

The Future by Design

Introduction

Vision Statement

Work on Outlook 2020 began in May, 1999 when a number of Oldham County elected officials, Planning Commission members, residents and business interests gathered together to begin laying a foundation for the comprehensive plan update. The collaborative effort to develop a vision for the future began with group discussions of the county's strengths and weaknesses and culminated with a vision statement.

The Outlook 2020 Vision Statement describes community values and provides a strong foundation for the goals and objectives of the comprehensive plan. Development and adoption of the goals and objectives represents the first step in the planning process outlined in the Kentucky Revised Statutes, Chapter 100. These statements must be developed and adopted as a guide to the preparation of the plan elements.

Goals and Objectives

The process of drafting goals and objectives began with an initial draft developed from two sources. The first source included lists of strengths and weaknesses developed by the participants in a vision workshop held in May of 1999. The second source was the adopted goals and objectives from the 1992 comprehensive plan.

Drafts of the goals and objectives were presented at workshops held during the summer of 1999. Additional revisions were suggested after public meetings were held in late 2000 and early 2001. It was then suggested that the revised draft be considered by the Planning Commission for adoption.

The Planning Commission, as well as, all the members of the planning unit (Oldham County Fiscal Court, LaGrange, Crestwood, and Pewee Valley) have adopted the goals and objectives.

Plan Elements

Kentucky Revised Statutes, Chapter 100 also requires that the Planning Commission prepare and adopt "plan elements" that include at a minimum: land use, transportation and community facilities and services. Additional elements included in the Outlook 2020 plan update include environment, business and industry and government. These additional elements have been added as a result of the visioning process and the importance of themes that address the preservation of natural resources, our local economy, and government leadership and decision-making.

The draft of the plan elements contains policy statements (in italics) located under the adopted goals and objectives. These policy statements are intended to be read and used in an interrelated manner in conjunction with the goals and objectives. Additional commentary is located in the left hand column of each draft plan element. The commentary includes examples and purpose statements to clarify and explain the intent of the policies. The policy statements and not the

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commentary should be used to determine whether a proposed land use change is in agreement with the Comprehensive Plan.

Adoption of the Plan Elements

The final phase of the Outlook 2020 Comprehensive Plan includes a public process that began with an initial roundtable group appointed by Planning Commission Chairman Kevin Eldridge, consisting of representatives of Oldham County Fiscal Court, Oldham County Planning Commission, developers, Oldham Ahead, Oldham County Economic Development Authority and residents. A Planning Commission public hearing was held in January, 2002. All legislative bodies have reviewed and adopted the Plan Elements.

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LAND USE ELEMENT

	<p>Goal LU-1 To provide for planned and orderly growth in order to protect land from premature or unsuitable development.</p>
<p><i>The zoning ordinance and subdivision regulations provide predictability for residents through rules and regulations that must be followed. In addition, the review of community facilities and services helps ensure that they are developed in a coordinated fashion.</i></p>	<p>Objective LU-1-1 Utilize the development review process to ensure that future land uses are compatible with surrounding land uses and to include review of existing or planned community facilities and services such as sanitary sewer, potable water, fire protection, and transportation.</p>
	<p>1. <i>Prepare master plans for each of the eight (8) Planning Areas (1- Crestwood, 2 - Pewee Valley, 3 – Brownsboro, 4 – Northwest Goshen/Skylight, 5 – Northeast Westport/L’Esprit, 6 – Buckner, 7 – Southeast Centerfield/Ballardsville, 8 – LaGrange. These plans should be designed to be more responsive to local needs and issues than the Comprehensive Plan.</i></p>
	<p>2. <i>Master plans should:</i></p> <ul style="list-style-type: none"> • <i>Be consistent with the Comprehensive Plan, and be adopted as an update to it;</i> • <i>Be consistent with any plans that address countywide services and issues such as the Oldham County Park and Recreation Master Plan, the Greenways Master Plan, the Major Thoroughfare Plan, and the Capital Improvements Budget/Program (CIB/P);</i> • <i>Include public participation for planning area residents, business owners, and interested citizens;</i> • <i>Be used by the Planning Commission to help make recommendations to appropriate Legislative Bodies regarding zoning map amendments, subdivision approvals, and any other development review decisions; and</i> • <i>Be used to help identify items that should be included in the Capital Improvements Budget/Program.</i>
	<p>3. <i>Organize Master Plans to include the following elements:</i></p> <ul style="list-style-type: none"> • <i>A statement of the purpose and function of the plan. The introduction should explain the relationship of the Master Plan to the Comprehensive Plan and contain an overview of the planning process;</i> • <i>A general description of the planning area, including but not limited to current land use conditions, trends, and forecasts; public infrastructure, facilities and</i>

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	<p><i>services; educational, recreational, and cultural facilities and services; and a discussion of planning problems and concerns;</i></p> <ul style="list-style-type: none"> <i>• A map and text describing appropriate land uses, densities and intensities based upon current and proposed infrastructure capabilities;</i> <i>• Recommendations for all modes of transportation;</i> <i>• Recommendations should contain all existing and proposed plans for community facilities;</i> <i>• Recommendations that describe tools for implementing the master plan, as well as for monitoring its development; and</i> <i>• Identify needs and characteristics of specific sites. Develop standards that are consistent with the Comprehensive Plan.</i>
<p><i>Continuous comprehensive planning addresses significant planning issues in an orderly fashion over an appropriate period of time, rather than allowing issues to accumulate to be resolved only once every five years.</i></p>	<p><i>4. The Oldham County Planning Commission should review and amend its Comprehensive Plan annually to reflect recommendations in master plans and the Capital Improvements Budget/Program.</i></p>
<p><i>Regulations for open space development standards should address design guidelines and opportunities for alternative lot sizes and lot configurations. Compatibility standards address how site design affects the existing character of an area such as the scale of buildings, the placement of sidewalks, setbacks and landscaping, etc. Conservation standards address environmental features such as stream buffers, tree protection, and development on unstable soils, etc.</i></p>	<p><i>5. The zoning ordinance and subdivision regulations (land use regulations) should be designed to implement the principles of the Comprehensive Plan and include provisions for:</i></p> <ul style="list-style-type: none"> <i>• Environmental review and protection;</i> <i>• Consideration of compatibility issues and site design;</i> <i>• The capacity of community facilities and services;</i> <i>• Oldham County’s rural character through open space development standards; and</i> <i>• Conservation standards.</i>
	<p><i>6. The zoning ordinance and subdivision regulations should reflect level of service standards developed in conjunction with agencies that have jurisdiction of those services.</i></p>
	<p><i>7. New development should meet the level of service standards.</i></p>
	<p><i>8. Ensure that the most recent and relevant planning and zoning techniques are used to implement the Comprehensive Plan.</i></p>

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	<p>Objective LU-1-2 Manage development in areas of environmental concern or limited development potential associated with soil and slope conditions.</p>
	<p>1. <i>The zoning ordinance and subdivision regulations should include standards for open space and conservation development. The standards should be based on applicable principles of the Comprehensive Plan.</i></p>
<p><i>Examples of ownership and management techniques that can be used to ensure continued care and maintenance of open space include:</i></p> <ul style="list-style-type: none"> • <i>Leasing of the land on a long-term basis to a nearby farmer;</i> • <i>Selling the open space with development restrictions to a farmer, nursery operation, or other agricultural use;</i> • <i>Designing low maintenance open space that requires lower homeowner dues such as trails and playing fields;</i> • <i>Requiring automatic membership by all property owners in a homeowners' association in the zoning regulations. Many successful homeowners' associations have legal authority to place a lien on the property of any member who fails to pay their dues.</i> 	<p>2. <i>The ownership and management of open space created through the development process should be set forth in a management plan which will be reviewed and approved with each development application.</i></p>
<p><i>Each development site may have different features that merit preservation. Locating structures out of flood hazard areas is an example of a feature that may be addressed.</i></p>	<p>3. <i>The zoning ordinance and subdivision regulations should include guidelines and standards that can be used to consider individual development site limitations and features.</i></p>
	<p>Objective LU-1-3 Establish development priority areas and provide incentives for compatible development proposals within these areas.</p>
<p><i>Development priority areas are intended to facilitate the efficient use of financial and environmental resources. Development priority areas provide an effective means to use vacant, bypassed</i></p>	<p>1. <i>Encourage development to locate in areas with existing infrastructure and services before moving into less developed areas of the county.</i></p>

