

## CHAPTER ONE

### INTRODUCTION

Kentucky Planning and Zoning Statutes (KRS 100) require that the planning commission of each planning unit prepare a Comprehensive Plan. This plan serves as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. A principal element of the Comprehensive Plan is the establishment of the statement of goals and objectives. This chapter serves as a guide for the preparation of the remaining elements of the plan. In addition, the goals and objectives provide the planning commission and its staff with the direction necessary to prepare a plan that accurately represents the vision and overall goals of the community.

The following statement of goals and objectives is intended to provide direct guidance for decisions made by the planning commission and local legislative bodies as related to future physical development. These statements are presented in two levels of specificity. Goals are very broad and abstract ideals that the community desires. Objectives are more specific and concrete concepts which when achieved contribute to goal attainment. KRS 100.193 requires the planning commission to adopt the goals and objectives and to submit them to the legislative bodies of each governmental unit in the planning area for their adoption. The Henderson City-County Planning Commission, Henderson County Fiscal Court, Henderson and Corydon City Councils have officially adopted the comprehensive plan goals and objectives as follows:

Henderson City-County Planning Commission Adoption: 6/7/05

Henderson County Fiscal Court Adoption: 6/21/05

Henderson City Council Adoption: 7/12/05

**The bold text in the following Goals and Objectives represents additional or alternative language adopted by the Corydon City Council on July 21, 2005. Italicized bold text used for each overall goal, applies to all jurisdictions in Henderson County except where shown in bold text only.**

Corydon City Council Adoption: 7/21/05

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## OVERALL GOAL

*Promote a sustainable natural and man-made environment that balances environmental protection and preservation with the physical, social and economic needs of the population for the long-term benefit of both.*

## ENVIRONMENT

*GOAL: Protect and enhance the quality of the natural environment while permitting appropriate development on suitable lands. Also, to promote the most efficient and reasonable use of the area's physical resources by ensuring that short-term use of the environment will be to the long-range benefit of all.*

## OBJECTIVES:

1. Require appropriate drainage facilities for all new development and significant redevelopment in order to control flooding, erosion and additional post-development runoff.
2. Reduce soil erosion by requiring and enforcing erosion control measures during construction and mining activities.
3. Minimize air, water, soil, light, odor and noise pollution by encouraging the preservation of open spaces, green areas and requiring adequate landscape buffers and berms. When appropriate, require the dedication of green areas.
4. Prevent pollution by upgrading and providing appropriate collection and distribution facilities for the proper treatment and handling of water, storm water, sewage and solid waste.
5. Preserve and protect environmentally sensitive areas by requiring developers to identify and map these areas (i.e. lands containing floodplains, wetlands, karst topography, steep slopes, endangered habitats, wooded and

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scenic areas) during the site planning and zone change processes. Developments that are proposed in any of these areas shall be carefully reviewed to insure that any potentially negative impacts are minimized.

6. Encourage conservation through the reduction, reuse and recycling of solid waste.

7. Recognize and support state and federal environmental regulations.

8. Monitor surface mine activities for compliance with county permit requirements and applicable surface mining regulations.

9 Discourage the development of noise sensitive land uses near major noise generating land uses such as airports, railroads, highways with high traffic counts, heavy industry, etc.

10. Support policies and regulations which prohibit industrial and surface mining activities from discharging pollutants and excess sediment into our groundwater, rivers and ponds.

11. Encourage reclamation efforts that include replacement of the county's hardwood reserves and agricultural lands.

12. Recognize and support all state and federal requirements for the protection of fish and wildlife; especially endangered species.

13. Promote public awareness of the need to protect Henderson County's natural resources.

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## **ECONOMIC DEVELOPMENT**

**GOAL:** *Encourage and promote the development of a stable and diversified economic base that fosters employment opportunities in Henderson County.*

## **COMMERCIAL & SMALL BUSINESS DEVELOPMENT**

**GOAL:** *Encourage and support the development of small businesses. Meet the commercial needs of Henderson County while requiring adequate, attractive and accessible shopping and service areas.*

### **OBJECTIVES:**

1. Encourage small business development, entrepreneurship and growth by providing adequate areas for commercial development and professional offices.
2. Encourage the provision of support services and technical assistance for small businesses and the local workforce through local development agencies.
3. Encourage condensed, high quality commercial development and redevelopment by discouraging sprawl created by linear shopping areas.
4. Encourage the development of commercial locations that are accessible to all segments of the traveling public, including vehicular traffic, pedestrians, cyclists and public transportation.
5. Encourage professional office development as a transition and/or buffer between residential and commercial uses.
6. Encourage the development of well located and designed commercial areas while considering the traffic impact on the local transportation system.

