

City-County Joint Comprehensive Plan

Joint Workshop 3: DRAFT PLAN

October 3, 2024



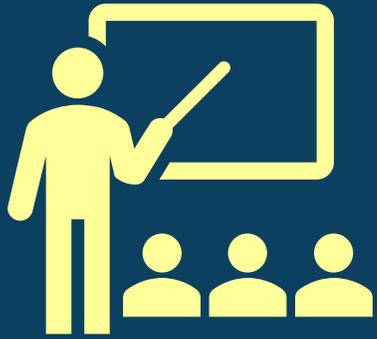
GARY MITCHELL
President and
Project Manager



KENDIG KEAST
COLLABORATIVE

PHOTO: Lexington Herald Leader

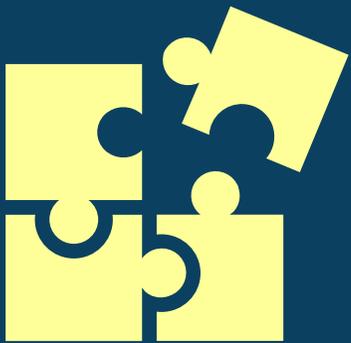
Activities Since January Joint Workshop



4 more meetings with
Plan Advisory Group



Staff coordination
to refine joint
Future Land Use
& Character map



Built Draft Plan
document

6 Comprehensive Plan Topic Sections



Growth Capacity



Transportation



Land Use & Community Character



Economic Development



Housing & Neighborhoods



Recreation & Amenities

QUESTION 12:

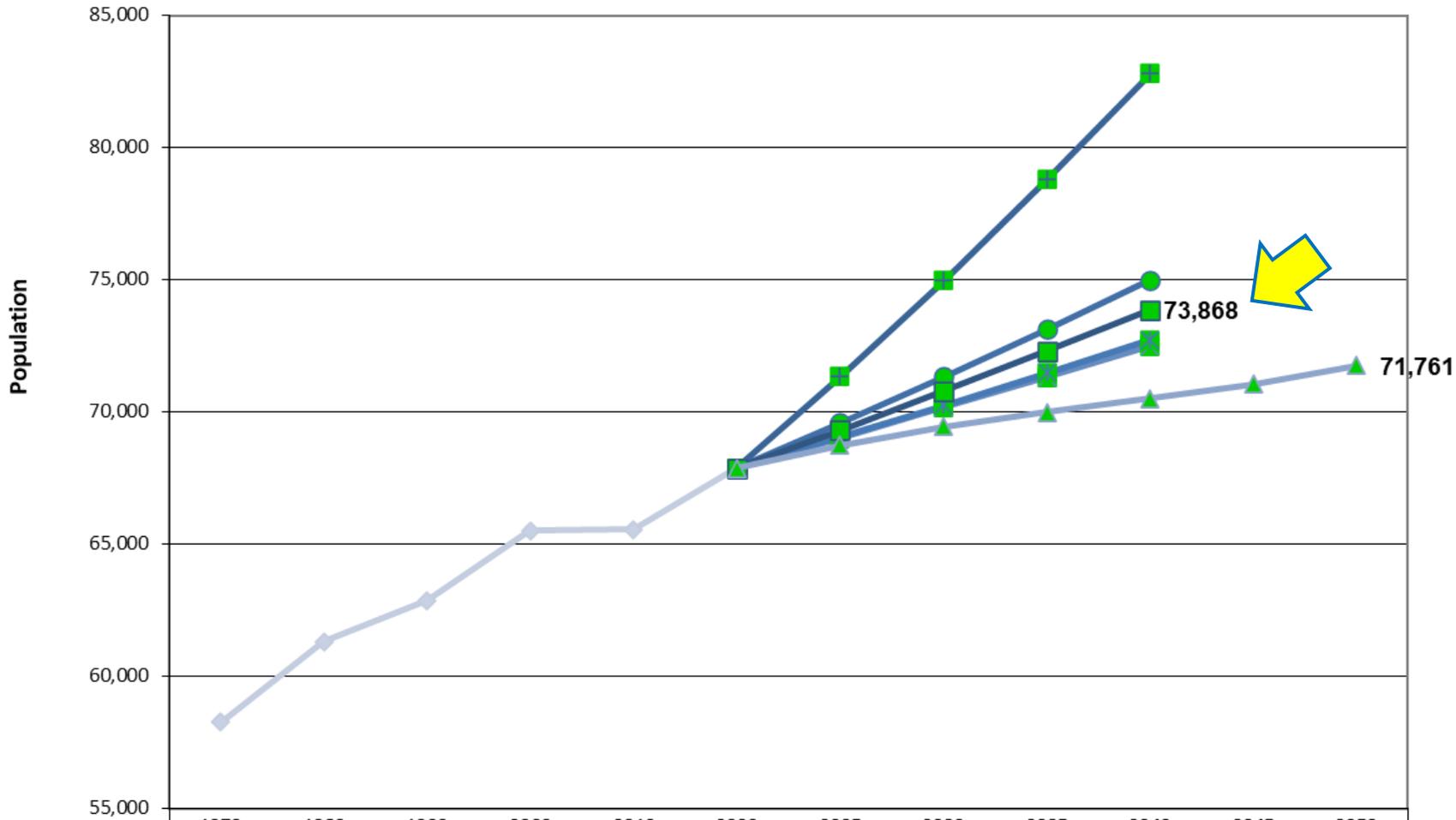
Top 5 priorities from a list of 20 items frequently mentioned in early leadership and public input for the current Comprehensive Plan update process.

For this question, 795 (73%) of the 1,086 eligible resident respondents answered. The following items were ranked among the top five most often, in this order:

- Safe community and City/County public safety services (police, fire, emergency medical service). (44.5%)
- Infrastructure condition and capacity (streets, water, sanitary sewer). (42.9%)
- Make the area more attractive to retain – or regain – youth who grew up here, and to attract younger individuals and families (i.e., quality jobs, housing, amenities, etc.). (42.5%)
- Storm water management, mitigation of flooding risks and readiness to deal with and recover from natural hazards. (39.6%)
- Continue efforts to diversify the area's economic and employment base, for long-term economic sustainability and also to offer a wider range of job options to current and prospective residents. (38.1%)

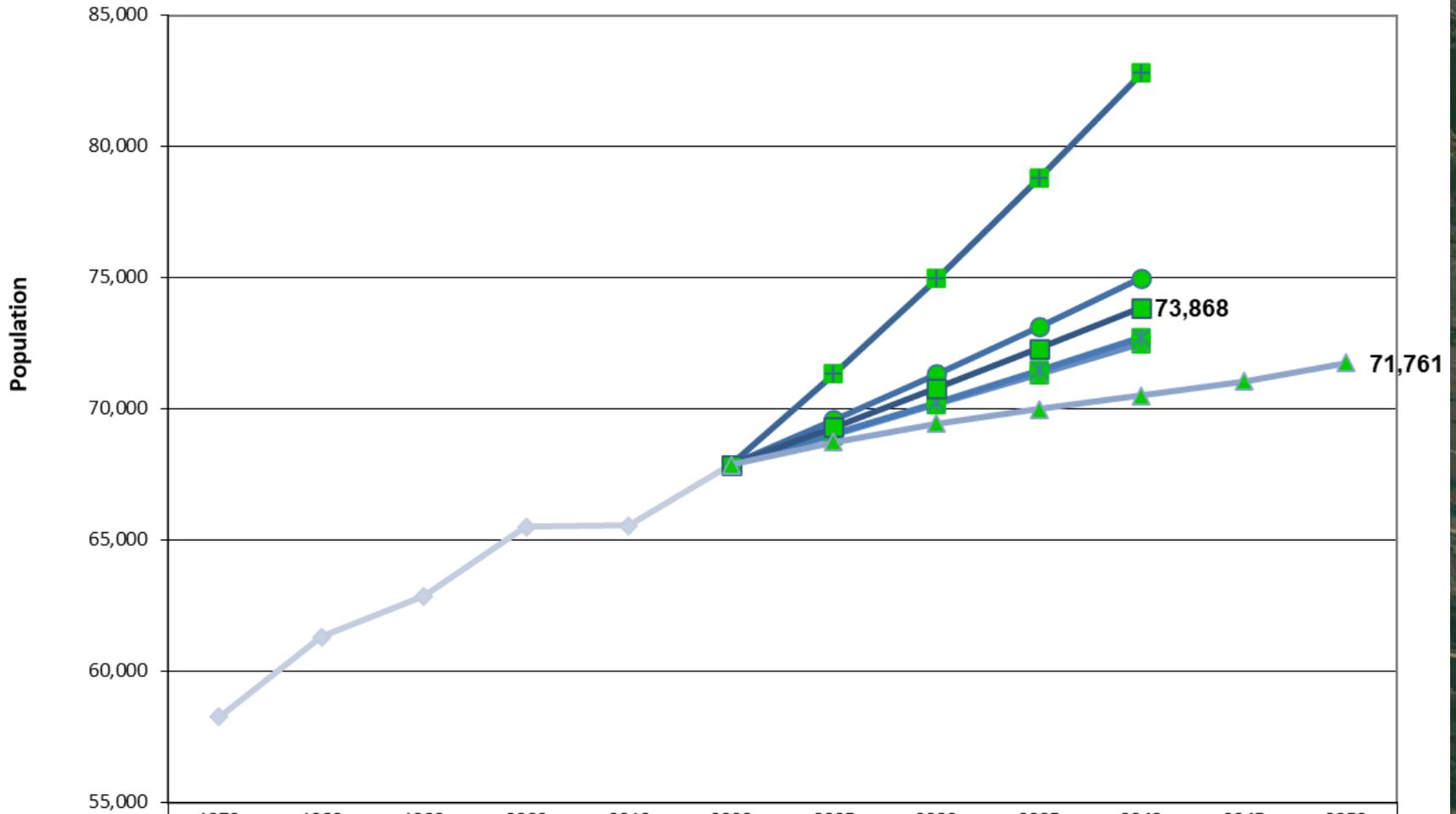
Other options on the list of 20 selected most often for the top five included:

