



City-County Joint Comprehensive Plan

Open House on DRAFT PLAN

November 13, 2024



GARY MITCHELL
President and
Project Manager



KENDIG KEAST
COLLABORATIVE

OPEN HOUSE
Paducah-McCracken County Comprehensive Plan
(November 13, 2024)

Draft Plan Comments*



SCAN ME

* Completing this form **online** via the **QR code** or the following website: https://www.surveymonkey.com/r/Paducah_McCrackenCountyOpenHouse will expedite compiling comments for the public hearing to be held jointly by the City and County Planning Commissions next Tuesday, November 19.

Comments may be submitted online through 10:00 PM on Sunday, November 17.

If you do not have access to the internet or would prefer to submit your responses while here, please fill out the form below and return form by **the end of the Open House this evening**.

1. What do you like about the draft new Comprehensive Plan and would **not** want to see change before the Plan is jointly adopted by the City of Paducah Board of Commissioners and the McCracken County Fiscal Court?

2. Do any items in the draft new Comprehensive Plan – or issues/topics not addressed in the Plan – concern you? If so, what specific changes would you prefer to see in the Plan content before the Plan is jointly adopted by the City of Paducah Board of Commissioners and the McCracken County Fiscal Court?

3. Tell us about yourself if you would like to receive more information about the plan adoption process:

Name:

Email Address:

For more information about the joint City-County Comprehensive Plan project and to view the draft new Comprehensive Plan, visit: <https://www.paducahky.gov/node/2721>.

Scan with phone to use
online version

Complete by Sunday 10:00 PM!



**Or else return paper form
before you leave**

To view the draft Comprehensive Plan ...



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THINGS TO DO ▾

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PADUCAH, KY

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COMMUNITY MEETINGS
SCHEDULED TO DISCUSS
THE FUTURE OF PADUCAH
MAIN STREET

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COMMUNITY INVITED TO
PUBLIC FORUM FOR DRAFT
CITY-COUNTY
COMPREHENSIVE PLAN

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PADUCAH IS SOMEPLACE
SPECIAL

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CALENDAR

NOVEMBER 2024

Mon Tue Wed Thu Fri Sat Sun

NEWS

November 08, 2024 2024 Veterans Day

City and County Comprehensive Planning Process

► Contact

paducahky.gov



In February 2023, the City of Paducah and McCracken County approved a 20-year interlocal cooperation agreement to establish a City/County Comprehensive Plan. Currently, each government agency has its own Comprehensive Plan which is required by the State to be updated every five years. A joint City/County plan would help guide the physical and economic development of the area, preserve the City and County's local character, and enhance the quality of life for residents and visitors.

This Comp Plan will include extensive community engagement and address topics including future land use, zoning regulations, transportation, economic development, housing, and parks. The process to create the joint plan will take approximately several months. The expectation is for the final plan to be adopted by both government agencies in late 2024 or early 2025.

Public Forum to Review Draft Comprehensive Plan – November 13, 2024

The community is invited to a public forum to review the draft of Comprehensive Plan jointly developed by McCracken County and the City of Paducah. This joint comprehensive plan will guide area development, redevelopment, and enhancement efforts over the next 10 to 20 years.

The public forum will be Wednesday, November 13 from 5:30 until 7 p.m. in the lobby of the Paducah-McCracken County Convention Center located at 415 Park Avenue. Attendees can view displays about the draft plan, hear a presentation at 5:45 p.m. by planning consultant Kendig Keast Collaborative, and visit with City and County leaders and staff. The slide presentation will be rolling on the monitors during the open house. Plus, the slides will be available to view online after the event.

Written comments will be accepted during the public forum and online through Sunday, November 17.

[DRAFT Paducah-McCracken County Comprehensive Plan](#)

[MAP - Future Land Use and Character - McCracken County](#)

[Map - Future Land Use and Character - Paducah Only](#)

[Provide Your Feedback](#)

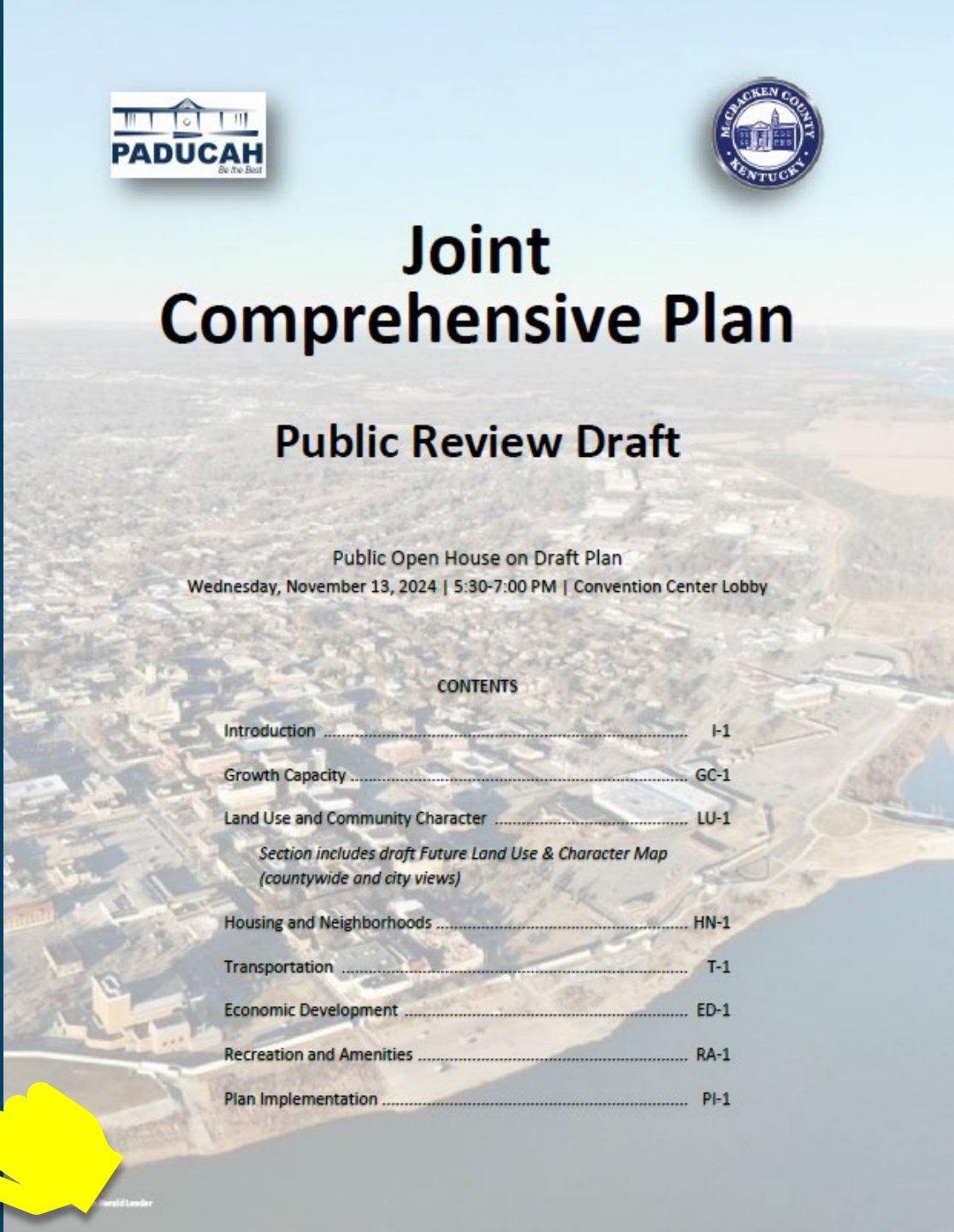
Joint Comprehensive Plan

Public Review Draft

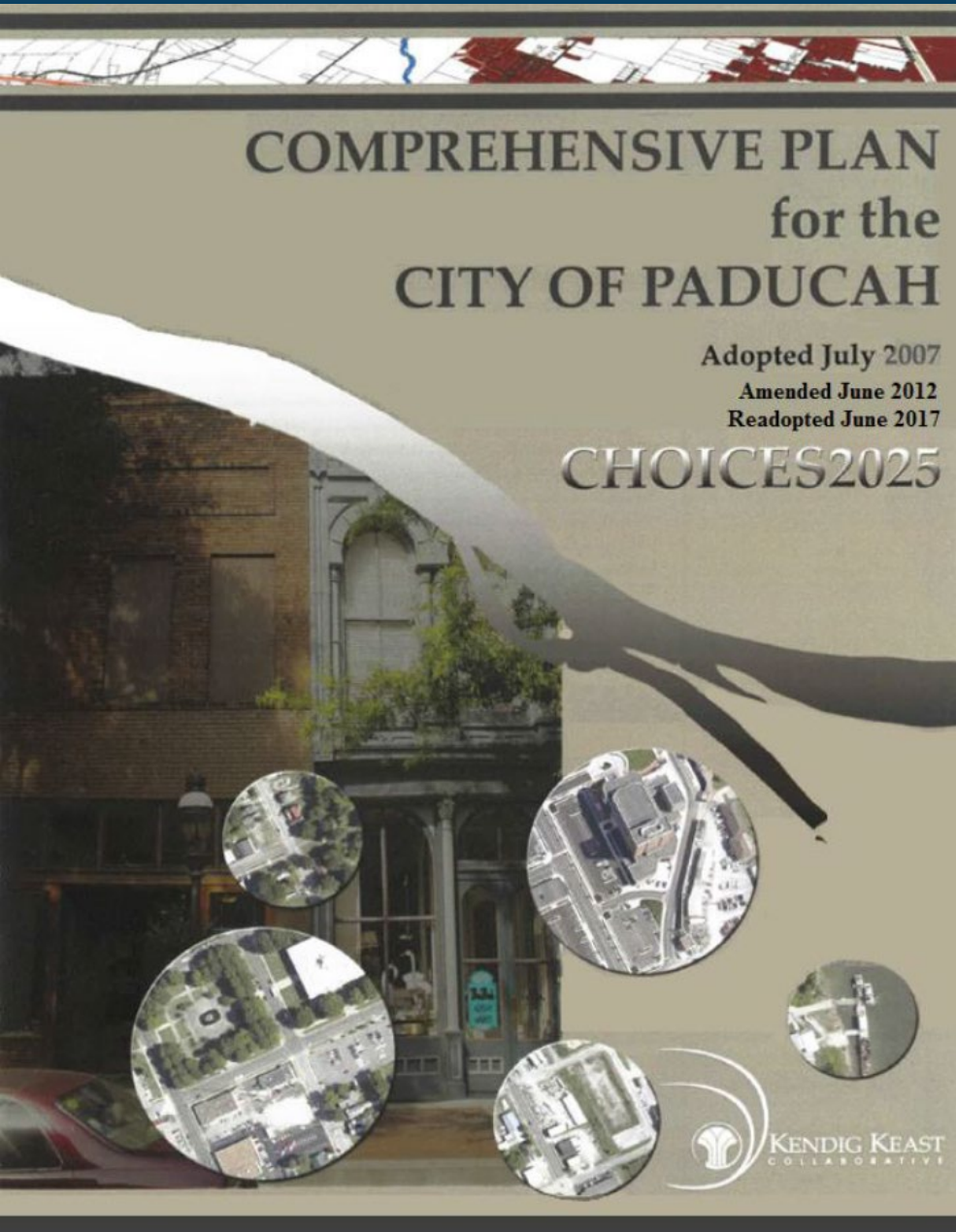
Public Open House on Draft Plan
Wednesday, November 13, 2024 | 5:30-7:00 PM | Convention Center Lobby

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5-Year Updates Required by State Law



Important Reasons for Long-Range Planning in McCracken County and Paducah include to:

- Ensure adequate public infrastructure and services to meet the demands of future development and redevelopment.
- Achieve an efficient development pattern that reflects the values of the community.
- Promote the long-term protection and enhancement of the image and visual appearance of community.
- Provide a balance of land uses and services throughout the community to meet the needs and desires of its population.
- Involve local citizens in the decision-making process and reach consensus on future priorities for their community and its ongoing development and redevelopment.
- Identify finer-grain planning and studies needed to clarify action strategies and costs in particular areas of the County and City.