6. **Encourage the development of well located and designed commercial areas and facilities that serve Henderson County's rural communities while considering the traffic impact on the local transportation system.**

7. Encourage high standards for the physical design of commercial areas in order to make them safe, attractive and functional.

8. Encourage the continued operation and expansion of existing commercial facilities that serve Henderson County's rural communities where appropriate and compatible with adjacent land uses.

8. **Encourage the continued operation and expansion of existing commercial areas that serve Henderson County's rural communities where appropriate and compatible with adjacent land uses.**

## ***DOWNTOWN HENDERSON***

***GOAL: Preserve downtown Henderson as the city's central business district and tourist destination.***

### **OBJECTIVES:**

1. Promote the development of a pedestrian friendly atmosphere within the downtown area of Henderson by requiring the maintenance of existing walkways, benches and green spaces and requiring these amenities in all new and infill development.

2. Support local revitalization, redevelopment and promotional efforts in the downtown area.

3. Encourage and require, where possible, the installation of additional off-street parking and redevelopment of existing parking areas in order to enhance commercial and tourist activities in downtown Henderson. Emphasis should be placed upon compatibility with the architectural character of the

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general vicinity, the provision of aesthetic landscaping and street furniture, interior block location and safety.

4. Encourage the redevelopment of existing retail space in the central business district and encourage infill development that will provide more opportunities for tourism and a variety of uses for the local community such as speciality shops, sidewalk cafes and food vendors, bed and breakfast inns, farmers' markets, etc.

5. Encourage and facilitate the continued redevelopment of the Riverfront emphasizing its importance as a community resource and its valuable relationship to the continued vitality of Henderson's downtown.

6. Facilitate the aesthetic and physical improvement of properties located on primary and secondary corridors such as Second Street and Green Street leading into the downtown area. Consider a small area redevelopment plan to address these areas.

7. Encourage the development of both residential and office space within the Central Business District, particularly in the vacant upper level floors of downtown businesses.

8. Encourage the development of a variety of uses to keep the downtown active beyond traditional work and retail hours.

## **HENDERSON COUNTY'S RURAL COMMUNITIES**

**GOAL: Encourage and promote the economic development of Henderson County's Rural Communities.**

### **Objectives:**

**1. Support local revitalization, redevelopment and promotional efforts in Henderson County's Rural Communities.**

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2. Encourage the provision of support services and technical assistance for small businesses in Henderson County's Rural Communities through development agencies.
3. Encourage the provision of support services and technical assistance for the local workforce of Henderson County's Rural Communities through development agencies.
4. Support the efforts of Henderson County's Rural Communities in obtaining community development funds, grants and low interest loans.
5. Research and plan for the possibility of increased law enforcement in Henderson County's Rural Communities.
6. Research alternative forms of county government which shall provide more effective and accountable means of government action for the residents of Henderson County's Rural Communities.
7. Research alternative forms of county government which shall provide more effective and accountable means of representation of the residents of Henderson County's Rural Communities within the county government.
8. Strive to involve more citizens of Henderson County's Rural Communities in the government and community evolution of the county as a whole.
9. Provide support and services for the fire protection of Henderson County's Rural Communities.
10. Provide for the adequate and appropriate representation of the citizens of Henderson County's Rural Communities on established boards and departments involved in the operation of countywide services and utilities.

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11. Research grants for the procurement of development of property for recreational development in Henderson County's Rural Communities.
12. Develop and implement an incentive plan to attract residential developers and builders to Henderson County's Rural Communities.
13. Develop and implement a plan of action that will create residential and commercial demand within Henderson County's Rural Communities.
14. Develop and implement a plan and/or incentive program that promotes the redevelopment of the existing commercial areas and the development of new businesses and commercial areas within Henderson County's Rural Communities.
15. Attract and encourage business development, redevelopment and expansion within Henderson County's Rural Communities.

