

PROPOSED GOALS AND POLICIES

Draft 4.24.24

The goals and policies for the Frankfort/Franklin County Comprehensive Plan update have been in progress since August of last year. At that time the first draft of the goals and policies for the plan were provided to the Advisory Committee for review and feedback. A second draft of the goals and policies was provided to the Advisory Committee in February of this year. Comments from both rounds of review have been incorporated into the following updated set of goals and policies.

The goals and policies are organized under the major themes of the plan: Identity and Character, Natural and Cultural Resources, Growth and Development, Transportation and Infrastructure, and Community Facilities.

What is a Goal? A goal represents a broad primary outcome.

What is a Policy? A policy is an approach that you take to achieve the goal.



FRANKFORT
LIN CO.
COMPREHENSIVE PLAN
DISTILLED TOGETHER

Identity and Character

Goal 1: To establish Frankfort and Franklin County as a vibrant and unique destination within the region, complete with an active and historic downtown, government services, flourishing local businesses, beautiful waterways, scenic rural vistas, and robust natural and agricultural resources.

Policies:

1. Promote redevelopment, infill, and new growth that enhances the sense of place and vitality of downtown.
2. Support healthy lifestyles by preserving and enhancing park and recreation facilities and programs throughout the City and County that encourage physical health and mental wellbeing (see 2021 Frankfort Parks, Recreation, and Historic Sites Master Plan).
3. Support and promote the continued identification of resources with cultural importance to the community through ongoing survey and historic context studies.
4. Cultivate the distinction between the rural landscape of Franklin County and the urban and suburban environments to help guide future development.
5. Emphasize heritage, cultural, and nature recreation tourism as an important economic development asset in the community, including the bourbon industry, historic homes and buildings, and the Kentucky River, Elkhorn Creek, Benson Creek and their tributaries.
6. Support and enhance the primary and secondary gateways into Frankfort and Franklin County by developing new signage and identification elements, preserving the natural scenic beauty of the area, and by establishing design standards for development and redevelopment in order to create attractive, unique gateways.
7. Promote public art and encourage the arts, including community art activities and events.
8. Encourage the preservation and/or rehabilitation of existing buildings within the City and County.
9. Establish funding to stabilize, improve, infill, and revitalize existing neighborhoods.



10. Maintain existing homes and neighborhoods in accordance with City and County regulations.
11. Utilize form-based zoning practices and similar design and form guidelines as appropriate in the City and County's developed and potential development areas to encourage intentional growth/development and walkable and interactive streetscapes.
12. Protect scenic viewsheds along rural roadways by supporting developments that create scenic overlays or easements.

Goal 2: Prioritize the importance of IDEA (inclusion, diversity, equity, and accessibility) Values throughout City and County services, facilities, projects, plans, and codes.

Policies:

1. Provide an appropriate supply of housing in Frankfort and Franklin County for all ages, at all densities, and for all affordability levels.
2. Promote the location of affordable housing options near employment centers, along multi-modal transportation corridors, and near community facilities and services.
3. Enhance connectivity with infrastructure and services.
4. Include voices and perspectives of underrepresented communities when conducting planning and community development activities.
5. Use the City of Frankfort's African American Historic Context Report and other tools to assist with the evaluation and designation of historic resources that are important to the community's minority heritage.

Goal 3: Promote and expand the preservation of the City and County's historic resources and cultural corridors and features.

Policies:

1. Protect culturally, historically, archeologically, and environmentally sensitive industries, lands, viewsheds, and buildings that are of cultural, ecological, or historical significance through the use of easements, historic designations, zoning regulations, design guidelines, or similar tools.
2. Protect historic and cultural resources during the development process.

Goal 4: Preserve and protect the County's agricultural lands.



Policies:

1. Support existing farms and policies to encourage farming in zones designated AG.
2. Work with the agricultural community, state, and federal agencies, as well as civic organizations, to educate and promote best practices for managed runoff from agricultural lands in order to reduce adverse water quality impacts to waterways/streams and environmentally sensitive ecosystems.
3. Promote the cultivation, processing, and distribution of local produce throughout Franklin County.

Goal 5: Promote and protect the County's historic and cultural industries including ancillary industries.



**FRANK FORT
LIN CO.**

COMPREHENSIVE PLAN

DISTILLED TOGETHER

Natural and Cultural Resources

Goal #1: Protect and enhance the City and County's ecological and natural resources.

Policies:

1. Protect and conserve rivers, wetlands, streams, floodplains, oxbows, and drainage ways, woodlands, and mature forests to provide habitat, encourage biodiversity, manage stormwater runoff, prevent flooding, and to create a system of greenways.
2. Enhance, restore, and replenish environmental and cultural resources throughout the City and County, such as waterbodies, open spaces, tree canopy, heritage trees, and stone walls.
3. Increase access to the natural environment by enhancing community connection/access to the Kentucky River and its tributaries, the Elkhorn Creek and its tributaries, Benson Creek, public parks, open space, and greenways while preserving the ecological integrity of those areas.
4. Incorporate the natural environment by design.
5. Practice environmental stewardship to protect, enhance, and restore natural areas threatened by pollution, runoff, invasive species, and other factors.
6. Protect scenic viewsheds along rural roadways by supporting proper setbacks, development patterns, land uses, buffers, and development strategies that preserve important views and utilize scenic overlays and/or easements.
7. Strive to be a resilient community and take steps to reduce the impacts of climate change.