McCracken County



2013

Comprehensive Plan



*Approved by McCracken County
Planning and Zoning Commission
July 24, 2013. Amended
September 26, 2018*

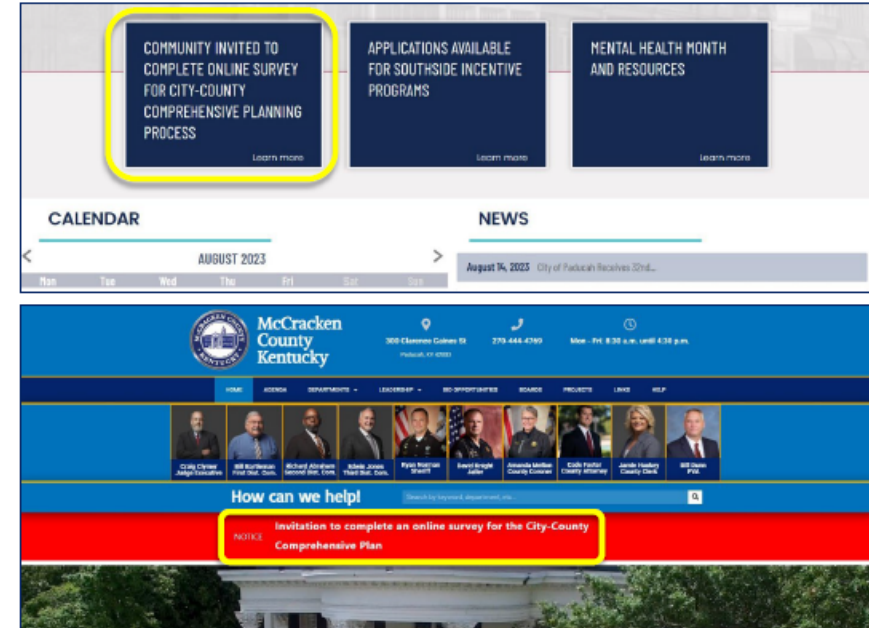
*Approved by McCracken County
Fiscal Court on: August 12, 2013.
Amended November 5, 2018.*

Community Survey Highlights

1,154 responses
August-September 2023

Community Survey Highlights Paducah-McCracken County Joint Comprehensive Plan

As another way to obtain broad input to the City and County's joint Comprehensive Plan effort from area residents, business community and others, a survey was made available online to supplement and reinforce in-person outreach activities completed during April-June 2023. The survey was available for four weeks starting in early August. It was promoted on the City and County websites and through other usual public notification means, and the survey effort also drew local media coverage. The survey closed on September 8 and received 1,154 total responses.



The survey included 24 questions, providing a mix of multiple-choice and open-ended response question types. On average, respondents took 9 minutes to complete the survey and answered 71%, or 17 of the 24, survey questions. Respondents were not required to answer every question to proceed through the survey. The response rate for each question is provided in this summary report.

As this was an open online survey, the first question asked whether the respondent lived in the City of Paducah, McCracken County or outside of the county. If a respondent answered "Outside of McCracken County" or "Not Sure," they were able to answer only questions 1, 2, 7, 8 and 9 – with 8 and 9 the same as questions 10 and 11 for residents of the city and county.



POSITIVES THAT ENERGIZE YOU

“The up and coming sports complex that will not only help our city economically but will have something to offer children to keep them engaged in positive activities.”

“Our commitment to quality of life for our citizens. The Greenway Trail, Noble Park, Riverfront, downtown entertainment district all contribute to a healthy, exciting lifestyle.”

“It is an easy town to travel in, the cost of living is reasonable, efforts continue at work to enhance the quality of life in the area – retail offerings, recreational options, cultural offerings.”

“We have a thriving artist community which contributes to our community and tourism.”

“I like our connected community. How we as a collective strive to be a unit of one. This is a wonderful place to raise your children.”

CONCERNS YOU MOST

Slow pace of development.

“Older buildings not being used to their full potential for the good of the community. For example, commercial property prices are too high and those spaces could be used to house homeless, etc.”

Losing the small town feel.

A clear vision for growth.

Lack of cultural diversity.

Lack of safe transportation for all modes, not just cars.

Condition of infrastructure.

“I worry about the stability of the medical community both from a financial standpoint and a staffing standpoint.”

Poor property upkeep.

Lack of job opportunities at large employers.

Increase in crime.

Lack of affordable housing.

QUESTION 12:

Top 5 priorities from a list of 20 items frequently mentioned in early leadership and public input for the current Comprehensive Plan update process.

For this question, 795 (73%) of the 1,086 eligible resident respondents answered. The following items were ranked among the top five most often, in this order:

- Safe community and City/County public safety services (police, fire, emergency medical service). (44.5%)
- Infrastructure condition and capacity (streets, water, sanitary sewer). (42.9%)
- Make the area more attractive to retain – or regain – youth who grew up here, and to attract younger individuals and families (i.e., quality jobs, housing, amenities, etc.). (42.5%)
- Storm water management, mitigation of flooding risks and readiness to deal with and recover from natural hazards. (39.6%)
- Continue efforts to diversify the area's economic and employment base, for long-term economic sustainability and also to offer a wider range of job options to current and prospective residents. (38.1%)

Other options on the list of 20 selected most often for the top five included:

- Increased quantity and variety of housing options. (31.7%)
- Preservation of the area's natural resources and landscapes. (29.6%)
- Continue to build on the area's success as a tourist destination. (25.8%)



Safe

Prosperous Preserved Welcoming Greener Riverfront Green Housing Traffic Historical Busy Active Crime
Homeless Revitalized Diversity Growth Friendly Vibrant Affordable Peaceful Community Shopping Diverse Artsy
Change Downtown Cleaner Roads Progressive Beautification Thriving Accessible Historic Rural Growing Sidewalks Comfortable Attractive Sustainable Open
Jobs Walkable Lively Exciting Inviting River Safer Fun Bustling
Industry Artistic Educated Metro Infrastructure Creative Charming Safety Family Sprawling Taxes Better Energetic Parks Healthy Inclusive Flourishing

6 Comprehensive Plan Themes



Retain / add
population

Wider range of job options

More and varied housing options



Safe community



Improved infrastructure (stormwater)



Neighborhood / corridor revitalization



Economic advantage from location + transportation



Build on arts/crafts/culture and tourism success

Planning Theme 1:

Making the area more attractive to retain – or regain – youth who grew up here, and to attract younger individuals and families.

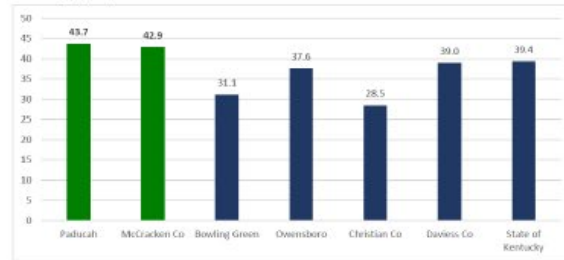


Population History and Newest Estimates



SOURCE: U.S. Census Bureau, Table DP005 (American Community Survey Demographic and Housing Estimates, 2022), Kentucky State Data Center from U.S. Census Bureau July 2022 Population Estimates (released 05.19.22).

Median Age (2022)

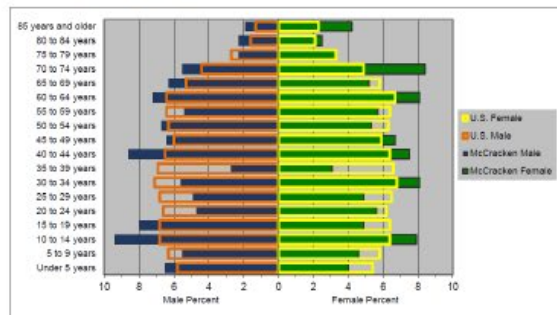


SOURCE: U.S. Census Bureau, Table DP105 (American Community Survey Demographic and Housing Estimates, 2022).

Planning Theme 1A:

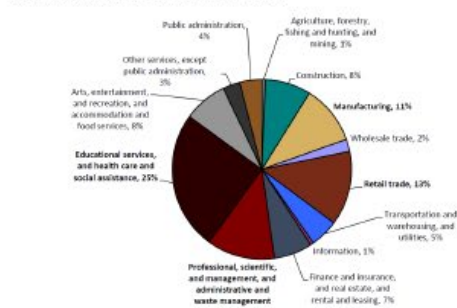
Continuing efforts to diversify the area's economic and employment base, for long-term economic sustainability and also to offer a wider range of job options to current and prospective residents.

Age and Gender Distribution (2021)



SOURCE: U.S. Census Bureau, Table S0101 (American Community Survey Age and Sex, 2021).

Employment by Industry Type in McCracken County (2022)

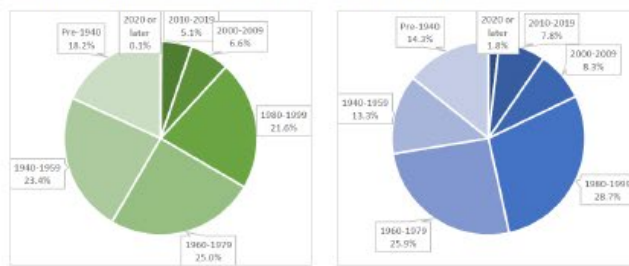


SOURCE: U.S. Census Bureau, Table DP003, Selected Economic Characteristics (2022).