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<p><i>and underutilized lands, ranging in size from single lots to many acres, provided there is adequate infrastructure and no environmental constraints.</i></p>	
	<p>2. <i>Oldham County Planning and Zoning will work with the Legislative Bodies to designate development priority areas consistent with municipal plans and the Comprehensive Plan.</i></p>
<p><i>Density refers to the number of dwelling units per acre of land and intensity refers to the floor-area-ratio (FAR) for non-residential development. The density and intensity should be compatible with adjacent development in towns and centers.</i></p>	<p>3. <i>Encourage zoning requests for increased residential density and urban-intensity, commercial and industrial uses in development priority areas.</i></p>
	<p>4. <i>The zoning ordinance and subdivision regulations should address the following aspects of developments in development priority areas:</i></p> <ul style="list-style-type: none"> • <i>The impact on older/existing neighborhoods;</i> • <i>Development that is compatible with the surrounding residential density, housing type, affordability or use characteristics;</i> • <i>Encouragement of affordable units; and</i> • <i>Compatibility with historic properties and historic districts.</i>
	<p>Goal LU-2 To encourage the preservation and development of a range of housing opportunities.</p>
	<p>Objective LU-2-1 Establish neighborhood development guidelines that promote connectivity between neighborhoods, encourage integration of community and civic facilities, and address issues of neighborhood identity and compatibility with adjacent development and assure that adjacent development is sensitive in both design and environmental impact to historic sites, neighborhoods, and districts.</p>
	<p>1. <i>Encourage new mixed-use developments in addition to existing mixed-use centers.</i></p>
<p><i>Affordable housing is described by a sales price or rent within the means of a low- or moderate-income household within a specified region or geographic area.</i></p>	<p>2. <i>Oldham County should work with affordable housing advocates to propose modifications to the zoning ordinance and subdivision regulations that will encourage development of affordable housing.</i></p>

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	3. <i>Oldham County should partner with other government entities to address the issue of regional affordable housing.</i>
	4. <i>New affordable housing should be located close to relevant services such as public transportation, present or proposed schools, shopping areas and employment centers.</i>
	5. <i>Housing in Oldham County should include efforts to provide an appropriate mix of housing types and opportunities to meet the needs of all people.</i>
	Objective LU-2-2 Protect the character of historic or culturally important structures and neighborhoods through the use of historic districts that utilize site and architectural design standards.
<i>The design guidelines will also serve as voluntary architectural guidelines that are intended to help residents and businesses make improvements that enhance the overall character of their area.</i>	1. <i>As part of the area master plan process, develop design guidelines to insure future development is compatible with existing community character of historic and cultural activity centers. The design guidelines should address:</i> <ul style="list-style-type: none"> • <i>Landscaping ,street trees;</i> • <i>Signage;</i> • <i>Site design;</i> • <i>Historic patterns of development;</i> • <i>Historic architecture; and</i> • <i>Spatial relationships between buildings and the street</i>
<i>Overlay districts encompass underlying zoning districts and requirements above that required by the underlying district. Overlay district requirements are limited in scope to protect only those special features that are not dealt with in the underlying zoning districts. Unique or sensitive features may include, but not be limited to historic districts, streams, unstable soils, or floodplains.</i>	2. <i>Areas with unique or sensitive features may merit individual attention. The Legislative Bodies of Oldham County may, by ordinance following review and recommendation by the Planning and Zoning Commission, designate these and other areas as appropriate for additional regulations such as overlay districts.</i>
	Objective LU-2-3 Support housing and neighborhood affordability by allowing the conservation of existing housing stock as a source of affordable housing and by efficient planning of capital investments for community facilities and services that minimizes the cost to the homeowner.

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<p><i>The reuse of existing structures not only offers opportunities for a variety of housing but also strengthens and revitalizes existing communities through the maintenance of structures and elimination of blight.</i></p>	<p>1. <i>Oldham County should take advantage of and promote federal and state programs for rehabilitating substandard housing units for low and moderate income families, as well as encouraging private sector rehabilitation projects.</i></p>
	<p>2. <i>The zoning ordinance and subdivision regulations should provide incentives to encourage private sector investment in the development of a variety of housing types.</i></p>
<p><i>Accessory dwelling units are independent, complete living-units typically created from surplus space in a single-family home or on a single family parcel. These units add affordable rental housing to the market while keeping the dream of homeownership alive even when housing costs seem prohibitive.</i></p>	<p>3. <i>The zoning ordinance and subdivision regulations should allow for the creation of accessory dwelling units where appropriate.</i></p>
	<p>4. <i>Encourage the development of alternative housing options for senior citizens within towns and designated infill areas. These options include congregate care housing, sheltered housing, accessory apartments, and institutional care facilities.</i></p>
<p><i>It is important to provide housing for Oldham County residents with low and moderate incomes which is safe and sanitary and reinforces a variety of choice. (i.e. single-family, multi-family, rental).</i></p>	<p>Objective LU-2-4 Address affordable housing opportunities within each of the Oldham County Planning Areas, including programs, policies or incentives within the Land Use Element to ensure that Oldham County has appropriate tools to guide the provision of a range of housing opportunities.</p>
	<p>1. <i>Encourage the development and preservation of rental properties for low and moderate income households.</i></p>
	<p>2. <i>Encourage higher density, affordable housing to be located near transit services and/or major employment centers.</i></p>
	<p>3. <i>Develop a zoning ordinance and subdivision regulations that allow for development of affordable housing. The zoning ordinance and subdivision regulations should support the use of innovative development methods such as mixed use developments and accessory dwelling units to increase the production of affordable housing.</i></p>
	<p>4. <i>Ensure that the development review process is efficient to avoid adding unnecessary costs to housing.</i></p>

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	<i>5. Create opportunities for public/private partnerships to develop affordable housing.</i>
	<i>6. Promote infill development of affordable housing in order to take advantage of existing infrastructure.</i>
	Goal LU-3 To plan for economic development that provides for increased tax revenues with a wide variety of employment opportunities that supports the maintenance of a high level of community facilities and services and provides job opportunities for future Oldham Countians.
	Objective LU-3-1 Support existing business retention and growth programs compatible with adjacent land uses and the availability of community facilities and services.
	<i>1. Ensure that the permitted and conditional land uses for each zoning district are current to avoid unnecessary delays in the approval process for projects that support the goals and objectives of the Comprehensive Plan.</i>
	<i>2. Establish a process evaluating new or unanticipated land uses to ensure that they are categorized in the appropriate zoning district.</i>
	<i>3. Develop performance standards that address the expansion or redevelopment of existing businesses and industries located within existing centers.</i>
	Objective LU-3-2 Focus new commercial and workplace development in designated existing centers when compatible with the scale and character of the center.
<i>Mixed-Use developments help reduce traffic generation by locating homes, retail, and jobs within easy commuting distance.</i>	<i>1. Encourage mixed-use developments where buildings and structures accommodate a variety of complementary and integrated uses in one area.</i>
	<i>2. Expansion and redevelopment of existing designated centers, or the creation of new centers should be evaluated for:</i> <ul style="list-style-type: none"> • <i>Compatibility with surrounding areas;</i> • <i>Consistency with Economic Development Goals; and</i> • <i>Adequate Infrastructure</i>
	Goal LU-4 To maintain a consistent and understandable development review process that encourages and accommodates citizen involvement in decisions affecting and implementing this Comprehensive Plan.

