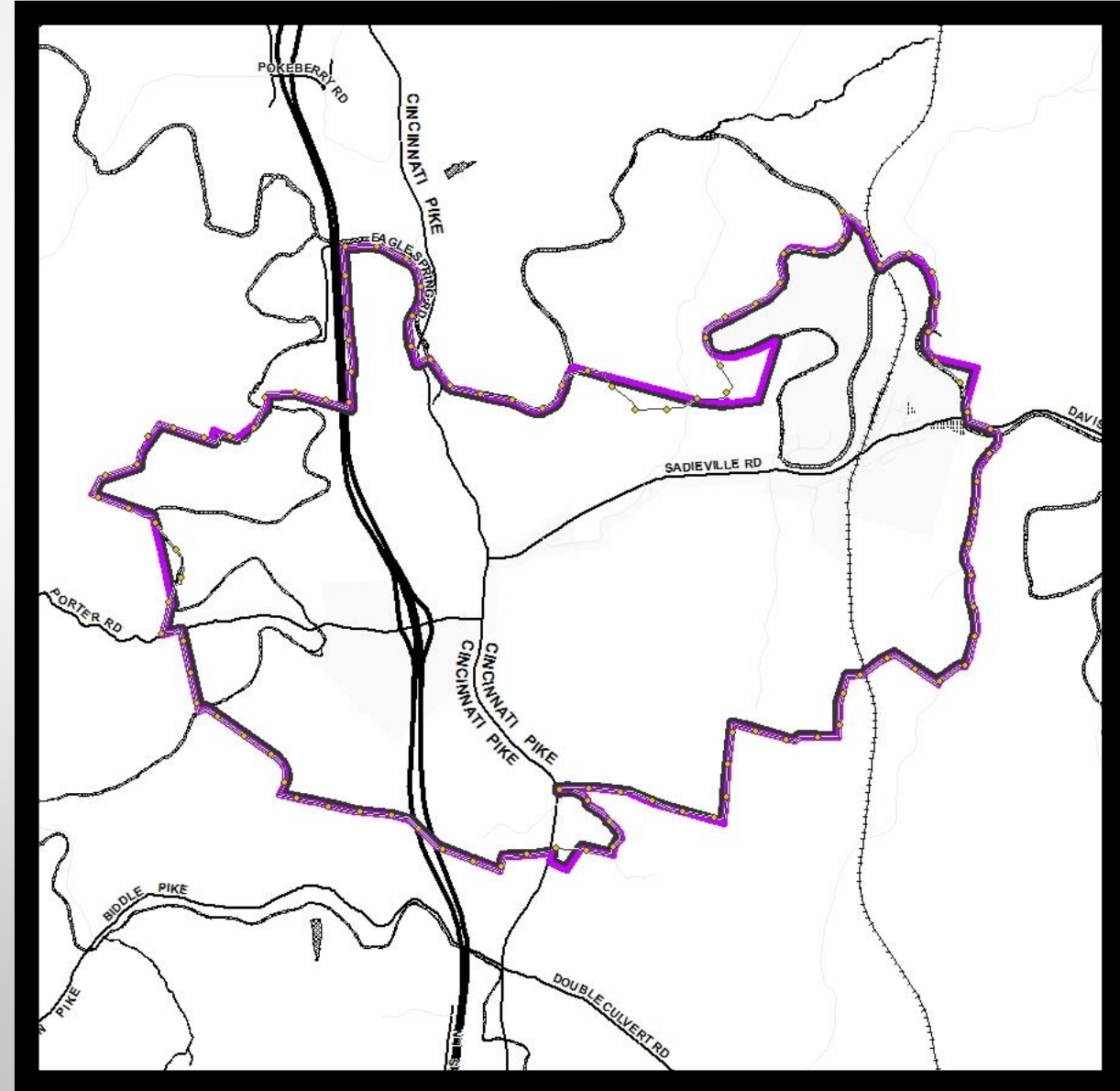
USB Changes: Sadieville

General Statistics

- Current Urban Service Boundary: 3,598.25 acres
- Proposed Urban Service Boundary: 3,614.43 acres
- City Limits: 717.72 acres

Summary

- Adjust USB to follow parcel lines
- Only minor changes
- The USB is roughly five (5) times larger than the current city limits.



