



Land Use Sub-Committee

July 18, 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. FLU Map recommendations
- c. Supplemental Maps
- d. Residential Density Guidance

August:

FLU Map Text

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

Time Line and Work Plan

September:

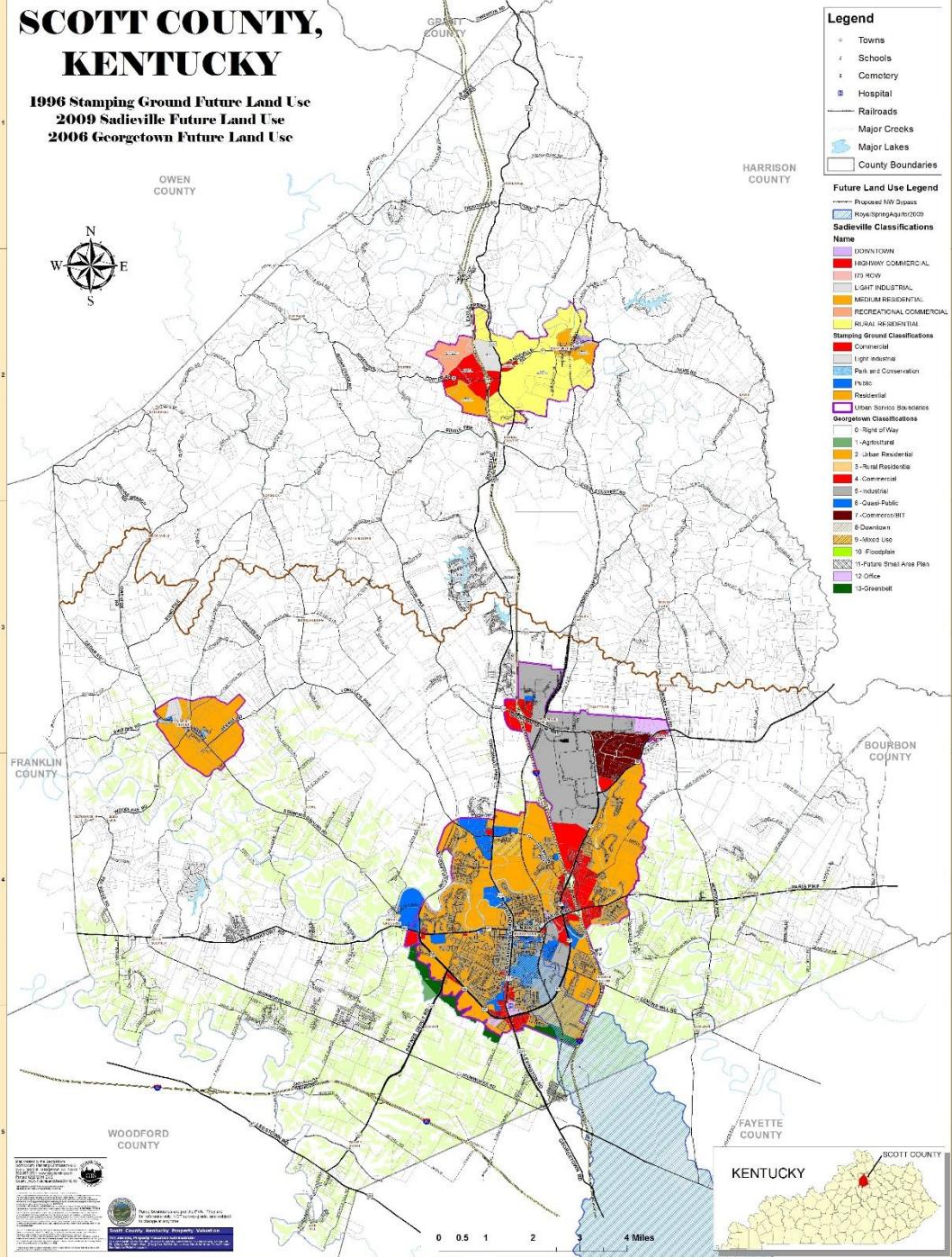
- Complete Draft FLUMap in August.
- Present Draft to Planning Commission at August meeting.
- Take applications to Planning Commission for draft USB or FLU revision from property owners in September.



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 (Recap)

