

COMMUNITY PLANNING & ZONING

Kentucky Watershed Academy Urban Partners
Series

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Engineer*





OVERVIEW

1. What do planners do?
2. Planning and Zoning and water quality
3. Developers, engineers, contractors,
and local government
4. Zoning and development regulations
5. Community involvement for change

1. WHAT DO PLANNERS DO?

A Vision for the Community

“The goal of planning is to maximize the health, safety, and economic well-being of all people living in our communities.”

American Planning Association



1. WHAT DO PLANNERS DO?

- Implement zoning and development regulations in adherence to the community's goals and objectives as documented in the **Comprehensive Plan**.
- **KRS100 - Enabling Legislation**
 - 'Plan before you change'
 - Planning units may be city, county, joint or regional
 - Not all have a planning unit

KRS 100: LEGISLATION OVERVIEW

100.113-131 – Planning Units

100.133-182 – Planning Commission

100.183-200 – Comprehensive Plan

100.201-216 – Land Use Management

100.217-271 – Board of Adjustment

100.273-292 – Subdivision Management

100.293-310 – Map for Planning Unit

100.311-367 – Miscellaneous Provisions

100.3681-400 – Recording of Land Use Restrictions

100.401-980 – Binding Element Enforcement Act

...

100.991 - Penalties

1. WHAT DO PLANNERS DO?

Organization:

- **Planning Commission** (Citizen board, Public viewpoint – required)
 - Planning Department (Staff)
 - Engineering
 - GIS Technicians
 - Network with various government departments and committees



NORTH SCOTT COUNTY
Bike Routes



PLANNING COMMISSION

Role

- Advise the local government on zoning
- Review land use regulation, and community development
- Evaluate land use and development issues in both the short and long-term
- Prepare the **Comprehensive Plan**
 - Big Picture Exercise
 - Forward Looking - Vision for the community
 - Goals and Objectives
 - Text and Maps

THE COMPREHENSIVE PLAN

Kentucky Revised Statutes – Chapter 100

- 5 elements are required in a comprehensive plan:
 - Goals and Objectives
 - Land Use
 - Transportation
 - Community Facilities
 - Military Installations
- Required research includes:
 - Population/demographic information
 - Economic survey and analysis
 - Land Use
 - Additional research as needed