Sadieville USB Statistics

Land Use Category	Existing Zoned Acreage Within the Current USB (Acres) ¹	Existing Zoned Acreage Undeveloped (Acres) ¹	Proposed FLU Map 2016 (Acres) ²	Proposed FLU 2016 Undeveloped Land (Acres) ²
Agricultural	3,238	N/A	N/A	N/A
Commerce / BIT	0	0	0	0
Commercial	31	6	707	683
Greenbelt	0	0	0	0
Industrial	1	0	161	160
Office	0	0	0	0
Quasi-Public	N/A	N/A	9	9
Rural Residential	0	0	0	0
Urban Residential	244	75	2,572	2,403

1) This acreage includes right-of-ways, and has been rounded to the nearest acre.

2) This acreage does not include right-of ways, and has been rounded to the nearest acre.

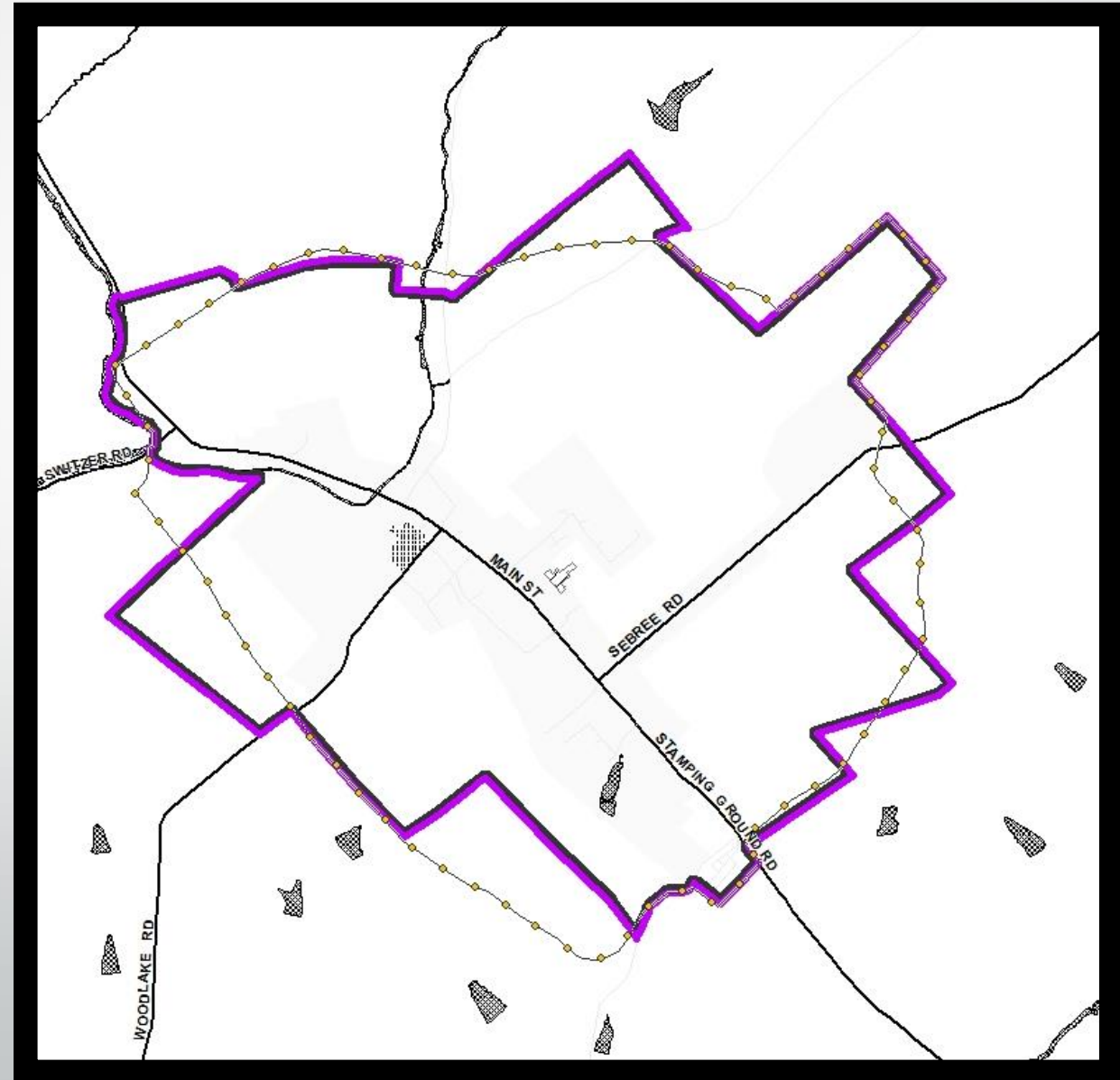
USB Changes: Stamping Ground

General Statistics

- Current Urban Service Boundary: 1,431.54 acres
- Proposed Urban Service Boundary: 1,448.75 acres
- City Limits: 353.30 acres

Summary

- Adjust USB to follow parcel lines
- Lose 34 acres
- The USB is roughly four (4) times larger than the current city limits.



Stamping Ground USB Statistics

Land Use Category	Existing Zoned Acreage Within the Current USB (Acres) ¹	Existing Zoned Acreage Undeveloped (Acres) ¹	Proposed FLU Map 2016 (Acres) ²	Proposed FLU 2016 Undeveloped Land (Acres) ²
Agricultural	1,051	N/A	N/A	N/A
Commerce / BIT	0	0	0	0
Commercial	29	6	22	-1
Greenbelt	0	0	0	0
Industrial	7	2	100	94
Office	0	0	0	0
Quasi-Public	N/A	N/A	61	61
Rural Residential	0	0	0	0
Urban Residential	338	105	1,231	998

1) This acreage includes right-of-ways, and has been rounded to the nearest acre.

2) This acreage does not include right-of ways, and has been rounded to the nearest acre.

New Future Land Use Categories: Rural Residential

Purpose

- Establishes areas that may be appropriate for rural residential development.