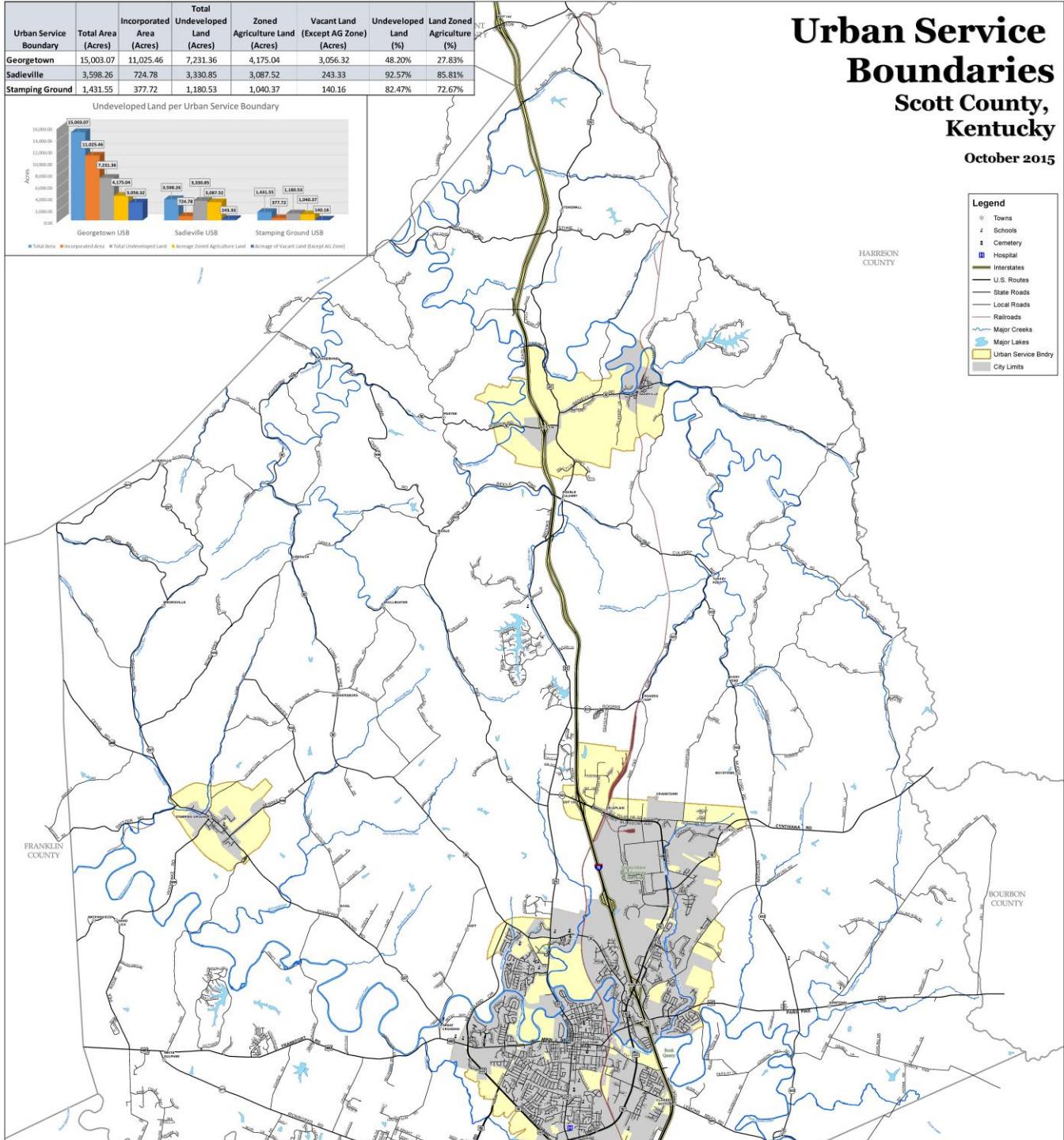
Georgetown Population Projections

Year	2015	2020	2025	2030	2035	2040
Population not in Group Quarters	33,862	40,745	47,784	54,989	62,130	69,019
2010 Average Household Size (# households@ 2.59 per)	13,074	15,732	18,450	21,231	23,989	26,648
Number of Additional Households		2,658	2,718	2,781	2,758	2,659
Number of Acres Needed @4.4 units/acre (cumulative)		604	1222	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 other: 3056.32 ac.
 (City and county)