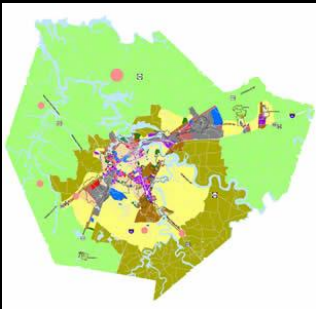


THE COMPREHENSIVE PLAN

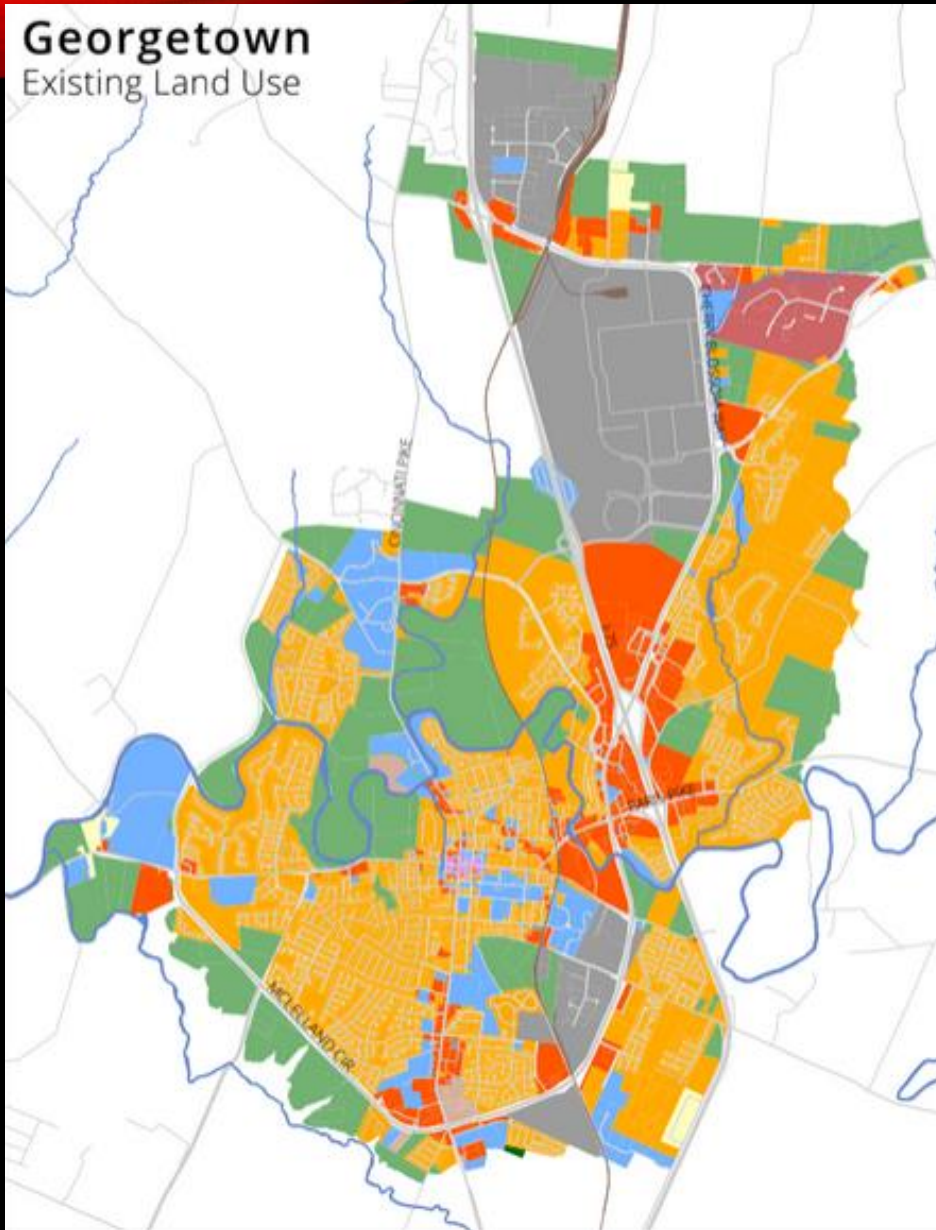
- Committees of Community Volunteers provide input

Various Committees:

- Land Use
- Infrastructure and Public Facilities
- Agriculture and Environment
- Economic Growth
- Heritage and Urban Form
- Human Services and Community Building



Georgetown
Existing Land Use



Existing Land Use

VS

Zoning Map

VS

Future Land Use Map

1. WHAT DO PLANNERS DO?

CURRENT: IMPLEMENT LAND USE REGULATIONS GUIDED BY GOALS AND OBJECTIVES OF COMPREHENSIVE PLAN

- **ordinances:** land use regulations that include;
 - Zoning, Subdivision and Development Regulations, Landscaping and Land Use buffers, Sign Regulations, Environmentally Sensitive Land Use, etc
- **Zoning Ordinance** - establishes baseline rules tied to map
 - Regulate Type and Intensity of Development
- **Subdivision and Development Regulations**
 - How things are built – Roads and public facilities, utilities, stormwater management and water quality
 - Other Specialty Regulations

PLANNING OFFICE OVERVIEW

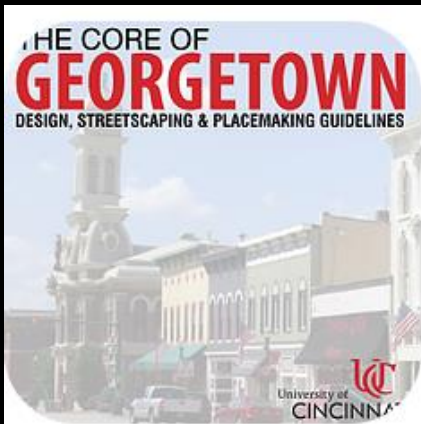
Current Planning.

- Amend or Draft new Land Use Regulation
- Review new development proposals
- Staff Boards and Commissions (Board of Adjustment)
- Coordinate with local, state regional and federal agencies on planning related issues
- Write and manage grants for planning and infrastructure
- Daily Zoning Ordinance administration

PLANNING OFFICE OVERVIEW

Long Range Planning.

- Guide periodic update of Comprehensive Plan (5 years)
- Provide land use and demographic research to support Comprehensive Plan update.
- Complete small area studies (20 year)



2. PLANNING AND ZONING AND WATER QUALITY

How does planning and zoning effect water quality?