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	<p>Objective LU-4-1 The Planning Commission shall provide an annual report to its legislative members and the general community which catalogues development decisions, recommendations and outcomes. The annual report should provide a status report on implementation of the Comprehensive Plan goals and objectives.</p>
	<p>1. <i>The annual status report should be developed in conjunction with the Capital Improvement Budget/Program and include:</i></p> <ul style="list-style-type: none"> • <i>A summary of subdivision, rezoning, and building permit activities;</i> • <i>A review of progress toward achieving the goals of the Comprehensive Plan such as alleviating traffic congestion or saving open space; and</i> • <i>Establish a work program for the coming year.</i>
	<p>Objective LU-4-2 Development review procedures should be reviewed on a regular basis to ensure that citizens and property owners affected by development proposals can receive adequate information and meeting/hearing notices for a proposal at the earliest possible stage of the review process.</p>
	<p>1. <i>Establish a technical review committee that reviews technical details of development applications prior to public hearings.</i></p>
	<p>2. <i>Oldham County Planning and Zoning should post details of all hearings and meetings, summaries of new applications, ordinances and regulations on Oldham County's website.</i></p>
<p><i>It is important to facilitate and encourage public participation in the development review process. Public participation helps assure that decision-makers have a full understanding of the issues, interrelationships and impacts of a particular development proposal. In addition, the public planning process may provide useful ideas and perspectives from concerned citizens and interest groups.</i></p>	<p>Objective LU-4-3 Periodically evaluate development review procedures to determine whether application review and processing schedules are appropriate and adequate for citizens, applicants and reviewing agencies.</p>
<p><i>Public meetings and hearings should be required before adoption or implementation of any master plan, projects, ordinance, or like activity that will have an affect on the public.</i></p>	<p>1. <i>Hold hearings and meetings that are:</i></p> <ul style="list-style-type: none"> • <i>Publicized broadly and well in advance;</i> • <i>Well organized;</i> • <i>Informational and educational about proposals; and</i> • <i>Structured to gather feedback and input from the public regarding the proposal.</i>

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	<p>2. <i>Seek out new public participation techniques that are as creative and fresh as possible to attract public interest in community planning and development.</i></p>
<p><i>The site plan review process should include review of:</i></p> <ul style="list-style-type: none"> • <i>site layout and design;</i> • <i>landscaping;</i> • <i>buffers from adjacent properties;</i> • <i>Traffic impacts; and</i> • <i>Utility impacts.</i> 	<p>3. <i>Establish a site plan review process with appropriate agencies for developments that do not require zoning or subdivision approval, but reduce the capacity of the existing infrastructure. Include notification of adjacent property owners prior to issuing a building permit.</i></p>
	<p>Objective LU-4-4 The Oldham County Planning Commission should establish a procedure to notify adjacent Planning Commissions and legislative bodies in order to provide opportunities for input on development applications for sites in close proximity to county boundaries.</p>
	<p>1. <i>Utilize the geographic information system to identify development proposals that affect adjacent counties.</i></p>

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TRANSPORTATION ELEMENT

	<p>Goal T-1 To provide the citizens of Oldham County with a well-planned and coordinated system of major thoroughfares and collectors that are safe, cost effective and responsive to planned growth and development.</p>
<p><i>Access Management is a process that provides access to land development while simultaneously maintaining an efficient movement of people and goods. Access management recognizes that while the land owner has a right to reasonable access, the primary function of arterial roadways is to move traffic. Two key reasons for access management are to improve safety and to preserve capacity. Case studies have shown that roadways utilizing access management techniques have experienced significantly lower crash rates and significantly improved capacity in comparison with similar streets not utilizing access management.</i></p>	<p>Objective T-1-1 Protect investments in the major thoroughfare system by managing access within guidelines established by the Planning Commission.</p> <ol style="list-style-type: none"> <i>1. Develop and assign access classifications for roadway segments based upon the current condition of the roadway and any planned improvements. Standards should address driveway and curb cut spacing, median spacing, and signal spacing.</i> <i>2. Develop corner clearance, joint and cross access easement, connection and median opening, driveway design, and unified access and circulation standards.</i> <i>3. Limit residential access on arterial roadways to prevent safety hazards.</i>
	<p>Objective T-1-2 Develop and maintain a major thoroughfare plan that depicts existing and proposed thoroughfares and provides minimum right-of-way and typical cross-section standards. Utilize standards to determine right-of-way dedication requirements for all development proposals.</p>
	<ol style="list-style-type: none"> <i>1. Prepare and adopt a major thoroughfare plan to guide decisions regarding transportation improvements. The major thoroughfare plan should include appropriate level of service standards for arterials and major collectors.</i>
<p><i>Many roadways in Oldham County were originally designed for much lower traffic volumes than they are now expected to accommodate. Improvements to these roadways are often limited due to lack of right-of-way or development which lines the roadway.</i></p>	<ol style="list-style-type: none"> <i>2. Conform with the major thoroughfare plan through reservation, dedication, or transitional setback prior to the granting of any permit or approval.</i>

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<p><i>The lack of adequate right-of-way escalates costs and significantly delays improvement projects. One way to minimize these problems is through a cooperative effort to preserve right-of-way.</i></p>	
<p><i>Components of specific area transportation plans should address:</i></p> <ul style="list-style-type: none"> ▪ <i>Necessary transportation improvements for long range needs;</i> ▪ <i>Specific access management recommendations in a corridor;</i> ▪ <i>Right-of-way preservation;</i> ▪ <i>Transit Service;</i> ▪ <i>Land Use and Transportation Linkages; and</i> ▪ <i>Opportunities for bicycle and pedestrian system enhancements.</i> 	<p><i>3. The Oldham County Planning Commission shall conduct, update or review studies to ensure that current and future transportation-related problems and needs in LaGrange, Crestwood, Pewee Valley and Goshen areas are identified and addressed.</i></p>
<p><i>A development site that is suitable for a large development, but lacks the infrastructure to make the entire development possible may develop the site in phases when appropriate on-site and off-site infrastructure is provided.</i></p>	<p><i>4. Consider phasing developments when road improvements are necessary to accommodate proposed project impacts.</i></p>
<p><i>The traffic shed planning approach provides a simple and clear understanding about the relationship between planning, zoning, and road capacity. In addition, the process of analyzing traffic sheds can inform capital improvement or planning debates as to the nature of the problem and possible solutions.</i></p>	<p><i>5. Develop a traffic shed transportation network analysis as a planning tool to determine the current planning capacity on rural residential roads.</i></p>

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<p><i>An effective thoroughfare plan provides recommendations to plan for future growth and transportation infrastructure investments that:</i></p> <ul style="list-style-type: none"> ▪ <i>Improve and connect existing routes;</i> ▪ <i>Serve existing and anticipated developments;</i> ▪ <i>Target growth areas based on congestion (volume to capacity ratios)</i> ▪ <i>Target areas with poor air quality consideration</i> ▪ <i>Target areas with high accidents</i> ▪ <i>Level of Service</i> ▪ <i>Benefit/Cost</i> ▪ <i>Feasibility</i> 	<p>Objective T-1-3 Prioritize improvements to existing transportation facilities that optimize the flow of traffic and reduce accidents at locations where the free flow of travel is hindered while preserving aesthetic qualities where possible.</p>
<p><i>A functional classification map depicts when and where right-of-way should be reserved for future transportation needs. This type of map is typically used in the development review process.</i></p>	<p>1. <i>Review and update the Oldham County functional road classification system and map for existing and projected roads during the development of the major thoroughfare plan. The functional classification map should be designed to:</i></p> <ul style="list-style-type: none"> • <i>Depict all existing and planned roadways, the respective functional classification for each facility and rights-of-way requirements for each described facility;</i> • <i>Address incomplete and deficient segments of the transportation network that have been identified; and</i> • <i>Preserve the movement function of the major thoroughfare network.</i>
	<p>2. <i>Review and revise, as necessary, the road standards for new development, including private road standards and policies.</i></p>
	<p>Objective T-1-4 Establish minimum right-of-way and design and construction standards for collectors and local roads to accommodate safe emergency vehicle access, respond to environmental constraints and ensure compatibility with the character of proposed development.</p>
<p><i>Secondary entrances improve access for emergency services and minimize local traffic on major roads.</i></p>	<p>1. <i>Address the need for internal connections and alternative access between adjacent land uses, such as residential subdivisions or commercial developments.</i></p>