- Increased quantity and variety of housing options. (31.7%)
- Preservation of the area's natural resources and landscapes. (29.6%)
- Continue to build on the area's success as a tourist destination. (25.8%)



	1970	1980	1990	2000	2010	2020	2025	2030	2035	2040	2045	2050
Historical Data	58,281	61,310	62,879	65,514	65,565	67,875						
Steady Numeric Growth (2,310 per decade)						67,875	69,020	70,185	71,331	72,495		
Steady Growth Rate (0.3% per year)						67,875	69,060	70,266	71,493	72,742		
Assumed Annual Growth Rate (0.5%)						67,875	69,589	71,346	73,148	74,995		
Assumed Annual Growth Rate (1%)						67,875	71,337	74,976	78,801	82,820		
MIDPOINT						67,875	69,325	70,806	72,321	73,868		
KY State Data Center						67,875	68,742	69,450	70,013	70,529	71,063	71,761

Midpoint projection of **73,868** county residents by 2040



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28,198

City projection of **29,547** by 2040 if still **40%** of County total

6 Comprehensive Plan Themes



Retain / add
population

Wider range of job options

More and varied housing options



Safe community



Improved infrastructure (stormwater)



Neighborhood / corridor revitalization



Economic advantage from location + transportation



Building on arts/crafts/culture and tourism success

Why Important

Land Use and Community Character Paducah-McCracken County Comprehensive Plan

INTRODUCTION

Land use involves how the properties in an area are allocated to an array of private from housing, commercial and industrial uses to public needs such as streets, treatment plants and other government-maintained facilities. Also of interest is the which land is developed in terms of the nature of the use (e.g., residential, industrial and height, separation from adjacent land uses, and coverage of sites with structure

Land use considerations inter-relate with all other Comprehensive Plan topic transportation network provides access to land, which, along with real estate market the type and intensity of development that may occur. The availability, capacity and utilities can dictate the location, amount and timing of development as can economic Similarly, proximity to parks and public facilities promotes public health and development potential of an area. Development character and site design shape and the perceptions held by area residents, visitors and those considering investment McCracken County. Sound planning is essential to ensure that the community is prepared land use transitions and new development, can serve it adequately with public services its impacts to maintain compatibility of land uses and preserve community character

Why This Comprehensive Plan Section Is Important For Paducah And McCracken County

- Communicates the desired character for the area and its downtown, neighborhood corridors and other areas – today and in the years ahead – along with the areas these areas.
- Provides guidance to enable the County and City to plan effectively for future redevelopment, and for ongoing stewardship of areas intended to remain rural
- Offers predictability to property owners and investors regarding the development pattern and character, and helps local government prepare to infrastructure and service needs.
- Establishes the public policy basis for local development regulations, ensuring compatibility between adjacent land uses and varying development intensities
- Reinforces local government's role in promoting and protecting the health, safety residents by ensuring that development conforms to local building codes and sufficient land is dedicated to public needs such as recreation and education.
- Links to other plan sections that help set priorities for local government investments to support the desired development pattern and quality.

LEGACY OF PAST PLANNING

This new Comprehensive Plan builds on previous plans and studies completed by McCracken County and other partners. Those most relevant to the Land Use and Community Character topic include:

- City of Paducah Comprehensive Plan (adopted July 2007, amended June 2012,
- McCracken County Comprehensive Plan (adopted August 2013, amended November 2014)



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Legacy, Issues

Accomplishments

Progress and achievements resulting from past plans through leadership and community input to this plan, cited that are most relevant to the Land Use and Community Character

- Results of City's focus on neighborhoods and corridors areas (e.g., business/industrial parks, repurposed Sports Tourism Athletic Complex, etc.).
- Growth in Midtown area.
- Absorption of additional housing and commercial growth areas near previous development plus rural properties.
- Renewed development of needed multi-family, further construction of smaller-format housing
- Periodic updates to City and County development issues (e.g., short-term rental activity, allowing large-scale installations of solar panels in rural areas)

KEY PLANNING ISSUES AND CONSIDERATIONS

Through the Paducah-McCracken Today and Plan Director numerous real and perceived community issues and neighborhood engagement activities, as well as through the work of appointed Advisory Group and City and County staff.

Key issues and considerations that led to the goals of the Character section include (along with specific points of input):

- Attractiveness of certain rural areas within the further bolster County regulations and standards preserve agricultural uses and protect overall rural
- Emphasis on building better climate resilience with adaptability to changing conditions.
- Overcoming "Not in My Backyard" NIMBY-ism and development/redevelopment approaches, affordability challenges.
- Ongoing concern with seismic risk and activity
- Continued attention to how short-term rentals negative effects within neighborhoods.
- Need for more shovel-ready business/industrial Development section of this plan.
- A desire to see more master-planned development incomes and races/ethnicities.
- Promotion of site design and development approach and tree stands.

LU-2

Goal 4:

An ongoing focus on boosting the area's livability for desired retail and service uses, parks and recreation amenities in appropriate locations and designed for quality

ACTIONS

The actions below are categorized into the five types implementation actions highlighted throughout this plan

Action Leaders

With the support and direction of City and County elected action leaders for most initiatives involving Land Community Character will include:

- City of Paducah – Engineering, Planning
- McCracken County – Community Development, Planning

Various advisory Boards and Commissions also have including:

City Boards and Commissions

- Planning Commission

County Boards and Commissions

ACTIONS Involving Capital Investments

- Add criteria to capital improvements planning process public investments and land use outcomes or evaluate candidate capital projects.

ACTIONS Involving Programs and Initiatives

None for this plan section.

ACTIONS Involving Regulations and Standards

- Review all aspects of the County and City development Plan, to identify potential regulatory and/or standard additional or modified zoning districts. Another regulations evaluation completed by the Comprehensive Plan sections related to housing renewal, business retention and attraction, leisure a more pedestrian- and cycling-friendly community
- Regularly review and update, as appropriate, the construction and infrastructure related fees to ensure and based on regional trends across jurisdictions.

LU-4

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ONGOING AND POTENTIAL PARTNERS RELATED TO TRANSPORTATION

- Area land development community (development design, street lighting, etc.)
- Area transportation and logistics businesses (rail, trucking, waterborne commerce, etc.)
- Bike Walk Kentucky
- Chain Reaction Cycling Club (Paducah)
- Delta Regional Authority
- Goodwill Kentucky (Last Mile to Work program providing bikes to assist commuters)
- Greater Paducah Economic Development / Paducah-McCracken County Industrial Development Authority
- Higher education and training institutions (access)
- Kentuckians for Better Transportation
- Kentucky advocacy organizations for individuals with disabilities
- Kentucky Association of Transportation Engineers
- Kentucky Cycling
- Kentucky Emergency Management Association
- Kentucky Mountain Bike Association
- Kentucky Public Transit Association
- Kentucky state government:
 - Kentucky Department for Local Government
 - Kentucky Division of Emergency Management
 - Kentucky Division of Right of Way and Utilities
 - Kentucky Office of the Americans with Disabilities Act
 - Kentucky Public Transportation Infrastructure Authority
 - Kentucky Transportation Cabinet
- McCracken County Public Schools
- Paducah-McCracken County Joint Sewer Agency (infrastructure coordination)
- Paducah Public Schools
- Paducah Water (infrastructure coordination)
- University of Kentucky
 - Kentucky Transportation Center
 - Technology Transfer (T2) Program (designated by Federal Highway Administration as Local Technical Assistance Program for Kentucky)

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T-9

Plan Structure

Action Leaders

Partners

Key Words from Plan Goals

Growth Capacity

Adequate capacity
Edge + infill
Extension + rehabilitation
Police/fire support
Regional partnerships

Land Use & Community Character

Housing + economic development
Consistent character
Land use/transportation coordination
Livability elements

Housing & Neighborhoods

Quantity and diversity
Sustained integrity
Renewed housing and neighborhoods
Removal of homeownership barriers

Transportation

Connectivity and options
More – and safer – biking and walking
Economic development support
Systematic street maintenance method

Economic Development

Resilient, diverse, stable economy
Holistic approach (quality of place)
Community assets to support E.D.
Hub community
Fresh and identity and image (growing)

Recreation & Amenities

Vibrant hub of western Kentucky
Park reinvestment + more connected
Convenient, equitable park access
Economic, social power of arts/culture
Physical and culture heritage
Landscapes and natural resources

Sampler of Action Items

- Resiliency focus across departments (GC10)
- Viability of City stormwater utility (GC18)



Growth Capacity

Sampler of Action Items

- Resiliency focus across departments (GC10)
- Viability of City stormwater utility (GC18)
- **Post-Plan development regs updates (LU2-3)**
- **Special area planning efforts (LU7)**



