

ORDINANCE NO. 5, 2007 SERIES

**AN ORDINANCE ADOPTING GOALS AND POLICIES FOR UPDATE TO THE
FRANKFORT/FRANKLIN COUNTY COMPREHENSIVE PLAN**

WHEREAS, the Frankfort/Franklin County Planning Commission initiated an update to the 2001 Frankfort/Franklin County Comprehensive Plan in accordance with KRS 100; and

WHEREAS, a public planning process has been ongoing to gain community input regarding public desires for the future of this community; and

WHEREAS, KRS 100 requires local legislative bodies to adopt goals and policies for the update to the comprehensive plan; and

WHEREAS, adopted goals and policies will be used in completing the text, mapping, and implementation strategy elements of the comprehensive plan; and

WHEREAS, the Frankfort/Franklin County Planning Commission, in a meeting of November 30, 2006, after due notice and public hearing, voted to recommend goals and policies be approved; and

WHEREAS, in a joint work session on February 5, 2007, Franklin County Fiscal Court and the City of Frankfort Board of Commissioners agreed to appoint members of each governing body to review the goals and policies approved by the Frankfort/Franklin County Planning Commission; and


WHEREAS, the joint City/County Committee has completed its review and prepared goals and policies for approval;

**NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF THE
COUNTY OF FRANKLIN, COMMONWEALTH OF KENTUCKY,**

That the attached Goals and Policies for update to the 2001 Frankfort/Franklin County Comprehensive Plan be, and are hereby, adopted.


INTRODUCED AND GIVEN FIRST READING at a duly convened meeting of the Fiscal Court of Franklin County, Kentucky, held on the 15 day of March, 2007.

GIVEN SECOND READING AND ADOPTED at a duly convened meeting of
the Fiscal Court of Franklin County, Kentucky, held on the 6 day of
April, 2007, of record in Fiscal Court Order Book 22, Page 32.



Ted Collins
Franklin County Judge/Executive

ATTEST:



Shirley Brown
Fiscal Court Clerk

GOAL 1: GROW BY DESIGN

Growth in Frankfort/Franklin County will be responsibly designed, planned and managed to create a sustainable community that provides for a quality lifestyle for all residents of Frankfort and Franklin County. Future growth will be based on a long-term vision for our community, public service availability, the suitability of land for development, and a thorough understanding of the cultural and ecological features of the area. Among other things, decisions on future growth should be considered with awareness for energy conservation, the public need for greenspace and walkability and the need for ties to historic resources, tourism opportunities, and the Kentucky River, including its tributaries.

Policies:

1. Recognize that growth is healthy and necessary, but that growth should be managed pursuant to the community's Comprehensive Plan.
2. Approve new development only when the public facilities and public services needed to serve the development will be available.
3. Develop standards that require the developer to provide for the increased costs in providing public services for the new development as appropriate. The public services may include, but not be limited to, water, sewer, schools, transportation, emergency services, and parks as appropriate.
4. Provide a level of public service in rural areas that complements the rural settings.
5. Continue the enforcement of stormwater regulations to minimize runoff from new developments.
6. Provide overlays within the city and county that identify aspects of the landscape that are of cultural, ecological and historical significance (for example, mature woodlands, old railroad tracks, stone walls, historic buildings, wetlands, steep slopes, etc.).
7. Develop an urban growth plan with designated growth areas that can accommodate new moderate- and high-density housing units. The size and location of the growth areas should be based on projected population growth, current housing stock and demographics.
8. Encourage developments that provide a mix of uses such as different housing types, affordable housing, commercial establishments, restaurants, recreational areas and open space that will encourage the development of a sense of place.
9. Encourage the redevelopment of brownfield and grayfield properties and the reuse of vacant/underutilized existing industrial or commercial buildings.
10. Recognize the need for energy conservation in modes of transportation.
11. Encourage developments to provide greenspace within neighborhoods and linking neighborhoods and other appropriate sites together.
12. Plan for public services and facilities that adequately serve current needs as well as demand generated by the additional growth as detailed above.

GOAL 2 DISTINGUISH TOWN & COUNTRY IDENTITY

Preserve and reinforce the distinction between the urban and rural areas of Franklin County.

