



# Land Use Sub-Committee

June 20, 2016  
5:00-7:00pm  
Planning Commission Office  
230 East Main Street

Georgetown-Scott County  
Comprehensive Plan Update



# Time Line and Work Plan

**June:**

## **USB Boundary**

- a. USB Boundary Policy
- b. Greenbelt Policy
- c. Consider USB expansion options and procedures

**July:**

## **FLU Map**

- a. Identify new Centers
- b. Corridors and entryways
- c. Districts
- d. Neighborhoods
- e. Civic Buildings
- f. Parks/Open Space

**August:**

## **FLU Map Text**

- a. Densities and Land Use categories
- b. Draft Text for plan.

# Time Line and Work Plan

## September:

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



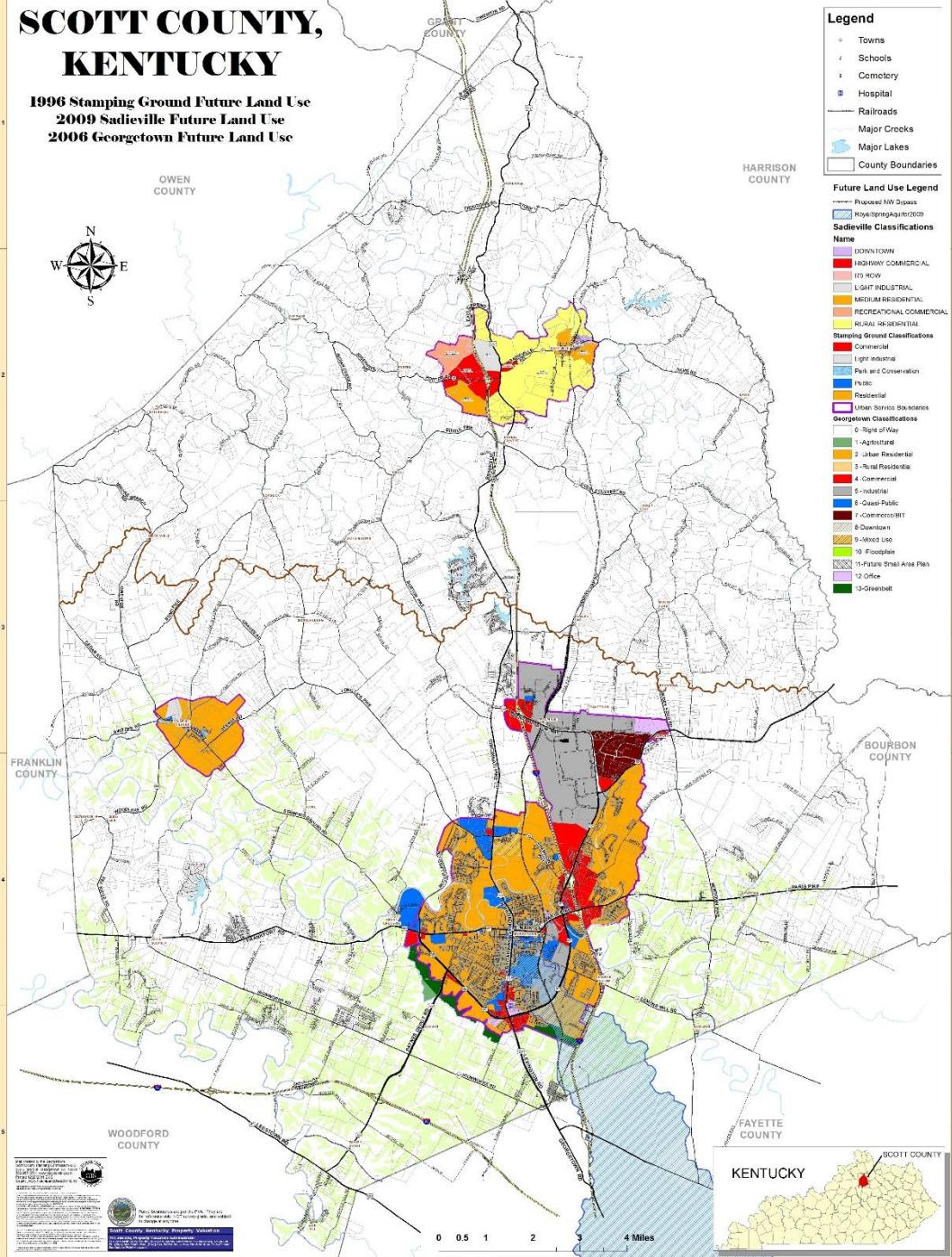
# Goals & Objectives (Public Comments)

