

**Chapter 3**  
**Statement of Goals & Objectives**

## Chapter 3: Statement of Goals & Objectives

---

### Vision Statement

Encourage quality, planned, and orderly growth that maintains the community's small-town atmosphere and exceptional quality of life, that protects its rural character, environment, and recreational, tourist, historic, cultural, scenic, and natural resources, and that is served by adequate public facilities and services.

### Goals & Objectives

#### I. General Land Development

##### Goals:

- A. Provide for planned and orderly growth to protect land from premature or unsuitable development and enhance the quality of life in the community.

##### Objectives:

- (1) Guide development to existing developed areas and in centralized compact patterns to avoid decentralized scattered ("leap-frog" and/or "hopscotch") development patterns ("reorientation policy").
  - (2) Ensure the utilization of land in existing developed areas and designated Potential Development Areas (PDAs) already served by adequate infrastructure and discourage scattered development, development at suburban and urban densities beyond the availability of urban services, and uncontrolled development in the Rural and Naturally Sensitive Areas.
  - (3) Ensure compatibility of land uses with existing surrounding development by assessing the level or intensity of development adjacent to the site and surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.
  - (4) Ensure suitability of land uses by assessing availability of public infrastructure and services.
  - (5) Protect the community's recreational, tourist, historic, cultural, scenic, and natural resources and areas by incorporating these areas into site design and development and by minimizing adverse impacts affecting the surrounding landscape of these areas.
  - (6) Preserve the integrity of the Rural and Naturally Sensitive Areas by guiding development to occur only in areas appropriately zoned or designated as Urban, Suburban, Villages, Hamlets, or Crossroads.
  - (7) Protect the rural character of the county by preserving viewsheds and rural and scenic areas.
  - (8) Minimize road frontage ("piano-key") developments along existing roadways to prevent interruptions of rural viewsheds.
- B. Promote the rehabilitation, preservation, and adaptive reuse of the community's old and historic buildings, sites, and districts through a comprehensive preservation planning process.

##### Objectives:

- (1) Review land use changes and new developments to ensure that historic structures, sites, and districts are preserved and protected from adverse impacts.
  - (2) Support the productive use of historic structures, sites, and districts through private ownership and rehabilitation and preservation actions.
  - (3) Support local programs promoting and encouraging the tourism potential of local historic sites and landmarks.
- C. Promote and support regional planning coordination.

##### Objectives:

- (1) Participate in regional partnerships addressing land use, transportation, resource management, and related issues and opportunities of mutual interest.

## Chapter 3: Statement of Goals & Objectives

---

### II. Residential Development

#### Goal:

- A. Guide residential development to existing developed areas and ensure that residential developments are compatible with surrounding areas and are served with adequate public facilities and services.

#### Objectives:

- (1) Guide residential growth based on the following distribution over the next 25 years: 45 percent in the Urban area, 30 percent in the Suburban area, 15 percent in the Rural and Naturally Sensitive Areas, 5 percent in all Towns, 2.5 percent in all Villages, and 2.5 percent in all Hamlets and Crossroad Settlements (“reorientation policy”).
- (2) Discourage residential development that is scattered, is not within existing developed areas, and is not served by adequate facilities and services.
- (3) Ensure quality and orderly planning, design, and development of residential developments and ensure compatibility with surrounding developments by assessing the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.
- (4) Where possible, encourage conservation design subdivisions over conventional subdivisions in the Outer Urban and Suburban Residential Neighborhoods as they afford greater design flexibility and ensure compact residential developments with quality open space and common areas and efficient public infrastructure and services.
- (5) Accommodate diverse solutions to providing safe and decent housing for all residents.
- (6) Support the stability of existing neighborhoods and protect existing residential areas from encroachment of incompatible professional office, commercial, and industrial uses.
- (7) Support appropriate compatible revitalization and infill development in blighted and deteriorated residential areas.

### III. Commercial Development

#### Goals:

- A. Guide commercial development to existing developed areas and ensure that commercial developments are compatible with the surrounding area and are served by adequate public facilities and services.

#### Objectives:

- (1) Guide commercial uses and developments to existing developed areas within the Urban commercial centers, Urban or Town central business districts and commercial centers, Village commercial centers, Hamlet and Crossroads neighborhood business districts (“reorientation policy”).
- (2) Avoid strip commercial development along major traffic corridors and isolated, spot commercial areas, unless specifically designated in the Future Land Use Plan.
- (3) Ensure compatibility of commercial developments with existing and future surrounding development by assessing the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.
- (4) Protect existing residential neighborhoods from encroaching professional office, commercial, and industrial uses.
- (5) Ensure effective buffering between commercial and residential areas.