***Land Use &
Community Character***

Sampler of Action Items

- Resiliency focus across departments (GC10)
- Viability of City stormwater utility (GC18)
- Post-Plan development regs updates (LU2-3)
- Special area planning efforts (LU7)
- **AARP Age-Friendly Community (HN3)**
- **Additional homeownership support tools (HN7)**
- **Housing-supportive regs updates (HN8-10)**



Housing & Neighborhoods

Sampler of Action Items

- Resiliency focus across departments (GC10)
- Viability of City stormwater utility (GC18)
- Post-Plan development regs updates (LU2-3)
- Special area planning efforts (LU7)
- AARP Age-Friendly Community (HN3)
- Additional homeownership support tools (HN7)
- Housing-supportive regs updates (HN8-10)
- **Vision Zero initiatives (T7)**
- **Advocacy/funding focus via new MPO (T8)**
- **Plan for implications of technology (T23)**



Transportation

Sampler of Action Items

- Resiliency focus across departments (GC10)
- Viability of City stormwater utility (GC18)
- Post-Plan development regs updates (LU2-3)
- Special area planning efforts (LU7)
- AARP Age-Friendly Community (HN3)
- Additional homeownership support tools (HN7)
- Housing-supportive regs updates (HN8-10)
- Vision Zero initiatives (T7)
- Advocacy/funding focus via new MPO (T8)
- Plan for implications of technology (T23)
- **Ongoing young adult focus via Chamber (ED9)**
- **Pursue All-America City recognition (ED11)**



Economic Development

Sampler of Action Items

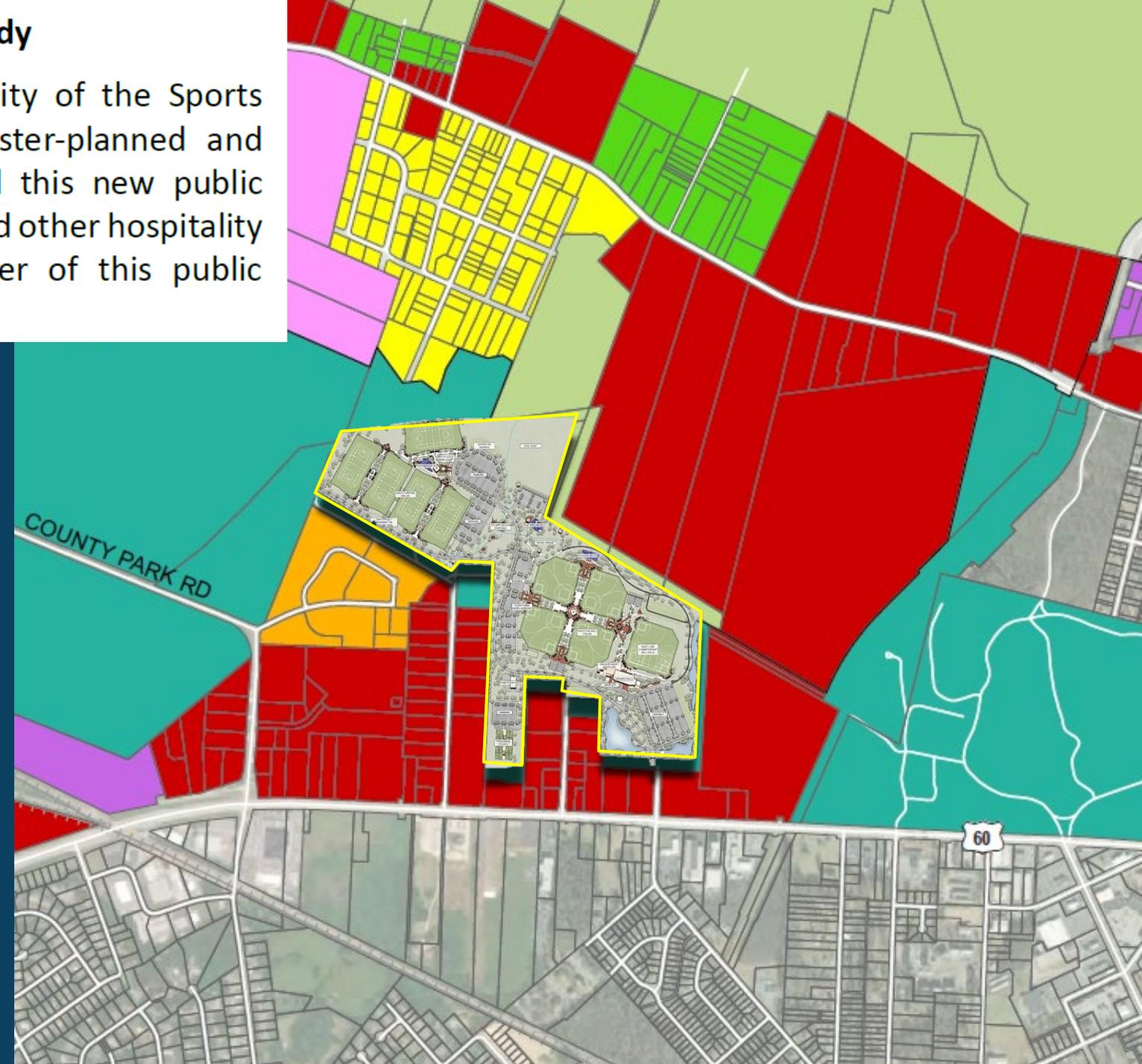
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- Plan for implications of technology (T23)
- Ongoing young adult focus via Chamber (ED9)
- All-America City recognition (ED11)
- **Special Area Plan for Sport Complex area (RA19)**
- **“Percent for the Arts” on capital projects (RA23)**



Recreation & Amenities

ACTIONS Involving More Targeted Planning / Study

19. Conduct special area planning for the vicinity of the Sports Tourism Athletic Complex, to promote master-planned and coordinated development outcomes around this new public asset, accommodate potential new lodging and other hospitality uses, and maximize the economic multiplier of this public investment.



Objectives for Future Land Use Map Update

- Produce a **joint City/County map**, still with separate categories tied to the respective zoning districts of City and County
- Reflect **actual development outcomes** since previous map updates
- Provide for **further residential and commercial development** – within reasonable reach of public infrastructure
- Accommodate **economic development** needs and priorities
- Maintain **rural character** in sparsely developed portions of county

Update Process

Started on outer edges of county

Then worked inside edges of city limits

Then focused on areas at city-county interface

Then finished central city and remainder of county

Future Land Use and Character City of Paducah and McCracken County, KY

DRAFT 09/27/24

Legend

- Paducah City Limits
- Parcel Boundary
- McCracken County Boundary

Future Land Use and Character

City Classifications

- Parks and Recreation
- Estate
- Suburban
- Neighborhood Conservation
- Urban Residential
- Multi-Family Residential
- Institutional
- Commercial
- Mixed Use
- Business Park
- Industrial

County Classifications

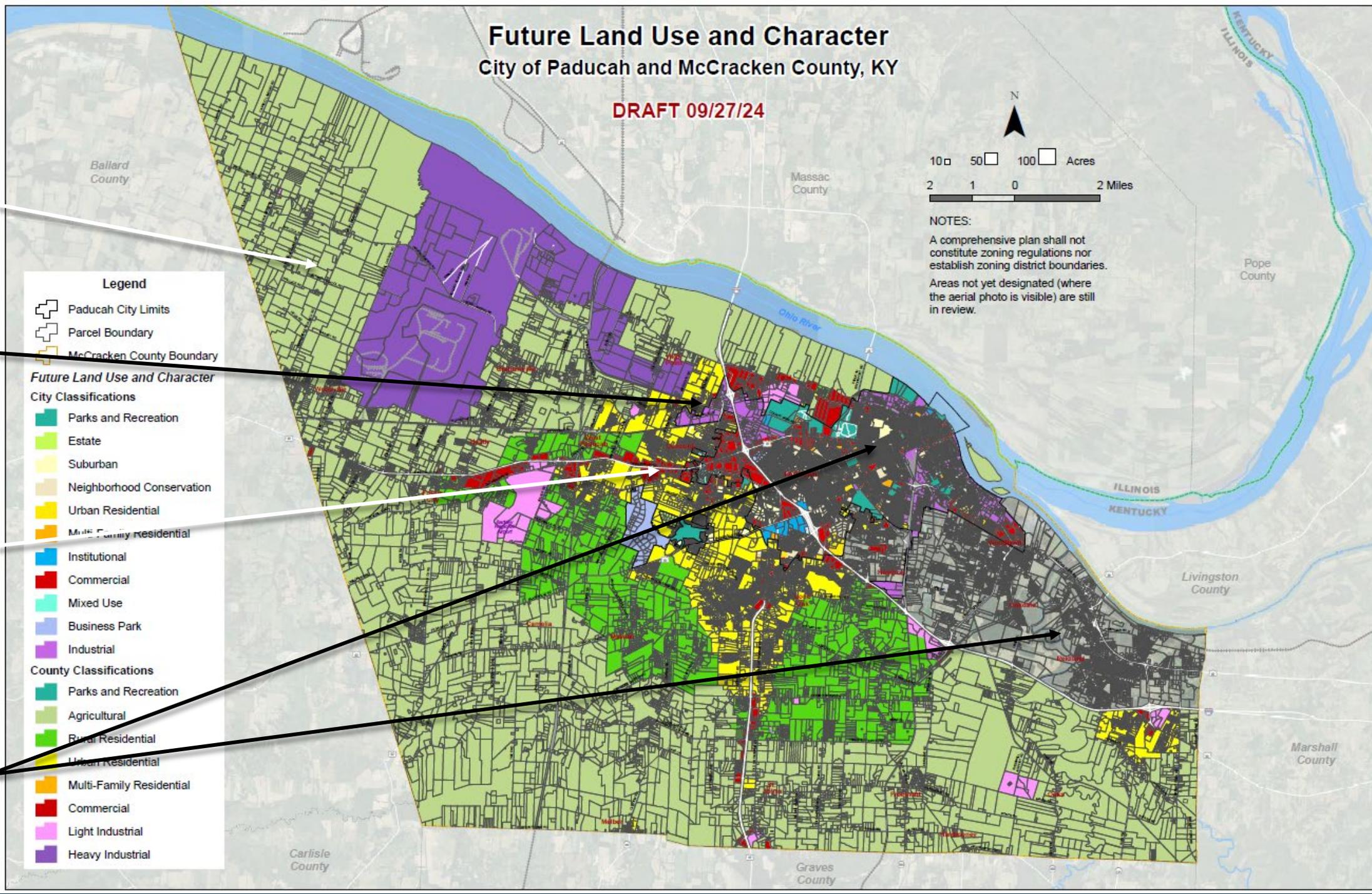
- Parks and Recreation
- Agricultural
- Rural Residential
- Urban Residential
- Multi-Family Residential
- Commercial
- Light Industrial
- Heavy Industrial