- Guides and regulates Land Use Decisions
- Helps provide enforcement of local regulations and adherence to other state and federal regulations effecting WQ
- Creation of new regulations affecting development requirements impact to Water Quality

Common ordinances affecting water quality

- Zoning
- Floodplain/flood damage prevention
- Landscape requirements
- Environmental sensitive areas protection
- Stormwater management

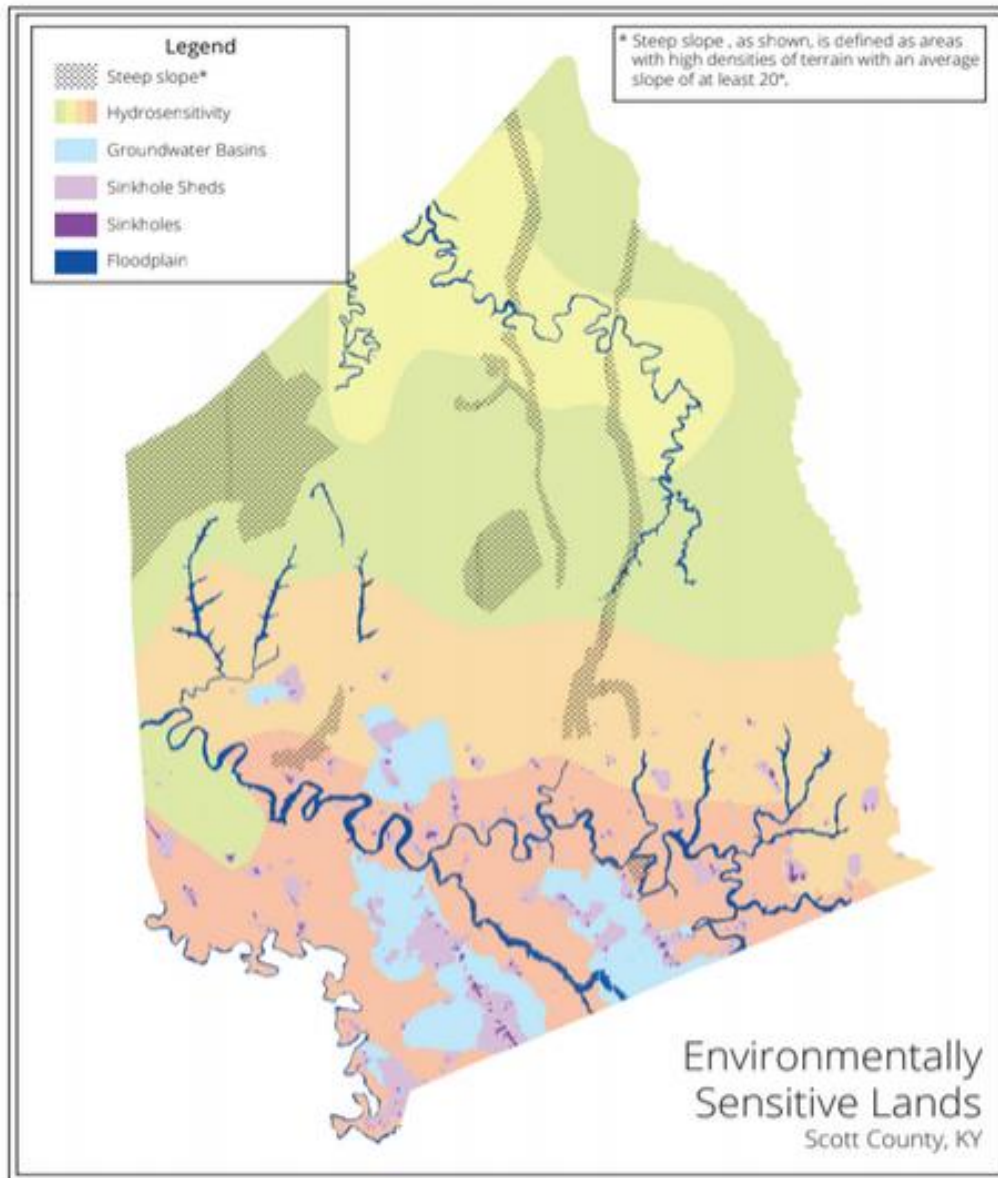


Figure 93. Environmentally Sensitive Lands in Scott County

Priority Action Item

Action Item No. 31: Amend the Zoning Map to indicate Conservation, C-1, zoning designation for all creek corridors and floodplain areas.