Planning Theme 1B:

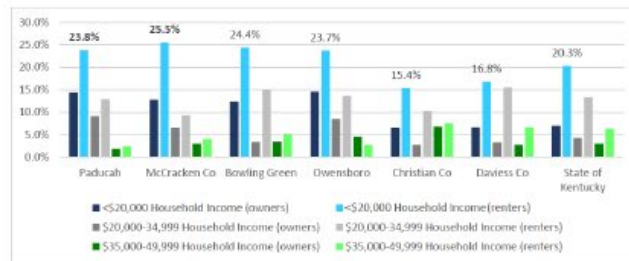
Increasing the quantity and variety of housing options.

Age of Occupied Housing Units, Paducah and McCracken County (2021)



SOURCE: U.S. Census Bureau, Table S2504 (American Community Survey Physical Housing Characteristics for Occupied Housing Units, 2021).

Share of Home Owners and Renters Paying more than 30% of Income in Housing Costs (2021)



SOURCE: U.S. Census Bureau, Table S2503 (American Community Survey Financial Characteristics, 2021).

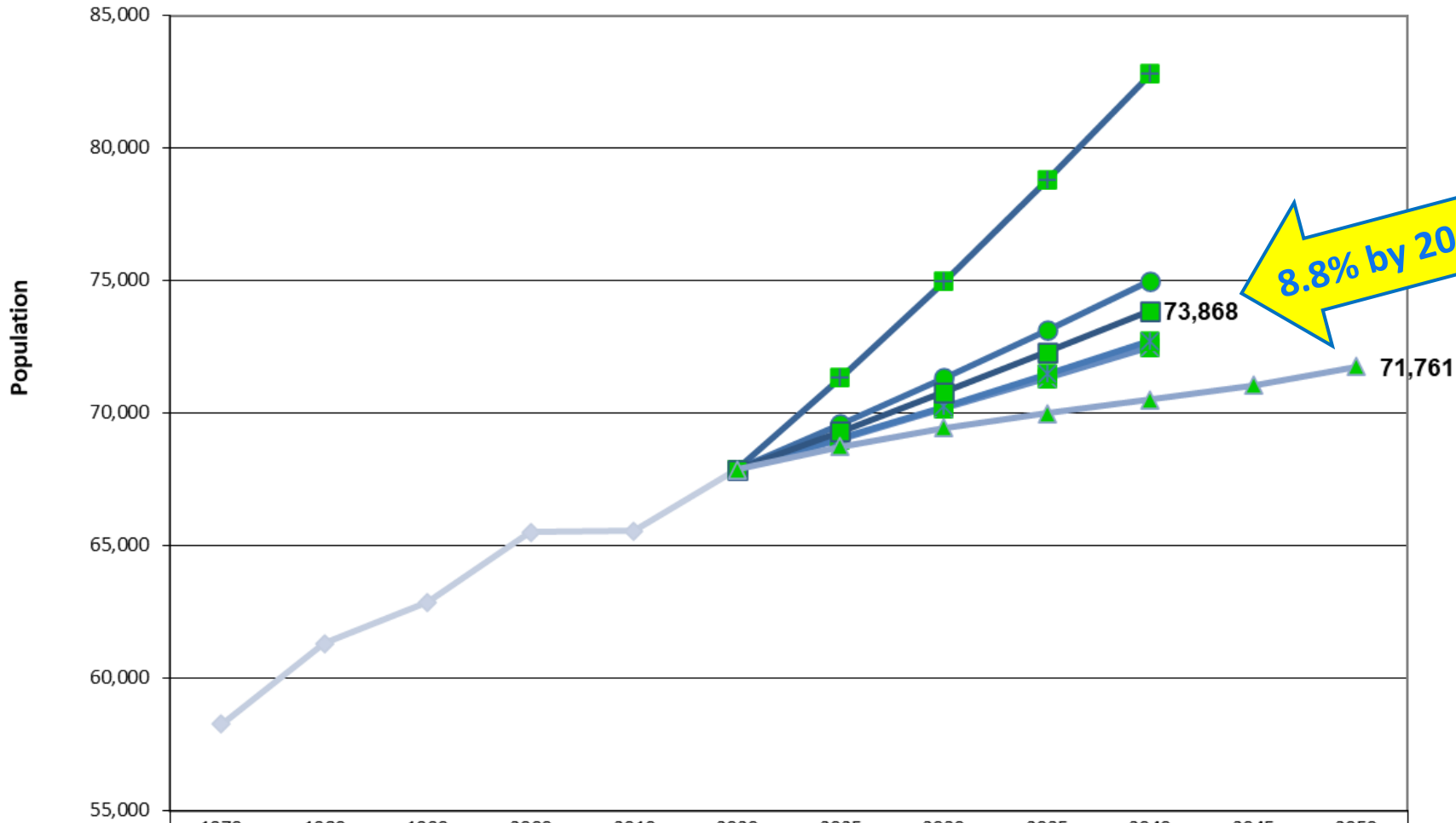
Planning Theme 2: Being a safe community with good City/County public safety services (police, fire, emergency medical service).

Planning Theme 3: Improving infrastructure condition, particularly for stormwater management.

Planning Theme 4: Sustaining momentum on neighborhood and corridor revitalization.

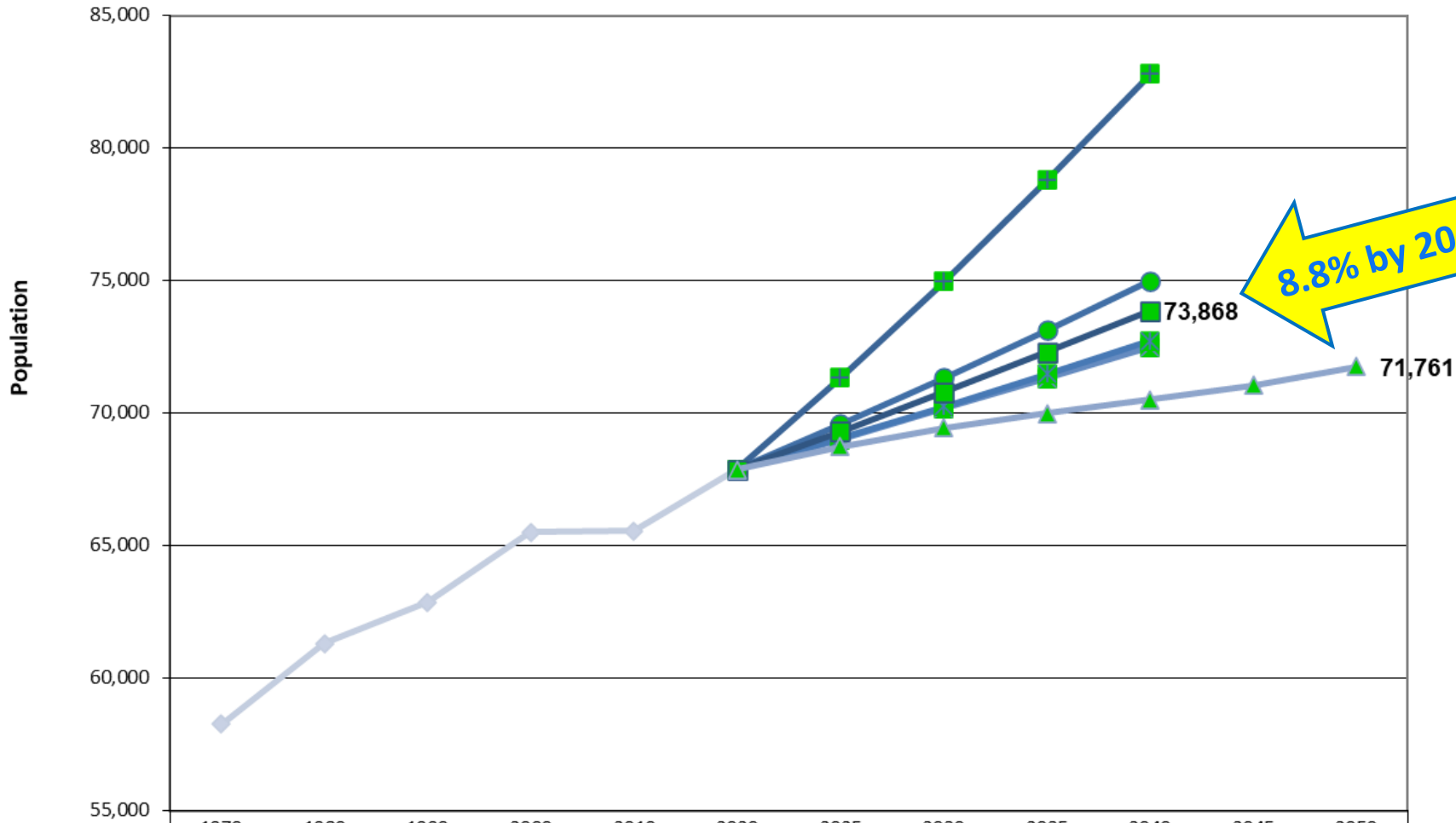
Planning Theme 5: Taking greater economic advantage of the area's location and transportation assets.

Planning Theme 6: Building on the area's tourism success, including through sustained commitment to arts, crafts and culture.