- Create compact development to reduce the costs of public services (fire protection, police, schools, etc.)
- Preserve prime farmland for agricultural uses.

Locations

- A one-half mile area around Sadieville, Stamping Ground and most of Georgetown.
- Areas north of the natural boundary indicated on the Future Land Use Map, in consideration with:
 - Subdivision access from a collector or arterial road,
 - Located more than one-quarter (0.25) mile from the proposed reservoir,
 - Avoid karst and prime farmland areas, and
 - Adequate water pressure exists for fire protection.

New Future Land Use Categories: Neighborhood Center Nodes (Multi-Use)

Purpose

- Identify areas for a compact blend of commercial and higher-density residential.
- These areas are or shall be bicycle and pedestrian friendly to allow for a greater movement of people and goods through motorized and non-motorized transportation.
- High-density residential areas shall be located within a one-quarter (0.25) mile radius of these nodes to:
 - Make efficient use of developable land within city limits,
 - Provide sufficient population density for successful economic growth, and
 - Establish neighborhood centers to act as economic and community hubs throughout Scott County.










Locations



1. Downtown Georgetown
2. West Georgetown
3. Champion Way / Interchange
4. Connector Road / Old Oxford Road
5. Amerson / Lemons Mill
6. South Georgetown
7. Downtown Sadieville
8. Downtown Stamping Ground

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Future Land Use Georgetown

Future Land Use Classifications

	Agricultural		Office
	Commerce/BIT		Quasi-Public
	Commercial		Rural Residential
	Greenbelt		Urban Residential
	Industrial		