- Need More Industrial Land available.
- Need a telecommunications Tower Action Plan to be proactive in tower siting.
- Need to plan long term for future growth areas taking into account infrastructure and industrial/business areas, commercial retail and community facilities, etc.
- Need to created neighborhoods linking schools with subdivisions and open space to create community.
- Create/recreate beautification department within Public Works

# Land Use

**Urban Service Boundary** is the framework for managing growth.

Urban Services need sanitary sewer service. Require good access to serve. Are traffic generators and generate light and noise, truck and other traffic and have an attracting effect. Urban uses should be compact and contiguous in order to serve efficiently with sewer, police, fire protection, solid waste services, etc. No urban uses outside urban service area except those that serve the needs of the rural population.



# 10 year Growth Projections – Res. Needs

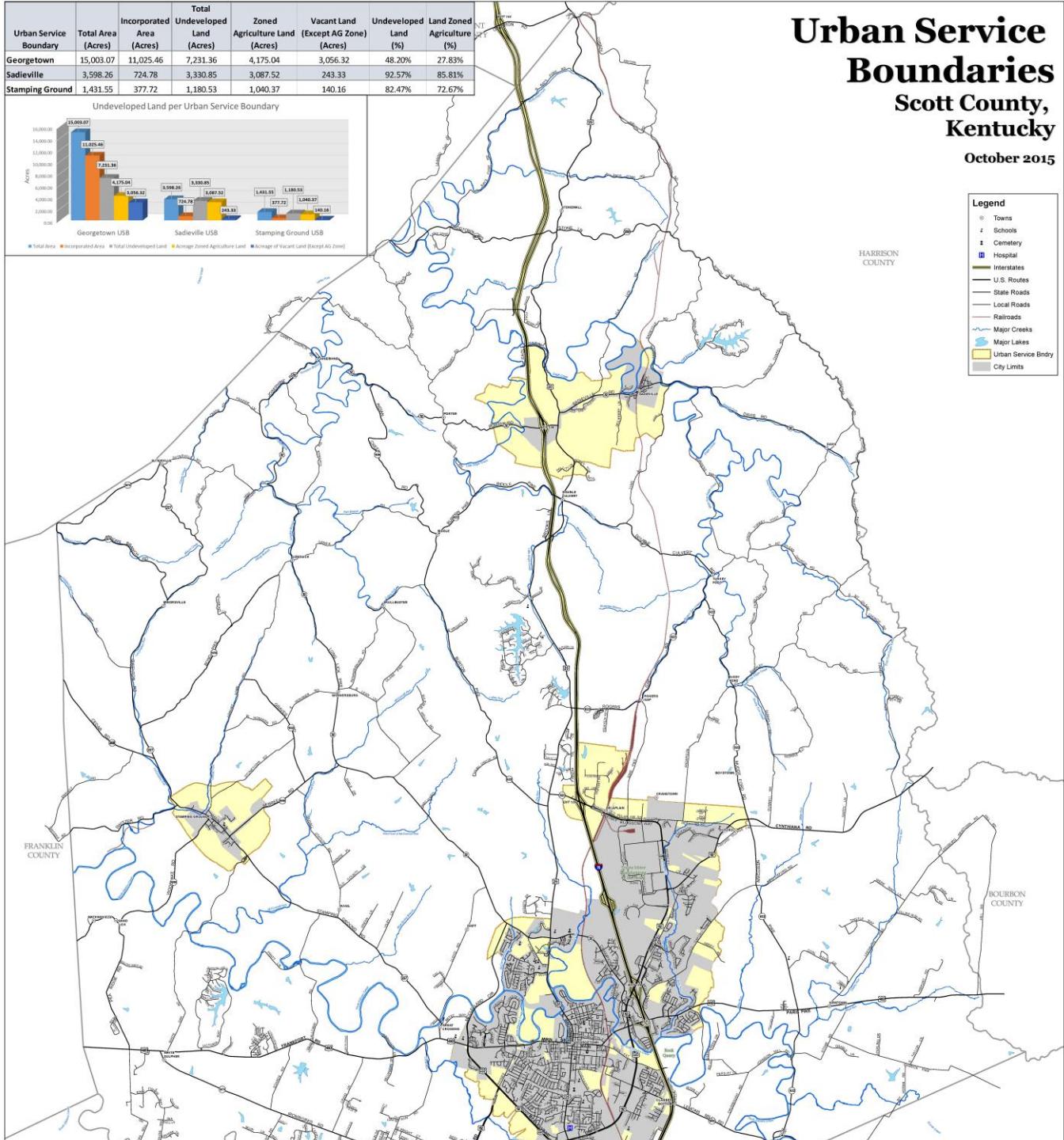
Georgetown Population Projections

Year	2015	2020	2025	2030	2035	2040
Population not in Group Quarters	33,862	40,745	<b>47,784</b>	54,989	62,130	69,019
2010 Average Household Size (# households@ 2.59 per)	13,074	15,732	<b>18,450</b>	21,231	23,989	26,648
Number of Additional Households		2,658	<b>2,718</b>	2,781	2,758	2,659
Number of Acres Needed @4.4 units/acre (cumulative)		604	<b>1222</b>	1,854	2,481	3,085

