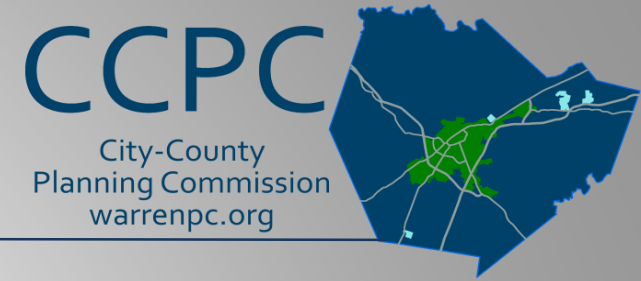


# Planning & Zoning Basics



**CED Summit**  
**January 31, 2023**

# What is Planning & Zoning?



- **Planning**

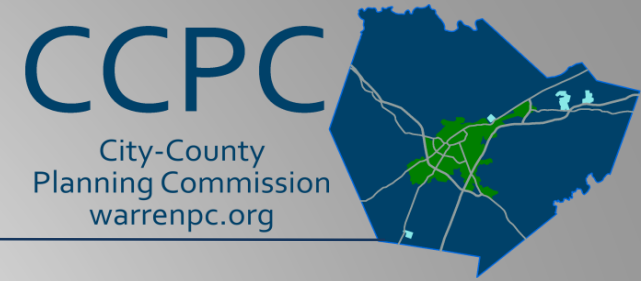
- Maximize the **health, safety,** and economic **well-being** of all people living in our communities.
- How we can move around our community, how we can attract and retain thriving businesses, where we want to live, and opportunities for recreation.

- **Zoning**

- Zoning is a **tool to achieve desired goals outlined in the planning process.** It divides land into zones, each of which has a set of regulations for new development that differs from other zones.
- Zones may be defined for a single use (e.g. residential, industrial), they may combine several compatible activities by use, or may govern the density, size and shape of allowed buildings or lots. These rules for each zone determine whether a given development may be granted.

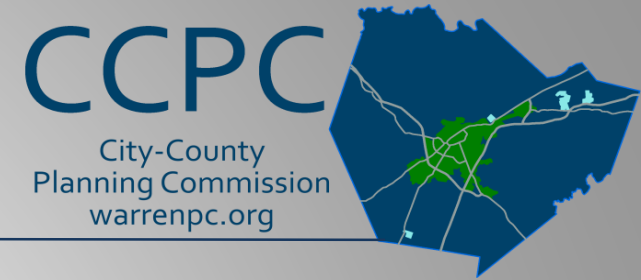
# Benefits of Planning

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- **Improved Quality of Life**
  - Framework for growth
- **Creates Lasting Value for the Community**
  - Helps protect community identity and values over time
- **Less Environmental Impact from Development**
  - Traffic, ease of mobility, farmland, natural areas
- **Better Economy of Scale and Resource Utilization**
  - Infrastructure that lasts
  - Provides focus and priorities for staff and elected officials
- **More Efficient Problem Solving**
- **Creates a Structured Process for Public Input**

# KRS 100.183 - .197 Comprehensive Plan



- **Comprehensive Plan is required with formation of a Planning Unit**
  - Independent – individual city or county fiscal court
  - Joint – city or cities or county together
  - Regional – multiple jurisdictions / multiple counties
- **Research requirements for comprehensive plan:**
  - Population and population projections
  - Economic survey of major public and private businesses and business activity
  - Community needs for land and building use, transportation and community facilities
  - Any other background information the planning commission feels is necessary
- **Notification of adjacent jurisdictions is required**

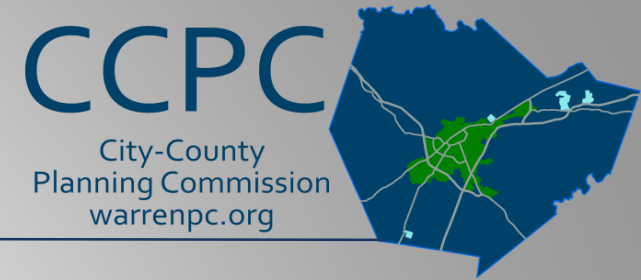
## Required Elements – Kentucky Revised Statutes (Update Every 5 Years)