-  North-South Dividing Line
-  Urban Service Boundary



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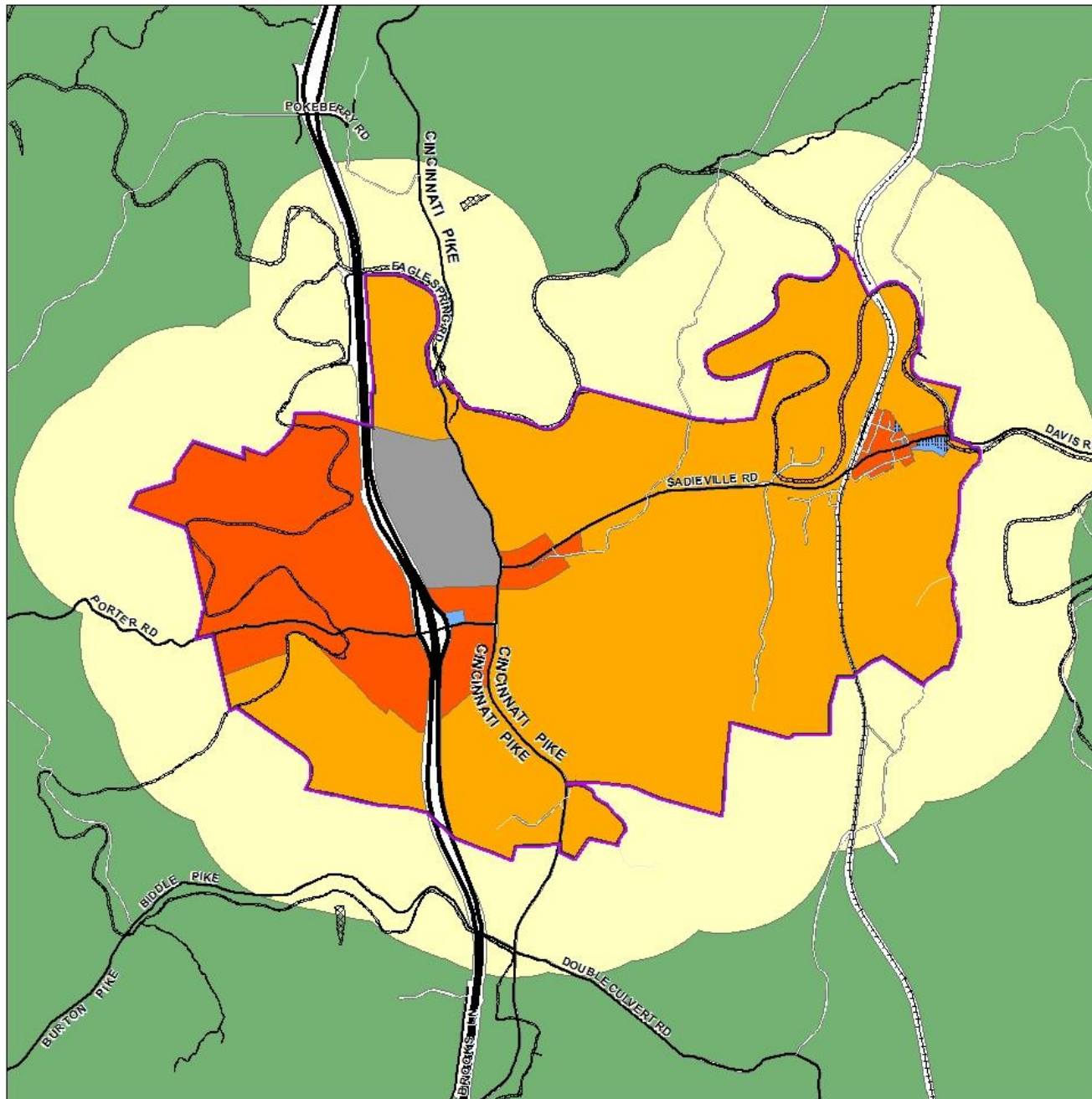
Future Land Use

Sadieville

Future Land Use Classifications

 Agricultural	 Quasi-Public
 Commercial	 Rural Residential
 Industrial	 Urban Residential