	1970	1980	1990	2000	2010	2020	2025	2030	2035	2040	2045	2050
Historical Data	58,281	61,310	62,879	65,514	65,565	67,875						
Steady Numeric Growth (2,310 per decade)						67,875	69,020	70,185	71,331	72,495		
Steady Growth Rate (0.3% per year)						67,875	69,060	70,266	71,493	72,742		
Assumed Annual Growth Rate (0.5%)						67,875	69,589	71,346	73,148	74,995		
Assumed Annual Growth Rate (1%)						67,875	71,337	74,976	78,801	82,820		
MIDPOINT						67,875	69,325	70,806	72,321	73,868		
KY State Data Center						67,875	68,742	69,450	70,013	70,529	71,063	71,761

Midpoint projection of **73,868** county residents by 2040

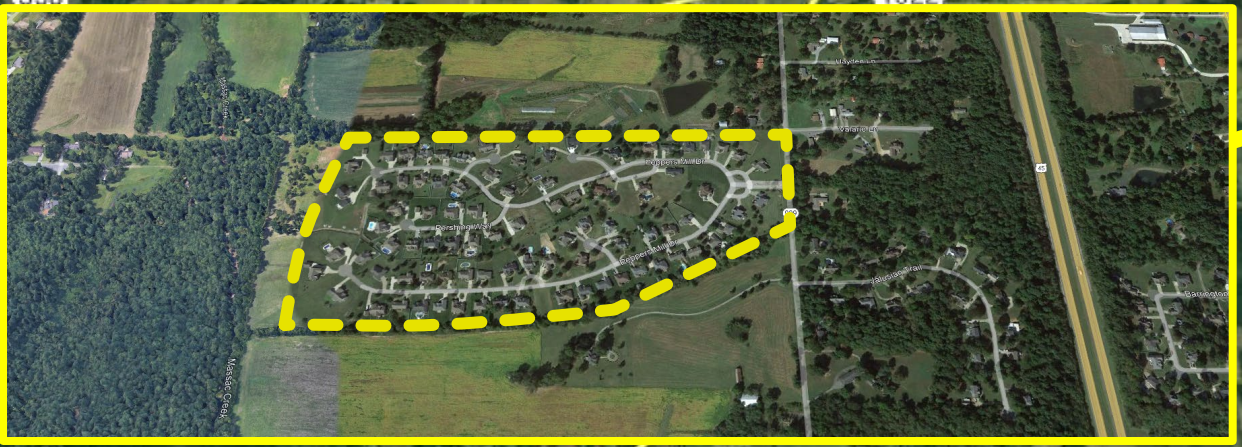


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City projection of **29,547** by 2040 if still **40%** of County total

Midpoint Implications

- ▶ +5,993 residents from 2020 to 2040
- ▶ ~2,436 more housing units by 2040 (based on 2.46 per household in 2021)
- ▶ 85 single-family detached dwellings in **Pepper's Mill**
- ▶ 28-29 more such subdivisions, **OR...**



6 Comprehensive Plan Topic Sections



Growth Capacity



Transportation



Land Use & Community Character



Economic Development



Housing & Neighborhoods



Recreation & Amenities

Why Important

Land Use and Community Character Paducah-McCracken County Comprehensive Plan

INTRODUCTION

Land use involves how the properties in an area are allocated to an array of private from housing, commercial and industrial uses to public needs such as streets, treatment plants and other government-maintained facilities. Also of interest is the way in which land is developed in terms of the nature of the use (e.g., residential, industrial and height, separation from adjacent land uses, and coverage of sites with structures).

Land use considerations inter-relate with all other Comprehensive Plan topics. Similarly, proximity to parks and public facilities promotes public health and safety. The type and intensity of development that may occur. The availability, capacity and utilities can dictate the location, amount and timing of development as can economic development potential of an area. Development character and site design shape and the perceptions held by area residents, visitors and those considering investment in McCracken County. Sound planning is essential to ensure that the community is prepared for land use transitions and new development, can serve it adequately with public services and its impacts to maintain compatibility of land uses and preserve community character.

Why This Comprehensive Plan Section Is Important For Paducah And McCracken County

- Communicates the desired character for the area and its downtown, neighborhood corridors and other areas – today and in the years ahead – along with the areas.
- Provides guidance to enable the County and City to plan effectively for future redevelopment, and for ongoing stewardship of areas intended to remain rural.
- Offers predictability to property owners and investors regarding the development pattern and character, and helps local government prepare to meet infrastructure and service needs.
- Establishes the public policy basis for local development regulations, ensuring compatibility between adjacent land uses and varying development intensities.
- Reinforces local government's role in promoting and protecting the health, safety and well-being of residents by ensuring that development conforms to local building codes and that sufficient land is dedicated to public needs such as recreation and education.
- Links to other plan sections that help set priorities for local government investments to support the desired development pattern and quality.

LEGACY OF PAST PLANNING

This new Comprehensive Plan builds on previous plans and studies completed by McCracken County and other partners. Those most relevant to the Land Use and Community Character section include:

- City of Paducah Comprehensive Plan (adopted July 2007, amended June 2012),
- McCracken County Comprehensive Plan (adopted August 2013, amended November 2014)



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Legacy Issues

Accomplishments

Progress and achievements resulting from past plans through leadership and community input to this plan, cited that are most relevant to the Land Use and Community Character section include (along with specific points of input):

- Results of City's focus on neighborhoods and corridors areas (e.g., business/industrial parks, repurposed Sports Tourism Athletic Complex, etc.).
- Growth in Midtown area.
- Absorption of additional housing and commercial growth areas near previous development plus rural properties.
- Renewed development of needed multi-family housing, further construction of smaller-format housing units.
- Periodic updates to City and County development issues (e.g., short-term rental activity, allowing large-scale installations of solar panels in rural areas).

KEY PLANNING ISSUES AND CONSIDERATIONS

Through the Paducah-McCracken Today and Plan Director's numerous real and perceived community issues and neighborhood engagement activities, as well as through the work of the appointed Advisory Group and City and County staff.

Key issues and considerations that led to the goals of the Character section include (along with specific points of input):

- Attractiveness of certain rural areas within the County further bolster County regulations and standards to preserve agricultural uses and protect overall rural character.
- Emphasis on building better climate resilience with adaptability to changing conditions.
- Overcoming "Not in My Backyard" NIMBY-ism and development/redevelopment approaches, affordability challenges.
- Ongoing concern with seismic risk and activity.
- Continued attention to how short-term rentals have negative effects within neighborhoods.
- Need for more shovel-ready business/industrial Development section of this plan.
- A desire to see more master-planned development in rural areas and incomes and races/ethnicities.
- Promotion of site design and development approach and tree stands.

LU-2

Goal 4:

An ongoing focus on boosting the area's livability for desired retail and service uses, parks and recreation amenities in appropriate locations and designed for quality.

ACTIONS

The actions below are categorized into the five types of implementation actions highlighted throughout this plan.

Action Leaders

With the support and direction of City and County elected action leaders for most initiatives involving Land Use and Community Character will include:

- City of Paducah – Engineering, Planning
- McCracken County – Community Development, Planning

Various advisory Boards and Commissions also have including:

City Boards and Commissions

- Planning Commission

County Boards and Commissions

ACTIONS Involving Capital Investments

- Add criteria to capital improvements planning process to public investments and land use outcomes or evaluate candidate capital projects.

ACTIONS Involving Programs and Initiatives

None for this plan section.

ACTIONS Involving Regulations and Standards

- Review all aspects of the County and City development Plan, to identify potential regulatory and/or standard additional or modified zoning districts. Another regulations evaluation completed by the Comprehensive Plan, to identify potential regulatory and/or standard additional or modified zoning districts. Another regulations evaluation completed by the Comprehensive Plan, to identify potential regulatory and/or standard additional or modified zoning districts.
- As part of potentially expanding on or refining systems, also explore potential location criteria farm installations.
- Add new or amend current zoning provisions, as needed Comprehensive Plan sections related to housing renewal, business retention and attraction, leisure and a more pedestrian- and cycling-friendly community.
- Regularly review and update, as appropriate, the construction and infrastructure related fees to ensure and based on regional trends across jurisdictions.

LU-4

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ONGOING AND POTENTIAL PARTNERS RELATED TO TRANSPORTATION

- Area land development community (development design, street lighting, etc.)
- Area transportation and logistics businesses (rail, trucking, waterborne commerce, etc.)
- Bike Walk Kentucky
- Chain Reaction Cycling Club (Paducah)
- Delta Regional Authority
- Goodwill Kentucky (Last Mile to Work program providing bikes to assist commuters)
- Greater Paducah Economic Development / Paducah-McCracken County Industrial Development Authority
- Higher education and training institutions (access)
- Kentuckians for Better Transportation
- Kentucky advocacy organizations for individuals with disabilities
- Kentucky Association of Transportation Engineers
- Kentucky Cycling
- Kentucky Emergency Management Association
- Kentucky Mountain Bike Association
- Kentucky Public Transit Association
- Kentucky state government:
 - Kentucky Department for Local Government
 - Kentucky Division of Emergency Management
 - Kentucky Division of Right of Way and Utilities
 - Kentucky Office of the Americans with Disabilities Act
 - Kentucky Public Transportation Infrastructure Authority
 - Kentucky Transportation Cabinet
- McCracken County Public Schools
- Paducah-McCracken County Joint Sewer Agency (infrastructure coordination)
- Paducah Public Schools
- Paducah Water (infrastructure coordination)
- University of Kentucky
 - Kentucky Transportation Center
 - Technology Transfer (T2) Program (designated by Federal Highway Administration as Local Technical Assistance Program for Kentucky)

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T-9

Accomplishments Plan Structure

Action Leaders

Partners



Growth Capacity

- 1 Adequate capacity of public infrastructure, and across key public services functions, to accommodate the area's desire to achieve increased population retention and growth.
- 2 A growth trend and pattern in which new development in edge locations is balanced with ongoing promotion of infill development and adaptive re-use of properties in areas with public infrastructure and services already in place and/or prioritized for improvement.
- 3 Pro-active planning and investment in ongoing maintenance and upgrades to public infrastructure and facilities, balancing new and extended infrastructure to support first-time development with necessary and equitable funding to rehabilitate aging components in previously developed areas.
- 4 Ongoing support for continual improvement in police and fire capabilities to maintain the responsiveness expected by city and county residents and provide a safe and secure environment as the area grows.
- 5 Ongoing collaboration with various partner agencies and organizations to advance strategies and projects that address regional issues involving utility infrastructure, flooding risk and emergency response, especially to:
 - bolster the area's resilience and readiness to deal with and recover from natural hazards while also preparing for the implications of a changing climate;
 - promote sustainable practices, especially effective management of public utilities to minimize adverse effects on the natural environment, along with the area's economic and fiscal sustainability; and to
 - support ongoing efforts to streamline public service delivery and provide for the long-term fiscal health of City and County government, including by applying technology and by promoting and implementing energy-, water- and waste-reducing "green" practices.



Land Use and Community Character

- 1 A land use allocation and pattern that advances the area's key objectives of achieving greater housing supply and variety and supporting its economic development and tax base needs.
- 2 Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum.
- 3 Ongoing and effective coordination between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between area destinations.
- 4 An ongoing focus on boosting the area's livability for current and prospective residents by offering desired retail and service uses, parks and recreation offerings, and other leisure opportunities and amenities in appropriate locations and designed for quality and residential compatibility.



Housing and Neighborhoods

- 1 A quantity and diversity of housing options that makes living in Paducah and McCracken County attainable and inviting for a wide range of age groups and income levels, including those critical to the area's economic success.
- 2 Sustained integrity and value of the area's oldest established neighborhoods while promoting quality housing development and the long-term appeal of newer residential areas.
- 3 Continued momentum in renewing housing and neighborhoods in greatest need, using a "complete communities" approach that uplifts areas and residents through attention to the entire range of physical, social, educational and recreational needs.
- 4 Elimination of barriers to equitable home ownership while also addressing the basic housing needs of those who are at risk of losing shelter or experiencing homelessness.