<u>Element</u>		<u>Required Approval</u>
Goals & Objectives	➔	All Legislative Bodies
Community Facilities	➔	Planning Commission
Transportation Plan	➔	Planning Commission
Land Use Plan	➔	Planning Commission
Additional Elements	➔	Planning Commission

We also have Housing, Natural Resources and  
Economic Development Elements

# Pros of Zoning

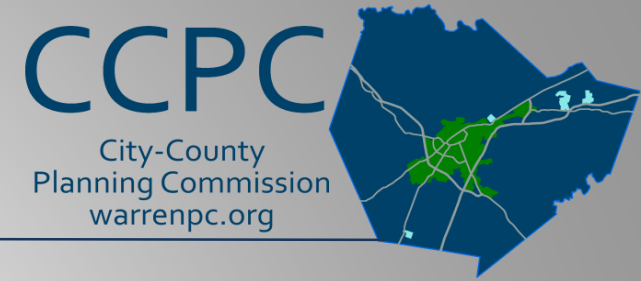
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- Gives the community some control over its land uses, appearance, and quality of life in the future.
- Protect and enhance property values.
- Help to implement the community goals and objectives of a comprehensive plan.
- Conserve existing neighborhoods and structures.
- Prevent the mixing of incompatible land uses (such as erotic dance clubs and schools).
- Allow potential nuisance uses to be located away from residential neighborhoods or other sensitive areas.
- Protect recreational areas and open space.

# Cons of Zoning

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- Requires that all involved property owners relinquish some of their individual property freedoms for the common good.
- Discourage some development in some locations.
- Can increase the cost of building new structures.
- Work against historic mixed use neighborhoods in older communities.
- To a certain extent, zoning limits the development potential of previously existing land uses and structures that do not conform with the zoning's standards.
- Properly enforcing a zoning ordinance involves a long-term commitment to a certain level of community resources.

- **Development Standards**

- Rules that control the scale of future development

- Minimum Lot Area and/or Width
- Lot Coverage
- Setbacks
- Maximum Building Height
- Parking, Landscaping, Signage

- Adjustments can be made to development standards in special cases



- **Variance**

- A departure from the dimensional terms of the Zoning Ordinance pertaining to the height, width or location of structures.
- What types of situations warrant a variance request?
  - Exceptionally narrow, shallow or uniquely shaped lots
  - Exceptional topographic conditions or other extraordinary situation on a piece of property would cause practical difficulties to or undue hardship on the property owner.