 Urban Service Boundary



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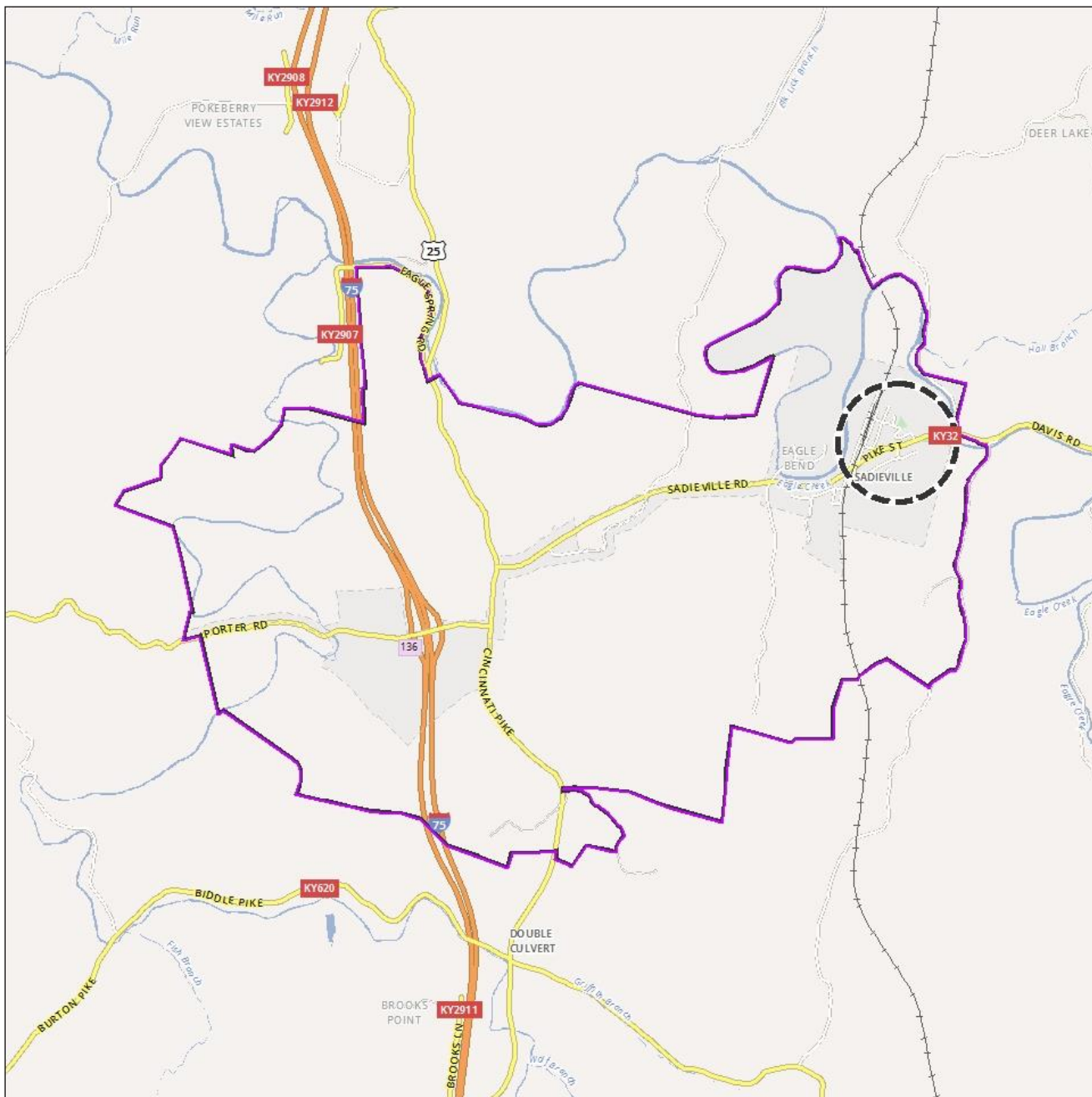
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Neighborhood Centers

Sadieville



Neighborhood Center



Urban Service Boundary (Proposed)