Transportation

- 1 A mobility system that provides connectivity and options for getting to destinations in and around the area, including to employment centers, shopping and services, schools and parks, and locations for workforce training – and especially for swift emergency response.
- 2 A continued focus on providing more – and safer – opportunities for residents and visitors to walk and bike within the area, with a focus on linking key destinations.
- 3 An enhanced mobility system that supports local economic development and tax base growth through the City and County's own investments plus improvements achieved through partnerships and advocacy at the regional and state levels – including through the new Metropolitan Planning Organization (MPO) mechanism.
- 4 A systematic approach to street maintenance, and advance planning for periodic rehabilitation and reconstruction of older roadways, using such opportunities to enhance bike/ped circulation and to add design elements that promote the city and county's image and aesthetics.



Economic Development

- 1 A resilient area economy with a diverse yet stable base built on established businesses, new sources of investment and job creation, a supportive environment for entrepreneurs, and a local real estate market attractive for emerging development opportunities.
- 2 A continued holistic approach to economic development that encompasses overall community renewal, enhancement and quality of place for the enjoyment of residents, workers and visitors.
- 3 Community assets and infrastructure that support ongoing economic development momentum, including necessary transportation and utility infrastructure, technology, education, and attainable and appealing housing options.
- 4 Continued capitalization on Paducah and McCracken County's position as the hub community of western Kentucky for health care, education, shopping and services, entertainment and culture, and transportation linkages, among many other assets and regional draws.
- 5 A fresh identity and image for Paducah and McCracken County within Kentucky and beyond, appropriate to the area's renewed growth and economic stature.



Recreation and Amenities

- 1 The area's sustained success as a vibrant hub of western Kentucky, for both residents and visitors, enlivened by a vibrant downtown and active riverfront, an array of arts, cultural and entertainment offerings, and popular community events and festivals throughout the year.
- 2 Ongoing reinvestment in parks and playgrounds to keep their offerings inviting, safe and inclusive, and a more connected community through gathering places, paths and greenway trails accessible to all.
- 3 Convenient and equitable access to parks and recreation facilities that enable all ages to stay active and fit, enjoy quiet places for connecting with nature, and pursue their indoor and outdoor wellness activities close to home.
- 4 A community that thrives on and leverages the economic and social power of the arts and culture to enhance its fiscal strength, regional reputation and overall quality of life for residents of all ages.
- 5 Continued protection and promotion of the area's physical and cultural heritage, especially where it is tangibly visible in historic architecture, designated districts and landmarks, and distinctive neighborhoods and notable sites.
- 6 A more resilient city and county through enhanced protection of natural landscapes, reduced energy consumption and waste generation, and efficient use and conservation of land and water resources.

Key Words from Plan Goals

Adequate capacity

Edge + infill

Extension + rehabilitation

Police/fire support

Regional partnerships

Growth Capacity

Land Use & Community Character

Housing + economic development

Consistent character

Land use/transportation coordination

Livability elements

Housing & Neighborhoods

Quantity and diversity

Sustained integrity

Renewed housing and neighborhoods

Removal of homeownership barriers

Connectivity and options

More – and safer – biking and walking

Economic development support

Systematic street maintenance method

Transportation

Economic Development

Resilient, diverse, stable economy

Holistic approach (quality of place)

Community assets to support E.D.

Hub community

Fresh and identity and image (growing)

Recreation & Amenities

Vibrant hub of western Kentucky

Park reinvestment + more connected

Convenient, equitable park access

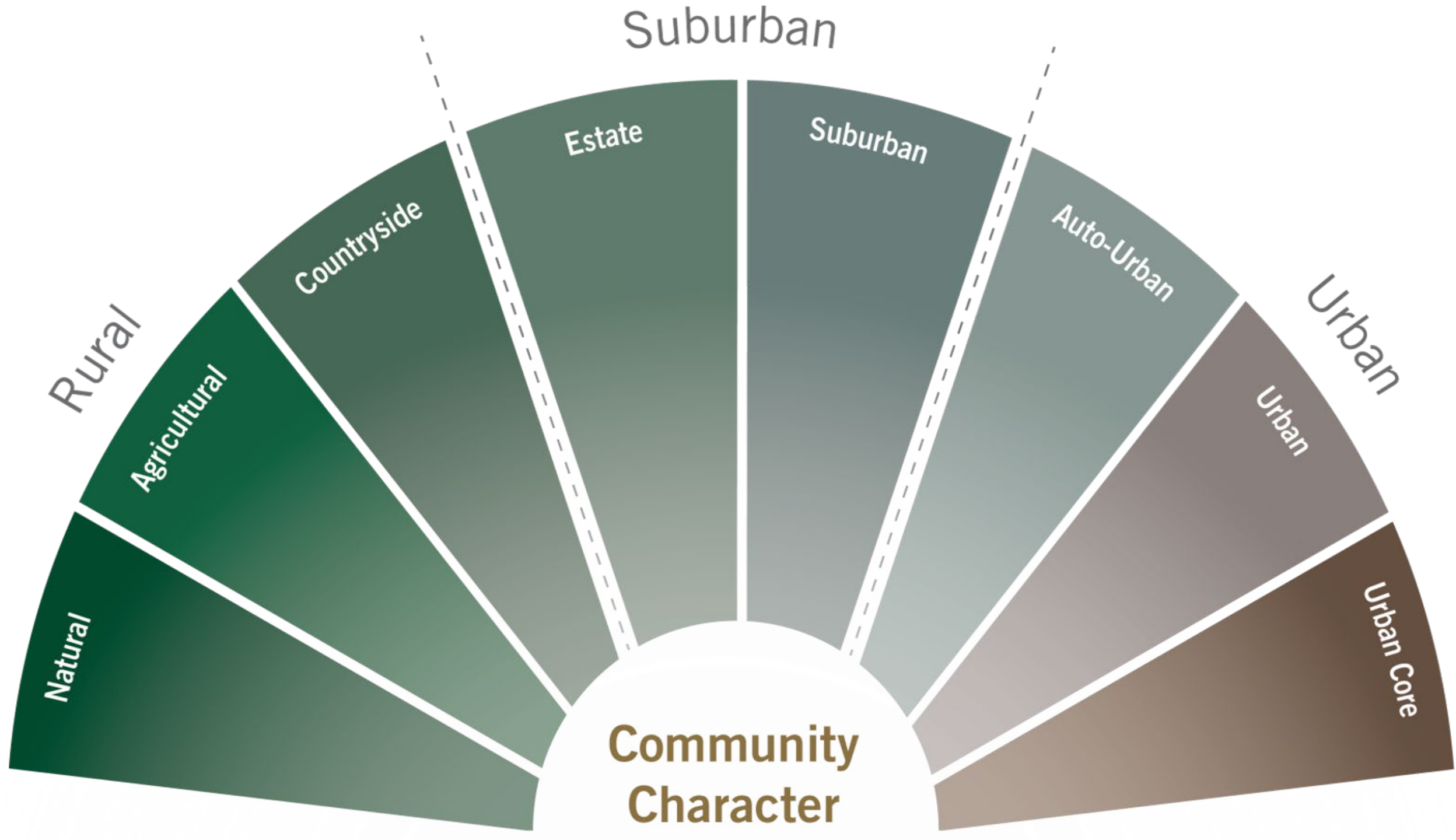
Economic, social power of arts/culture

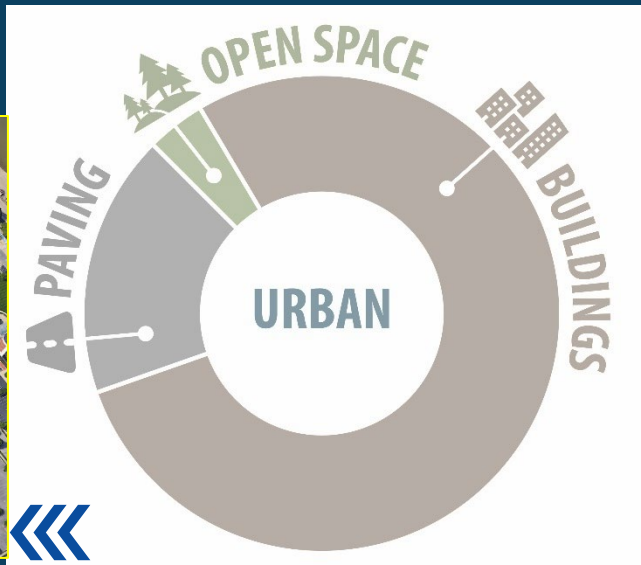
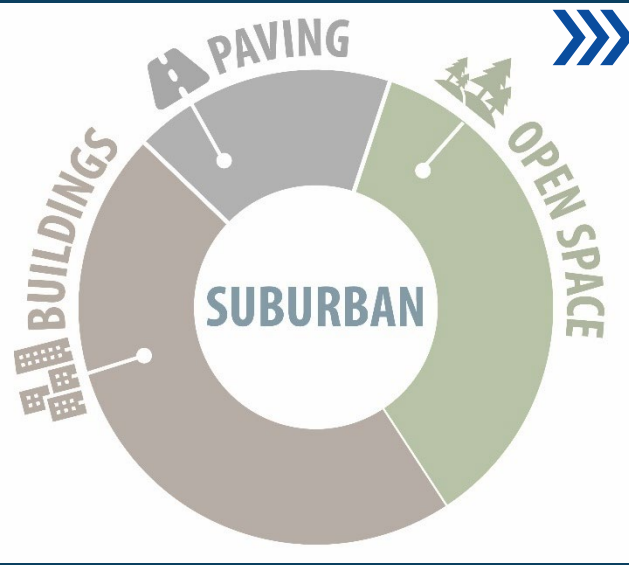
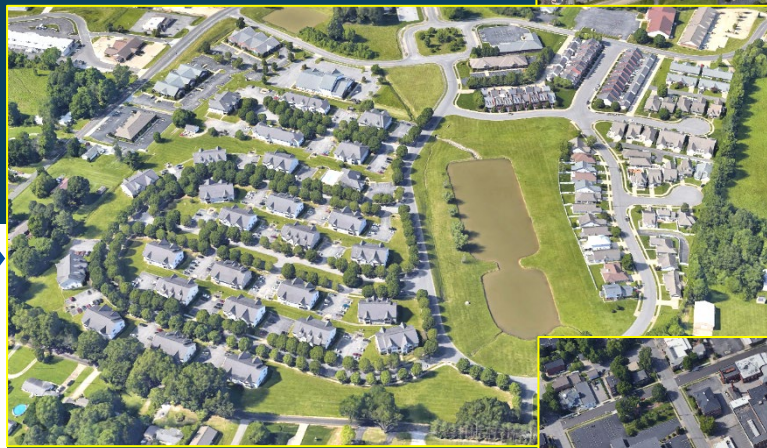
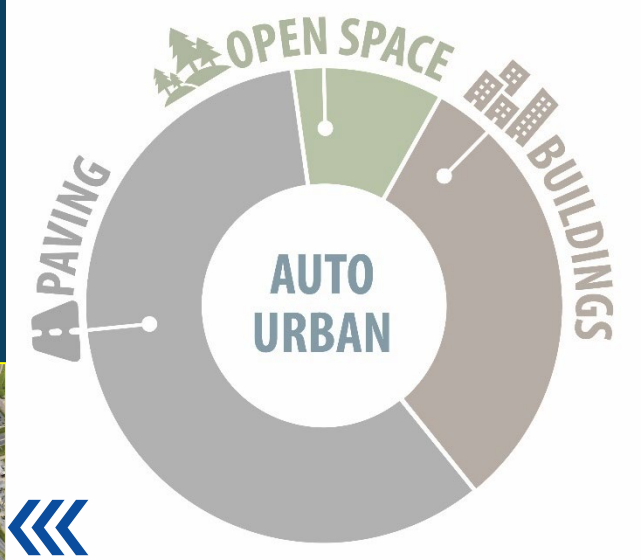
Physical and culture heritage