Transportation and Infrastructure

Goal 1: To establish a connected system of roads and multi-modal networks within the City and County that link neighborhoods, business districts, employment areas, civic facilities, and parks and recreation areas.

Policies:

1. Encourage proactive long-range planning efforts as a means of coordinating public services/utilities, infrastructure improvements, and expanded facilities such as pedestrian ways, bikeways, public transit and rail.



2. Provide public Transit to ensure that existing and proposed routes meet the needs of residents, employees, and tourists.
3. Plan and build safe, comprehensive, and efficient infrastructure and transportation systems through access management, roadway connections, traffic systems management, development impact analyses, transit, pedestrian ways, bikeways and other means.
4. Improve infrastructure and access for pedestrians and bicyclists.
5. Utilize smart transportation technology to increase efficiency and reduce environmental impact.
6. Design complete streets that serve multiple functions and modes for all ages and abilities.
7. Provide multi-modal transportation options.
8. Update the development regulations for the City and County to incorporate sustainability elements in order to improve drainage and stormwater management, reduce the impact of heat islands, and address new technologies.
9. Encourage the expansion of ride-share options within the community to provide alternative means of transportation to and from tourism and entertainment opportunities.
10. Work with KYTC to beautify gateways.

Goal 2: Evaluate, improve, and expand the existing infrastructure network.

Policies:

1. Prioritize improvements to existing infrastructure.
2. Evaluate the condition of infrastructure, utilities, and services in the County's rural areas to determine what improvements and expansions should be made.
3. Encourage the conversion of overhead utilities to underground utilities whenever feasible.
4. Work with utility providers to reduce and manage stormwater runoff to mitigate nonpoint source pollution, flooding, and erosion within the City and County through innovative gray and green infrastructure solutions.



5. Maintain City and County rights-of-way free of invasive species.

Goal 3: To provide equitable, efficient, and robust community facilities and services that serve the diverse needs in Frankfort and Franklin County.

Policies:

1. Plan for public services and facilities that adequately serve current needs as well as demand generated by future development.
2. Require development to accommodate emergency response and comply with emergency preparedness plans.
3. Work with and encourage the state government to coordinate its current and projected facility needs with the local governments and the community to ensure compatibility and efficiency.
4. Provide robust community services such as schools, police, fire protection, and parks and recreation opportunities that serve current and future residents.
5. Community facilities, events, and developments should be welcoming accessible by all, and integrated into neighborhoods of all income levels.
6. Support improvements, and accessibility to, facilities in underserved areas in addition to investing in constructing new facilities.
7. Identify and address equity disparities in community facilities/services in minority and underserved populations.
8. Consider merging City and County community services and departments to reduce expenses, make services more efficient, and eliminate redundant services.

Growth and Development

Goal 1: Develop a healthy economy with shared prosperity that includes sustainable growth, low unemployment rates, and price economic stability within the community.

Policies:

1. Infill, reuse, and redevelopment opportunities within the City and County should be promoted and supported alongside new development.



2. Locate new development where public facilities and utilities are available or are anticipated in the future.
3. Identify and preserve prime farmland, key rural viewsheds, and the County's rural character.
4. Encourage the retention of young professionals and college graduates in the community.
5. Promote minority-owned and locally-owned businesses.
6. Encourage the expansion of eligible properties and districts to the National Register of Historic Places which allows for federal and state rehabilitation incentives for commercial and residential properties.
7. Encourage development that provides quality high-paying job opportunities to support and expand the tax base.
8. Encourage the development of new housing units of diverse typologies in the City and County to meet the needs of the community in accordance with the analysis contained within the 2023 Frankfort & Franklin County: Housing Market Demand Study.

Goal 2: Support business retention, development, and expansion.

Policies:

1. Update the development regulations for the City and County to ensure that infill and redevelopment regulatory requirements are streamlined.
2. Encourage the clean-up and redevelopment of brownfield and greyfield properties.
3. Support the development, retention and expansion of local businesses.
4. Develop strategies to incubate innovative technology industries and businesses.
5. Target diverse opportunities to increase investment in the bourbon, IT, government, finance and healthcare sectors.
6. Aid the retention and expansion of local farming production, including farmers markets.
7. Expand multi-modal transportation opportunities to provide a variety of means for residents to access employment opportunities, services, education, and goods.

Goal 3: Ensure that development is constructed in an aesthetically pleasing, sustainable, manner that complements the surrounding community.



Policies:

1. Support a mix of compatible uses in identified growth areas, including housing, employment, commercial, service, parks and open spaces, and other uses.
2. New development and redevelopment projects should be completed in an aesthetically pleasing manner with high-quality building materials, landscaping for screening and softening, and well-designed sites.
3. City and County should partner in creating one shared set of development regulations for both jurisdictions.
4. Set rural land subdivision and development standards that minimize impacts to rural function and character.
5. Promote connectivity between neighborhoods, commercial, recreation, and educational centers to support the community's desire for increased accessibility.
6. Encourage environmental assessments of developments which are associated with the use, manufacturing, processing, and/or bulk storage of hazardous materials and substances in ways that could pose a risk to the environment and/or human health.
7. Encourage pedestrian oriented development in urban areas and the inclusion of pedestrian amenities in otherwise auto oriented new developments.
8. Encourage the continued commercial use of first-floor storefront spaces in historic two-part commercial block buildings downtown while focusing residential uses to upper floors and structures originally constructed for residential uses.