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<p><i>Well designed streets encourage more of a sense of community.</i></p>	<p>2. <i>Develop roadway design standards for new roads that are safe, efficient, in order to minimize the adverse impacts upon the community. Standards should address:</i></p> <ul style="list-style-type: none"> • <i>Connectivity of streets within and between new and existing developments;</i> • <i>Appropriate right-of-way widths;</i> • <i>tree preservation and enhancement;</i> • <i>landscaping and street furniture;</i> • <i>bicycle and pedestrian facilities;</i> • <i>transit operations;</i> • <i>encouragement of on-street parking in appropriate areas to buffer pedestrians from traffic; and</i> • <i>Traffic calming techniques.</i>
<p><i>Coordinated land use and transportation decisions solve a variety of problems including air-pollution, congestion and the decay of older centers.</i></p>	<p>Objective T-1-5 Coordinate improvements to the transportation system with land use decisions to ensure maintenance of an adequate level of service.</p> <p>1. <i>Review all proposed road improvement projects for consistency with the Comprehensive Plan.</i></p> <p>2. <i>Road improvement projects and other transportation recommendations that are found to be consistent with the Comprehensive Plan should be included as an update to the Comprehensive Plan.</i></p> <p>3. <i>Ensure that sub-area and master plans involve a land use analysis of alternative future growth patterns and their traffic impacts for the planning area.</i></p>
<p><i>Traffic Impact Analysis is used to determine whether the roadway network in the area of a proposed major development will be able to handle the existing through traffic plus the additional traffic that the development will generate. The purpose of the analysis is to protect the substantial public investment in the existing street system.</i></p>	<p>Objective T-1-6 Utilize traffic impact analyses to project, describe, and suggest ways of off-setting the traffic affects and effects of development when appropriate.</p>

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<p><i>100 or more inbound or outbound trips during the peak hours would be expected from developments containing approximately 150 single-family homes, 220 multi-family units, 60,000 square feet of general office space, or 10,000 square feet of retail space.</i></p>	<p>1. <i>Require traffic impact analysis for all developments that will generate 100 or more new inbound or outbound trips during the peak hours. Proposals should be transmitted for review and comment in a timely manner prior to Planning Commission decision or recommendation to allow adequate time for review.</i></p>
	<p>2. <i>Although the development may generate less than the above defined threshold of new trips, it may still be necessary to require an analysis of site access for reasons such as the following:</i></p> <ul style="list-style-type: none"> <i>• High traffic volumes on the adjacent roadway that may affect movement into or out of the site;</i> <i>• Lack of existing left-turn lane(s) on the adjacent roadway at the proposed access drive(s);</i> <i>• Inadequate horizontal or vertical sight distance at access points;</i> <i>• The proximity of the proposed access points to other existing drives or intersections;</i> <i>• The proposed use is a special or conditional use zoning classification or involves a drive-through operation.</i>
	<p>3. <i>Include a traffic impact analysis ordinance in the update of the zoning regulations that:</i></p> <ul style="list-style-type: none"> <i>• Provides a standard set of analytic tools and format for preparing traffic impact studies;</i> <i>• Outlines information needed and evaluation procedures to be used;</i> <i>• Ensures safe and reasonable traffic operating conditions on streets and intersections after development of the proposed use;</i> <i>• Reduces the negative traffic impacts created by individual developments;</i> <i>• Employs a comprehensive approach to the overall impacts of various developments along a corridor or within part of a community rather than a piecemeal approach; and</i> <i>• Alerts the community of improvements or modifications needed to roadway access or site design;</i>
	<p>4. <i>Encourage pedestrian and bicycle pathways as part of the subdivision and site plan approval process.</i></p>

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<p><i>According to the Institute of Transportation Engineers, “Traffic Calming is the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users” and “Traffic Calming involved changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and cut-through volumes and streetscaping in the interest of street safety, livability and other purposes.</i></p>	<p>Objective T-1-7 Utilize traffic calming techniques for collector and local roads in order to produce safer and more livable streets for motorists and pedestrians.</p>
<p><i>Traffic calming techniques are primarily used in residential areas or areas where there is a high concentration of pedestrian traffic that conflicts with motor vehicle traffic. In addition, traffic calming techniques can be used to reduce speeds in high accident locations.</i></p>	<p><i>1. Street design standards should include technical drawings that address pedestrian safety and traffic flow and volumes in neighborhoods and other areas where livability is affected by motor vehicle traffic.</i></p>
	<p>Goal T-2 To coordinate the Major Thoroughfare Plan with other modes of travel, including bus transit, rail, airport, pedestrian and bicycle, to comprehensively address mobility issues and needs within Oldham County.</p>
	<p>Objective T-2-1 Work with the Kentuckiana Regional Planning and Development Agency to modify the Regional Bicycle and Pedestrian Plan to incorporate existing and planned bicycle and pedestrian routes within Oldham County.</p>
	<p><i>1. Develop long-term, countywide bicycle and pedestrian recommendations in the Major Thoroughfare Plan and Master Plans.</i></p>
	<p><i>2. Encourage the inclusion of bicycle and pedestrian facility connections between nearby developments and community facilities or workplaces.</i></p>

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<p><i>The coordination of land use and transportation policies can strengthen the effectiveness of public transportation and increase road capacity.</i></p>	<p>Objective T-2-2 Work with the Transit Authority of River City (TARC) to provide an appropriate level of bus transportation service to cities, employment centers and concentrations of neighborhoods within Oldham County.</p>
	<p><i>1. Develop long-term public transportation and land use plans in order to relieve traffic problems.</i></p>
	<p><i>2. Evaluate the potential for expansion and enhancement of bus service in the major thoroughfare plan.</i></p>
	<p>Objective T-2-3 Enhance opportunities for transit use by working with major employers and retail centers to provide park and ride facilities or to participate in ride-sharing programs designed to reduce the number of single occupant vehicular trips.</p>
	<p><i>1. Address, in addition to road facilities, public transportation, ride sharing programs, bicycle and pedestrian facilities in the public participation process of the Planning Area Master Plans.</i></p>
	<p><i>2. Develop Park 'n Tarc lots near existing and proposed schools served by public transportation to encourage transit use.</i></p>
	<p>Objective T-2-4 Allow the location and design of appropriate aviation facilities.</p>
	<p><i>1. The Boards of Adjustments will continue to review requests for new airports, heliports and other facilities with motorized take-off and landing operations to determine consistency with the Comprehensive Plan.</i></p>
<p><i>Kentucky Revised Statute 183.00 regulates aviation facilities.</i></p>	<p><i>2. Oldham County will work in accordance with KRS 183.00 and the Federal Aviation Administration.</i></p>
	<p>Objective T-2-5 Coordinate pedestrian and bicycle facility planning with multi-objective greenway strategies by taking advantage of Oldham County's rich heritage of natural resources and scenic vistas.</p>
	<p><i>1. Address pedestrian and bicycle facilities in the Greenways Master Plan.</i></p>

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<p><i>Community character is largely based on what can be seen from an automobile. Protecting and preserving scenic or culturally important corridors enhances aesthetic qualities and ultimately benefits property values.</i></p>	<p>Goal T-3 To protect and preserve scenic or culturally important transportation corridors and resources.</p>
	<p>Objective T-3-1 Identify and designate scenic and culturally important transportation corridors and resources using a process as specified in Goal G-2.</p>
<p><i>Scenic Corridors designations should include flexible guidelines rather than rigid regulations to account for the individual characteristics of development sites. Acceptable aesthetic guidelines for developments abutting designated scenic corridors should be defined and imposed with caution.</i></p>	<p>1. <i>Preserve historic and scenic resources along transportation corridors within Oldham County using local, state and federal guidelines. Oldham County will work with residents to define and designate scenic corridors to protect and preserve the character of the County's rural roads.</i></p>
<p><i>Development and redevelopment should be managed to maintain, complement and enhance scenic values within designated scenic corridors.</i></p>	<p>2. <i>The design of developments, including signs, abutting designated scenic corridors are to be in keeping with the aesthetic character of the corridor.</i></p>
	<p>3. <i>Guidelines for Scenic Corridors should address:</i></p> <ul style="list-style-type: none"> • <i>Regulating nonconforming billboards;</i> • <i>Coordinating directional signage throughout Oldham County and with adjacent counties;</i> • <i>Establishing an acceptable design review procedure for development and redevelopment which includes site-layout flexibility; and</i> • <i>Respecting the individuality of development sites and the rights of property owners.</i>
	<p>4. <i>Oldham County will work proactively with residents to identify potential Scenic Byways for designation by the Commonwealth.</i></p>
	<p>5. <i>The preservation of the scenic qualities or environmental character of streets and highways shall be a consideration in the design of any street improvements or modifications.</i></p>