## ***TOURISM***

***GOAL: Support and enhance local tourism efforts as part of Henderson County's overall economic development strategy.***

### **OBJECTIVES:**

1. Support efforts to promote local tourist attractions and events such as festivals, accommodations, shopping, dining, entertainment and sporting events.
2. Recognize and continue to encourage the efforts of local organizations to provide a wide array of arts and humanities programming at affordable prices.
3. Encourage the development of aesthetic gateways and entrance cor-



ridors into Henderson and Henderson County in order to promote economic development and enhance the community as a tourist destination and assist with wayfinding.

**3. Encourage the development of aesthetic gateways and entrance corridors into Henderson County, including but not limited to gateways and corridors that pass through the City of Henderson and Henderson County's Rural Communities, in order to promote economic development and enhance Henderson County as a tourist destination and assist with wayfinding.**

4. Promote downtown walking tours which highlight Henderson's historic central business district with interpretative signage, and public art as a tourist attraction.

5. Actively market Audubon State Park, Henderson's downtown and riverfront as tourist attractions. Encourage the efforts of local groups to seek additional funding for the maintenance and improvement of these vital community assets.

**5. Encourage, support and promote the efforts of groups within Henderson County's Rural Communities to seek funding for the maintenance and improvement of their vital community assets.**

6. Promote Henderson County as a tourist destination by developing a tourism plan and increasing marketing activities for the area.

7. Recognize Ellis Park as a tourist attraction and major recreational facility.

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## ***AGRICULTURE***

**GOAL:** *Protect prime farmland from urban development in order to preserve the rural character of these areas and ensure that agriculture remains a mainstay of the local economy.*

### **OBJECTIVES:**

1. Map the location of and encourage preservation of prime farmland by supporting the development of agricultural districts and conservation easements.
2. Encourage agricultural related industries and businesses to locate in suitable areas of the county in order to provide adequate services to outlying agricultural operations.
3. Promote the diversification of the agricultural economy by encouraging new agricultural products and industries.
4. Promote and encourage farmers' markets in the community.
5. Encourage the development of equine related uses such as horse trails and rural estate development with equine related facilities.

## ***INDUSTRIAL***

**GOAL:** *Promote the diversification and expansion of the county's industrial base through recruitment of new industry and retention of existing industries.*

### **OBJECTIVES:**

1. Develop an economic development strategy to retain existing industry, increase economic diversity and create better employment opportunities in order to ensure that the county is a vital part of a strong local and regional economy.

2. Participate in local and regional economic efforts by encouraging the recruitment of nonpolluting, self-supported and diversified industries.
  3. Identify and reserve lands suitable for industrial development in the land use plan. Access to adequate infrastructure, emergency services, rail, river, highway and airport transportation shall be considered when identifying such lands.
  4. Actively recruit industries that will insure long-term, high paying job opportunities for Henderson County residents while minimizing adverse impacts to the environment and quality of life.
  5. Promote the retention and expansion of existing industries and the recruitment of new industries through community programs and the equitable provision of financial incentives.
  6. Promote education and training of the local labor force.
  7. Review proposals for industrial development for compatibility with adjoining land and air space uses, provision of adequate infrastructure including utilities and roads and access to adequate emergency services.
  8. Prior to developing new industrial sites, encourage the use of existing industrial parks and riverport facilities.
  9. Consider fully reclaimed surface mine lands in close proximity to the river and transportation facilities for future industrial use.
  10. Obtain additional funding to promote economic development in Henderson County, including the use of coal severance funds.
- 10. Obtain additional funding to promote economic development in Henderson County's Rural Communities, including but not limited to the use of coal severance funds.**

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11. Recognizing that the Henderson County Riverport, and Henderson City-County Airport play critical roles in fostering business growth and economic development, adopt policies and regulations that are compatible with safe and efficient operation and growth of these facilities.

## ***SURFACE MINING***

***GOAL: Prevent or minimize the injurious effects of surface mining on the citizens and resources of Henderson County.***

### **OBJECTIVES:**

1. Define areas with strippable coal reserves using the depth of coal seam and feasibility of surface mining as a basis.
2. Define growth areas of the county and discourage surface mining activities in close proximity to these areas.
3. Discourage residential growth in areas not otherwise defined as residential growth areas in close proximity to strippable coal reserves.
4. Continue the Surface Mine Committee to oversee surface mine activities and make recommendations to the Henderson County Fiscal Court.
5. Encourage enforcement of county surface mine regulations.
6. Work closely with state agencies to keep public road crossings maintained in a safe condition.
7. Discourage dust generation from both mining activities and the transportation of mine products.
8. Encourage reclamation for maximum aesthetics, forestry, agricultural and/or wildlife uses.