Vacant in USB by FLU Map class and Zoning

FLU Category

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

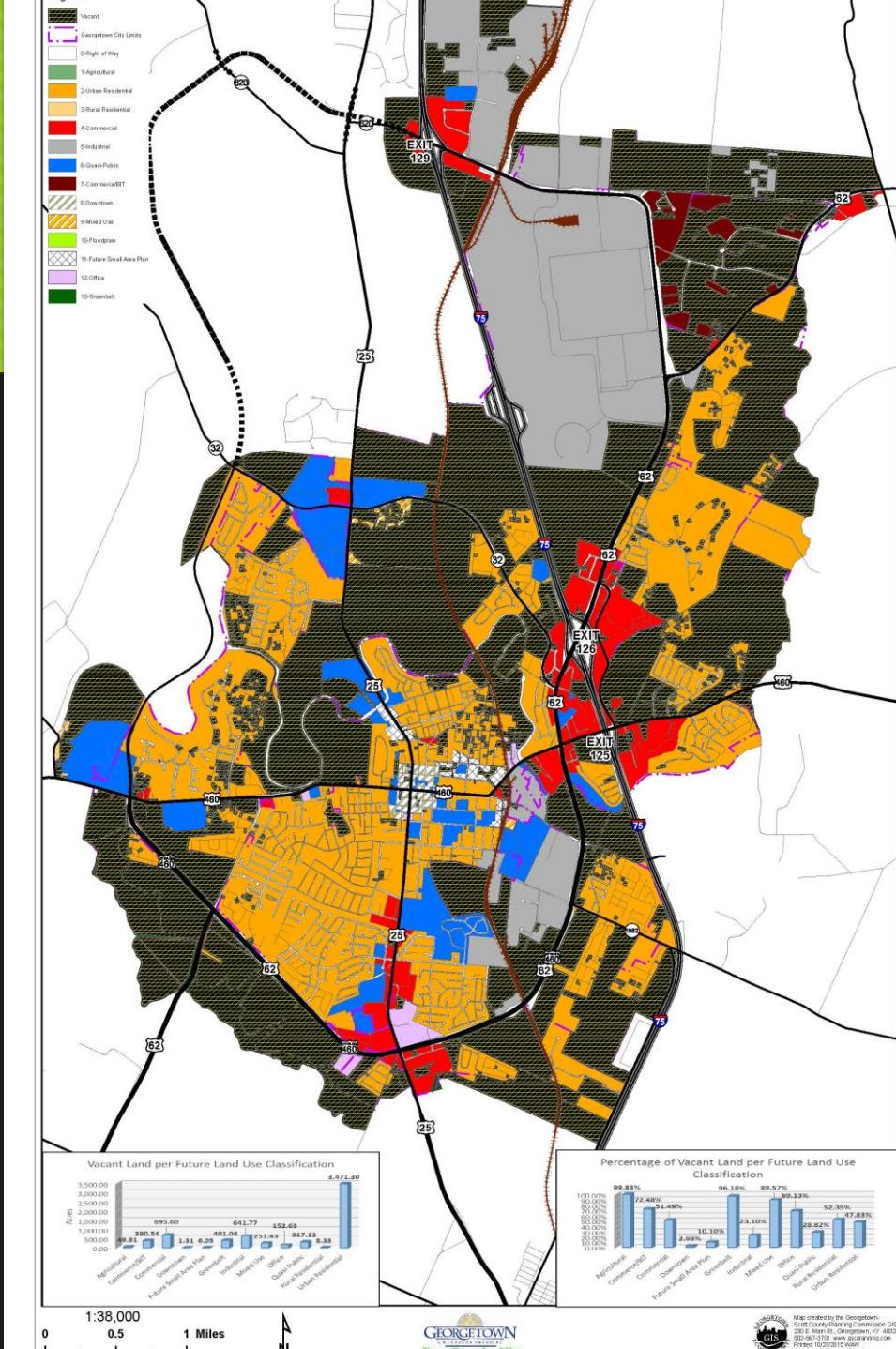
ZONING

Urban Residential: 1,573.90 acres

Commercial (Excludes BP-1): 564.50 acres

Commercial (Includes BP-1): 1,665.00 acres

Industrial: 589.60 acres



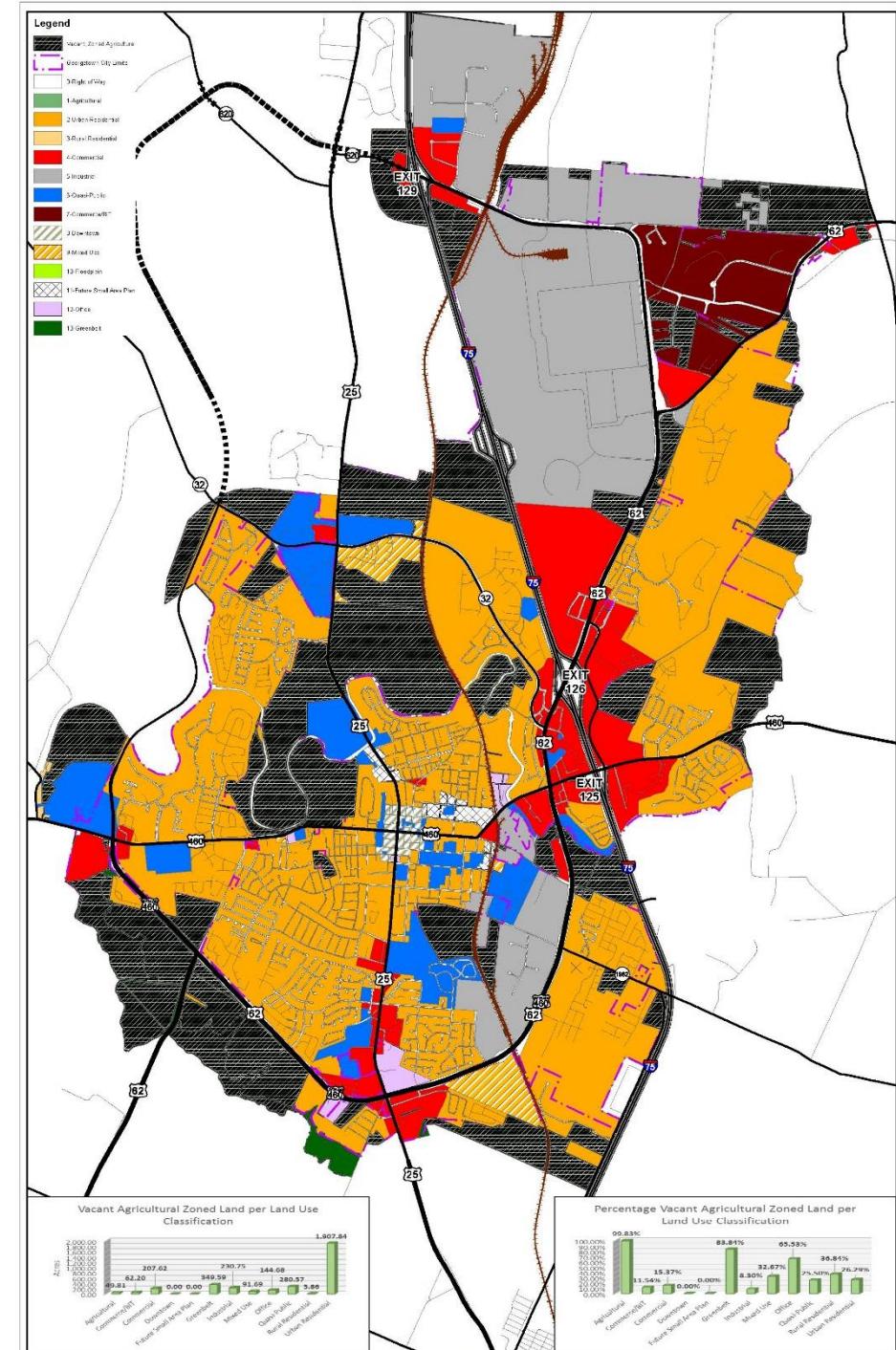
Urban Land Use

Georgetown (January 2015)

2396 Preliminarily Approved Undeveloped Lots in Georgetown

1026 Platted and Vacant Lots

1574 acres of land zoned Residential and currently vacant.