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	<p>Objective T-3-2 Develop and implement facility design, lighting, access management and land use guidelines specific to individual scenic corridors and resources.</p>
	<p><i>1. Evaluate use of corridor review overlay districts, special zoning districts or other techniques as methods for implementation of guidelines.</i></p>
	<p><i>2. Oldham County will work proactively to communicate scenic corridor planning objectives before landowners begin to contemplate site-layout scenarios for their property.</i></p>
	<p><i>3. Oldham County will work to coordinate the various agencies that regulate different aspects of designated scenic corridors to achieve consistency.</i></p>

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Community Facilities Element

<p><i>Community facility planning helps communities achieve the most desirable, appropriate, economic and feasible pattern for development.</i></p>	<p>Goal CF-1 To provide for needed community facilities and services (where infrastructure can support it), through the wise, planned and equitable use of the community’s monetary, physical and human resources.</p>
	<p>Objective CF-1-1 Maintain and use existing community facilities when appropriate. When new facilities are required consider the use of private or semi-public facilities to accommodate a public need and encourage planning for multi-purpose facilities.</p>
	<p>1. <i>Encourage departments and agencies to prepare facility plans that include the following:</i></p> <ul style="list-style-type: none"> • <i>Inventory of facilities;</i> • <i>Evaluation of condition;</i> • <i>Desirable levels of service;</i> • <i>Repair/replacement schedule; and</i> • <i>Need for new (or substantially expanded) facilities.</i>
<p><i>Development priority areas are areas that have all or most of the necessary infrastructure to support new development or redevelopment.</i></p>	<p>Objective CF-1-2 Development priority areas should be given consideration for expansion or new construction of community facilities and services as an incentive for development to locate within these areas.</p>
	<p>1. <i>Identify and map development priority areas.</i></p>
	<p>2. <i>Review community facility and service plans to ensure that development priority areas are consistent with community facility and service plans and each area can stand on its own in terms of circulation, utilities and other critical facilities and services.</i></p>
<p><i>Development priority areas should have some or most infrastructure required for development already in place. If a development priority area lacks all major facilities and services, the deficiency should be addressed in the CIB/P.</i></p>	<p>3. <i>Specific recommendations for each of the development priority areas may need to address the timing of development with respect to the provision of critical community facilities and services.</i></p>
	<p>4. <i>Ensure that the zoning ordinance and subdivision regulations are consistent with the development priority area map.</i></p>
	<p>5. <i>The suggested phasing of development for the development priority areas should be flexible and re-evaluated during the CIB/P process each year.</i></p>

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<p><i>A capital improvement program is a timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means and sources of financing each project.</i></p>	<p>Objective CF-1-3 The Planning Commission should assist its legislative members with the development of a five-year capital improvement program that is reviewed and updated annually. The capital improvement program should serve as a guide for the investment of financial resources in public utilities, facilities and services. The capital improvement program should consider both capital and operating costs for individual projects.</p>
<p><i>Appropriate facilities and service level goals should recognize individual needs for cities or special development areas in Oldham County. Where development or redevelopment is encouraged, service level goals may need adjustment.</i></p>	<p>1. <i>Define appropriate facilities and service levels through the capital improvements budget/program (CIB/P). Include minimum standards for water, sewer, schools, fire protection, stormwater management and transportation facilities in the zoning ordinance and subdivision regulations.</i></p>
	<p>2. <i>The capital improvements budget/program should place priority on reconstruction or rehabilitation of deteriorated facilities as well as, facilities that do not meet minimum service standards.</i></p>
<p><i>Membership of the CIB/P should include members of Oldham County Fiscal Court and the Oldham County Planning and Zoning Commission.</i></p>	<p>3. <i>Organize a Growth Management Task Force (GMTF) to guide the preparation of a capital improvements budget and program.</i></p>
<p><i>Capital expenditures include but are not limited to the construction of schools, parks, sewers, purchase of parklands and greenways, road improvement projects, purchase of major equipment, and any planning, feasibility, engineering or design study related to an individual CIB/P project.</i></p>	<p>4. <i>The Oldham County Planning and Zoning Commission staff will act as a clearinghouse for the development of a five-year CIB/P program of capital expenditures.</i></p>
	<p>5. <i>The GMTF should meet annually, prior to Oldham County's Annual Budget preparation process, with representative of appropriate agencies and departments to review projects submitted for the CIB/P.</i></p>

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<p><i>The purpose of the CIB/P is to encourage the efficient use of Oldham County's public resources as well as private investment in the infrastructure. This should be done by encouraging/allowing the orderly and timely development of all public and private lands to their highest use possible. The CIB/P is not to be used as a tool to prevent or permanently delay the development or otherwise restrict the land use of certain areas of the county.</i></p>	<p>6. <i>The CIB/P process should identify and prioritize the most critical projects for meeting community needs and long-range goals with expected available funds.</i></p>
	<p>7. <i>The CIB/P should be submitted to the Oldham County Judge Executive prior to Oldham County's annual budget preparation process.</i></p>
	<p>8. <i>Oldham County anticipates that the provision of public facilities, utilities, and infrastructure will be a joint effort between the public and private sectors.</i></p>
<p><i>Infrastructure referred to in this policy includes utility-type services and roads.</i></p>	<p>9. <i>Proposed new developments should bear or reasonably share in the costs of infrastructure made necessary by development.</i></p>
	<p>10. <i>When infrastructure is inadequate, the developer may make improvements to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.</i></p>
	<p>Objective CF-1-4 Inform the community and provide special notice to all interested parties early in the process when developing or expanding community facilities.</p>
<p><i>Kentucky Revised Statutes states: "Any proposal for acquisition or disposition of land for public facilities, or changes in the character, location or extent of structures or land for public facilities, excluding state and federal highways and public utilities and common carriers by rail mentioned in this section, shall be referred to the commission to be reviewed in light of its agreement with the comprehensive plan, and the commission shall, within sixty (60) days from the date of its receipt, review the project and advise the referring body whether the project is in accordance with the comprehensive plan."</i></p>	<p>1. <i>Develop a formal community facility review process that determines agreement with the Comprehensive Plan in accordance with Kentucky Revised Statutes.</i></p> <p>2. <i>Planning Commission review of community facilities should be in the form of a public hearing with public notification.</i></p>