10 50 100 Acres

2 1 0 2 Miles

N

NOTES:
A comprehensive plan shall not constitute zoning regulations nor establish zoning district boundaries.
Areas not yet designated (where the aerial photo is visible) are still in review.



Update Process

Started on outer edges of county

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Future Land Use and Character City of Paducah and McCracken County

DRAFT 09/27/24

Legend

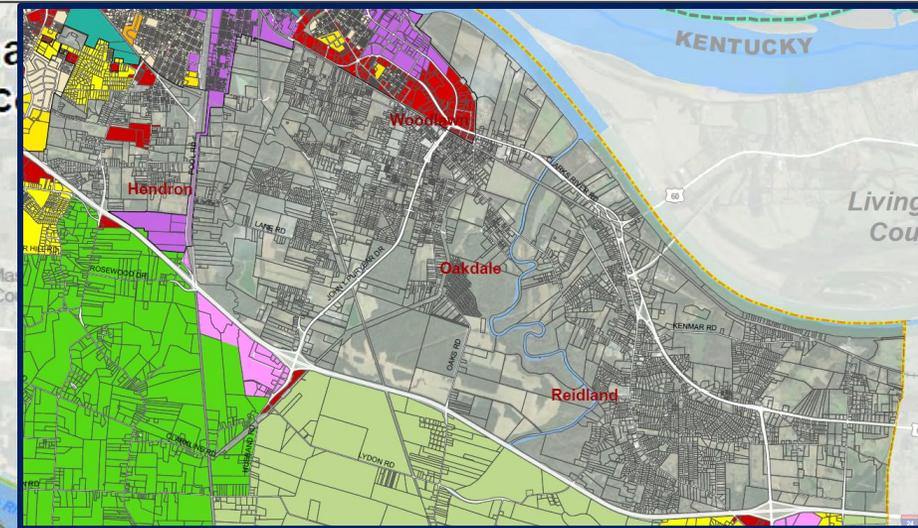
- Paducah City Limits
- Parcel Boundary
- McCracken County Boundary

Future Land Use and Character City Classifications

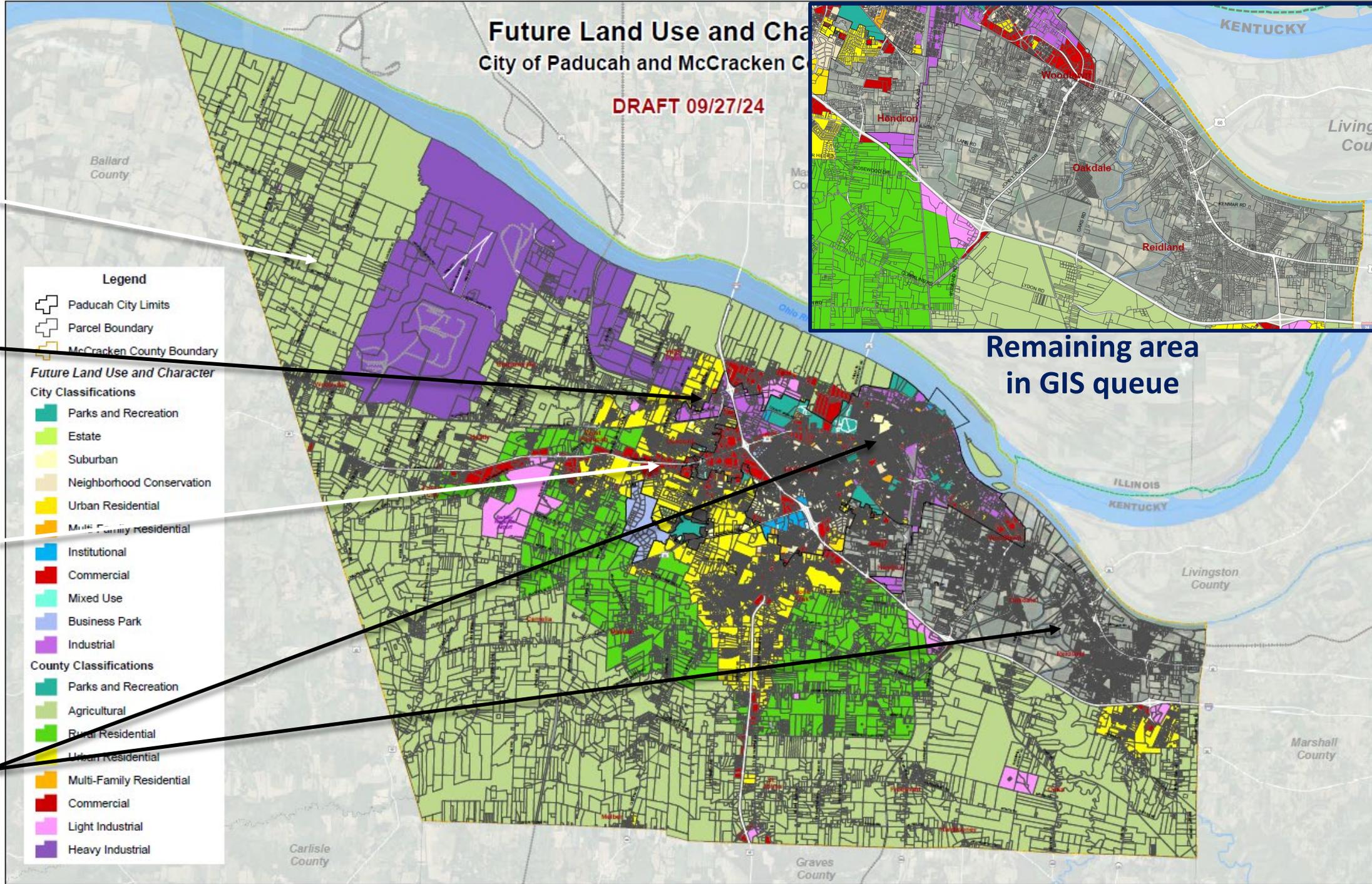
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- Business Park
- Industrial

County Classifications

- Parks and Recreation
- Agricultural
- Rural Residential
- Urban Residential
- Multi-Family Residential
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- Heavy Industrial