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.

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:
 - a. Achieve or enhance major themes and goals of the Comprehensive Plan.
 - b. Encourage balanced and incremental growth that is cost effective and efficient use of public facilities.
 - c. Provide for urban development that is compact and contiguous. The USB should include existing development that is contiguous to the planned urban area.
 - d. Provide sufficient quantity of land to accommodate 10 years of projected population growth and economic development.
 - e. Enable, encourage and stabilize urban growth patterns.
 - f. Not conflict with evolving patterns or rural land preservation and protection.
 - g. Follow significant natural or man-made features, such as large lakes; minor and major drainage boundaries; parks; railroads and primary freeways, wherever appropriate.
 - h. Follow the tops of ridgelines within drainage basins to allow for efficient sewer and stormwater design and construction within the USB.
 - i. Follow property lines when there is not a logical physical or natural boundary that breaks a property into separate development areas.

Criteria and Guidelines

2. The USB should be located to direct development away from:
 - a. Significant or scenic landscapes, as defined in the Comprehensive Plan (see Heritage and Cultural Resource Protection).
 - b. Prime agricultural land.
 - c. Major environmentally sensitive and geologic hazard areas.
 - d. Unnecessary development pressure on land outside the USB.

Criteria and Guidelines

3. The USB may be amended where specific situations create an unnecessary burden on the land owner, or create impractical or unusable parcels.
 - a. The USB should not encroach on the Greenbelt.
 - b. The Greenbelt is currently 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.
 - c. 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 Modifications

West: Road Improvements

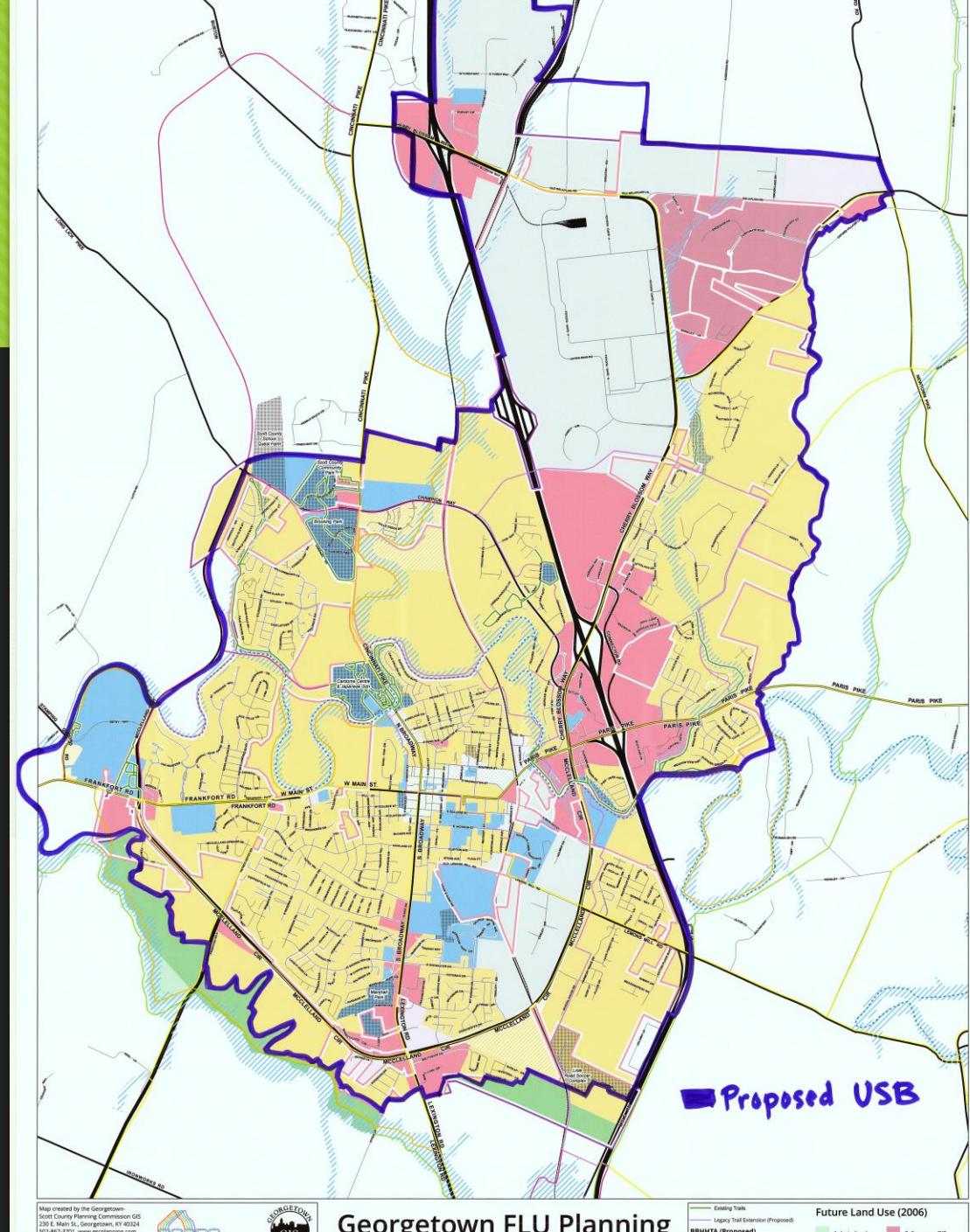
- A. Include inside bypass. Remove strip outside bypass.
- B. Extend Greenbelt. Include area inside Elkhorn/Cane Run convergence.