# Urban Service Boundaries

## Scott County, Kentucky

October 2015

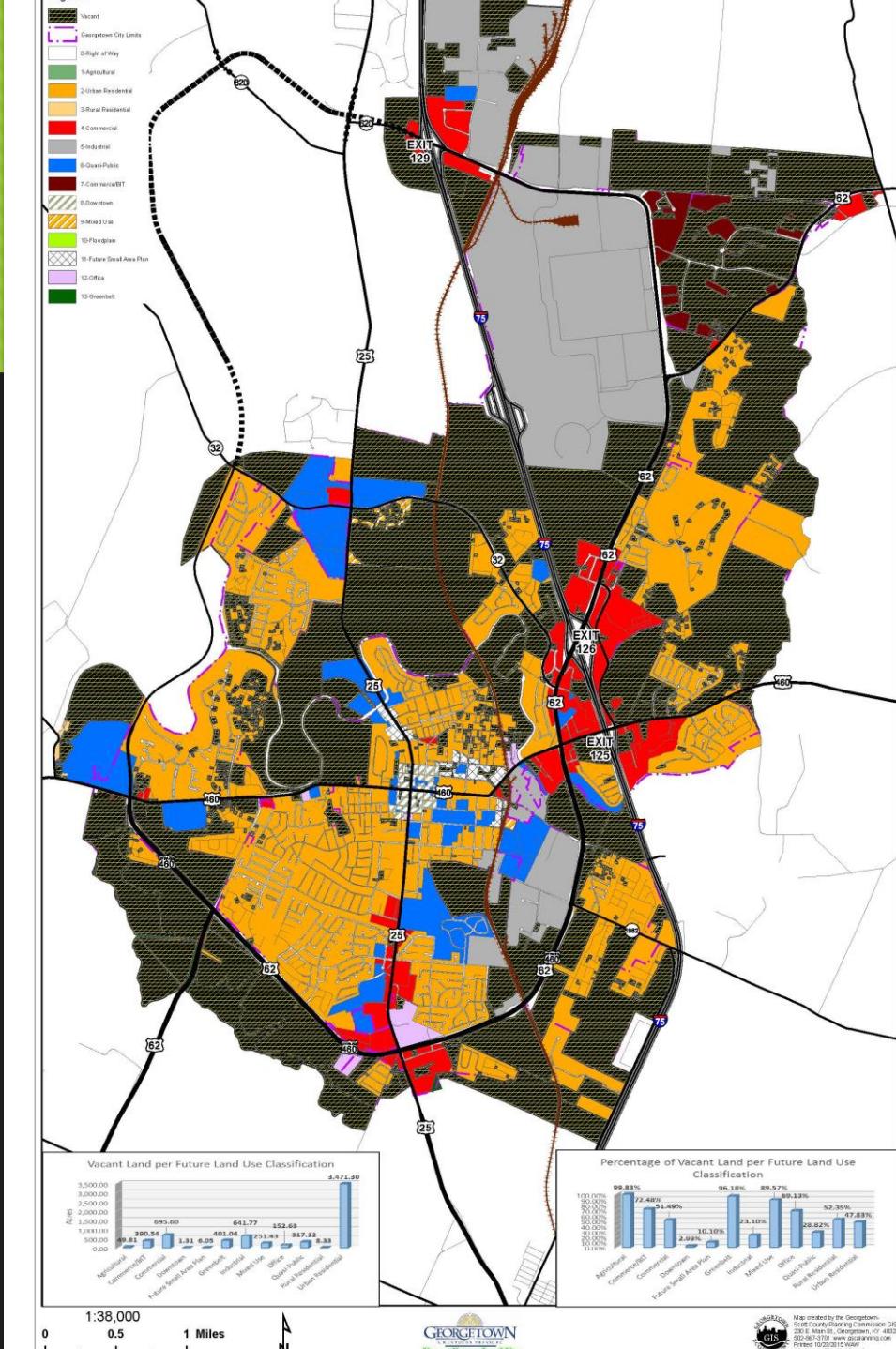


Georgetown USB: 15,003.07 acres  
 Georgetown City Limits: 11,025.46 acres  
 County Land within USB: 3,977.61 acres

Tot. undev. land within USB: 7,231.36 ac.  
 Zoned and Used Agricult.: 4,175.04 ac.  
 (City and county)  
 Tot. undev. Land zoned oth: 3056.32 ac.  
 (City and county)

# Vacant by FLU Map class

Commercial	695 acres
Office	152 acres
Commerce/Business Park	390 acres
Industrial	647 acres
Urban Residential	3471 acres