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**GOAL:** *Allow the coal resources of Henderson County to be removed with the least adverse impact to the environment, citizens and resources of the county.*

**OBJECTIVES:**

1. Encourage the use of development plans for surface mine zonings and encourage the enforcement of conditions set forth in the plan.
2. Continue to promote the use of limited access points, private access, and haul roads to preserve and protect the public road system in the county and the safety of its citizens and adhere to those objectives in the transportation section of these goals and objectives.
3. All mining zones shall be subject to adherence to all local, state and federal regulations.
4. All lands shall be re-established to a condition that shall provide for the conservation of land values, the agricultural economic base and productivity based on soil types.
5. Review mining activities to assure they are environmentally correct, yet remain competitive in the greater scope of mining activities in the region.

## HISTORIC PRESERVATION

**GOAL:** *Recognize and preserve the historic and cultural resources of Henderson County*

**OBJECTIVES:**

1. Encourage the identification, maintenance and protection of significant historic buildings, structures, fences, archeological resources and other features through education and, where appropriate, designation of local historic districts and places.

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2. Support the efforts of local organizations to inform residents and visitors of the unique historic and cultural features of the community through promotional and interpretive activities.
3. Encourage efforts to preserve and promote Henderson as John James Audubon's Kentucky Home.
4. Promote Henderson as a regional historic attraction through the continued revitalization and preservation of the unique historic features of each historic district.
5. Promote the establishment of a local historic preservation program to insure that the historical value of Henderson is not diminished by indiscriminate building policies, inappropriate demolition or infill construction.
6. **Encourage efforts to preserve and promote Corydon as the birthplace of Albert Benjamin "Happy" Chandler.**

## HOUSING

**GOAL:** *Promote decent, safe and sanitary housing to meet the needs of all citizens of Henderson County, including Henderson County's Rural Communities, while maintaining high quality of life in the community.*

### OBJECTIVES:

1. Encourage property owners to maintain and rehabilitate, when necessary, the community's existing housing stock and neighborhoods while preserving structures of architectural significance and promoting appropriate infill development.
2. Encourage and support efforts to construct and maintain affordable housing for elderly, handicapped and other disadvantaged persons in areas where there is convenient access to recreation, commercial activity and other services.

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3. Encourage development of retirement community housing and assisted living facilities with appropriate services for the elderly.
4. Encourage quality and diversity of design by developing subdivisions and housing that is compatible with existing land uses, transportation patterns, and spatial arrangement of existing neighborhoods.
5. Provide for the fair, equal and uniform enforcement of building codes.
6. Protect the stability of existing neighborhoods by discouraging infill housing that is inconsistent with existing neighborhood character, residences, and property values.
7. Promote the revitalization and redevelopment of existing neighborhoods by recognizing them as irreplaceable resources.
8. Implement provisions of the International Code Council's International Property Maintenance Code and use code enforcement to eliminate deteriorating or dilapidated residential structures and littered lots to protect the health, safety, and welfare of residents, property values and stability of existing neighborhoods.
9. Encourage diversity in neighborhoods rather than separating individual groups.
10. Encourage the creative design of residential development to promote desired elements including well-planned neighborhoods, landscaped entrances with appropriate signage and lighting, protected pedestrian ways, open spaces for recreation and preservation of natural features such as trees, waterways, and floodplains.
11. Provide flexibility in Planned Unit Developments (PUD) with regard to setbacks and lot area while maintaining the safety, health and welfare of the general public.

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12. Allow mixed use and density developments while prohibiting incompatible land uses from locating directly adjacent to residential areas.
13. Require adequate buffering (distance, tree lines, fences, man-made or natural barriers) to protect residential uses from non-residential uses.
14. Discourage the development of residential housing, schools, and other high people-density developments near heavy industry, railroads, Henderson County Riverport and Henderson City-County Airport where compatibility issues exist or may arise.

## **COMMUNITY FACILITIES AND SERVICES**

**GOAL:** *Ensure that adequate community facilities and services are available and provided in an efficient manner to conserve human and natural resources.*

**GOAL:** **Ensure that adequate community facilities and services are available and provided to all residents of Henderson County in an efficient manner to conserve human and natural resources.**

### **OBJECTIVES:**

1. Establish an Urban Service Area to ensure that adequate community facilities such as utilities, including sewers, transportation and other infrastructure exist or will be provided in the future for proposed development.
2. Establish policies for development in the Rural Service Area that includes all lands lying outside of incorporated cities and the Urban Service Area to insure that development does not occur without adequate infrastructure.
3. Coordinate the rehabilitation, development and expansion of community facilities with land development activities by requiring, at the time of development, infrastructure sufficient to accommodate projected growth.