Supports Goals: CF 3, HE 2, EN 1, EN 4, EN 5

Timeline: Medium, 3-5 years

This Action Item works to protect floodplains through zoning. For example, all creek conservation corridors, which include floodplains and riparian areas, should be included in the C-1 Conservation zone.

Objective EN 4.2 states that all creek conservation corridors in any area proposed for development should be rezoned to the C-1 Conservation district at the time of development. Alternatively, the Cities and County could pursue a county-wide rezoning effort, or implement past efforts at such a measure, to ensure that all floodplain area is zoned to the C-1 designation.

For further detail about these and other Action Items, see Chapter 9: Implementation.

The Greenbelt

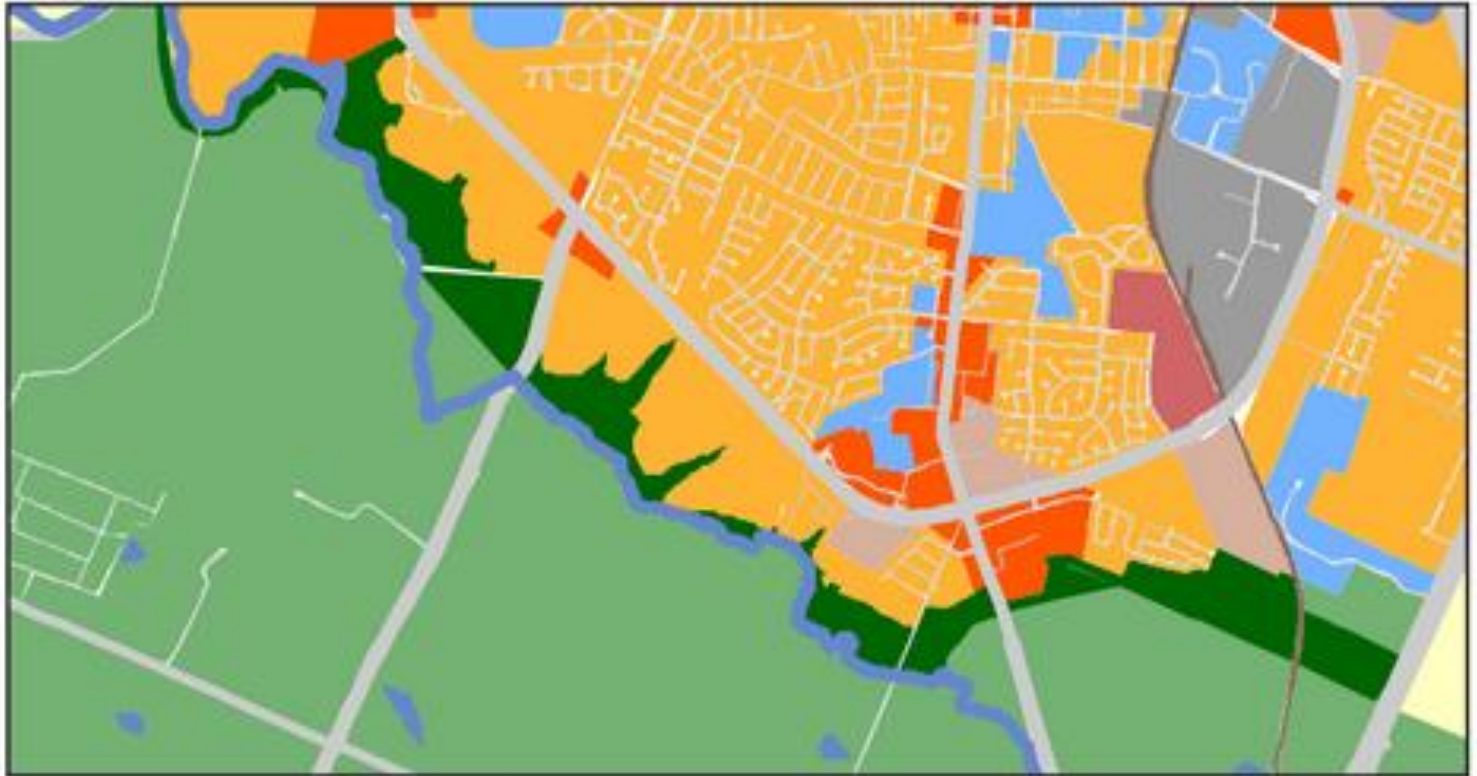


Figure 52. The Greenbelt

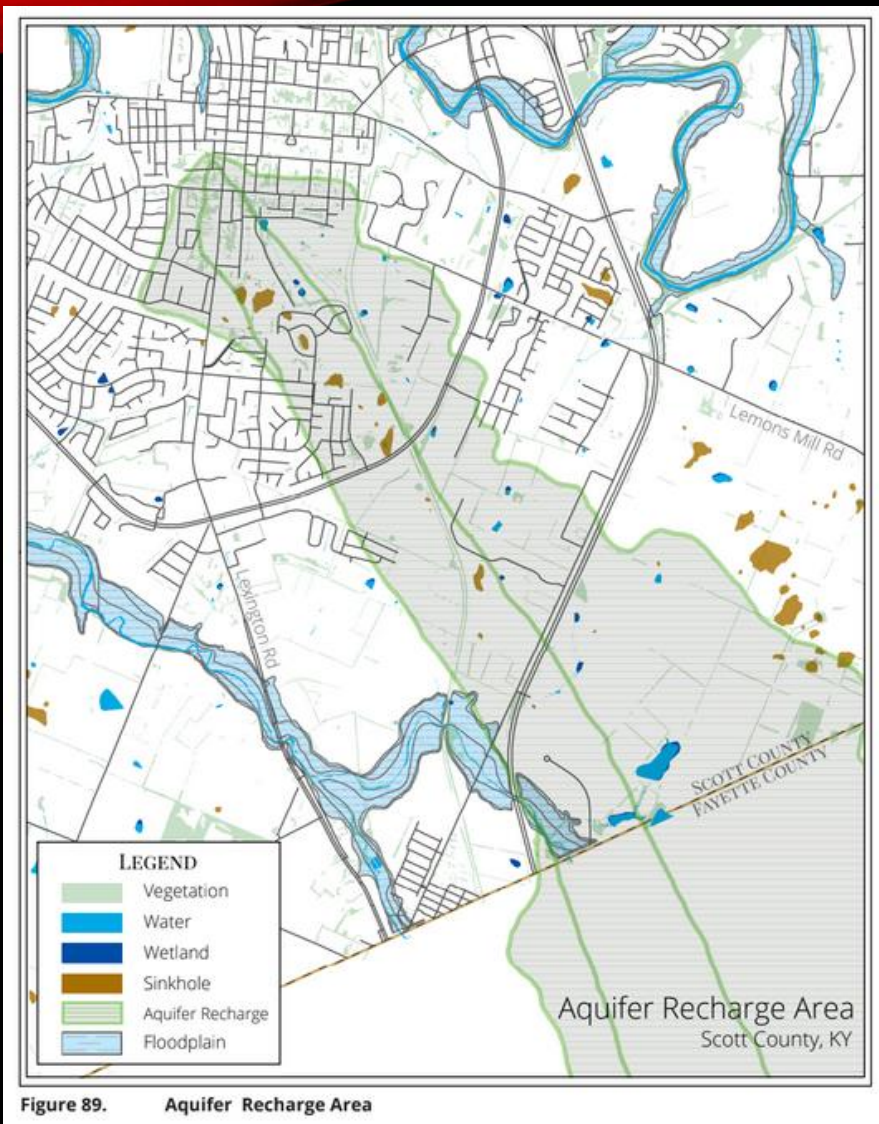


Figure 89. Aquifer Recharge Area

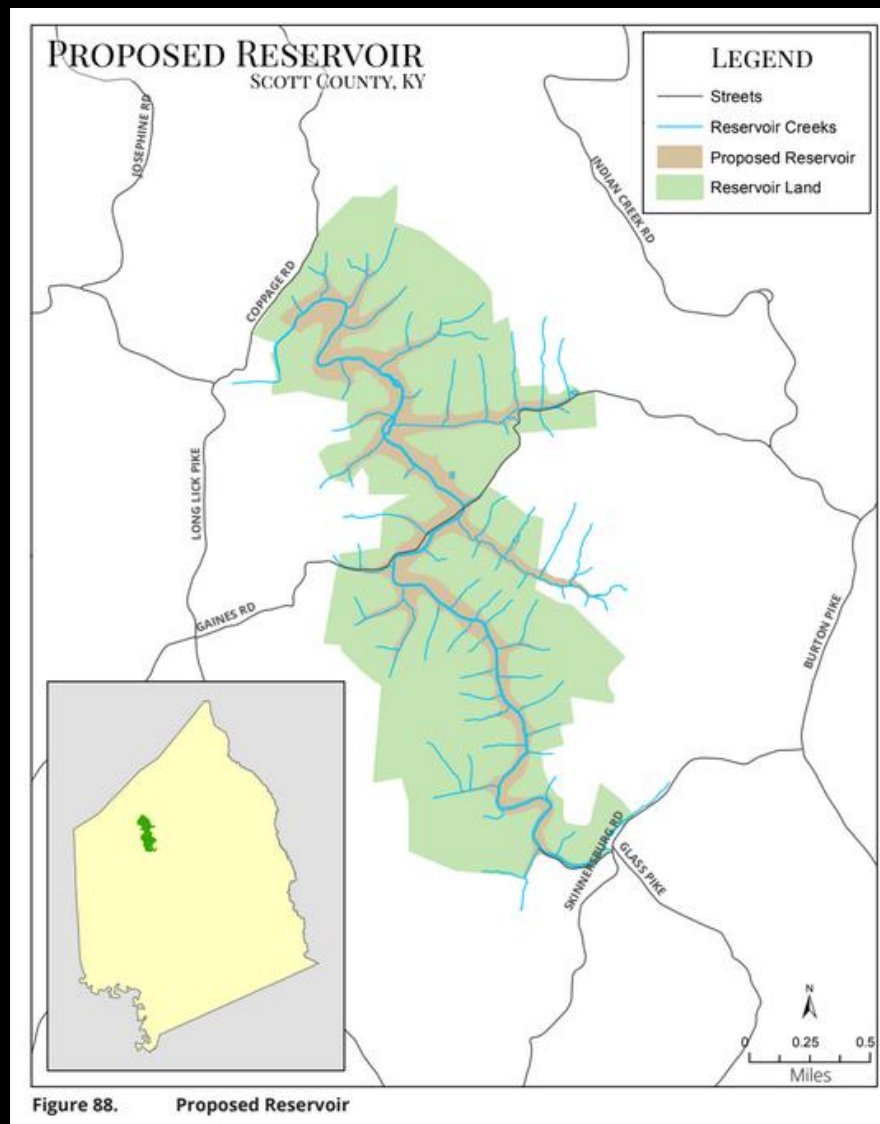


Figure 88. Proposed Reservoir

3. DEVELOPERS, ENGINEERS, CONTRACTORS, AND LOCAL GOVERNMENT