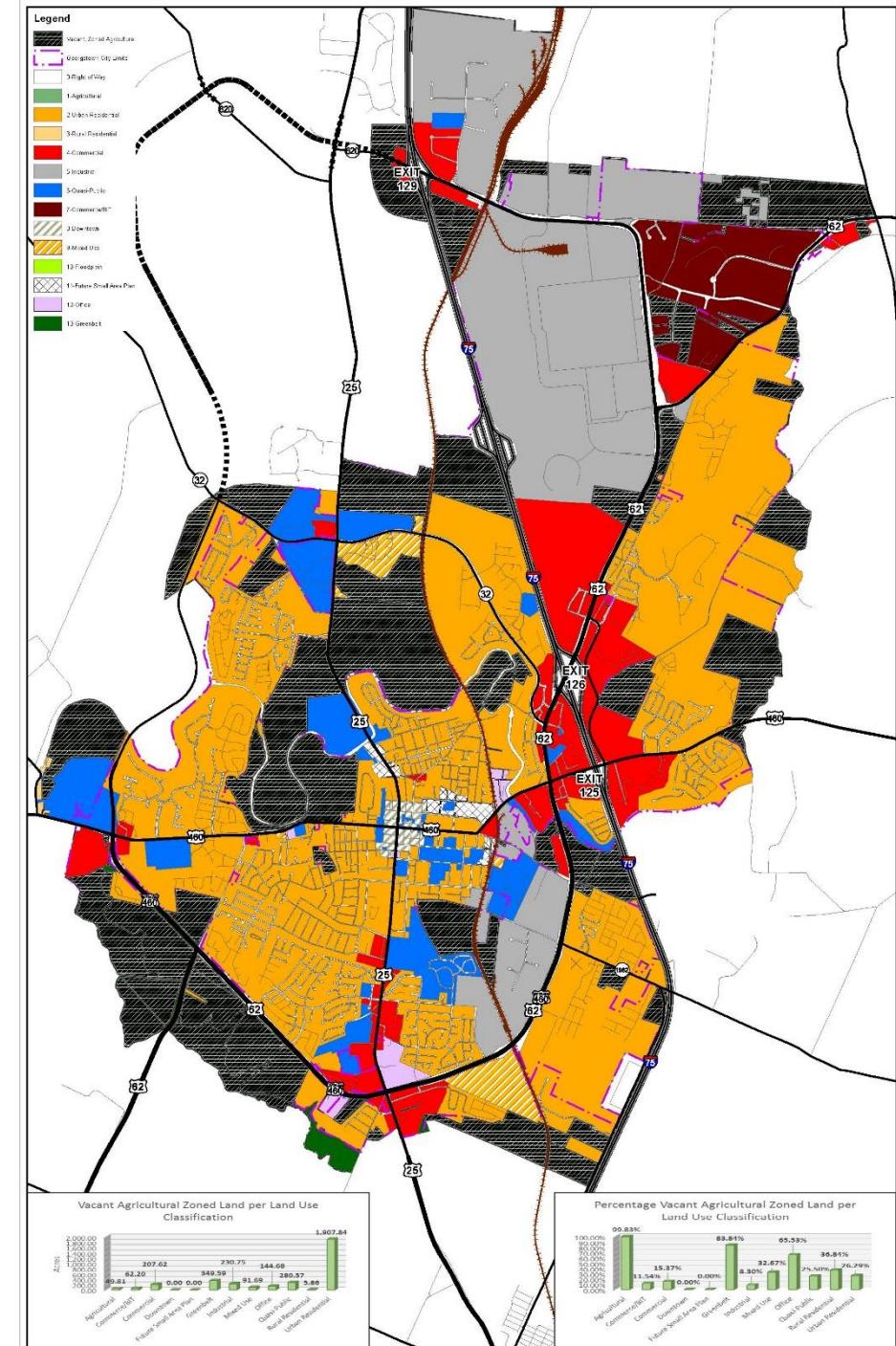
# Urban Land Use

## Georgetown (January 2015)

## **2396 Preliminarily Approved Undeveloped Lots in Georgetown**

## **1026 Platted and Vacant Lots**

**1907.84** acres of land zoned agricultural and being used for agricultural purposes, but planned for Urban Residential Uses on the future land use map.



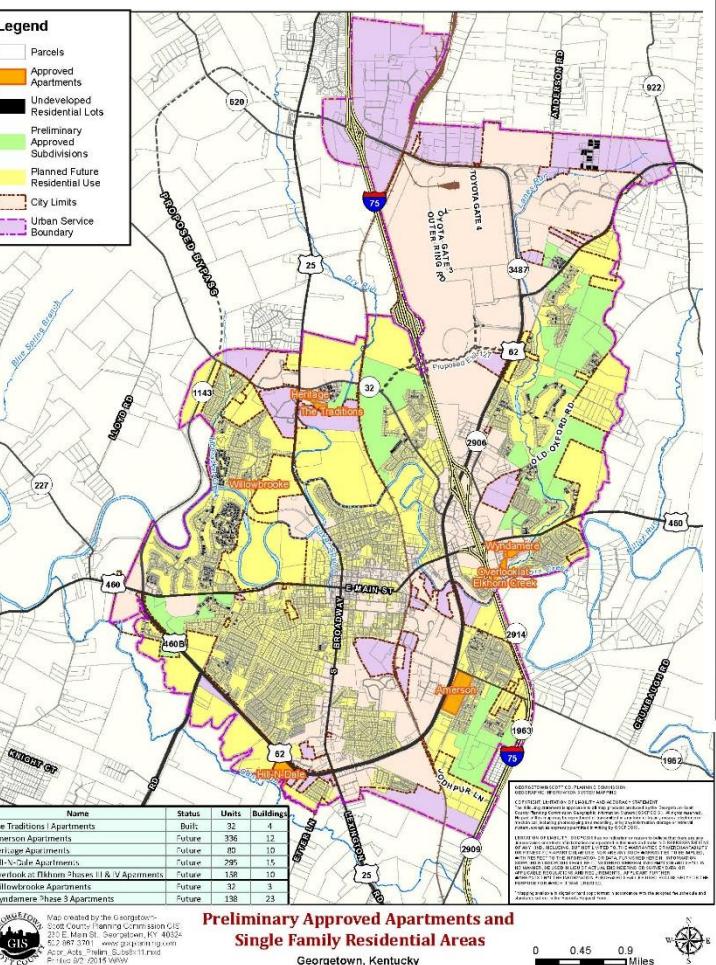
# Commercial Land Use and Multi-Family Needs

Abundance of Commercially Zoned and Underutilized Land. Industrial Land needs infrastructure in place. Lanes Run and Georgetown have expansion area but will need investment in infrastructure, including roads and utilities.

Demand For Multi-Family Development. 1000 units approved and planned for construction in next couple of years.

Can we introduce Multi-family into planned and underutilized Commercial areas to help foster walkable places.