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4. Encourage inter-local and regional cooperation and coordination in the provision of regional community services.
5. Research creative ways of funding the expansion and improvement of public services and facilities to ensure that costs are fairly distributed. Co-operative funding agreements between the private and public sectors shall be encouraged to fund future utility extensions.
6. Encourage an overall combination of land uses (residential, commercial, industrial, public, etc.) that yields a balance between the public revenues generated from those uses and the public expenditures required to support those uses.
7. Ensure that adequate water, storm water, sewer, solid waste services and other utilities are provided in an efficient, safe and environmentally sound manner.
8. Require the dedication of easements and rights-of-way to meet future infrastructure needs when development or redevelopment occurs.
9. Redevelop and encourage the extension of existing sidewalks and alternative pedestrian systems to create linkages between existing and proposed developments.
10. Require developers to conduct impact studies where existing infrastructure, services and the public school system are not adequate. Developers shall be encouraged to phase construction to ensure that the provisions of these available services are adequate to support their developments.
11. Require developers to provide adequate facilities such as sidewalks, proper drainage, utilities and landscaping in new developments. In addition, encourage the installation of underground utilities and innovative street lighting in all new developments.

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12. Ensure efficient public safety services including police, fire and ambulance by coordinating the addressing of all new development during subdivision review.
13. Maintain a low crime rate in the community through education, enforcement and other social programs.
14. Encourage and support affordable local health facilities, nursing homes and child care establishments.
15. Encourage the elimination of overhead utilities within Henderson's historic districts.
16. Encourage the development of facilities to provide high speed internet access to all citizens.
- 16. Encourage the development of facilities to provide high speed internet access to all citizens of Henderson County.**
17. Continue to develop and enhance a local Geographic Information System to provide up-to-date information on all aspects of local land use to insure the coordinated and efficient use of resources.
18. Encourage the development of public and private recreational facilities to meet local needs in the cities and county.
19. Henderson County, while recognizing the need to provide essential utilities to its citizens, shall encourage that all proposed cellular towers, antennas and other wireless facilities (wireless facilities) be developed in a manner which retains the integrity of neighborhoods and the overall character, property values and aesthetic quality of life of the community at large. Future development policies for the location of wireless facilities within the county shall:
  - a. Ensure that wireless facilities are constructed in practical locations by encouraging facilities that minimize the impact to residential neighborhoods.

b. Minimize the number of wireless facilities by requiring the use of existing structures and co-location when feasible.

c. Ensure that there is a minimal impact upon the visual environment by requiring adequate screening and/or aesthetically pleasing design.

d. Protect the public health, safety and welfare by requiring that the wireless facilities are adequately secured and encouraging the timely maintenance of the structures. In addition, require provisions for the removal of abandoned facilities.

e. Establish an administrative process for the approval/disapproval of wireless facilities.

f. Ensure that wireless facilities (and all other communication, microwave and broadcasting towers ) are constructed in locations that will not encroach on the airspace requirements of the Henderson City-County Airport, as defined by the Federal Regulations and Standards, and depicted on the Airport Zoning Maps approved by the Kentucky Airport Zoning Commission.

## TRANSPORTATION

**GOAL:** *Develop and maintain an accessible, safe and efficient multi-modal transportation system that effectively addresses regional and local development patterns.*

**GOAL:** **Develop and maintain an accessible, safe and efficient multi-modal transportation system that effectively addresses regional, county, and city development patterns**

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## **OBJECTIVES:**

1. Promote the coordination between city, county, regional and state agencies for transportation improvements.
2. Provide a balanced multi-modal transportation system by encouraging citizens to walk or bicycle whenever possible by providing safe sidewalks, street crossings, bike paths and other alternatives to vehicular transportation.
3. Require the installation of pedestrian and bikeways in conjunction with any major state and federal transportation improvements (roadways and bridges) in Henderson County.
4. Study and implement ways to improve traffic flow in the commercial areas and along streets within Henderson County.
5. Encourage the provision of additional safe and aesthetically pleasing parking areas within downtown Henderson with appropriate locational signage.
6. Review all development plans to ensure that they meet current specifications in terms of adequate off-street parking, rights-of-way and paved travel surfaces.
7. Limit the number of direct access points along arterial streets by encouraging the use of frontage roads and implementation of other access management techniques.
8. Highway commercial uses shall be in close proximity to highway interchanges for maximum convenience and economy to the travelling public, while minimizing the impact to the community in terms of traffic congestion, local commuting patterns and access.