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	<p>Goal CF-2 To plan, establish guidelines, and coordinate efforts for appropriate levels of sewage disposal, potable water and solid waste collection and disposal services to urban and rural areas within Oldham County in conjunction with the agencies that have jurisdiction of these services.</p>
	<p>Objective CF-2-1 Maintain and update sanitary sewer, potable water and solid waste facilities improvement plans as a basis for development review and approval and capital improvement programming.</p>
	<p>1. <i>Establish intergovernmental agreements to facilitate coordination of land use planning, development review and the provision of sewers, water and solid waste between Oldham County and agencies that have jurisdiction of these services.</i></p>
<p><i>Development databases also:</i></p> <ul style="list-style-type: none"> • <i>Streamline the development review process;</i> • <i>Improve customer service;</i> • <i>Reduce administrative costs; and</i> • <i>Support economic development.</i> 	<p>Objective CF-2-2 Sanitary sewer (sewage)¹ collection and disposal facilities should be adequate prior to plan approval or issuance of building permits for any development to be served by said facilities.</p>
<p><i>Not all approved developments are built. Tracking approved and not built projects helps determine how much critical service capacity is encumbered by approved projects.</i></p>	<p>1. <i>Develop a database of previously approved projects to ensure that all service providers will have adequate capacity at the time it is needed.</i></p>
<p><i>New development approvals should be able to use service capacities that are encumbered by previously approved projects that will not be built. The subdivision regulations provide an example of a reasonable time-frame for projects to be built.</i></p>	<p>2. <i>Consider causing development approvals to lapse for projects that have not been built in a reasonable time-frame.</i></p>
	<p>Objective CF-2-3 <i>When approving sanitary sewer and solid waste facilities, priority should be given to those that do not pollute community waters, that are compatible with and appropriately buffered from surrounding uses, and that do not present an unreasonable risk to public health and safety.</i></p>

¹ Pewee Valley

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	<p>1. For new development, where public sewer service is available or planned, public sewers or easements should be the requirement for all types and levels of development.</p>
	<p>Goal CF-3 Maintain Oldham County’s high level of educational and enrichment opportunities through continued investment in the human and physical resources necessary to meet educational, informational and diverse recreational needs of a growing population.</p>
	<p>Objective CF-3-1 Work with Oldham County Public Schools and other entities to coordinate population projections and long range facility plans with the development review process.</p>
<p><i>The intergovernmental agreement should address :</i></p> <ul style="list-style-type: none"> • Information sharing practices; • Appropriate levels of service; • Appropriate facility types; and • The timing of school facilities. 	<p>1. Establish an intergovernmental procedure to facilitate coordination of land use planning, development review and the provision of new school facilities between Oldham County and the Oldham County School District.</p>
	<p>Objective CF-3-2 Encourage the public school system to give priority to facility investments where appropriate infrastructure exists or is planned.</p>
<p><i>The coordination of land use planning and community facility planning facilitates the provision of cost effective facilities and minimizes negative impacts on existing neighborhoods and facilities. It is important that community facility providers give reasonable consideration to local land-use plans.</i></p>	<p>1. Coordinate land use planning and the site design of new school facilities and school facility expansions. Include school facility plans in the CIB/P.</p>
	<p>Objective CF-3-3 Coordinate school site acquisition programs with the parks and open space master plan in order to identify opportunities for co-location of schools, libraries and parks.</p>
	<p>1. Consider the Oldham County Park and Recreation Master Plan during the community facility review process (CF-1-4) for all new education facilities.</p>

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	<p>Objective CF-3-4 Utilize public school sites as focal points for the development of neighborhoods and associated pedestrian and bicycle facilities.</p>
<p><i>Providing roadway, bikeway, and pedestrian connections between school facilities and adjacent neighborhoods helps reduce congestion on major roadways when students can safely walk, ride their bicycles, or drive to school on internally connected facilities.</i></p>	<p>1. <i>Ensure that the zoning ordinance addresses site design goals for school facilities and developments adjacent to school sites.</i></p>
	<p>Objective CF-3-5 Expand county-wide learning opportunities for all ages by developing public/private partnerships to support cooperative financial and human resource sharing in order to maintain or create the infrastructure necessary to promote these life-long learning opportunities.</p>
	<p>1. <i>Support continuing education and training for employment opportunities and personal growth.</i></p> <p>2. <i>Increase the involvement of university and college resources within the community.</i></p> <p>3. <i>Encourage the development of advanced communications and technology to enhance educational opportunities among businesses, government, schools, libraries, and the public.</i></p>
<p><i>As Oldham County transitions from a rural agricultural community to a suburban community, the provision of parks, open space and recreational opportunities increasingly become critical elements for preserving of Oldham County's high quality of life.</i></p>	<p>Goal CF-4 To provide a system of public parks, diverse recreation facilities, open spaces and greenways that supports the preservation of the county's natural and scenic resources, wildlife habitats, and serves neighborhoods and communities.</p>
	<p>Objective CF-4-1 Maintain and update a master plan for acquisition and use of existing and future community and neighborhood parks and open spaces.</p>
	<p>1. <i>Update the Park and Recreation Space Master Plan every five years. Include recommendations from the Parks and Open Space Master Plan in the CIB/P.</i></p>

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<p><i>Government agencies can help provide options for private landowners who wish to voluntarily conserve important land resources through:</i></p> <ul style="list-style-type: none"> • <i>Helping individuals meet federal tax code requirements for charitable donations; and</i> • <i>Structuring land donations to allow land owners to continue to live on their land and receive income.</i> 	<p>Objective CF-4-2 Support voluntary public and private efforts to preserve lands for future use or protection through conservation easements, fee simple dedication programs, or deed restrictions.</p>
<p><i>Examples of land protection programs include conservation easements, land trusts, and development rights acquisition.</i></p>	<p><i>1. Encourage private and non-private organizations to establish partnerships with Oldham County to assist in the implementation of a voluntary land protection program and to act when necessary as a land trust to receive and manage donated lands.</i></p>

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	<p>Objective CF-4-3 Identify greenways and utilize voluntary conservation or resource protection zoning techniques to protect such areas from adverse development.</p>
<p><i>The development of a comprehensive greenway master plan is recommended in the Oldham County Park and Recreation Master Plan, June 1995.</i></p>	<p>1. <i>Develop an Oldham County greenway master plan that addresses:</i></p> <ul style="list-style-type: none"> ◆ <i>The identification and mapping of potential public and private greenways;</i> ◆ <i>Greenway project priorities;</i> ◆ <i>Estimated costs of design and construction;</i> ◆ <i>Protection of river corridor vegetation, water quality and the viability of wildlife habitats;</i> ◆ <i>Recreational opportunities such as hiking, bicycling and fishing close to residential areas;</i> ◆ <i>Linking Oldham County's communities, parks, activity centers, schools, and employment centers;</i> ◆ <i>Educational opportunities such as nature hikes, species and plant identification, and interpretation of historic, architectural and natural resources;</i> ◆ <i>Long-term funding, maintenance and administration for the implementation of the greenway system through a public-private partnership;</i> ◆ <i>Coordination of adjacent land development with consideration of a proposed greenway;</i> ◆ <i>The public safety and design of public trails within the greenway system that may have an impact on a landowner's privacy; and</i> ◆ <i>Sidewalks</i>
	<p>Objective CF-4-4 Incorporate equine related activities in the Parks and Open Space Master Plan.</p>
<p><i>Oldham County's parks and open space goals should be flexible and sensitive to the needs created by each development. Achieving these goals involves a significant local policy decision.</i></p>	<p>Objective CF-4-5 New residential development should contribute to the implementation of the Parks and Open Space Master Plan. The type and extent of the contribution should be determined on the basis of the type of development.</p>
	<p>1. <i>Address Parks and Open Space needs for each of the Planning Areas in the next update of the Parks and Recreation Master Plan.</i></p>

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ENVIRONMENT ELEMENT

<p><i>The protection and enhancement of Oldham County’s wide variety of soils, wildlife habitats, geological formations and topographic features help make our community unique and desirable as a place to live.</i></p>	<p>Goal E-1 To preserve and improve the quality of Oldham County’s natural resources, including water, air and soil, while protecting the health, safety and welfare of its citizens through a watershed based approach to environmental planning and stormwater management.</p>
	<p>Objective E-1-1 Best management practices should be used on individual development sites to control soil erosion into lakes and streams, prevent hazardous materials from degrading surface or groundwater resources and protect water resources from other types of environmental threats.</p>
<p><i>The latest edition of Best Management Practices for Construction Activities should be used to update Oldham County’s minimum requirements for soil erosion and sediment control.</i></p>	<p>1. <i>Review and update the Soil and Erosion Control Ordinance periodically to ensure that the most current Best Management Practices are being employed in the ordinance.</i></p>
	<p>2. <i>Require secondary containment, treatment, and emergency response plans for activities that propose pollution sources such as storing and dispensing of petroleum products, chemical storage, and sale or transfer of potential contaminants.</i></p>
<p><i>Watershed master plans address how future land use and management practices affect flooding and pollutants in lakes and streams.</i></p>	<p>Objective E-1-2 Work toward implementation of fully developed watershed master plans.</p>
<p><i>Planning for watersheds should focus both public and private efforts on problems within each watershed. Watershed master plans should include:</i></p> <ul style="list-style-type: none"> • <i>Identification of the basic need and direction of the watershed management program, including the collection of preliminary data and the identification and assembly of all interested parties;</i> • <i>Detailed data collection and analysis of the development carrying capacity of each watershed;</i> • <i>Identification of specific goals and objectives for the watershed management program;</i> 	<p>1. <i>Oldham County Planning and Zoning may assist in the preparation of multi-jurisdictional watershed planning and watershed management within and adjacent to the County</i></p>