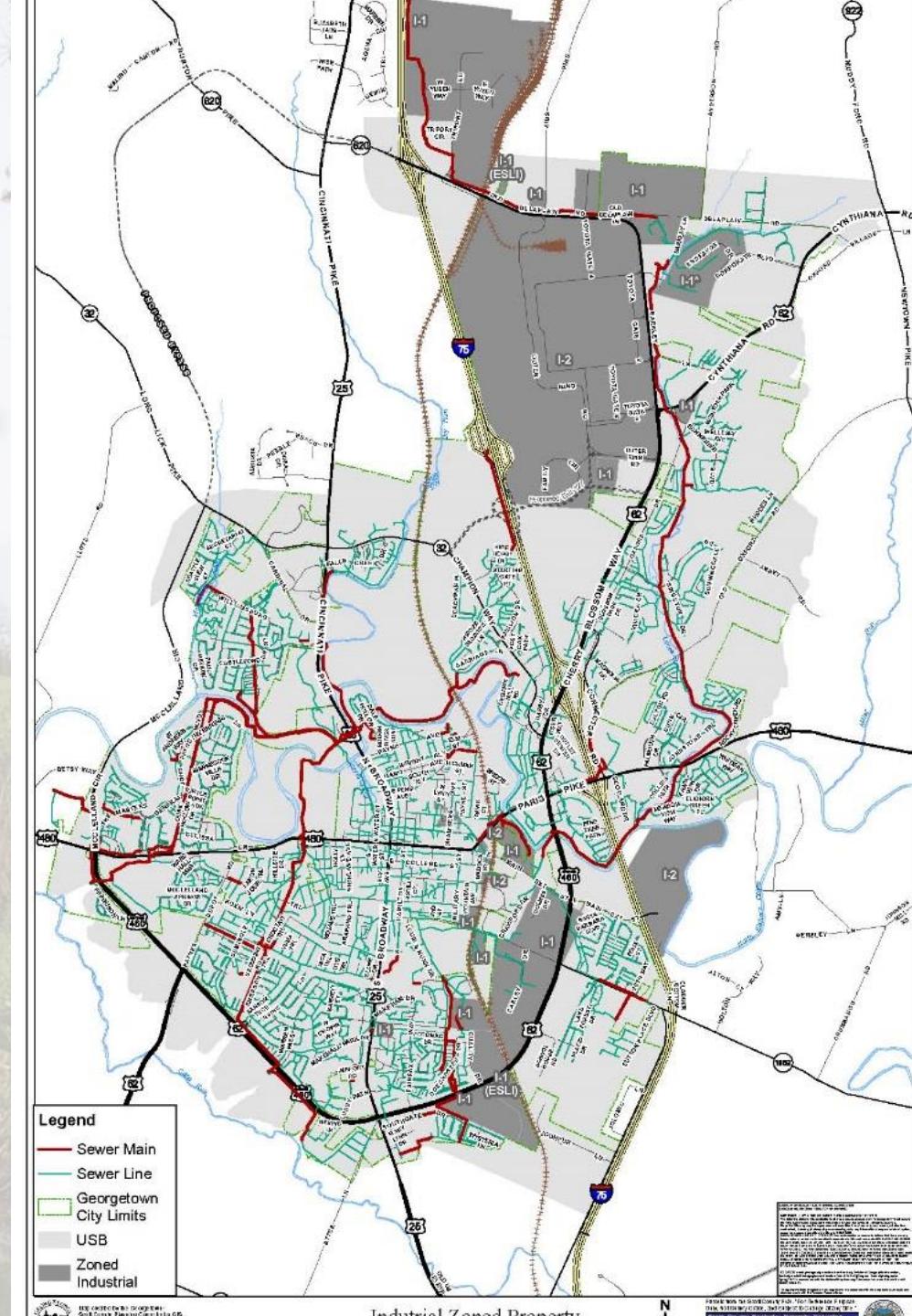
Promote density of that improves its surroundings. Provide for balanced growth and connections to schools and park and transportation connections.



# Industrial Land Use

## **Adequate Supply of Raw Land Planned for Industrial Uses.**

## **Infrastructure upgrades needed to northern Industrial areas and Lanes Run Business Park.**



# Southern Greenbelt Boundary

## GREENBELT

- The 2011 Comprehensive Plan states, *"The location of the Urban Service Boundary for Georgetown should not be extended south beyond the greenbelt or further into the Royal Spring Aquifer Recharge Area than the amended 1994 USB limits."*
- The 820 contour along the Cane Run Creek and a matching of the existing greenbelt line for the properties in the southeastern area will be the general limit of the USB.