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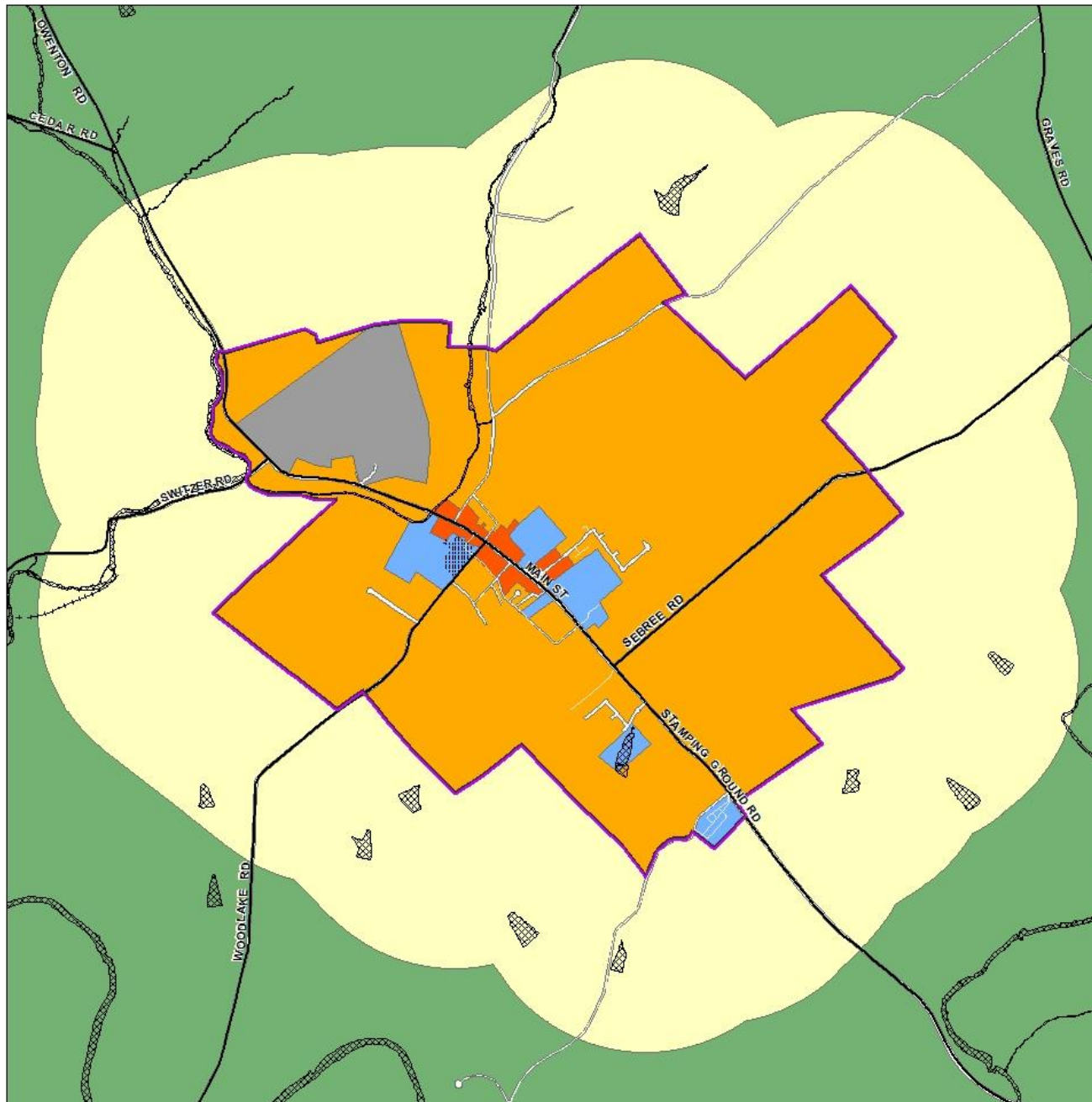
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Future Land Use Stamping Ground

Future Land Use Classifications

	Agricultural		Quasi-Public
	Commercial		Rural Residential
	Industrial		Urban Residential

 Urban Service Boundary



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mi



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Stamping Ground

 Neighborhood Center

 Urban Service Boundary (Proposed)



0.65

1.3 mi



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