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<ul style="list-style-type: none"> • <i>Development of detailed implementation strategies, procedures and stormwater system design standards; and</i> • <i>Implementation, monitoring and evaluation of the watershed management program.</i> 	
	<p>Objective E-1-3 On individual development sites, blue-line streams should be retained in their natural locations and conditions and those already disturbed should be preserved from further degradation.</p>
<p><i>Blueline streams generally flow year round. These streams are identified on USGS maps.</i></p>	<p>1. <i>Protect blueline streams from channelization, stripping, relocation or other alteration.</i></p>
<p><i>Minimum vegetative buffers should be consistent with the most recent recommendations established by the Natural Resources Conservation Service.</i></p>	<p>2. <i>Establish minimum vegetative buffers for the banks of blueline streams for all development proposals to protect the functional integrity of the channel.</i></p>
	<p>Objective E-1-4 On individual development sites, limit the use of septic tanks in designated conservation zones and floodplains, and encourage their use in areas with appropriate soil and groundwater conditions based upon the recommendations of the appropriate agencies.</p>
	<p>1. <i>Refer state standards for on-site septic systems in the zoning ordinance.</i></p>
<p><i>401 Kentucky Administrative Regulations 4:220 require Oldham County to prepare a wellhead protection program.</i></p>	<p>2. <i>Oldham County will support the development of a wellhead protection program.</i></p>
	<p>Goal E-2 To allow site development that does not adversely impact environmental features and resources, or air quality, and minimizes noise and lighting impacts to or from adjacent and nearby uses.</p>
	<p>Objective E-2-1 Areas with sensitive slopes should be used only in cases where sufficient long-term safeguards can be implemented to minimize erosion and eliminate the potential for slippage of structural elements.</p>

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<p><i>In order to protect natural resources, reduce public hazards, protect adjoining property owners and maintain water quality, it is important, for development to preserve and enhance slope areas. Oldham County will work closely with the Oldham County Conservation District to develop those standards.</i></p>	<p>1. <i>Develop guidelines to identify areas where testing and engineering studies should be required prior to consideration of a development approval. Guidelines for requiring analysis and engineering studies should be based upon the limitations of certain soil associations as outlined in the Oldham County Soil Survey.</i></p>
<p><i>Best Management Practices (BMP's) are a combination of development and management practices that are the most effective and economical way of controlling erosion, sediment and drainage.</i></p>	<p>2. <i>Encourage the use of planning, design, and development practices that:</i></p> <ul style="list-style-type: none"> • <i>Take advantage of the best use of the natural terrain for building sites and roads; and</i> • <i>Employ advanced and up to date Best Management Practice.</i>
	<p>Objective E-2-2 Encourage the preservation of natural topographic contours in site development and restrict site grading to the minimum necessary to effectively manage stormwater.</p>
	<p>Objective E-2-3 Encourage the use of innovative subdivision design techniques including open space and conservation subdivision designs, landscaping and buffer techniques to create visual interest and preserve scenic resources including on-site woodlands, wetlands, riparian and other natural areas.</p>
	<p>1. <i>Allow open space subdivision design in the land development regulations.</i></p>
<p><i>A development guidebook allows individual property owners and developers to understand and incorporate desirable design practices before spending design and engineering dollars.</i></p>	<p>2. <i>Oldham County should provide an informational development guidebook that considers local conditions and issues for property owners and developers to review and consider prior to the design of developments.</i></p>
	<p>Objective E-2-4 Outdoor advertising should be regulated through conditional use permits to preserve scenic resources.</p>
<p><i>Outdoor advertising (billboards) cannot be prohibited, however, certain limitations and restrictions may be placed on them.</i></p>	<p>1. <i>Develop specific limitations on outdoor advertising such as where they may be located, how close they can be to other permitted signs, how large they can be, and how they must be maintained.</i></p>
	<p>2. <i>Limit outdoor advertising to areas that are commercially and industrially zoned.</i></p>

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	<p>Objective E-2-5 Regulate the adverse impacts of residential, commercial or industrial site lighting, noise, pollutants, dust, odor and smoke by establishing standards.</p>
	<p>1. <i>Include a new section in the zoning ordinance that addresses countywide lighting, noise, dust, odor, and smoke control performance standards.</i></p>
	<p>Objective E-2-6 Develop landscape guidelines to guide the preservation of on-site woodlands, provide appropriate buffers from adjacent uses, and improve the visual appearance of structures, stormwater and parking facilities.</p>
<p><i>Landscaping and land use buffers help improve the character and value of surrounding neighborhoods. Landscape regulations should only address non-residential developments and residential developments where parking areas are included such as apartments.</i></p>	<p>1. <i>Include a new landscaping and land use buffers section in the zoning ordinance that addresses:</i></p> <ul style="list-style-type: none"> • <i>The appearance of parking facilities and areas adjacent to public rights-of-way;</i> • <i>Buffers between incompatible land uses; and</i> • <i>Flexibility in landscape materials and design to allow for innovative designs that improve the appearance of an area.</i>
<p><i>The subdivision infrastructure development phase includes the construction of facilities such as roads and utilities. The protection of trees on house lots allows the homeowner or homebuilder to decide which trees should be preserved on home sites when determining the placement of the home.</i></p>	<p>2. <i>Require tree preservation plans as part of the development review process. Tree preservation plans should address areas to be permanently preserved from clear-cutting, as well as, areas to be left undisturbed during the subdivision infrastructure construction phase.</i></p>
	<p>3. <i>Strongly encourage underground utilities. Locate large utility installations so that they have access to roads adjacent to the development.</i></p>
	<p>4. <i>Design and locate utility easements to provide access for maintenance and repair and to minimize negative visual impacts.</i></p>
	<p>5. <i>New telecommunications towers should be located and designed to minimize visual and land use impacts. Permit new telecommunications towers and utility substations provided that:</i></p> <ul style="list-style-type: none"> • <i>A more suitable site is not available;</i> • <i>Co-location is not feasible;</i> • <i>The proposed facility is sited to minimize the visual impact on adjacent areas; and</i> • <i>Vegetative screening, fencing, berming and other measures are provided to minimize the view of the facility from adjoining roads and properties.</i>

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	<p>6. <i>Locate landfills for disposal of solid waste in areas which:</i></p> <ul style="list-style-type: none"> ▪ <i>are above the regulatory floodplain;</i> ▪ <i>have suitable underlying soils and geology to prevent pollution of groundwater and surface streams;</i> ▪ <i>are a sufficient distance above aquifers and the seasonal high water table;</i> ▪ <i>have soils in sufficient quantity to cover the refuse;</i> ▪ <i>are at least 500 feet from any water producing wells;</i> ▪ <i>can be screened from public view;</i> ▪ <i>can be buffered from adjacent land uses to prevent such nuisances and hazards as methane gas migration problems;</i> ▪ <i>are a safe distance from aircraft runway approaches if the landfill will create air navigation problems; and;</i> • <i>have adequate access that will not route trucks through existing residential neighborhoods.</i>
	<p>Goal E-3 To protect and enhance the Ohio River Corridor, and its tributaries, as a valuable county natural resource.</p>
<p><i>The Ohio River Corridor is an important economic, historic, and quality of life resource for Oldham County. Developing and improving access for boaters, pedestrians and cyclists connects Oldham County residents and its visitors with this important resource.</i></p>	<p>Objective E-3-1 Develop strategies and programs designed to focus community attention on the preservation and use of the Ohio River Corridor. Coordinate these strategies and programs with the Parks and Open Space Master Plan.</p>
	<p>1. <i>Develop an Ohio River Corridor Master Plan for the Ohio River and its tributaries that addresses parks, recreation, agricultural preservation, and land development planning and zoning strategies.</i></p>
	<p>2. <i>Encourage public and private entities to acquire land along the riverfront for public access.</i></p>
	<p>3. <i>Provide incentives for the development of land uses that are complimentary to river access points such as restaurants, tackle shops and venues for community events and festivals.</i></p>
	<p>4. <i>Ensure that the Ohio River Corridor Master Plan is consistent with the Oldham County Parks and Recreation Plan.</i></p>