**Do we need to re-examine the greenbelt? (Location, width, policies, public access/trails, etc.)**

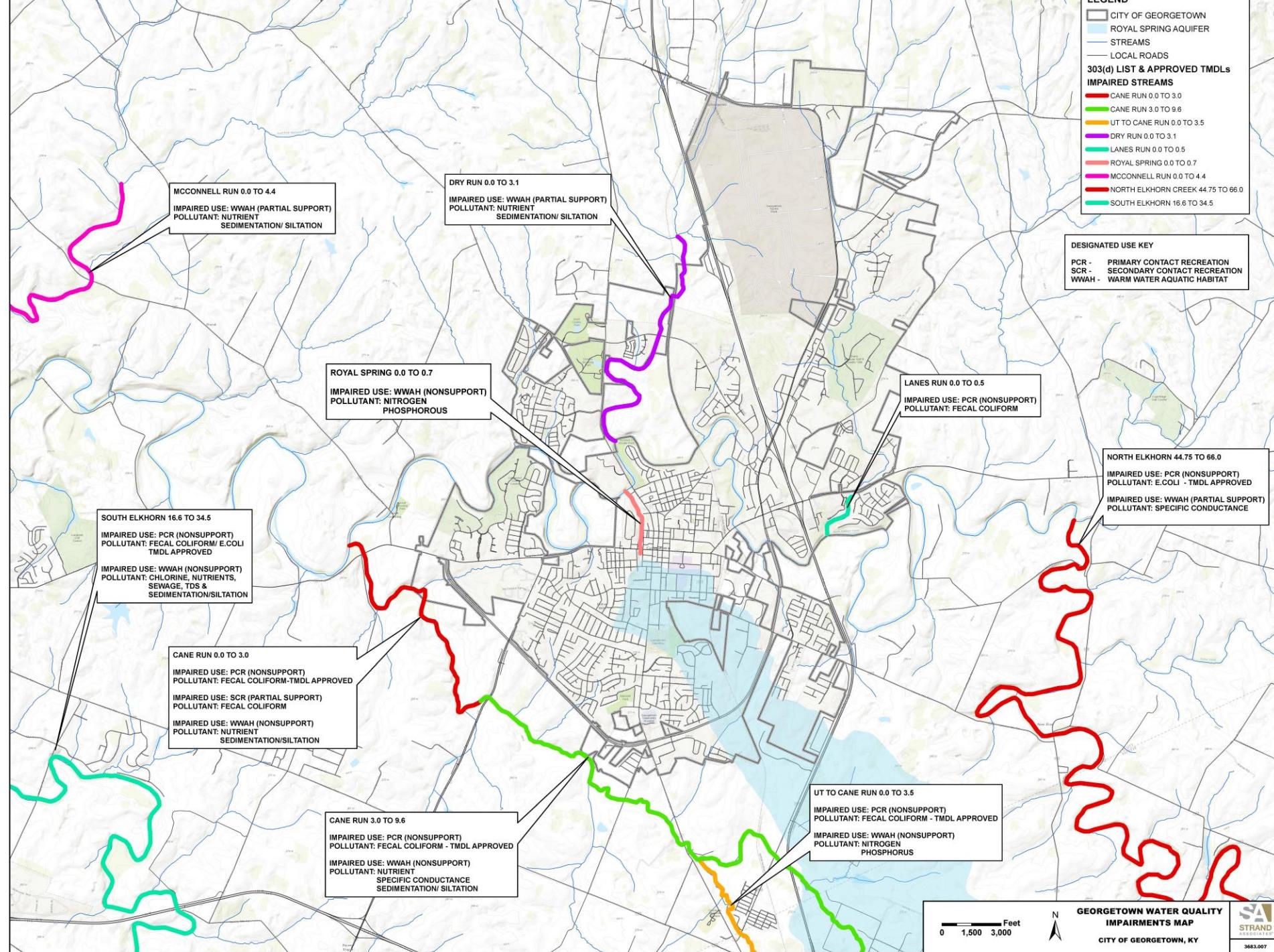
# USB Guidelines and Policy

- **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.
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- Supply: Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility.
- 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.
- Selection Criteria: Formalize the use of the criteria adopted by the Planning Commission Urban Land Use Subcommittee in June, 2016.
- Annexation: Annexation policies should reinforce the Urban Service Boundary. Development within urban service boundaries that requires public services should be annexed.
- 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.
- 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.

