

PREFACE

INTRODUCTION

Kentucky Revised Statutes (KRS), statutory law passed by the Kentucky legislature, provides in KRS 100.183 that a comprehensive plan “shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships”. KRS 100.187 states that a comprehensive plan, at a minimum, shall have a statement of goals and objectives, a land use plan element, transportation plan element and a community facilities plan element. This plan has all of those elements and provides, as required, guidance concerning the appropriate relationships between differing land uses as well as provision of necessary services and infrastructure. All of this was achieved while taking into consideration the often diverse public opinions concerning the future land use pattern and general well being in the community. Every effort was made to balance these interests favoring none.

In drafting a comprehensive plan, KRS 100.191 requires that the plan and its required elements be based upon research including population characteristics and projections, economic activities and projections, as well as analysis of community facilities, adequacy of infrastructure and the demand for these services and facilities. This required research is contained in Existing Conditions and Background Research and Community facilities sections of this plan.

Most importantly, the process of drafting this plan involved consideration and careful examination of all the required research and plan elements and their interrelationship. Recommendations made in the land use plan element consider infrastructure capacity and availability as well as community facilities and their ability to adequately serve. The final form of the land use plan is also based on recommendations contained in the community facilities and transportation plan elements. Conversely, the community facilities and transportation plan elements were drafted with an eye towards the recommendations for future land use patterns in the community as recommended in the land use plan element. All elements were drafted based on the research contained in the Existing Conditions and Background Research section of this plan. All sections were drafted with the intent to achieve the goals and objectives contained herein and as adopted by the various legislative bodies in Woodford County, understanding that opinions on how to do so may vary in the community. In summary, this Plan is carefully drafted to meet the requirements of KRS 100 and meet the needs and desires of the community as a whole, not just one segment thereof, as stated in the goals and objectives.

USE OF THIS PLAN

Kentucky state law, in KRS 100.213, provides that a comprehensive plan plays an important role in the process of evaluating development proposals in a community.

That section of state law provides that when reviewing zoning map amendments, or rezonings, a Planning Commission, and ultimately the legislative body for a jurisdiction, must first look to make a finding that the proposal is in compliance with the adopted comprehensive plan. If not in compliance, the Commission is left with the option of making other very technical findings as they relate to approval or, alternatively, disapproval of the proposal. Thus, the Comprehensive Plan plays a vital role in assessing development in a community.

The portion of the Comprehensive Plan used most often to assess development is the land use plan element. If a proposed land use is in keeping with the criteria and guidelines as set out in the land use element then approval is more easily obtained. This Plan provides the criteria and guidelines for development in the form of a recommended land use map and guidance contained in the narrative for particular areas of the community. This Plan is a hybrid plan: part map; part guidelines. The Recommended Future Land Use Map is intended to give general guidance relating to the range of uses recommended as well as to the recommended densities and intensities of those uses. Additional guidance is provided in the narrative for each planning sub-area which provides guidelines for future development within each of the distinct areas of the Community.

In drafting the land use plan element of this plan several things, as previously stated, were considered. The goals and objectives adopted as part of this plan served as a guide to the drafting of the written guidelines as well as the graphic depiction of the recommended land use pattern for the community. Goals and objectives, as broad and aspirational in nature, do not lend themselves to use in the process of determining whether a specific land use proposal is “in agreement with the adopted comprehensive plan” per KRS 100.213. This plan is drafted with that in mind and understands and contemplates that a finding of compliance is rather a result of comparing a land use proposal to the specific guidance of the land use plan element. Likewise, the community facilities and transportation elements, as well as demographic and other background research contained in this plan were used and influenced decisions reflected in the land use plan element. A simple review of the land use plan element makes this clear. The sections mentioned and all parts of the plan are the basis for and incorporated in the land use element. Examining a land use proposal for compliance with the land use element by nature considers those sections as well.

There are uses for this plan and its particular sections beyond assessing land use proposals under KRS 100.213. The comprehensive plan provides a snapshot of the community at the time drafted. It reflects growth patterns, community need and desires and other statistical data useful to various persons like business interests looking to locate in the community, utility or community services providers among others. Utility and other community services providers can look at the plan as a blueprint of community growth and plan accordingly. The plan also provides information concerning the need for regulatory and process changes that may be desired. Many of those changes are outlined in the goals and objectives but require further consideration and typically adoption as policy if not law.