South: Support Greenbelt Concept.

- A. Add policy on modifying proposed greenbelt buffer as property is zoned. Residential should transition to Lower-density at Greenbelt.
- B. Extend Greenbelt across US 25 following US 25 Study recommendation.
- C. Show Greenbelt outside USB, Risk Farm to I-75.

East: Protect Rural Communities.

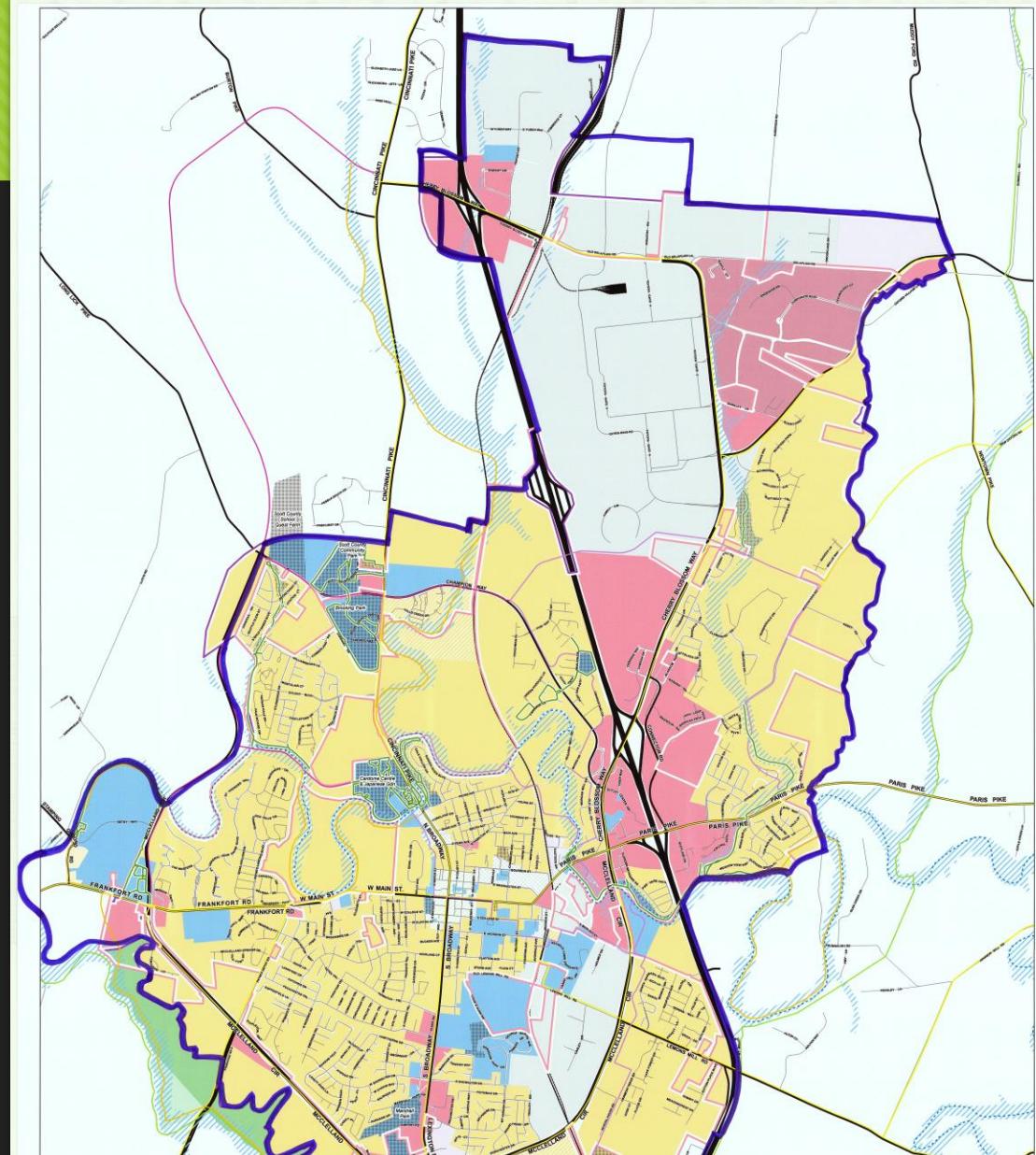
- A. Maintain USB at eastern edge of Lanes Run watershed with minor modifications to follow parcel lines.
- B. Include Cassidy Heights subdivision to allow access to sewer for subdivision and maintain line at I-75 in area.



USB Modifications

North: Promote Industrial Consolidation.