Development Process Overview

Pre-Design/Planning

- **Developer/Engineer** determine best project and work with **Local government** to obtain Preliminary Approval

Permitting/Design

- **Developer/Engineer** coordinate permit and plan review process for construction of infrastructure, and stream/floodplain impacts with **Local Government**.

Project Construction

- **Contractor** Installs and maintain BMPs.
- **Engineer** to inspect conformance to Engineering design
- **Local government** review site and provide final certificates.



3. DEVELOPERS, ENGINEERS, CONTRACTORS, AND LOCAL GOVERNMENT

Motivations of Responsible Parties in Development Process

Developers – Best land use for greatest return on investment. May be the greatest need (demand) or most intense use of property.

Engineers – Most efficient design for safety and practicality within developer's budget.

Contractors – Provide acceptable project, on time, lowest cost. Balance the Cost – Quality – Time equation.

Local Government – Best project to provide for community needs and welfare. Balance future revenues and service cost.

Why Not More Green Infrastructure?

Developers:

Increased construction cost and reduction of usable space.

Engineers:

Still not current standard practice. Can require additional time in design and unknown factors, adds cost to a development.

- **Development practices only really change when ordinances change**

Development strictly follows the rules that are in place for everyone. Deviation from standard creates uncertainty.

4. ORDINANCE DEVELOPMENT

Why does a community decide to adopt water quality / quantity ordinances?

1. Meet higher standards from a state or federal level
 - Clean Water Act-Water Quality Standards
 - National Flood Insurance Program
2. Address past problems/issues brought to attention from public affected by development.
 - Flooding
 - Erosion control issues
 - Loss of recreational/other use of waterbody
3. Protect important community resources waters from impending threat by development.