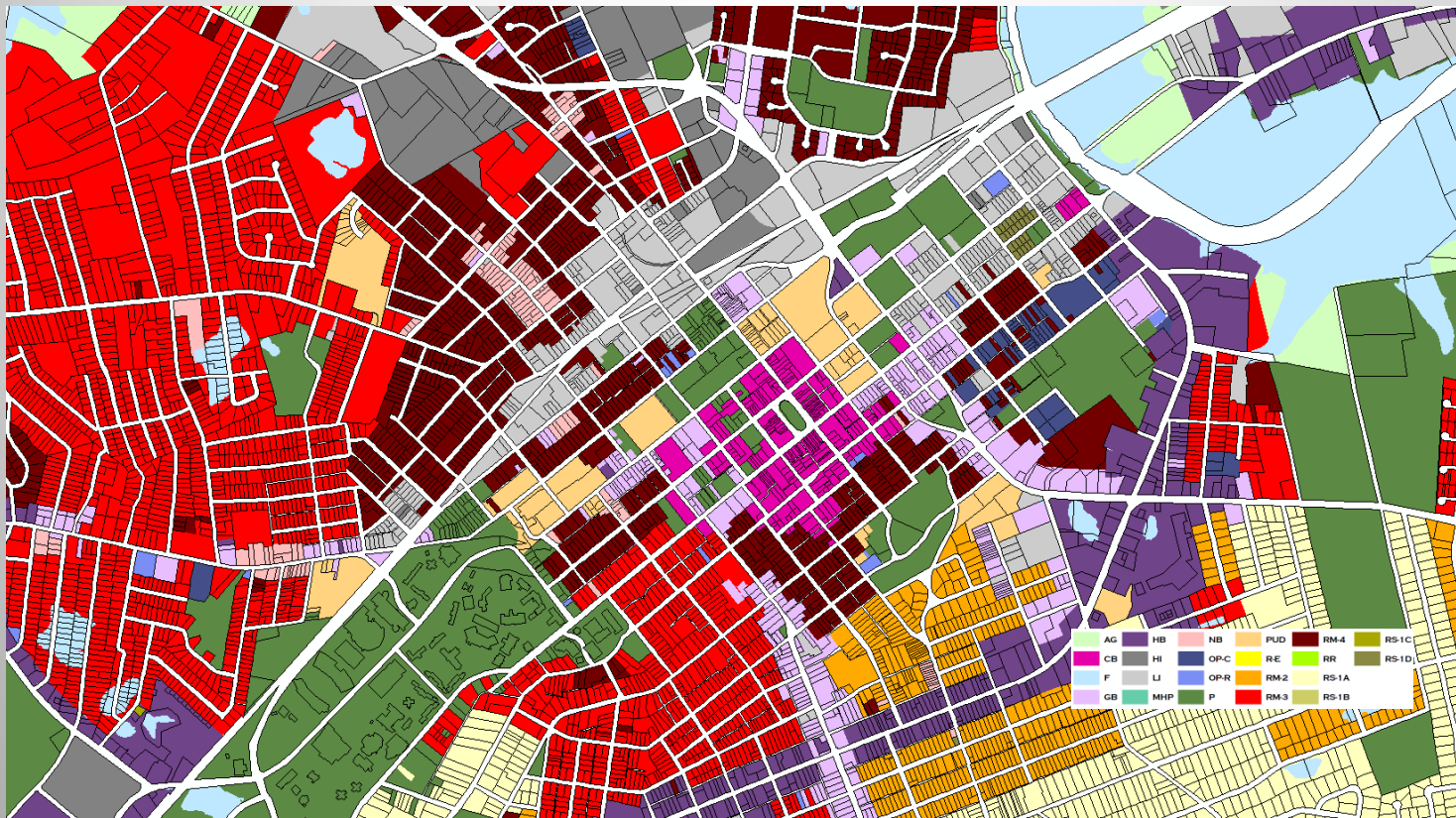
- **100.203 – Content of regulations**

- Shall make provisions for variances, conditional uses, and nonconforming uses
- May require a development plan
- May require that substantial construction begin within a specified time (not less than 1 year) or zone can revert back to original designation after a public hearing
- Shall have a zoning map
- Land used for agriculture shall have no regulations except:
  - Setbacks, no structures in Floodway/Floodplain, Dwellings, Conditional Uses

# Zoning Basics

- Zoning Map

– Identifies areas in the community where different use types are permitted and helps determine the specific development standards that apply.

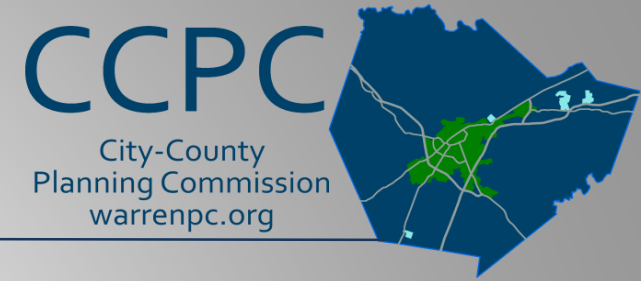


- **Notice of hearing on map amendments**
  - KRS 424 requirements must be met
    - Notice published in the largest circulating newspaper
    - Public notice must be between 7-21 days before hearing
    - Notice must include time, place and purpose of hearing
    - Notice can be published by applicant or government official
    - Proof of publication must be provided in the form of an affidavit
    - Failure to follow KRS 424 – shall be voidable by circuit court and can result in a \$50-\$500 fine

- **Notice of hearing on map amendments**
  - KRS 100.214 additional notice requirements
    - Sign posted on the property at least 14 days prior to hearing
      - Zoning Change words must be at least 3" in height
      - Time, place, and date of hearing at least 1" in height
      - Sign must be durable material and shall state the phone number of the commission
    - First class mail notification at least 14 days prior to hearing to directly adjacent property owners
      - Notice not required for people 500' or more away
      - PVA records may be relied upon for ownership information
    - If a hearing has been scheduled during normal working hours...
      - A petition from 200 or more people can get it rescheduled
      - New notices must be sent out at least 7 days in advance