- A. Extend USB to parcel boundaries behind Industry Road.
- B. Recommend road and sewer improvements and area-wide annexation of Triport Industrial area. Simms and Industry Roads could be looped and improved. Delaplain area needs to be redeveloped for additional trucking/warehousing Industrial land not appropriate for Lanes Run Industrial Park.
- C. Modify boundary to remove PACE Conservation Farm and follow parcel boundaries west of exit 129.

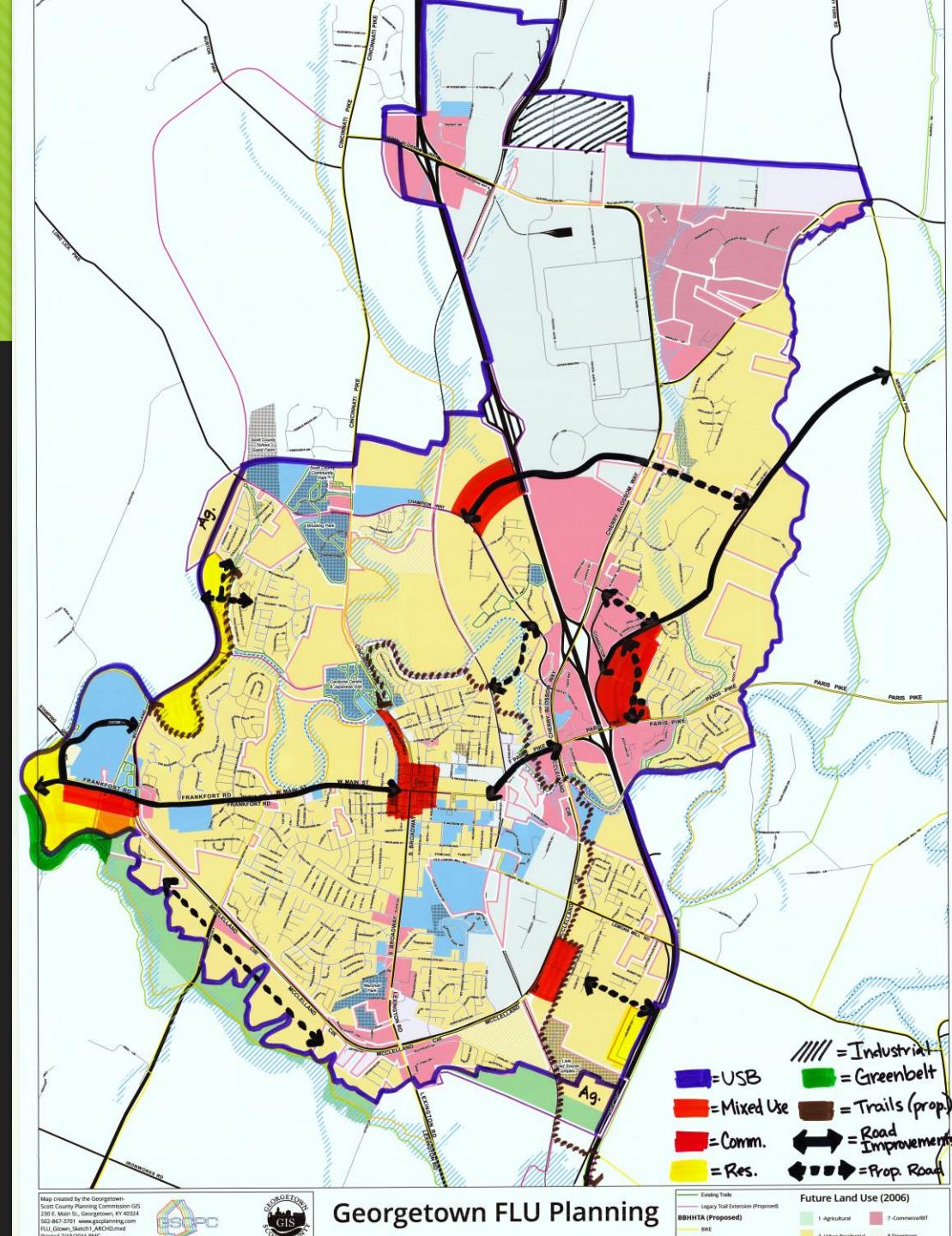


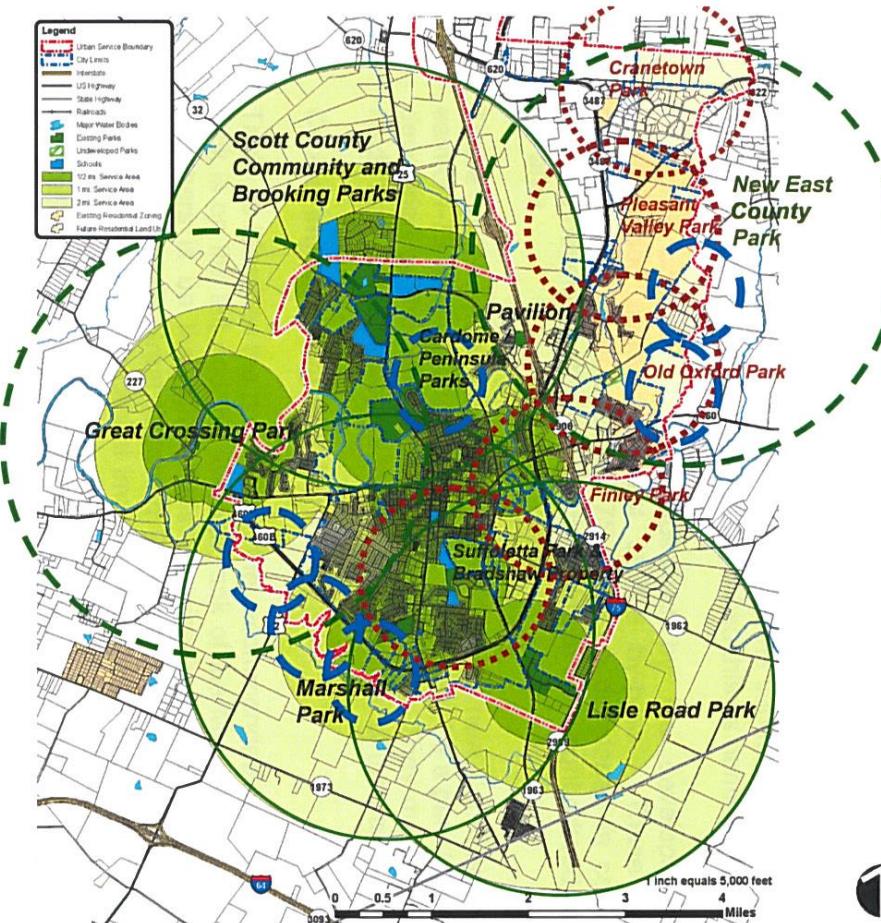
FLU Base Map:

Base Map along with Policy Guidance and/or future small area studies will provide recommendations on future development.