## Chapter 3: Statement of Goals & Objectives

---

- B. Promote the preservation, rehabilitation, and sustainability of the central business districts of Bardstown, Bloomfield, Fairfield, and New Haven as activity centers.

**Objectives:**

- (1) Support compatible and appropriate mixed use development, infill development, and adaptive reuse within central business districts.
- (2) Develop adequate circulation systems within the downtown areas to encourage pedestrian movement while minimizing pass-through vehicular traffic.
- (3) Develop off-street parking areas within the downtown areas and within adequate walking distance of downtown activity centers.

### IV. Industrial Development

**Goal:**

- A. Guide industrial growth to existing developed areas and ensure that industrial developments are compatible with the surrounding area and are served by adequate public facilities and services.

**Objectives:**

- (1) Guide industrial uses and developments to existing developed areas within the Urban and Town Industrial Centers (“reorientation policy”).
- (2) Ensure compatibility of new or expanded industrial developments with surrounding areas by assessing the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, availability of public services, and proximity to more restrictive existing uses.
- (3) Ensure mitigation of potentially adverse impacts of industrial developments on both existing and future surrounding development.
- (4) Encourage revitalization and reuse of currently unused or underutilized structures, sites, and infrastructure in appropriately located areas.
- (5) Coordinate industrial growth with various local agencies and organizations and seek regional coordination and interaction between agencies and areas with shared interests.

### V. Transportation

**Goal:**

- A. Provide for a well-planned and coordinated transportation system that is safe, cost effective, and efficient for the movement of goods and people.

**Objectives:**

- (1) Maintain an adequate level of service of thoroughfares to optimize traffic flow and circulation, improve pedestrian safety, and reduce traffic conflicts.
- (2) Minimize road frontage (“piano-key”) development patterns along existing roadways to maintain the traffic flow, safety, and appearance of arterial and collectors.
- (3) Coordinate development with transportation improvements, and encourage connectivity between developments, extension of dead-end streets, loop streets, and widening of existing substandard thoroughfares to facilitate proper traffic circulation.
- (4) Coordinate state and local roadway plans with other modes of transportation, including but not limited to pedestrian and bicycle, to comprehensively address mobility issues and needs.
- (5) Provide for coordination with existing and proposed transportation network by preserving rights-of-way for future roadways and greenways and trails as set forth in the Community Facilities and Transportation Plans.
- (6) Guide design and construction of improvements and developments along major traffic corridors to maintain the community character and gateways.

## **Chapter 3: Statement of Goals & Objectives**

---

### **VI. Community Facilities**

#### **Goal:**

- A. Ensure that existing and new developments have adequate level of public services and facilities, including but not limited to water, sewer, solid waste, fire and police protection, emergency services, health services, parks and recreation, schools, and historical and cultural activities, and that these public facilities are provided in an orderly and efficient manner.

#### **Objectives:**

- (1) Ensure that all future land uses are served by available and adequate community facilities by utilizing the development review process to evaluate availability and adequacy of existing and proposed community facilities and services.
- (2) Incorporate recreational and community facilities into developments to afford active living alternatives for residents.
- (3) Maintain and use existing community facilities when appropriate, and encourage new community facilities to accommodate the public need.
- (4) Coordinate land use planning with capital improvements planning and encourage improvement and upgrading of public facilities in a logical and cost-effective manner.
- (5) Coordinate land-use planning, development review, and school facility planning to encourage compatible siting of new school facilities.

### **VII. Environmental Protection & Natural Resources Conservation**

#### **Goal:**

- A. Promote the conservation and protection of the community's unique natural resources and "environmentally sensitive areas," such as steep slopes, knobs, wetlands, floodplains, karst features (sinkholes and rock outcroppings), areas of unsuitable soils, blue line streams, Rolling Fork and Beech Fork Rivers, groundwater recharge or wellhead protection zones, and other scenic, geological, and biological sites.

#### **Objectives:**

- (1) Protect sensitive natural resources and unique areas from the effects of incompatible development through evaluation of physical factors identified in this Plan as part of the site review process.
- (2) Incorporate existing topography and vegetation into site design and development to preserve the existing character of the land.
- (3) Protect the knob areas within the designated Naturally Sensitive Community Character Area and undertake careful review and monitoring of proposed developments to maintain the environmental and scenic integrity of these areas.
- (4) Study, monitor, and protect watersheds and ensure quality and quantity of stormwater runoff to prevent flooding and erosion and promote wildlife habitat.
- (5) Utilize conservation design subdivisions to preserve rural character, open space, and agriculture.
- (6) Utilize areas possessing unique environmental characteristics for passive or active recreational areas or appropriately incorporate these sensitive areas into development design.