9. The interior street system of new residential developments shall insure continuity with adjacent built or planned neighboring areas. Residential developments shall be encouraged to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access and a sense of neighborhood interaction. Street extensions shall be developed where needed and feasible. The interior street system shall also coordinate with and continue the evolving multi-modal transportation system (pedestrian and bicycle facilities).

10. Continue to work with the Evansville Urban Transportation Study in the implementation of the *2030 Transportation Plan* and *Greater Henderson Bicycle and Pedestrian Plan* and subsequent updates to these plans.

11. Consider the provision of multi-modal transportation facilities early in the planning and development process for all locally funded transportation construction, reconstruction, maintenance or intersection improvement projects. In addition, require developers to install bicycle and pedestrian facilities as identified in the *Greater Henderson Bicycle and Pedestrian Plan* and subsequent updates to the plan.

12. Ensure that each roadway continues to function at its designated Level of Service (LOS) with adequate routing for emergency services by requiring traffic impact studies for uses that have the potential to adversely impact traffic volume and flow.

13. Encourage the location and design of new high speed arterials while minimizing negative impacts on existing residential areas, prime farmlands, and north and central portions of the Canoe Creek drainage basin.

**13. Encourage the location and design of new high speed arterials, as well as the renovation, restoration and maintenance of existing roadways, while minimizing any negative impact on existing residential areas, prime farmlands, and north and central portions of the Canoe Creek drainage basin.**

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14. Encourage high intensity commercial and industrial land uses along the KY 425 by-pass to include secondary arterial construction and intersections at pre-determined allowable access points. Major growth in this area should not impact the major arterial routes in the county or increase flooding from Canoe Creek.
15. Support the location and planning of the proposed I-69 interstate on the eastern periphery of Henderson County.
16. Promote the use of Henderson County's existing river, air and transportation systems.
- 16. Develop, support and promote countywide public transportation systems, including but not limited to Henderson County's existing river, air and public transportation systems.**
17. Encourage improvements to U.S. Highway 41 North including, but not limited to, greater access restrictions, development of frontage roads with sidewalks, additional landscaping and redevelopment of abandoned parking lots.
18. Encourage proposals for new development and redevelopment of existing areas to include the provision of aesthetic transportation improvements such as greater right-of-way widths (with the exception of Traditional Neighborhood Developments (TNDs), boulevard streets, theme lighting, attractive street furniture and other innovative concepts.
19. The county road and highway networks should not only provide an adequate radial system serving Henderson County cities, but also an effective lateral system linking the radial system to all areas of the county.
20. Encourage adherence to the Access Standards Manual in the design of roadway entrances in future developments.
21. Work with rail companies and state agencies to maintain all railroad crossings.

22. Recognize the importance of accessible sidewalks as thoroughfares for the safe movement of pedestrians for the purpose of:

- Access to nearby public or private facilities, whether existing or in the foreseeable future.
- Recreational buffer for children, joggers and walkers.
- Routing children between schools and bus stop areas and individual residences.
- As an alternative to vehicular traffic.

23. Encourage the development of sidewalk construction and replacement programs in Henderson County. Retrofit existing developed areas to include sidewalks.

24. Allow for the waiver of sidewalk requirements in rural areas outside the urban service area where the proposed development is not located on a collector, primary, or secondary arterial, where lots are two acres more in size and it can be shown that sidewalks would not serve an essential purpose such as access to nearby existing or proposed public or private facilities. However, developers should be required to dedicate rights-of-way and/or provide connections via sidewalks, pedestrian and/or bike trails in areas identified in the *Greater Henderson Bicycle and Pedestrian Plan* and subsequent updates of this plan.

25. Promote the extension of the river walk from 12th Street south to Sunset Park.

26. Promote safe multi-modal access to existing or future recreational facilities.

27. Encourage the provision of well-located bus stops and turnarounds to increase accessibility for disabled persons and encourage the use of public transportation for those who commute.