Supplemental Maps:

- A. More detailed Transportation Master Plan
- B. Community Facilities Master Plan
- C. Parks, Greenways and Trails Master Plan.





- Existing Park
- Proposed County Park
- Proposed Community Park
- Proposed Neighborhood Park

Brandstetter Carroll Inc.
Architects Engineers Planners
Lexington Louisville Cincinnati Cleveland

Proposed Park Service Areas
Georgetown-Scott County Parks and Recreation
Georgetown - Scott County, Kentucky

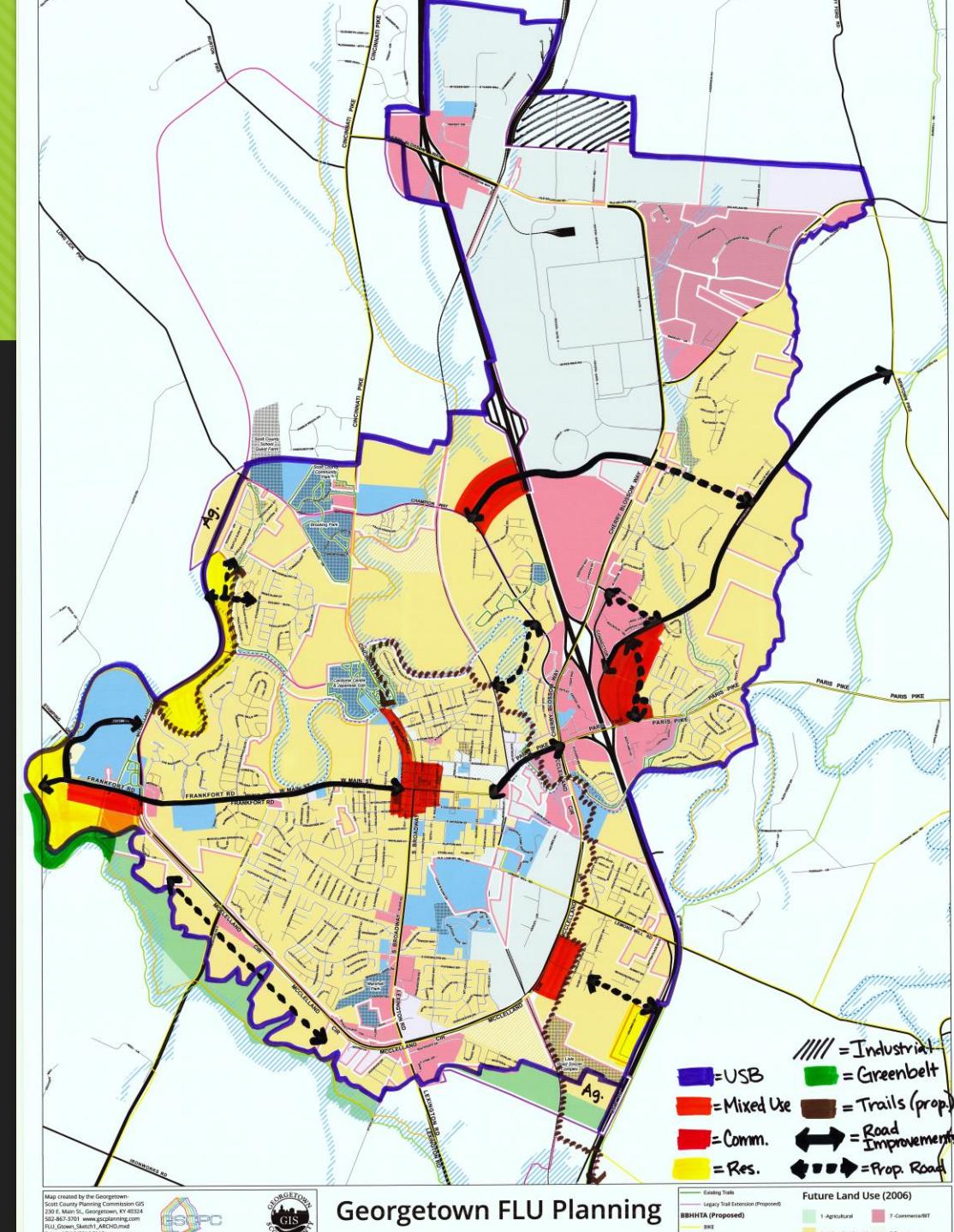


Mixed-Use Com/Res

FLU Base Map:

ORANGE: Mixed Use Community Center Areas.
Commercial Retail/Office/Residential Areas.