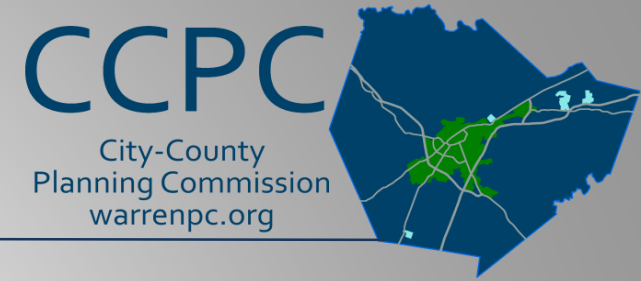
# KRS 100.273 - .292 Subdivision Management

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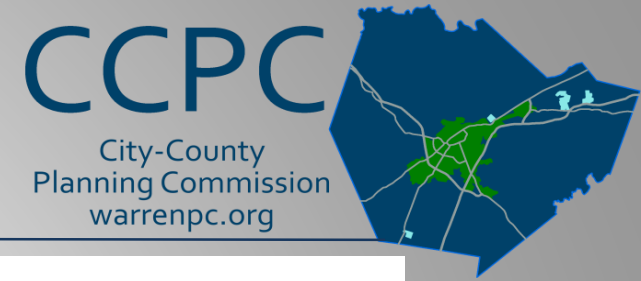
- **KRS 100.273 – Subdivision Regulations**
  - After creation of a Comp Plan, a community can have Subdivision Regulations
  - If there is no Planning Unit then the Fiscal Court can have Subdivision Regulations
- **KRS 100.277 – Commission approval required for subdivisions**
  - Land cannot be subdivided or transferred without a recorded plat
  - Any street or other public ground which has been dedicated shall be accepted for maintenance by the Legislative Body after final plat approval. Any street that has been built in accordance with standards set forth in subdivision regulations or by ordinance shall be automatically accepted 45 days after inspection.
- **KRS 100.292 – Land sold in violation**
  - Must file a plat for a legal / clean transfer of property

# Warren County



- Slow steady growth from 1800's to WWII
- After WWII Warren County experienced 50% growth over a 10 year period
- Population keeps increasing
  - 1990's – 16,000 person increase
  - 2000's – 20,000 person increase
  - **2020 Census – 32,513 person increase**
- **2050 Projection – 209,297 (74,743 person increase) 2<sup>nd</sup> only to Fayette County in number of people added**
- **Would surpass Kenton & Boone Counties to be 3<sup>rd</sup> most populated**