Remaining area in GIS queue

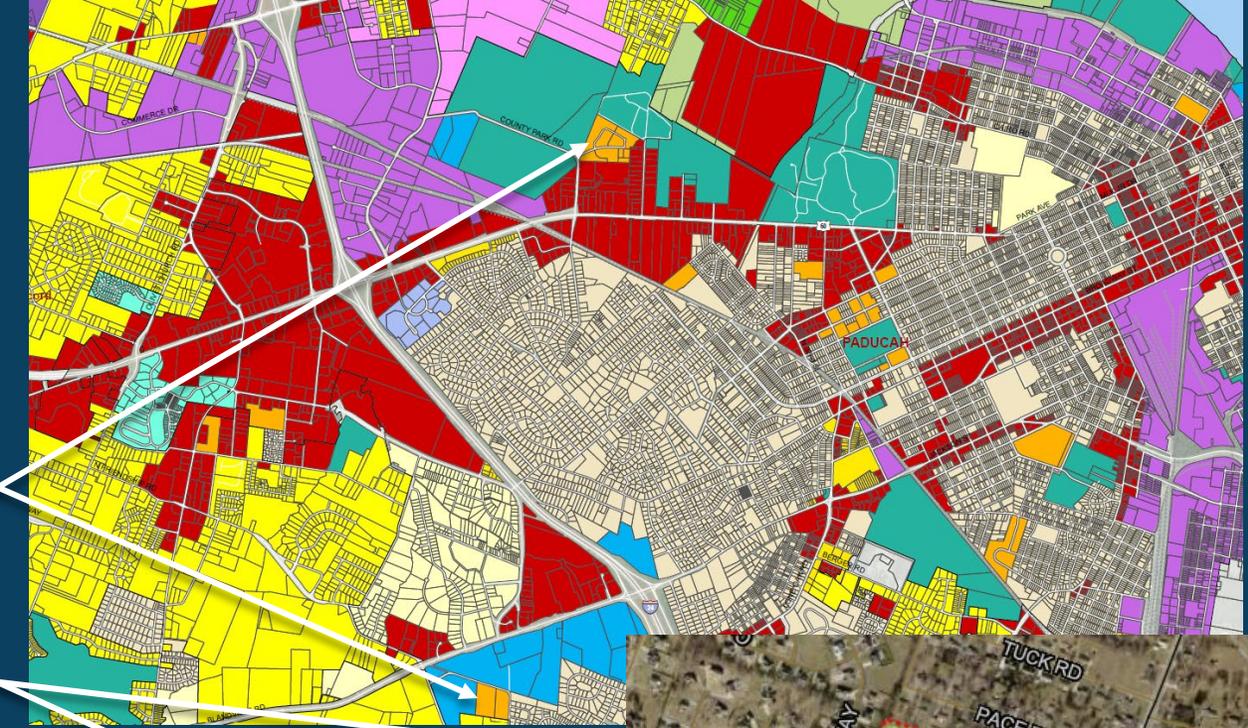


Future Land Use and Character City Classifications

-  Parks and Recreation
-  Estate
-  Suburban
-  Neighborhood Conservation
-  Urban Residential
-  Multi-Family Residential
-  Institutional
-  Commercial
-  Mixed Use
-  Business Park
-  Industrial

County Classifications

-  Parks and Recreation
-  Agricultural
-  Rural Residential
-  Urban Residential
-  Multi-Family Residential
-  Commercial
-  Light Industrial
-  Heavy Industrial