4. ORDINANCE DEVELOPMENT

1. Comprehensive Plan

Change must first be supported by latest Comprehensive Plan Goals and Objectives

2. Community feedback

- 1) Form Committee
- 2) Public Hearings
- 3) Community Survey

3. Government Adoption

Present to government body for vote of support and/or approval



4. ORDINANCE DEVELOPMENT

Community feedback

1. Form Committee

- Broad-based
- Educated on proposed change
- Community Voice

2. Public Hearings

- Advertise
- Sufficient info to generate (positive) response
- Sufficient background education on proposal
- Allow for all sides to express opinion
- May take multiple hearings

4. ORDINANCE DEVELOPMENT

Challenges of passing a local water quality / quantity ordinance.

- Opposition to change by land holders, developers, design community
- Overcoming negative public sentiment
- Obtaining community interest and support
- Justifying a need for change, future benefit vs added cost to build and maintain

CASE STUDY: GEORGETOWN AND TOYOTA PLANT

Toyota Plant - 1985

- Set example by
 - minimal environmental impact of development
 - high environmental standards

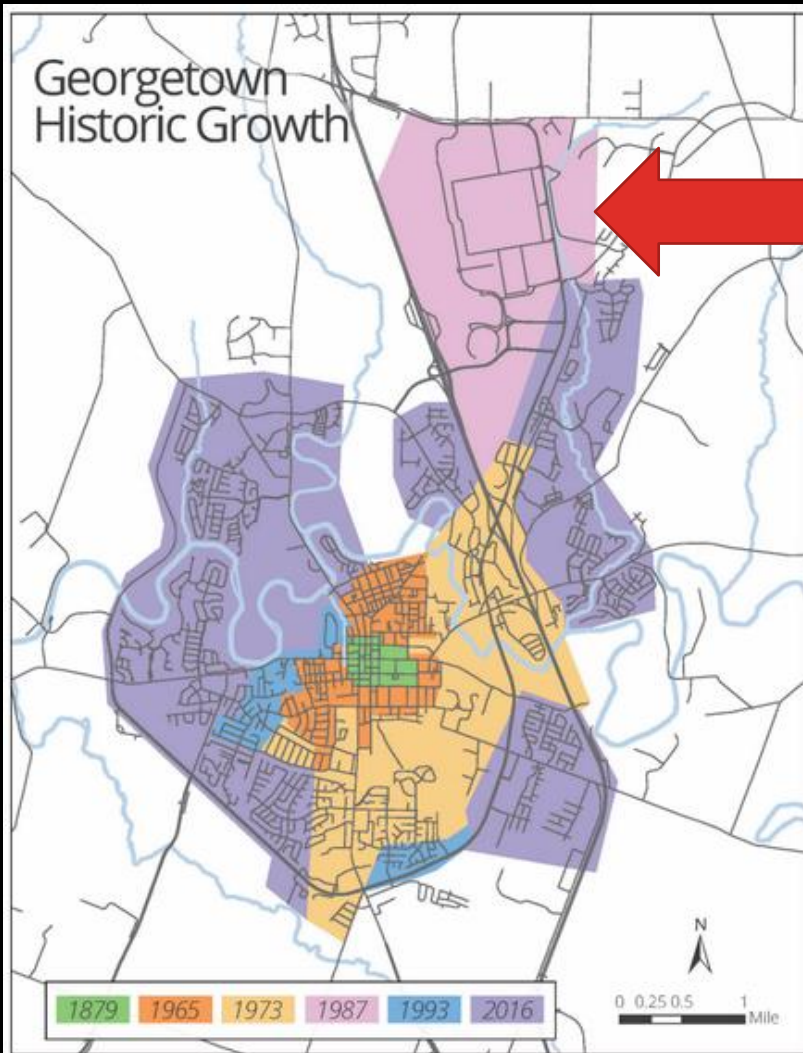


Figure 24. Map of Georgetown's Historic Growth, Generalized Boundaries

CASE STUDY: GEORGETOWN AND TOYOTA PLANT



Late 90's – Community Responds

- Development Pressure
- Georgetown decides higher standards are necessary
- New stormwater controls ordinance
 - Quantity – Quality - Infiltration
- Toyota provided support
 - Committee involvement
 - Example of real development

WATERSHED COORDINATORS AND PLANNING

Best ways to affect change in their community?

1. Become involved in the **Comprehensive Plan** review every 5 years.
2. Make contact with **Planning staff** and follow **Planning Commission** hearings to be aware of new development and regulation changes in the community.
3. Share water quality testing results and/or need for potential projects within the waterbodies of the community with **Planning staff**.

QUESTIONS?

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