Landscapes and natural resources



Objectives for Future Land Use Map Update

- Produce a **joint City/County map**, still with separate categories tied to the respective zoning districts of City and County
- Reflect **actual development outcomes** since previous map updates
- Provide for **further residential and commercial development** – within reasonable reach of public infrastructure
- Accommodate **economic development** needs and priorities
- Maintain **rural character** in sparsely developed portions of county











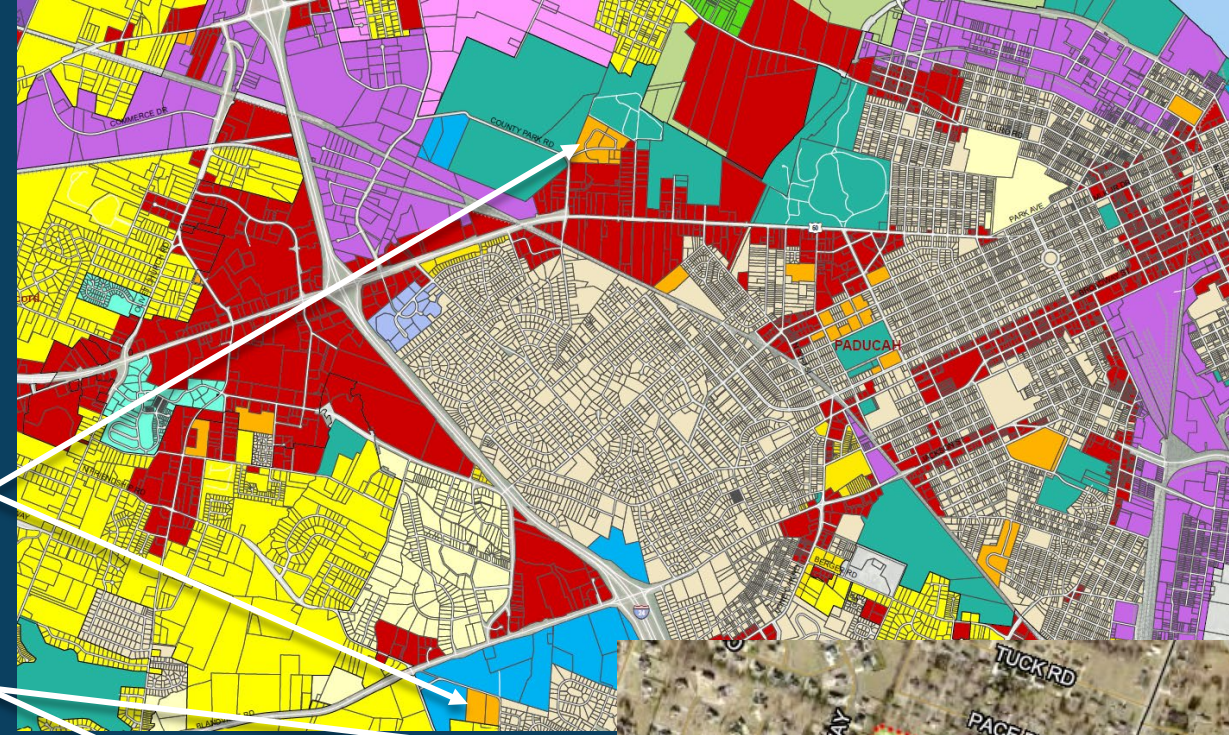


Future Land Use and Character City Classifications

-  Parks and Recreation
-  Estate
-  Suburban
-  Neighborhood Conservation
-  Urban Residential
-  Multi-Family Residential
-  Institutional
-  Commercial
-  Mixed Use
-  Business Park
-  Industrial

County Classifications

-  Parks and Recreation
-  Agricultural
-  Rural Residential
-  Urban Residential
-  Multi-Family Residential
-  Commercial
-  Light Industrial
-  Heavy Industrial



Draft New Future Land Use Map

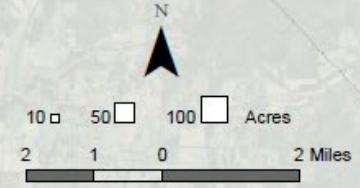
City Zoning



Future Land Use and Character

City of Paducah and McCracken County, KY

DRAFT 10/24/24



NOTE:
A comprehensive plan shall not constitute zoning regulations nor establish zoning district boundaries.

Legend

- Parcel Boundary
- Paducah City Limits
- McCracken County Boundary

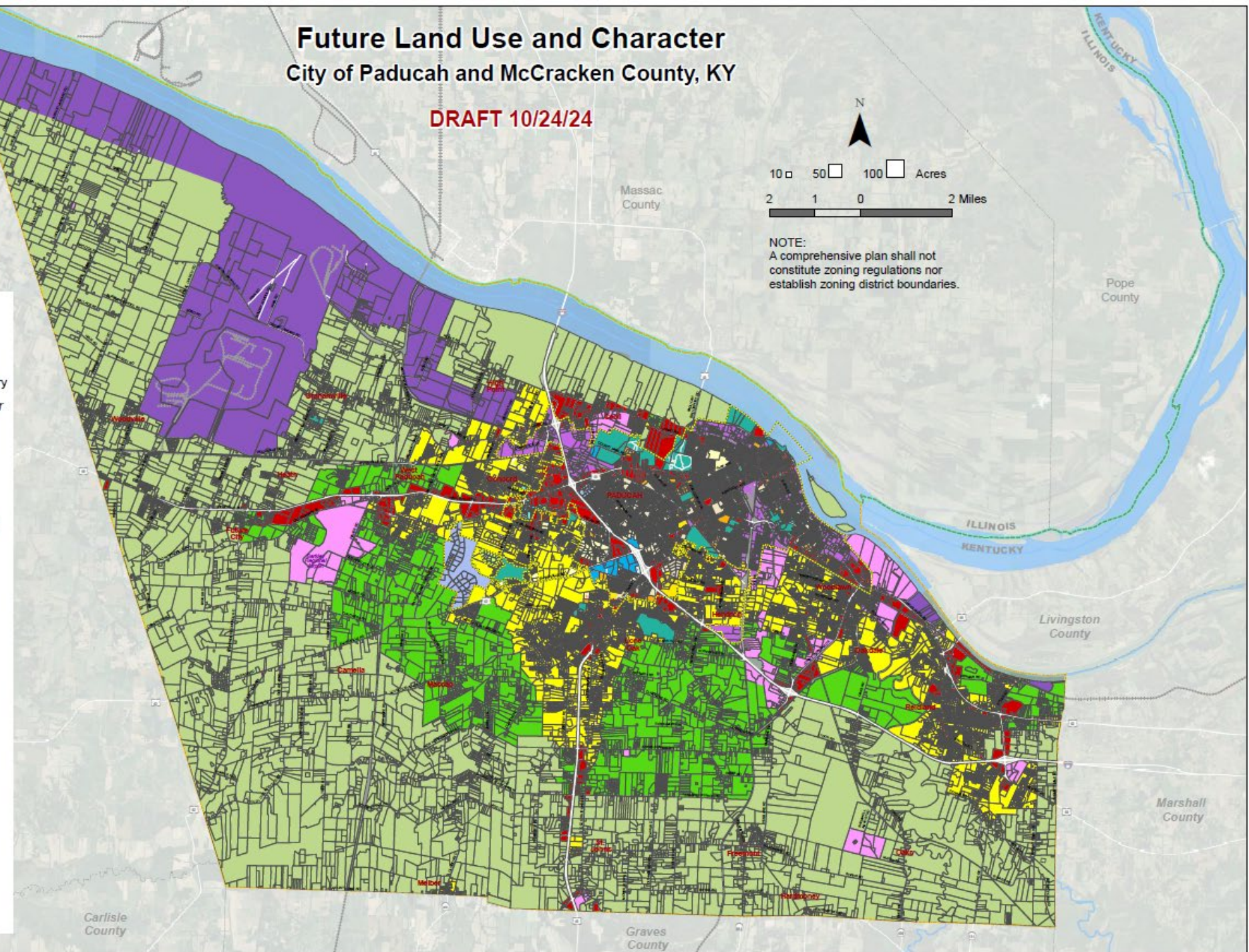
Future Land Use and Character

City Classifications

- Parks and Recreation
- Estate
- Suburban
- Neighborhood Conservation
- Urban Residential
- Multi-Family Residential
- Institutional
- Commercial
- Mixed Use
- Business Park
- Industrial

County Classifications

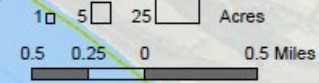
- Parks and Recreation
- Agricultural
- Rural Residential
- Urban Residential
- Multi-Family Residential
- Commercial
- Light Industrial
- Heavy Industrial