# Warren County Projections



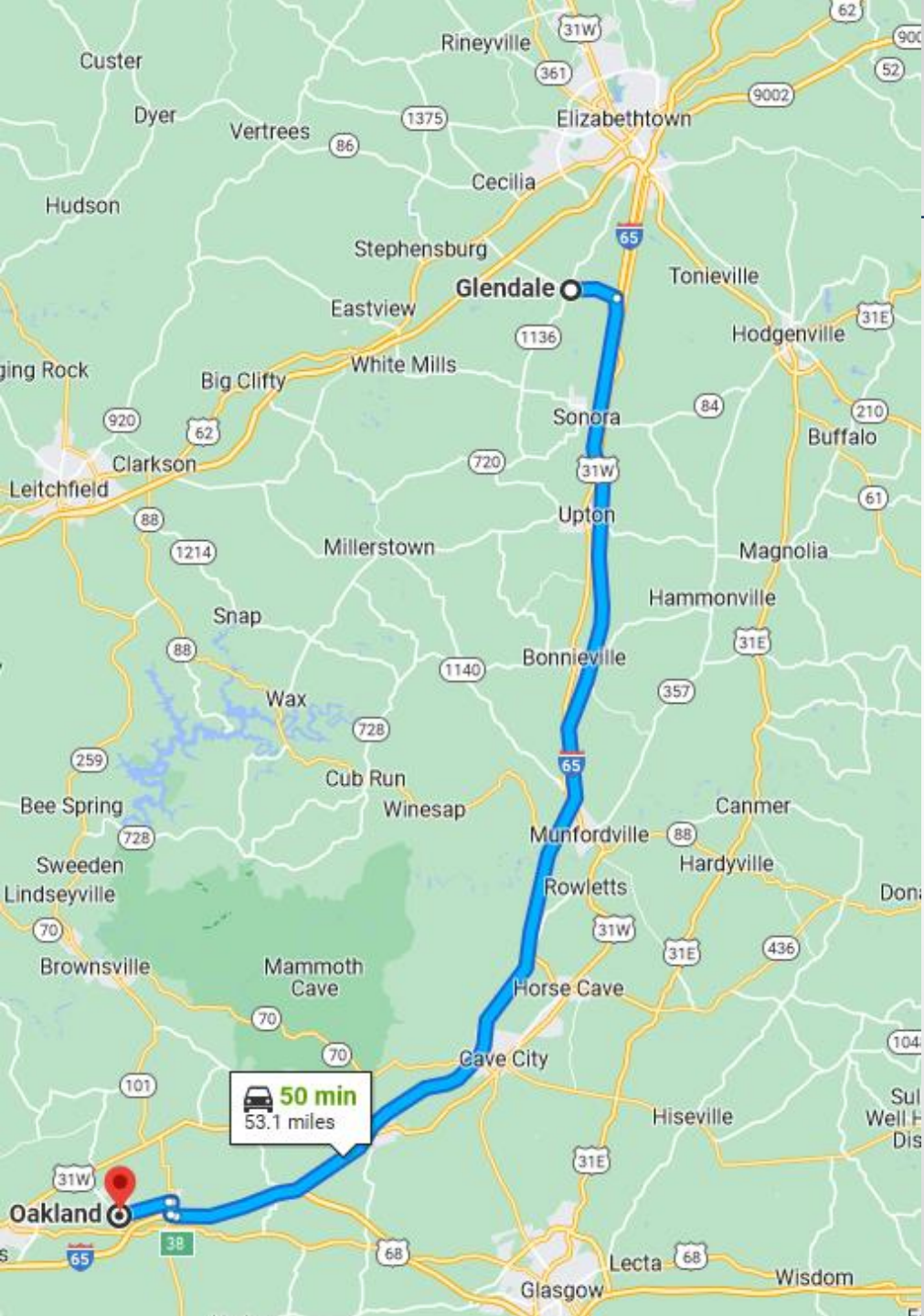
	Population Projections							
	2010	2020	2025	2030	2035	2040	2045	2050
Total Population	113,792	134,554	145,701	156,715	168,303	181,295	194,531	209,297
Population in Households	107,582	128,673	139,250	150,204	161,732	174,663	187,837	202,541
Population in Group Quarters	6,210	5,881	6,451	6,511	6,571	6,632	6,694	6,756
Households	43,674	51,441	55,724	60,456	65,289	70,299	75,559	81,231
Mean Household Size	2.46	2.50	2.50	2.48	2.48	2.48	2.49	2.49

Note: HH=Household, GQ=Group Quarters

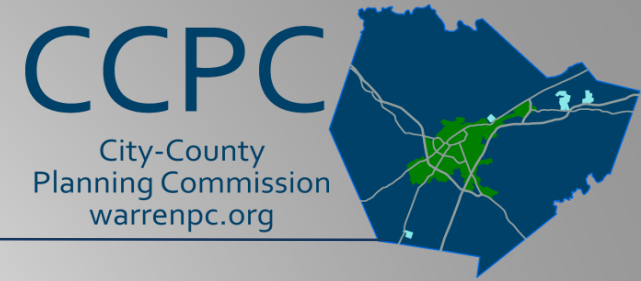
Population Change (2010-2020)	
Percent Change	18.2%
Numeric Change	20,762
Natural Increase	6,306
Net Migration	14,457
Percent Change (2000-2010)	23.0%

- Population is projected to increase by 2,000 - 2,500 people every year
- Number of households is projected at 30,000 more in 30 years
- Household size is expected to remain about the same





# Oakland to Glendale



- **Need to think BE vs AE & BBO vs ABO**
  - Households needed?
- **50 minutes or 53.1 miles**
  - 1/2 of that is 26 miles or 25 to 30 minutes
  - Munfordville is exactly halfway
- **Housing**
  - Average Home Price (Jan., 2023 Zillow)
    - Bowling Green – \$252,799 (up 15.3%)
    - Elizabethtown – \$248,258 (up 11.9%)
    - Munfordville – \$145,860 (up 14%)

# We Are All In This Together?

**QUESTIONS or  
COMMENTS?**