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28. Recognizing that riverports and airports are key components in the transportation infrastructure of this region and play key roles in retaining business as well as making the community more attractive to companies currently operating outside the areas and to those looking for business or industrial sites in the future, the Henderson City-County Planning Commission shall assist in encouraging policies and regulations promoting safe and efficient operations and growth at the Henderson County Riverport, and Henderson City-County Airport.

## **LAND USE**

**GOAL:** *Designate adequate land uses in appropriate locations while encouraging quality design and minimizing the adverse impacts of development.*

### **OBJECTIVES:**

1. Promote development patterns that follow guidelines for planned growth, respect urban service areas and frame development with open space.
2. Identify, establish and maintain open space and greenway corridors to enhance the natural environment, increase linkages between various recreational opportunities, protect environmentally sensitive areas and provide buffers between varying land uses.
3. Provide guidelines for residential development that stresses flexibility and creativity in neighborhood design, focuses on neighborhood character, landscaped streets, open spaces and the preservation of natural features.
4. View development issues in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, but only in appropriately planned and designed neighborhood developments.
5. Balance developmental needs with the preservation and protection of the Henderson's existing assets and character.



**5. Balance developmental needs with the preservation and protection of Henderson County's existing assets and character.**

6. Restrict development in physically restrictive areas.

7. Require adequate preventive measures to minimize environmental degradation during construction in all areas.

8. Encourage quality and aesthetically pleasing development and redevelopment through fair, equal and uniform review processes, land use designations, subdivision regulations and other activities relating to planning.

9. Keep existing infrastructure efficient by promoting restoration and redevelopment of property already in commercial areas. New commercial, multi-family housing and other high-density land uses should be located near similar existing uses.

10. Promote aesthetically pleasing commercial development with appropriate access, signage and landscaping **throughout Henderson County.**

11. Encourage effective site placement, architectural and landscape design for commercial and industrial uses to facilitate aesthetically pleasing developments while eliminating adverse impacts to adjacent land uses. Nuisances such as smoke, dust, noise, light and odor shall be kept at a minimum. Site development and enforcement of such nuisances shall be carefully coordinated and require the necessary approvals of other regulatory agencies.

12. Revise and enforce sign regulations that enhance the natural environment and minimize visual clutter.

13. Encourage coordination and cooperation between the planning commission and various other government entities.

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**13. Encourage coordination and cooperation between the planning commission and the other governmental entities throughout Henderson County.**

14. Require appropriate transitions between land uses of varying density or intensity.

15. Plans for future land development should create a compact pattern rather than a decentralized sprawl pattern.

16. Locate higher intensity land uses on roads capable of handling high traffic volumes. Require the provision of traffic impact studies and upgrading of roadways where the Level of Service (LOS) of the roadway is effected by a proposed development or land use.

17. Update zoning ordinances and subdivision regulations as necessary to ensure consistency with the comprehensive plan, new legislation and changing community conditions.

18. Require the dedication of well-designed and usable open spaces in all types of development through provisions in the subdivision regulations and zoning ordinances.

19. Support the use of community development funds to build new structures/facilities, rehabilitate existing structures, redevelop neighborhoods and extend services and/or facilities to underserved areas **throughout Henderson County.**

20. Analyze ongoing and potential development in rural areas to determine the impacts of encroaching non-rural uses on preservation of farmland, cost of utility extensions and the orderly growth of Henderson County.

**20. Analyze ongoing and potential development throughout Henderson County to determine the impact of encroaching non-rural uses on preservation of farmland, cost of utility extensions and orderly growth.**

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- 21. Reduce the cost of urban sprawl by creating development policies which promote orderly, cost effective growth **throughout Henderson County.**
- 22. Provide guidance for future growth in Henderson County through annexation studies and implementation.
- 22. Provide guidance for future growth throughout Henderson County through annexation studies and implementation.**
- 23. Promote the redevelopment of vacant or abandoned properties **throughout Henderson County.**
- 24. Require all future land uses to be in compliance with local and Kentucky Airport Regulations.
- 25. Encourage each legislative body to follow local development standards.
- 26. Require that current accessibility standards be met in the design and construction of new buildings and developments including sidewalks and walkways. Require appropriate modifications to meet accessibility standards when buildings are renovated including compliance with the Americans with Disabilities Act of 1990.
- 27. Establish a zoning district outlining community compatibility standards and aesthetic regulations to accommodate big box and higher intensity developments.

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