These areas are more appropriate for higher density.
Allow density Bonuses with pedestrian-oriented
development, parks, civic uses, trail and sidewalk
linkages.



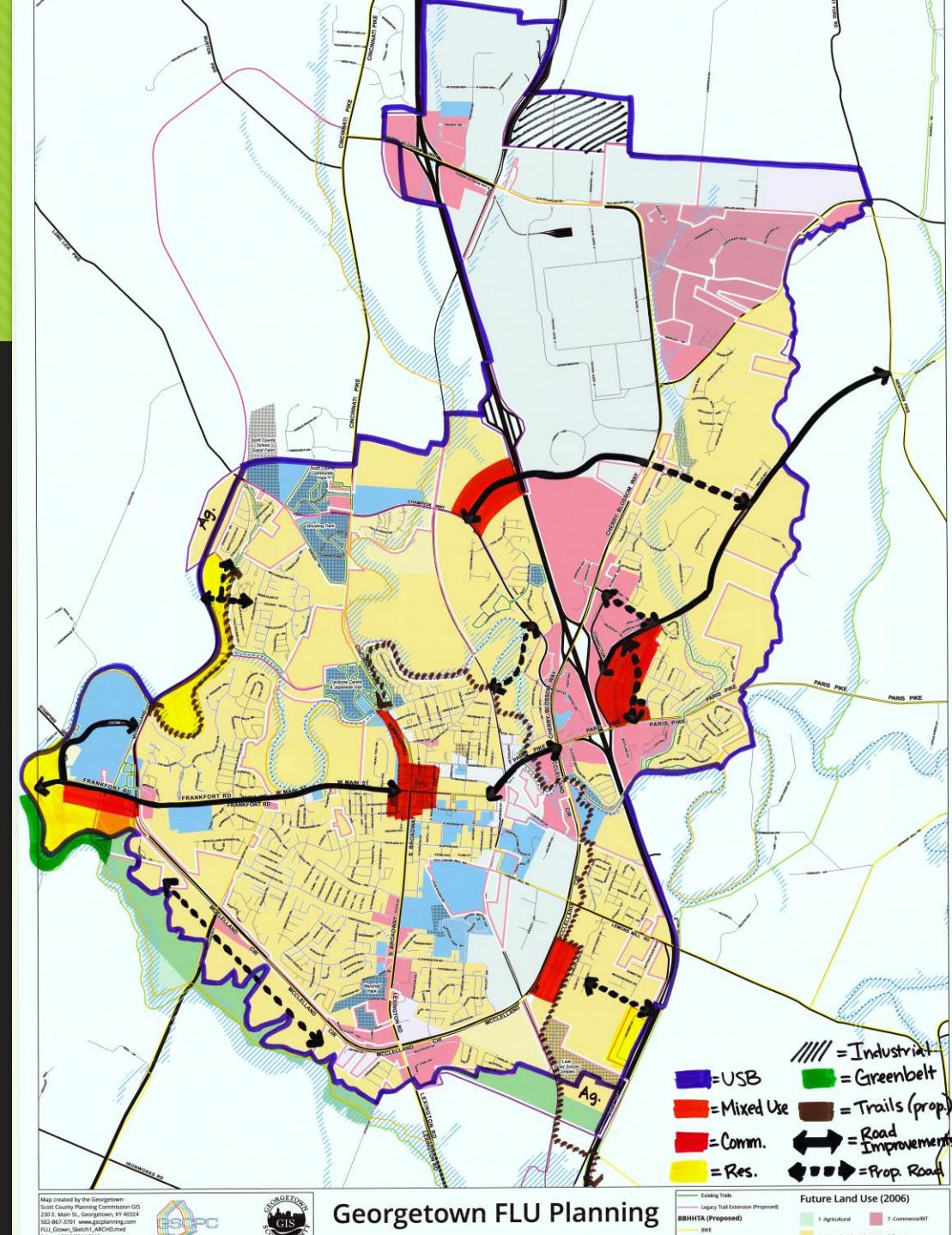
Residential Density

FLU Base Map:

YELLOW:

Text of plan will guide where higher densities should be permitted.

- A. Existing low-density areas should be protected from major higher-density infill.
- B. Residential Densities should decrease as a transition to the Greenbelt and rural edge, where expansion of the USB is not intended or desired. (Southern Greenbelt, Eastern Boundary, Crumbaugh Road, Lanes Run)
- C. Low-density should be maintained in areas with constrained access or adjacent to environmentally sensitive areas, Elkhorn Creek, steep slopes, floodplain. Biwater Farm and area between US 25 North and the railroad.
- D. Higher Densities most appropriate in community center areas with good access and should decrease as they transition away from these areas.
- E. Higher-density may be appropriate in other areas, with good access if open space and other ammenties, parks and connections can be provided



What happens next?

Next Sub-Committee Meeting

- **Monday, August 15th** from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street