Government Element

	<p>Goal G-1 To participate with local jurisdictions, neighboring and regional counties, cities, governmental agencies, transportation agencies, utilities, planning commissions, stakeholders, landowners and business development groups in developing solutions for common issues or opportunities.</p>
	<p>Objective G-1-1 Participate with regional and local agencies to identify common issues and develop methods for addressing such issues.</p>
	<p><i>1. Oldham County shall participate, through representation, information sharing and/or coordination of regional planning efforts and events.</i></p>
	<p>Objective G-1-2 A public hearing or hearings shall be held on all elements of the Comprehensive Plan prior to their enactment.</p>
	<p>Objective G-1-3 All plans, regulations and specific standards used to implement this Comprehensive Plan shall be developed in coordination and cooperation with, but not limited to, legislative bodies, appropriate public agencies, utilities, community groups, property owners, residents, and businesses.</p>
<p><i>Geographic Information Systems are digital layers of mapped information that can be combined to make maps, aid in information sharing, and help decision makers make more informed decisions.</i></p>	<p>Objective G-1-4 Develop and maintain a countywide Geographic Information System.</p>
	<p>Goal G-2 To provide a high level of police, fire and emergency medical services to all areas of the County.</p>
	<p>Objective G-2-1 Service agencies should establish and report minimum standards of service and planned improvements so that the Oldham County Planning Commission can consider the impact of development proposals to the delivery of these essential services.</p>
	<p><i>1. Minimum standards of service and planned improvements should be reflected in the annual CIB/P.</i></p>
	<p>Objective G-2-2 Maintain an adequate street naming and addressing system to ensure that police, fire and emergency</p>

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	medical services can easily and quickly locate sites for the delivery of services.
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BUSINESS AND INDUSTRY

<p><i>Ensuring that the Comprehensive Plan is consistent with Oldham County's economic health and development strategy strengthens our community's ability to support continued economic growth.</i></p>	<p>Goal BI-1 Promote business and industrial development that is compatible with Oldham County's vision statement to provide an increased and balanced property tax base, and more jobs in Oldham County, with higher average wages.</p>
<p><i>The Oldham County Economic Development Authority (OCEDA) is responsible for developing Oldham County's long-term strategy. This strategy will contain measurable goals and objectives that will be evaluated and reported annually.</i></p>	<p>Objective BI-1-1 Develop a long-term strategy to attract specific types of environmentally friendly businesses and industries to Oldham County, which provide stable and high-paying employment opportunities.</p>
	<p>1. <i>Support the Oldham County Economic Development Authority (OCEDA) and the Oldham County Chamber of Commerce through the identification and designation of areas where future industrial and commercial development should take place.</i></p>
	<p>2. <i>Encourage development and adoption of master plans for all business and industrial parks and other significant lands well suited for commercial and industrial development or redevelopment. Ensure that master plans that are consistent with the goals and objectives of the Comprehensive Plan are adopted into it.</i></p>
<p><i>A coordinated investment program helps stimulate both public and private business investment. This should be accomplished through the Capital Improvement Program/Budget (CIB/P) as outlined under Objective CF-1-3.</i></p>	<p>3. <i>Include an economic development investment strategy as part of the long-term strategy. Incorporate the investment strategy in Oldham County's CIB/P.</i></p>
	<p>4. <i>Identify target industries for Oldham County and implement strategies to attract them.</i></p>
	<p>Objective BI-1-2 Support existing business and industry to thrive and grow in Oldham County.</p>
	<p>1. <i>Encourage the highest and best use of existing industrial and commercial land through flexible land development regulations.</i></p>
	<p>2. <i>Encourage emergency preparedness plans to reduce economic loss in addition to protecting residents.</i></p>
	<p>3. <i>Encourage infrastructure priorities and improvements that support the economic viability of existing businesses and industries.</i></p>

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<i>An example of a strategy to address air-quality non-attainment is the reduction of vehicular by encouraging mixed use developments.</i>	4. <i>Cooperate in regional strategies for avoiding air-quality non-attainment status.</i>
	Objective BI-1-3 Encourage businesses and industries employing practices and technologies to achieve environmental quality of life goals.
	1. <i>Support target industries through the development review process.</i>
<i>Broadband width infrastructure provides high speed internet and communication access. Providing this type of infrastructure helps facilitate local and national trends such as more employees working out of their homes to help reduce travel demand during the peak hours.</i>	Objective BI-1-4 Oldham County will facilitate broadband width infrastructure availability for governmental and business segments of the County.
	1. <i>Facilitate broadband width infrastructure in the land development regulations.</i>
<i>Reinvestment in Oldham County's incorporated cities helps us meet the demand for future job growth while we achieve our environmental goals.</i>	Goal BI-2 To maintain the county's incorporated cities as attractive centers for public and private business activity.
<i>The definition of cities includes older historic settlements are not incorporated. Examples include Ballardsville, Brownsboro, and Centerfield.</i>	Objective BI-2-1 Undertake or support planning for cities that helps to define local design, transportation and land use issues that should be addressed in the development review process.
	1. <i>Facilitate and contribute to the revitalization of cities in the land development regulations.</i>
	Objective BI-2-2 Protect and enhance the historic character of the cities.
<i>Preservation and revitalization strategies should include an economic development component.</i>	1. <i>Develop and adopt master plans with preservation and revitalization strategies for all cities and historically significant sites. Ensure that master plans and strategies are consistent with the goals and objectives of the Comprehensive Plan.</i>
	2. <i>Ensure that area master plans address commercial growth in cities.</i>
	Objective BI-2-3 Improve the physical appearance of the cities.
	1. <i>Develop design guidelines for development and re-development in cities that address appropriate setbacks, signage, landscaping, street trees, sidewalks, lighting, utilities, street furnishings, building facades, awnings and maintenance standards.</i>

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	<p>Goal BI-3 To support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base.</p>
	<p>Objective BI-3-1 Work with the Natural Resource Conservation Service, Farm Bureau and other agencies to identify prime agricultural lands and active farms. Develop strategies to support agriculture.</p>
<p><i>Open space or conservation developments allow landowners to develop a portion of their property while maintaining all or some of the land for agricultural use.</i></p>	<p>1. <i>Reduce land use burdens on agricultural land and encourage the use of development types that preserve large useable agricultural areas.</i></p>
	<p>2. <i>Support land development options that retain agriculture opportunities, preserve farms, forests and open space.</i></p>
<p><i>Development standards should address vegetative buffers and traffic patterns.</i></p>	<p>3. <i>Develop planning and zoning standards that reduce potential conflicts arising from the proximity of adjacent residential development.</i></p>
<p><i>Examples include rural resorts, corporate retreats or similar uses. These types of uses should not negatively affect the quality of public services, facilities and roads.</i></p>	<p>4. <i>Develop planning and zoning standards that permit diversity and flexibility and provide for low intensity rural land uses.</i></p>
	<p>5. <i>Develop alternative planning and zoning standards for housing farm laborers.</i></p>
	<p>6. <i>Develop planning and zoning standards that support the continuation, operation and expansion of the equestrian industry.</i></p>