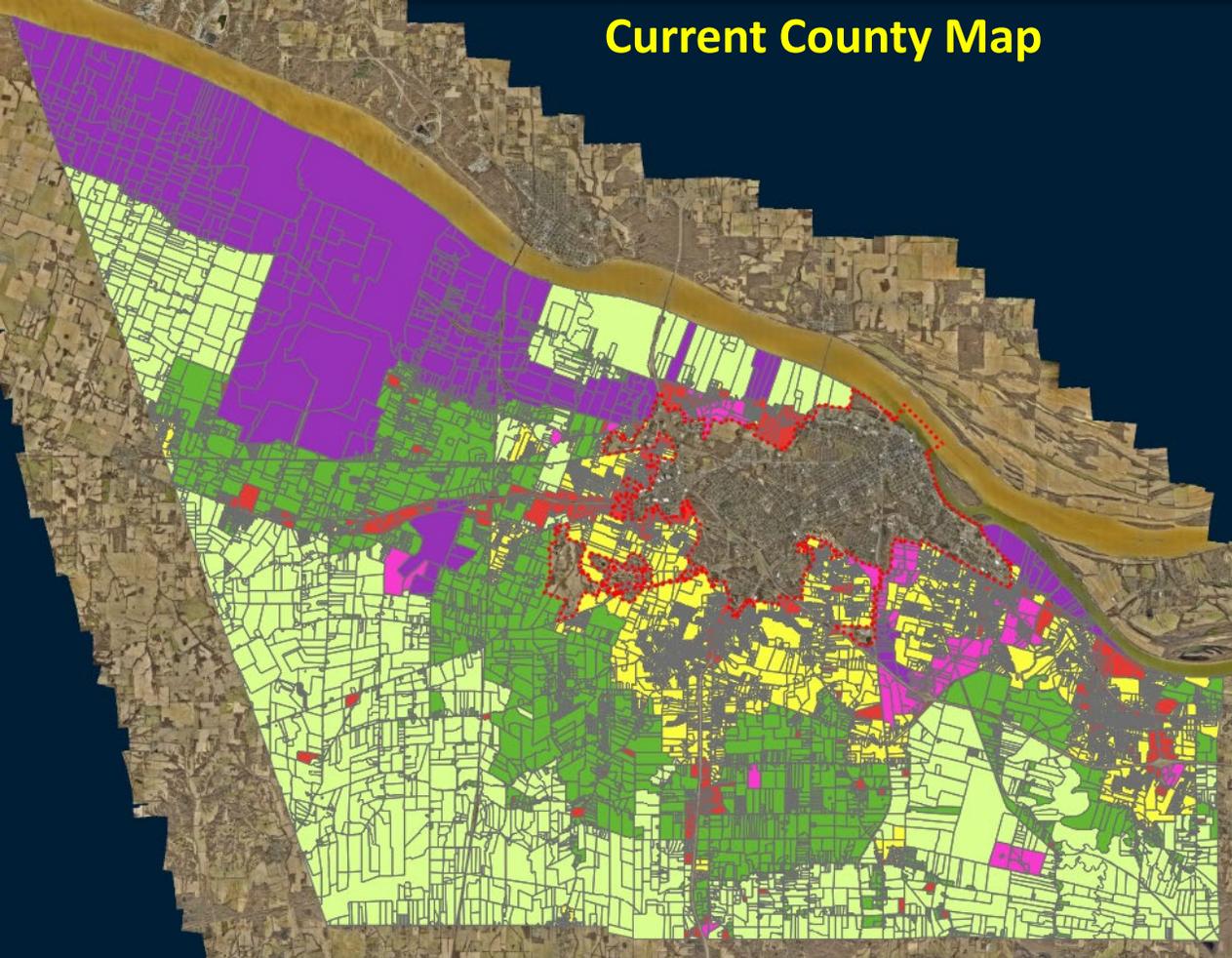


Draft New Future Land Use Map

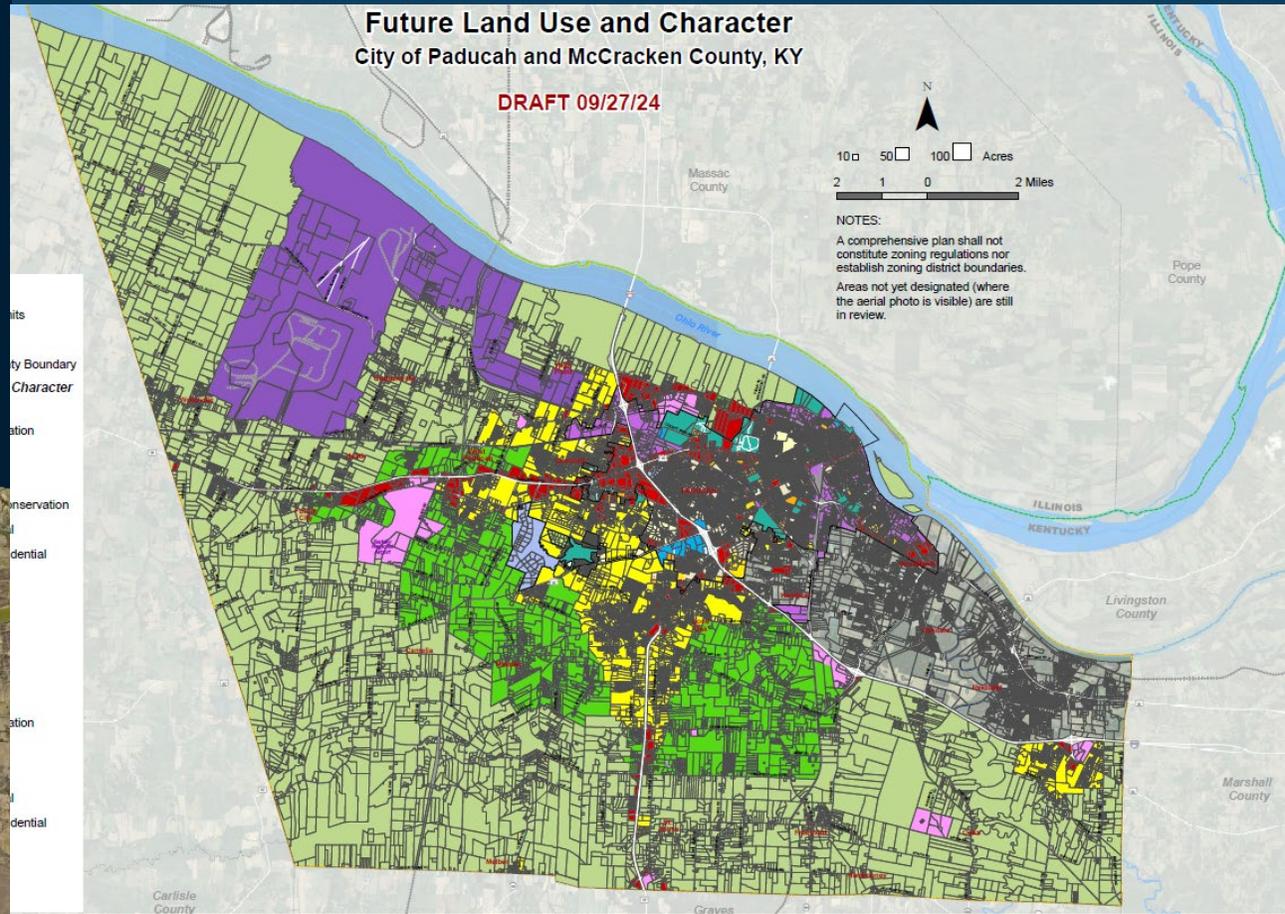
City Zoning



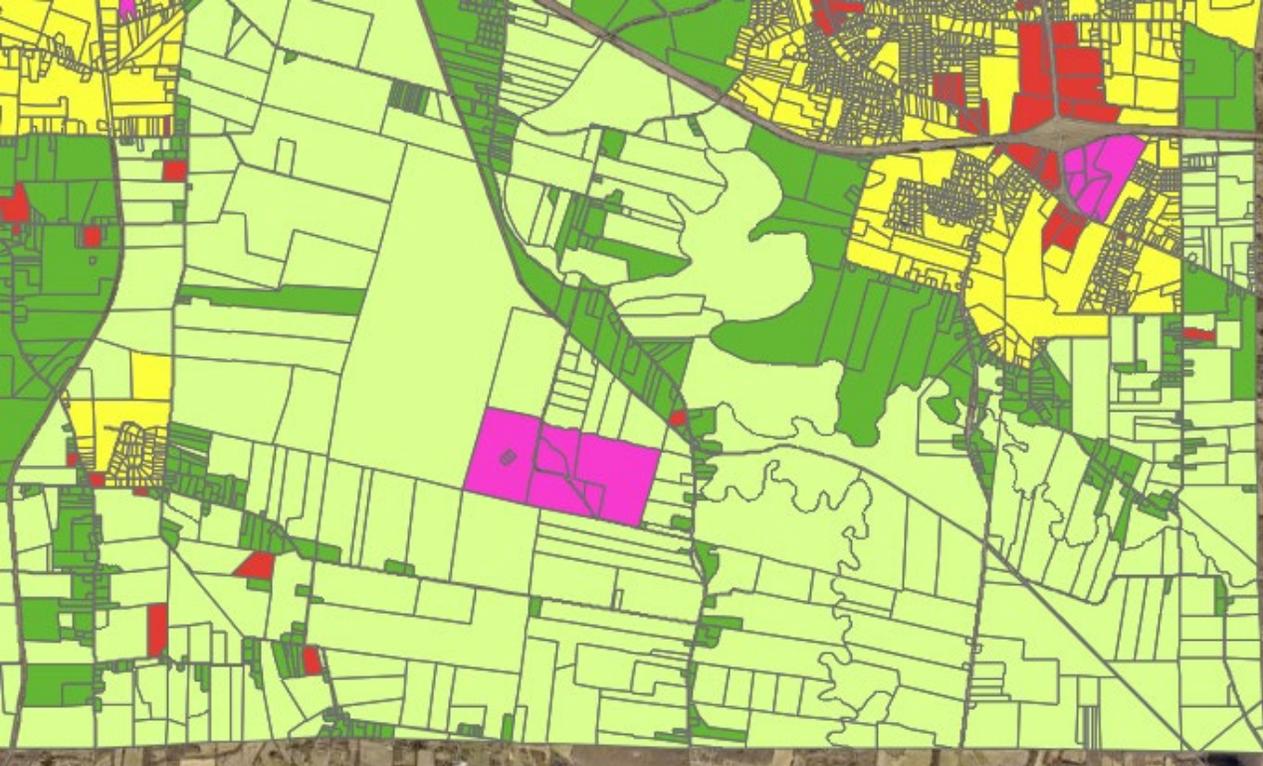
Current County Map



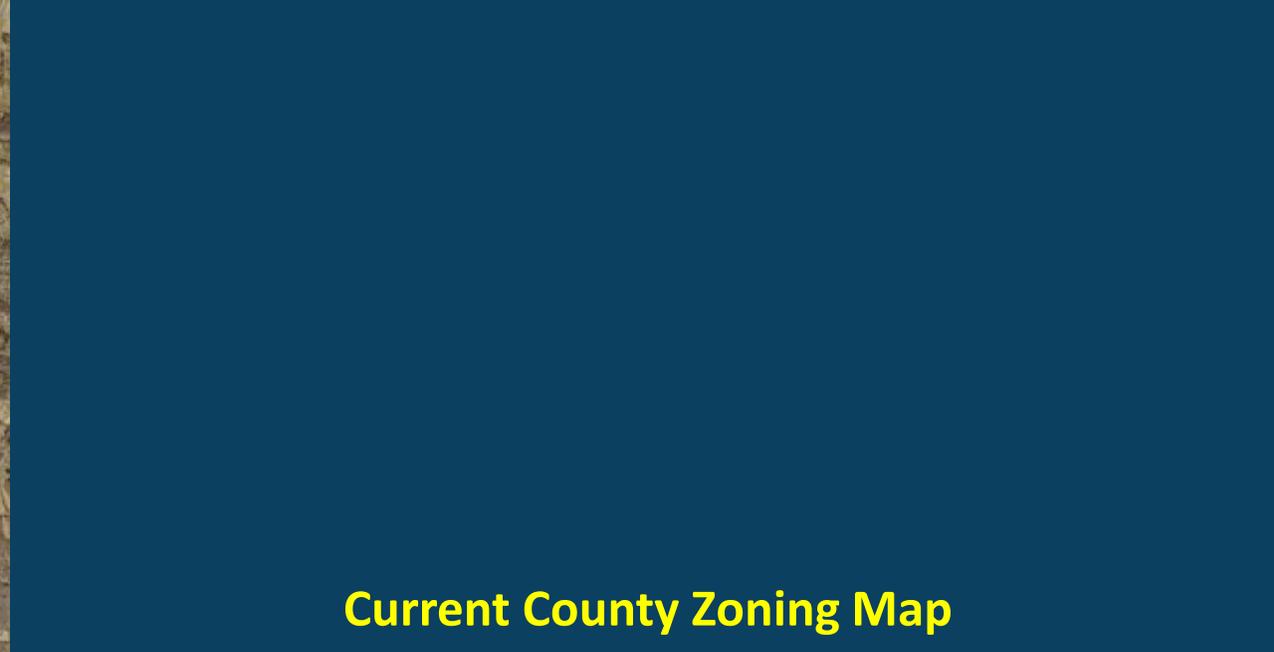
Draft New Map



- Reduced extent of **Heavy Industrial** in county, especially northwest.
- Reduced extent of **Rural Residential**, especially scattered amid largely **Agricultural** areas.
- Reduced extent of **Urban Residential** in county to south, centered around Lone Oak area.
- Minimized **Commercial** amid **Agricultural**, mainly at established intersection locations.
- Mostly fine-tuning inside of city edges, plus categorizing areas annexed in recent years.