Future Land Use and Character

City of Paducah and McCracken County, KY

DRAFT 10/24/24



Legend

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- Paducah City Limits
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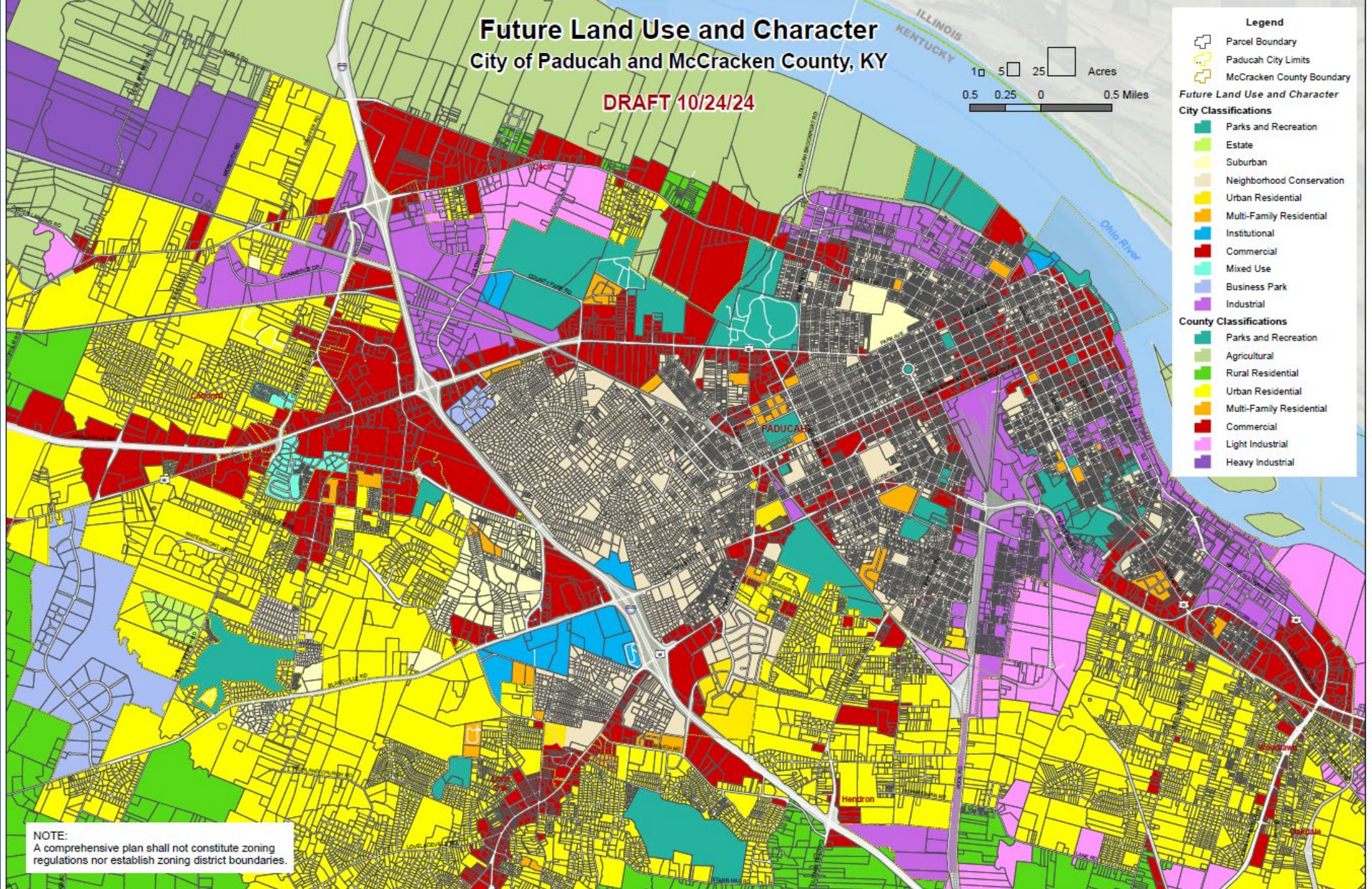
Future Land Use and Character

City Classifications

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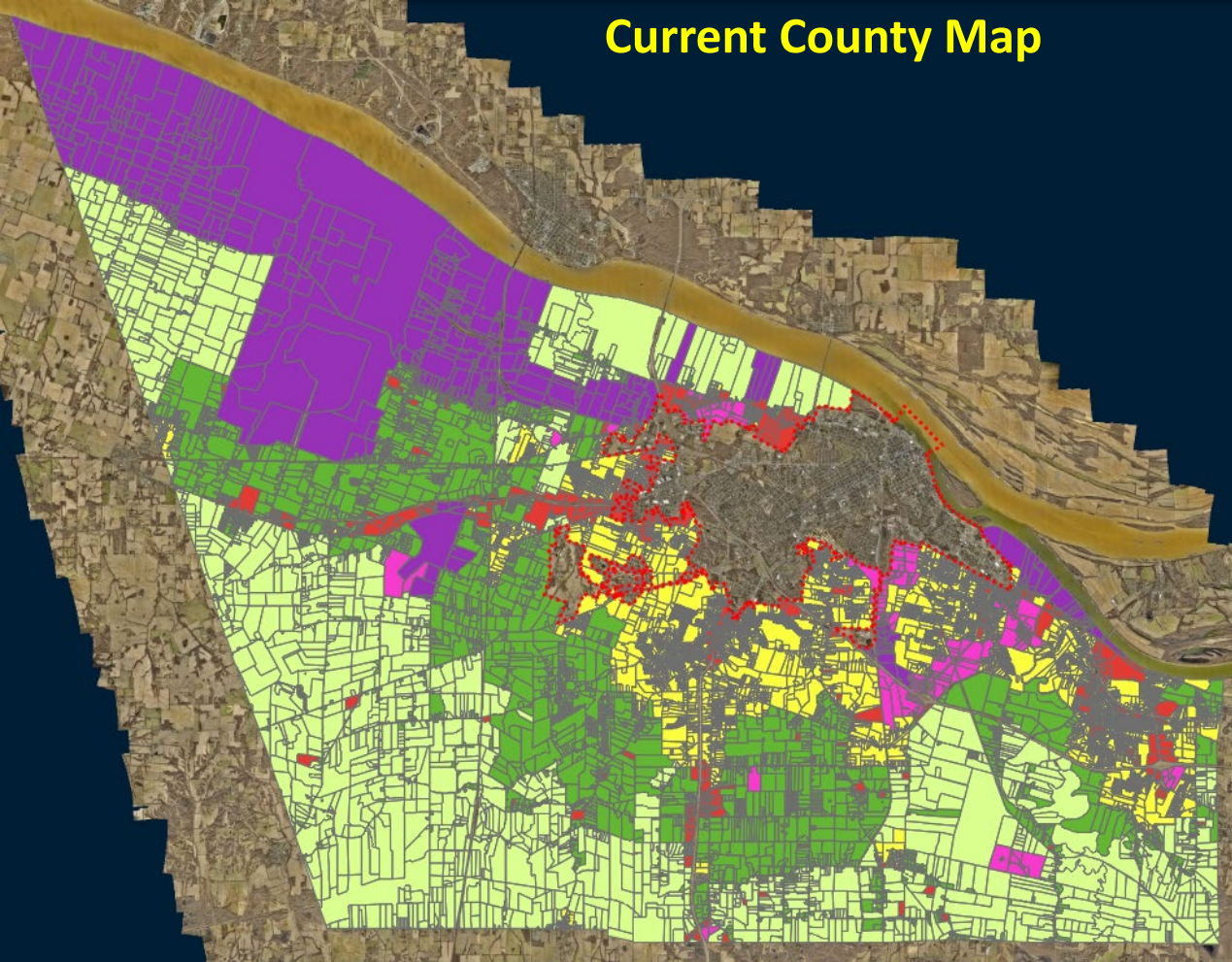
County Classifications

- Parks and Recreation
- Agricultural
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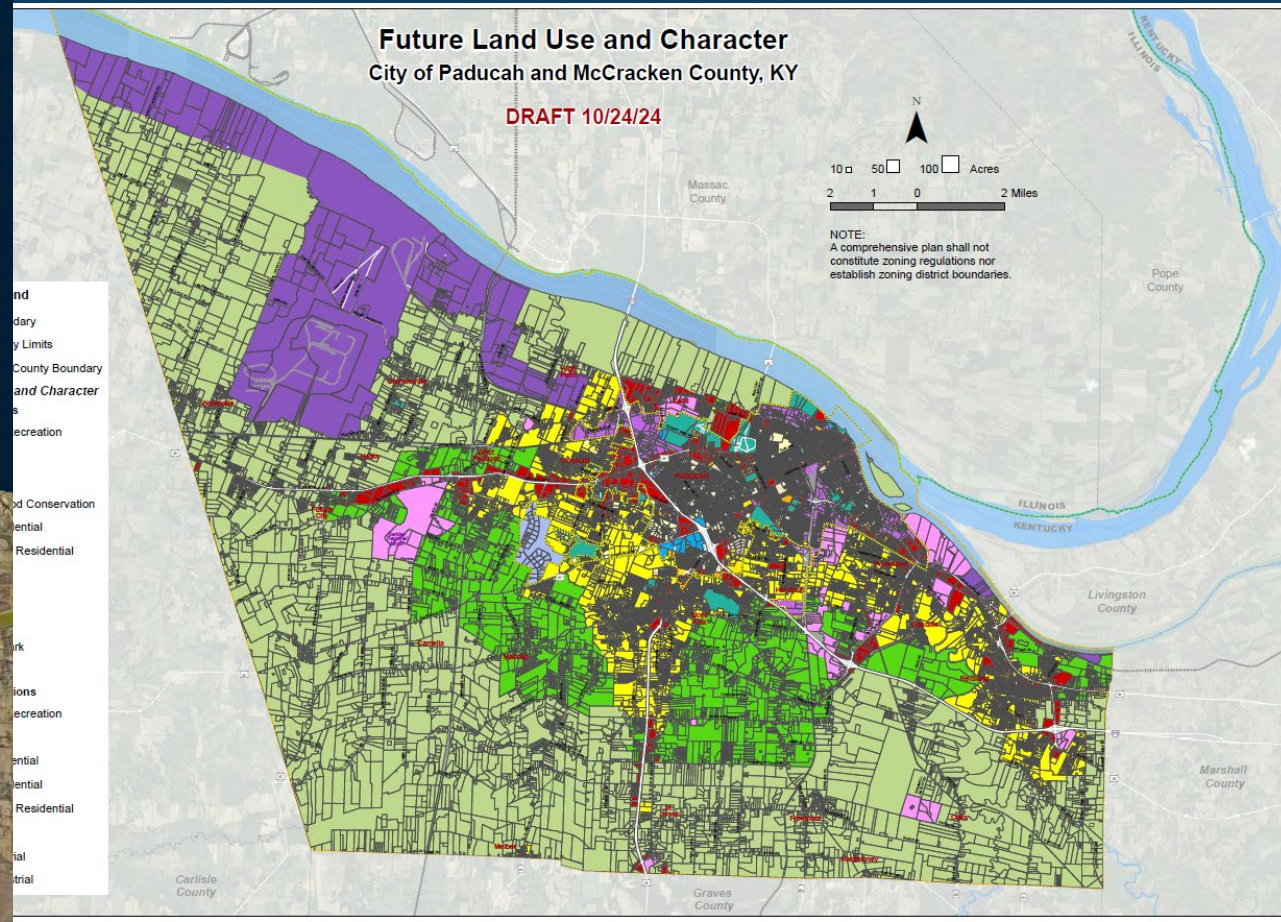