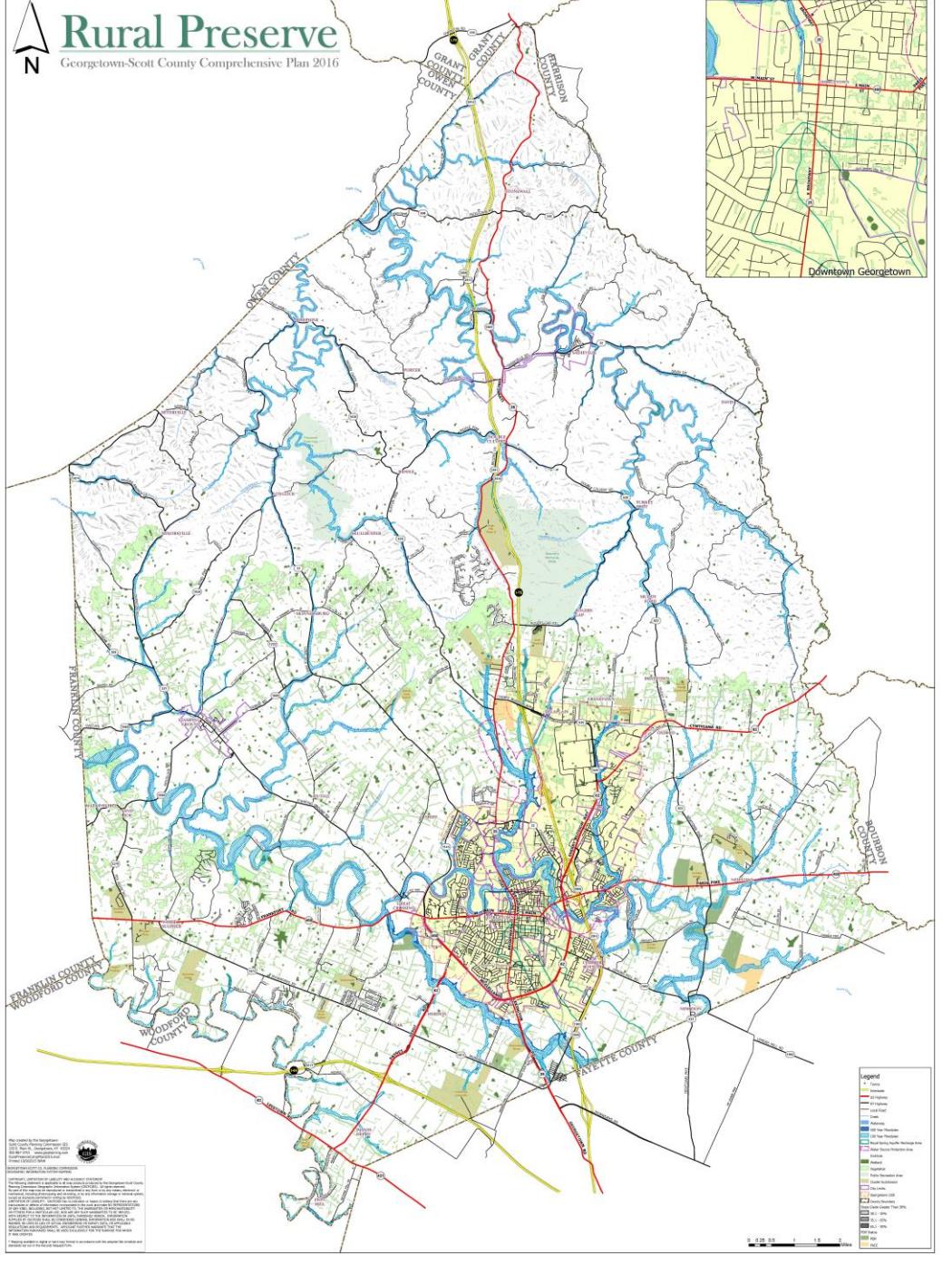
### **Criteria and Guidelines**

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.

# Impaired Streams



# USB Analysis



# What happens next?

## Homework:

- Think about where higher density mixed use areas should be located.
- Think about how we can provide better road, sidewalk and open space connectivity in city

## Next Sub-Committee Meeting

- Monday, July 18<sup>th</sup> from 5:00-7:00pm
- Planning Commission Office,  
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