Current County Future Land Use Map



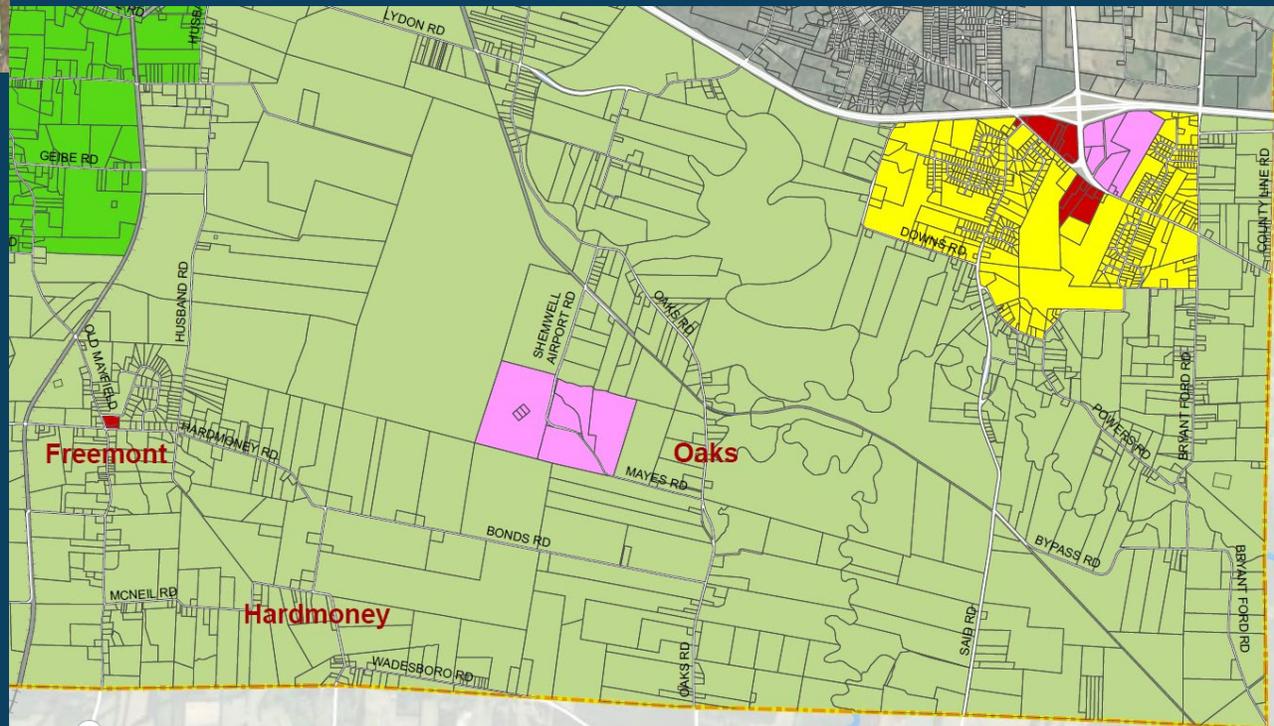
Current County Zoning Map





Current County Future Land Use Map

Draft New Future Land Use Map

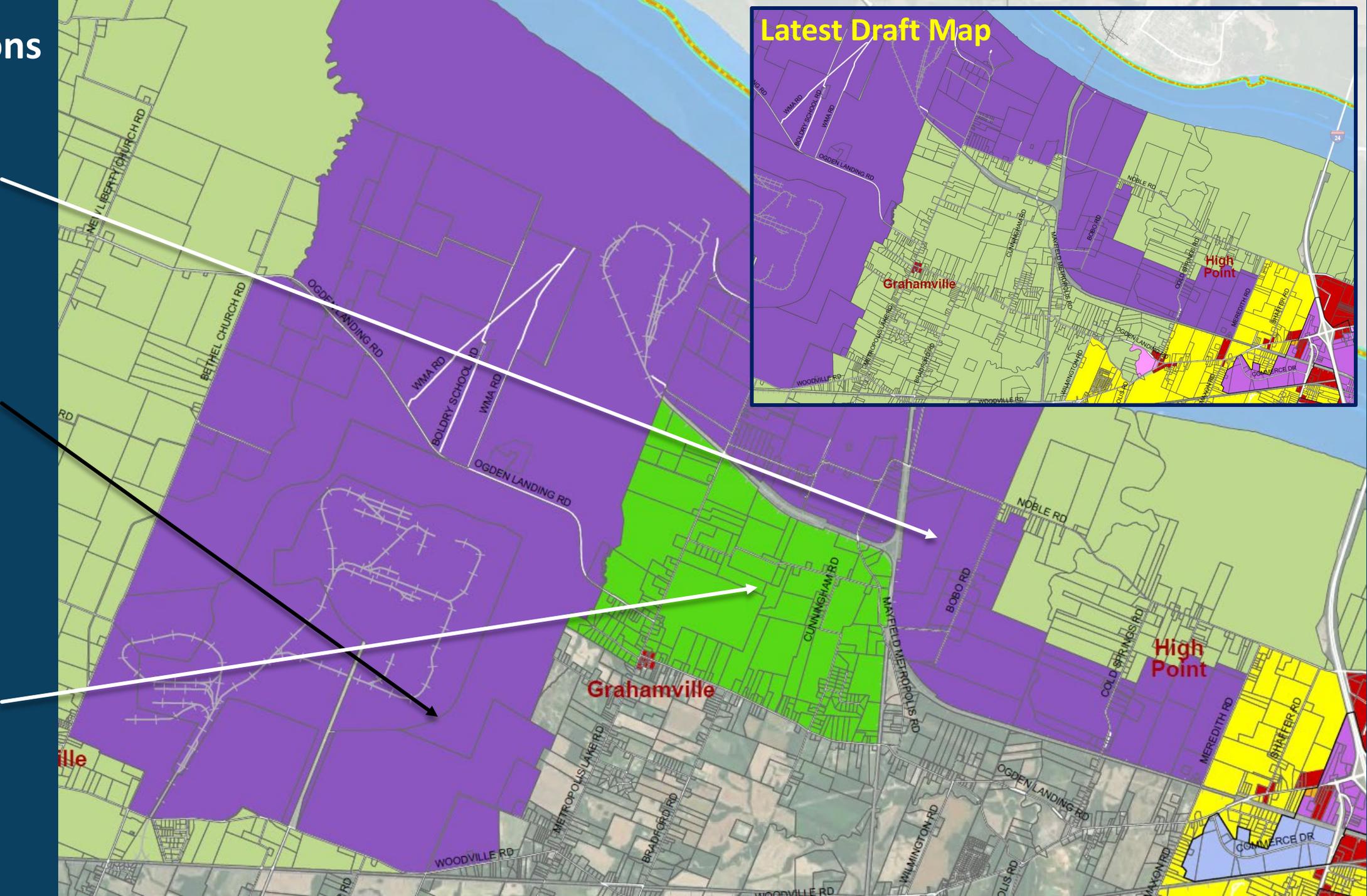


Considerations

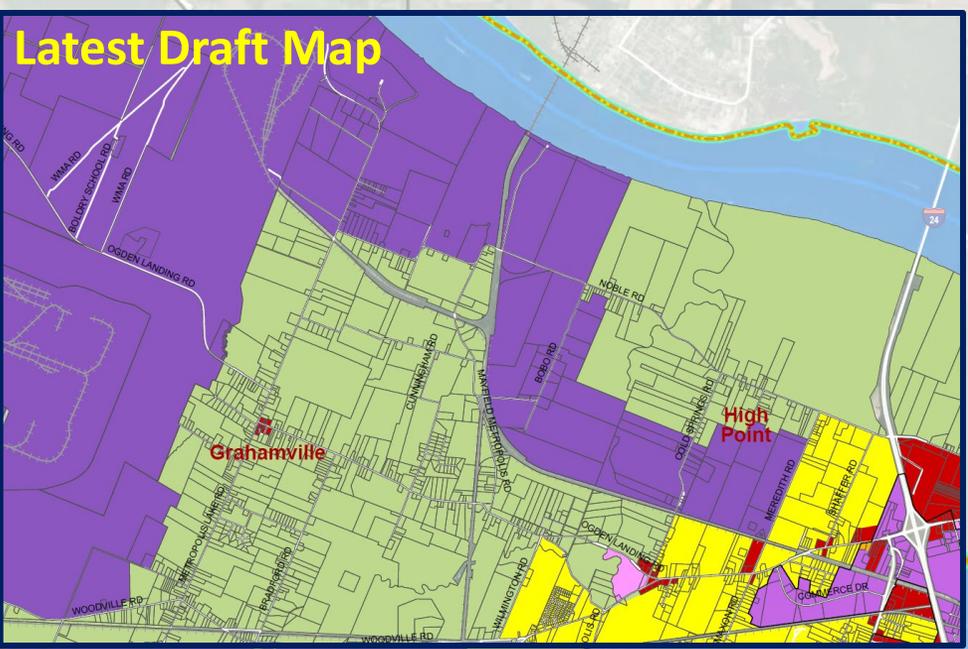
Triple Rail Site

Global Laser Enrichment near Gaseous Diffusion Plant

Lower-density residential close to work sites

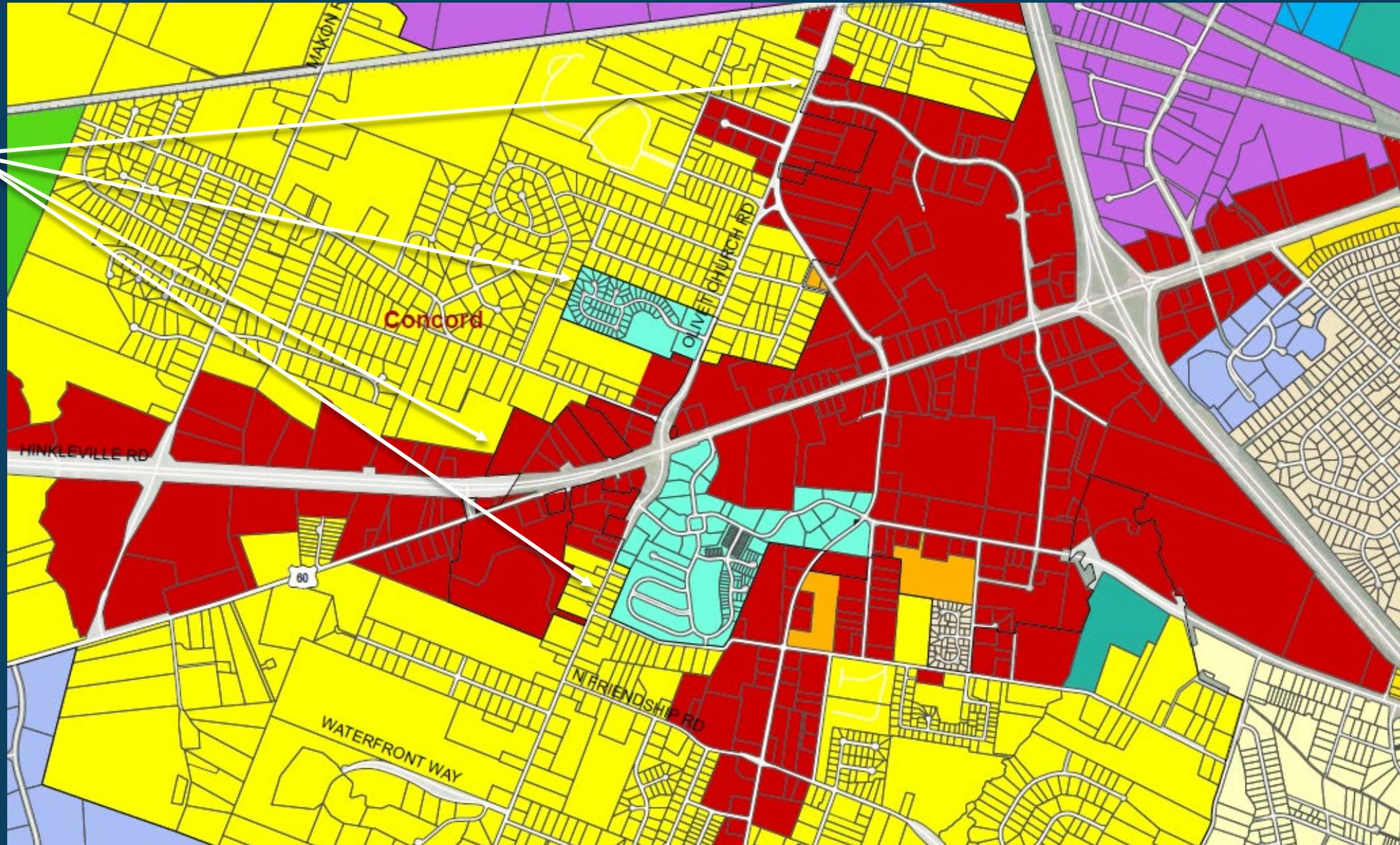


Latest Draft Map



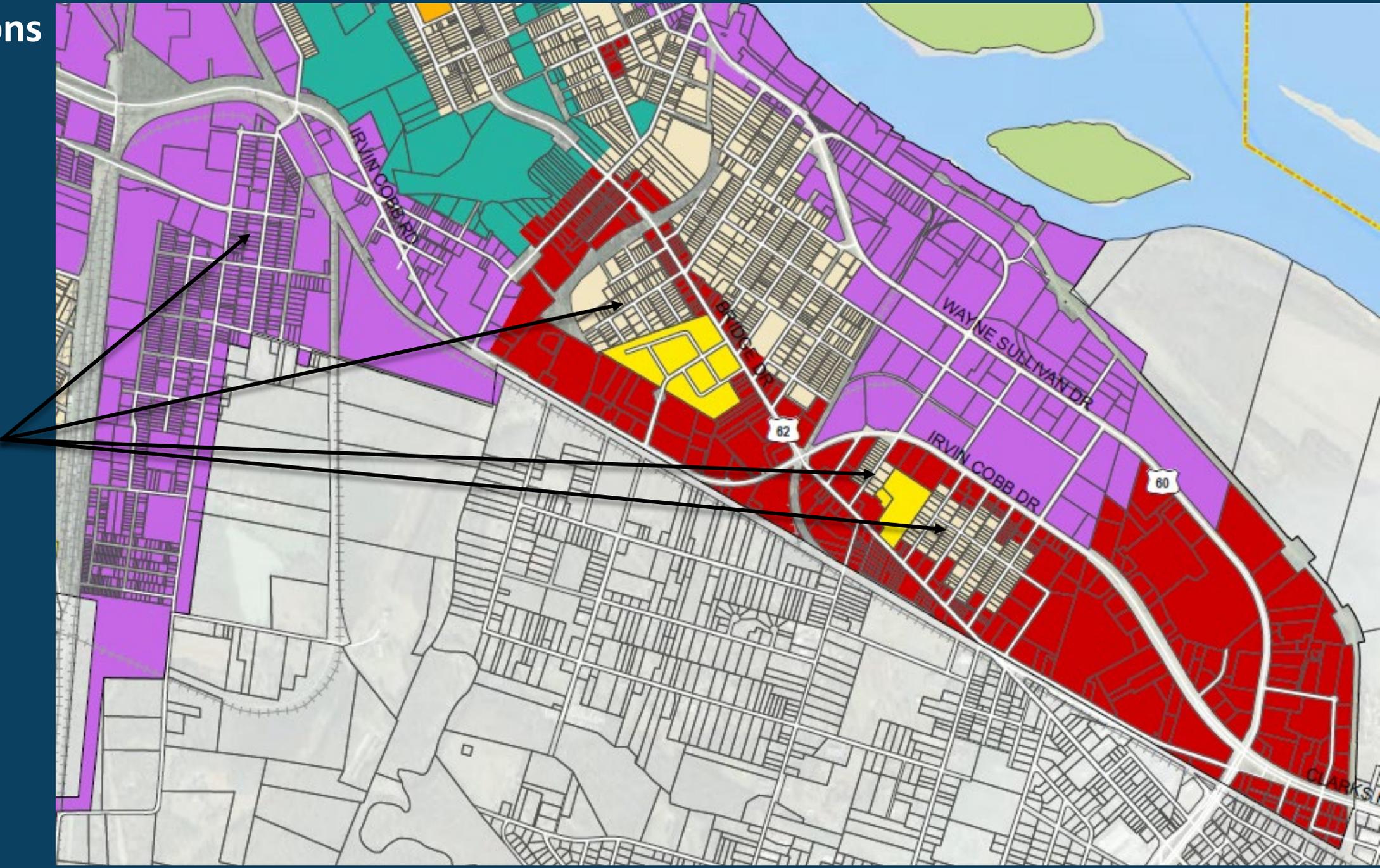
Considerations

City/
county
interface



Considerations

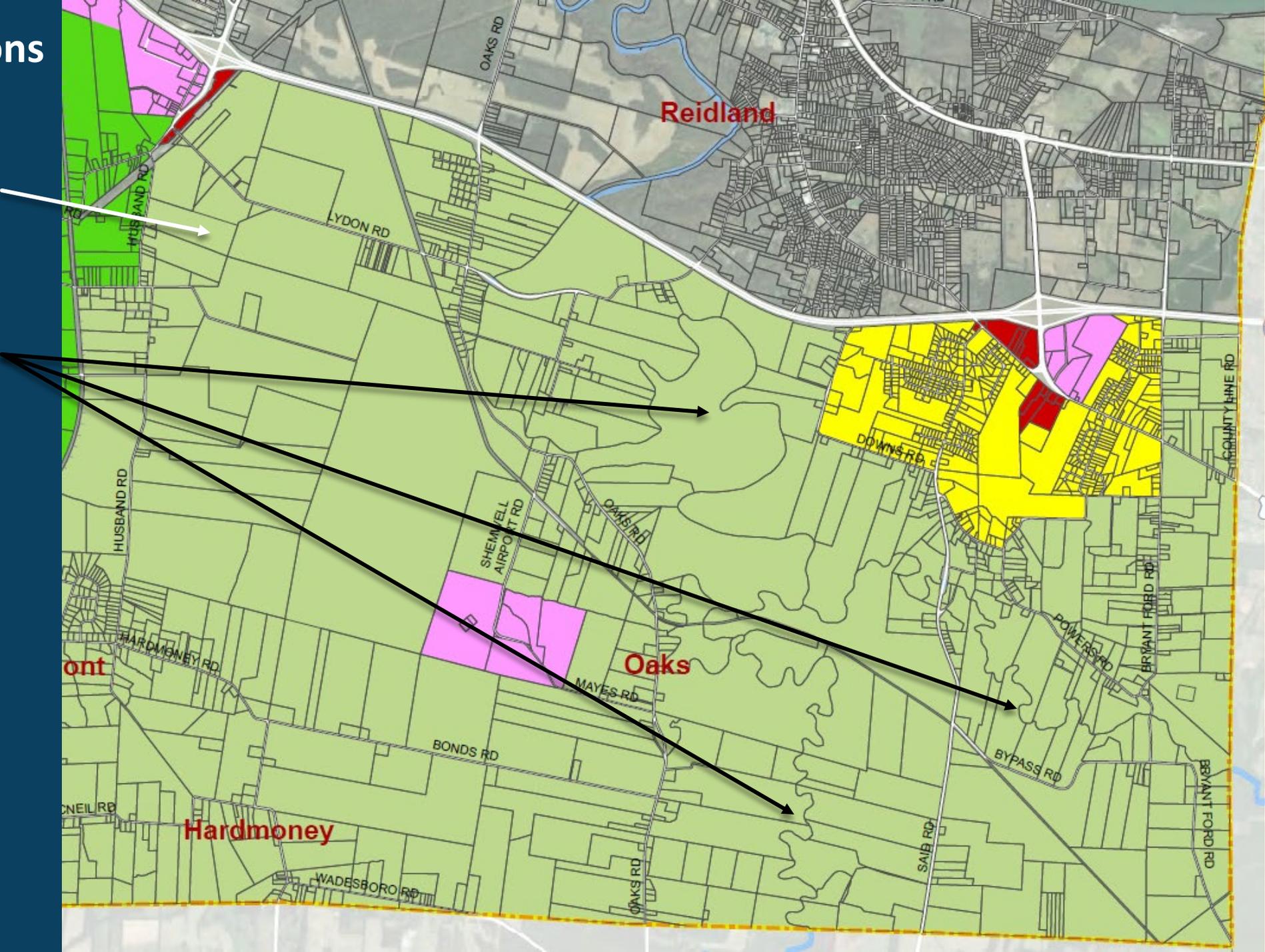
Neighborhood pockets



Considerations

Island Creek watershed

Clarks River watershed



New Action Agenda

to feed into

annual budget, CIP,

department work planning

- Areas of action likely to receive the most attention and resources in the years ahead
- What, Why, When, Who
- Potential “metrics” for tracking and reporting on implementation progress and completed items
 - Quantitative where possible
 - Or qualitative but as discrete as possible
- Timeframe:
 - Immediate (Years 1-2)
 - Near Term (Years 3-5)
 - Later (Years 6-10+)
 - Plus Ongoing items

Remaining Steps in Comprehensive Plan Process



2023

2024

Apr-Aug

Sep-Jan

Feb-Sep

Aug-Oct

Nov-Dec



**Plan
Direction**



**P-M
Today**



**P-M
Tomorrow**

**Draft Plan and
Implementation**



**JOINT
WORKSHOP 3**

PUBLIC REVIEW:
Mid-Oct to Mid-Nov



**Hearings &
Adoption**

**Planning
Commissions:**
Tue, Nov 19?
Governing Bodies:
*Mon or Tue,
Dec 9 or 10?*