NOTE:
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Current County Map



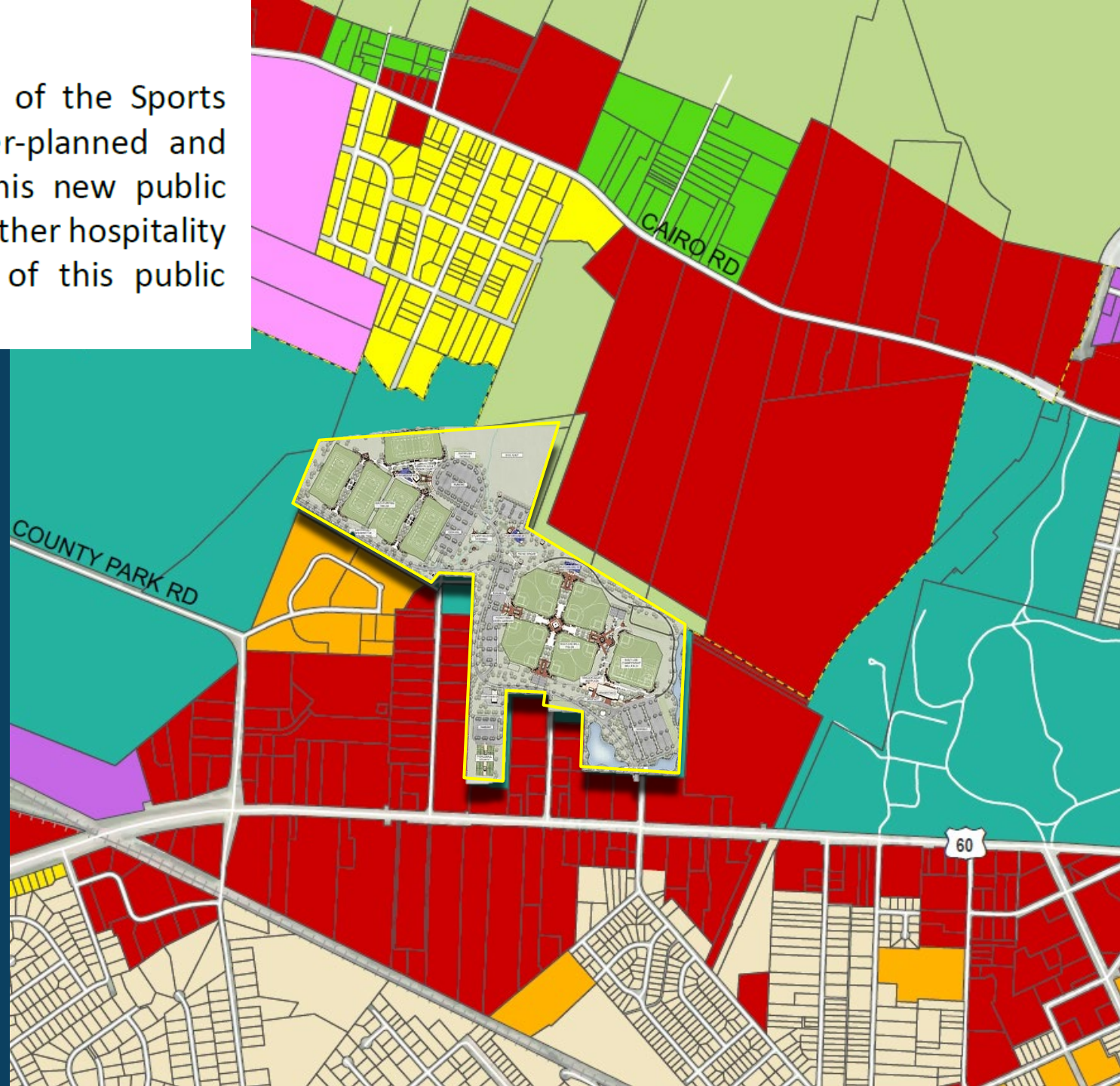
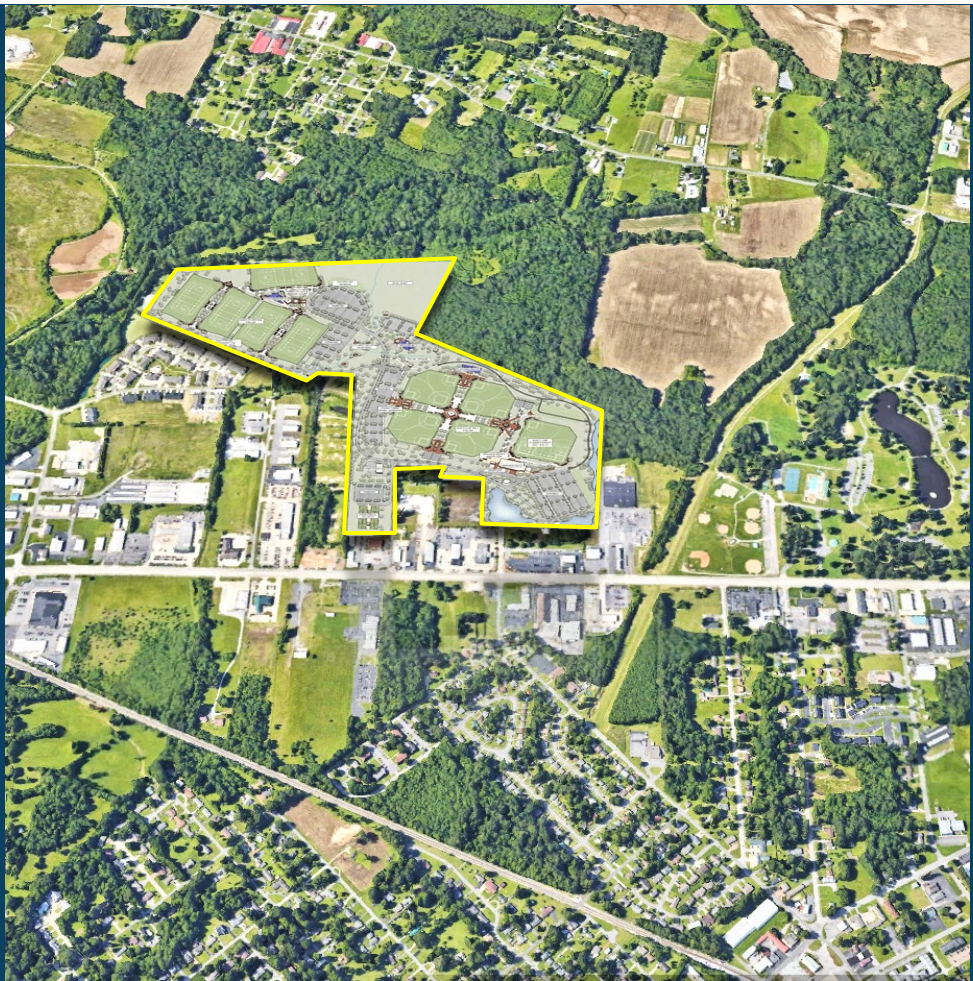
Potential New Map



- Reduced extent of **Heavy Industrial** in county, especially northwest
- Reduced extent of **Rural Residential**, especially scattered amid largely **Agricultural** areas
- Reduced extent of **Urban Residential** in county to south, centered around Lone Oak area
- Minimized **Commercial** amid **Agricultural**, mainly at established intersection locations
- Mostly fine-tuned inside of city edges, plus categorizing areas annexed in recent years

ACTIONS Involving More Targeted Planning / Study

19. Conduct special area planning for the vicinity of the Sports Tourism Athletic Complex, to promote master-planned and coordinated development outcomes around this new public asset, accommodate potential new lodging and other hospitality uses, and maximize the economic multiplier of this public investment.



New Action Agenda

Areas of action likely to receive the most attention and resources in the years ahead

to feed into

annual budgeting, capital improvements planning, department work planning, new/ongoing partnerships, grant pursuits



	ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
A	Utilizing recommendations of the City's Comprehensive Stormwater Master Plan, continue implementing key system improvements, along with phased maintenance and replacement of aged and undersized system components. Prioritize projects based on facility condition and cost of failure, along with other cost/benefit considerations.	Growth Capacity Action 2	Capital Investments	<ul style="list-style-type: none"> • City Engineering • City Public Works
B	Continue pursuing infill and revitalization strategies that make it more realistic for more of the area's projected growth to be absorbed within the interior of and contiguous to the Paducah city limits, to reduce the long-term public cost burden from a sprawling development pattern.	Growth Capacity Action 4	Programs and Initiatives	<ul style="list-style-type: none"> • City Planning • County Planning & Zoning • County Community Development
C	Evaluate opportunities to manage stormwater through green infrastructure methods on publicly-owned properties, in coordination with partners, and to demonstrate effective methods for use on private properties. One approach is to install pervious pavement and pilot demonstrations of infiltration ditches and bioswales to reduce nuisance flooding in targeted neighborhood areas and edge growth locations. With minimal investment, a proof-of-concept installation can be constructed to provide residents, commercial property owners and other stakeholders an opportunity to familiarize themselves with these methods and their potential benefits.	Growth Capacity Action 7	Programs and Initiatives	<ul style="list-style-type: none"> • City Engineering • City Public Works • County Community Development • County Road Engineer
D	Identify lead persons and points of coordination across departments, along with targeted staff	Growth Capacity	Programs and	<ul style="list-style-type: none"> • City Public Works

Put on your elected official hat for a moment. Your constituents have more expectations than the City or County have the resources or time to address.

What to do?

You received 5 voting pieces.



Among various potential actions the updated Comprehensive Plan identifies for the next 10-20 years, the 20 items listed here are possible key initiatives. You may use your votes to choose five separate items you consider most important for the City and/or County to pursue as soon as practical. Or, you might decide to put all five votes toward one particular priority or split them over a few items versus five.

It's up to you, realizing we cannot do everything we want all at once. Some things will have to wait until later.

What should come first?

Put on your elected official hat for a moment ...



Decide on your Top 5 priorities from among 20 Action Agenda items



	ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
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D	Identify lead persons and points of coordination across departments, along with targeted staff training, to advance green practices and enhanced resiliency within local government. This can include modified operations and maintenance practices that reduce water and energy use, stormwater runoff and the need for detention, and wastewater and solid waste generation.	Growth Capacity Action 10	Programs and Initiatives	<ul style="list-style-type: none"> City Public Works City Engineering County Community Development All relevant departments Paducah Water Paducah-McCracken Joint Sewer Agency Paducah Power System

Remaining Steps in Comprehensive Plan Process



2023 **2024**

Apr-Aug *Sep-Jan* *Feb-Sep* *Aug-Nov* *Nov-Dec*



P-M
Today

JOINT
WORKSHOP 1

Plan
Direction



JOINT
WORKSHOP 2



P-M
Tomorrow

7 meetings with
Advisory Group

Draft Plan



JOINT
WORKSHOP 3

PUBLIC REVIEW:
Early Nov through
hearing phase



Hearings &
Adoption

Planning
Commissions:
Tue, Nov 19

Governing
Bodies:
To be Announced