Policies:

1. Promote a compact urban area, and recognize and encourage small, compact, rural villages to promote cost effectiveness and efficiency.
2. Identify urban growth areas that are compatible with the goal of preserving community character.
3. Define in-fill development as it relates to development in the urban areas of Frankfort, recognizing that in-fill development may not be an appropriate term for developments that may occur in the unincorporated portions of Franklin County.
4. Support and provide incentives for in-fill development on properties that were skipped over within urban areas.
5. Encourage the preservation of existing farms and rural lands outside of existing and planned urban areas.
6. Promote the need to provide incentives for and support the revitalization of the downtown and other already developed areas.
7. Encourage rural land use outside of the urban growth area .
8. Avoid and contain urban sprawl, to preserve the distinction between the rural landscape and Urban/Suburban environment.

GOAL 3 USE INFRASTRUCTURE AS A PLANNING TOOL

Utilize the provision of infrastructure in supporting and influencing growth into areas most suitable for development.

Policies:

1. Develop a Capital Improvements Plan as a means of coordinating public services/utilities, infrastructure improvements, and development, including pedestrian ways, bikeways, public transit, etc.
2. Direct development into areas within or in close proximity to the existing infrastructure service areas.
3. Encourage the extension of public utilities and public facilities capable of supporting rural densities outside of the planned urban growth area.

GOAL 5 PROTECT ENVIRONMENTAL HEALTH

Protect the integrity of the natural environment, including water, air, and land quality, by ordinance and by overlay planning.

Policies:

1. Preserve streams and drainage ways to manage stormwater runoff, prevent flooding, or to create a system of greenways.
2. Promote the development of regulations to reduce air, noise, light, water, and other pollution.
3. Promote building design that utilizes recycled material, encourages energy conservation, and low impacts on the environment.
4. Protect scenic viewsheds along rural roadways and protect rural character and viewsheds by supporting developments that create scenic overlays or easements.
5. Encourage new development to be designed in a manner that preserves the natural topography and other natural features such as trees, woodlands, wildlife, rare species, streams, ponds, and drainage ways.
6. Support the development of a countywide greenways plan.
7. Encourage the reduction of energy costs through more efficient development patterns and transportation modes.

GOAL 6 PRESERVE EXISTING NEIGHBORHOODS

Promote the stability, preservation and vitality of existing residential neighborhoods.

Policies:

1. In existing neighborhoods, encourage the retention of product and service providers.
2. Establish programs to stabilize, improve, and revitalize existing neighborhoods.
3. Promote maintenance of existing structures and provide incentives for the rehabilitation of deteriorating structures.
4. Encourage appropriate infill housing as a tool to preserve neighborhoods.
5. Preserve historic buildings and neighborhoods to maintain community character.
6. Encourage new development to fit the character of existing neighborhoods.

7. Encourage appropriate mixed use development in existing neighborhoods to promote energy conservation and more walkable neighborhoods.
8. Encourage the preservation of the existing rural villages in Franklin County.

Goal 7: ENHANCE COMMUNITY QUALITY AND CHARACTER

Promote quality development that strengthens community character and pride.

Policies:

1. Identify all quadrants of the I-64 interchanges as Regional Retail Center.
2. Support and enhance the rural gateways into the community by preserving their natural scenic beauty.
3. Improve standards for site design – including trees and other landscaping, access management, signage, and other design components.
4. Preserve rural character, where appropriate.
5. Encourage the conversion of overhead utilities to underground.
6. Encourage small area overlay plans for high priority areas, including for Holmes Street, Second Street, East Main Street, Versailles Road, Benson Valley, Bridgeport, Bellpoint, Peaks Mill, Louisville Road, and US 127 North and South Corridors.
7. Develop flexible tools for alternative rural development, such as cluster development, that preserves rural character.
8. Identify and preserve unique park, recreational, and historic opportunities including those along the Kentucky River and its tributaries.
8. Continue to provide adequate and improved community services such as schools, police and fire protection, and parks and recreational opportunities that serve existing and planned growth.
9. Promote public art and encourage community art activities.