

## 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 and faithfully represents the wishes 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 government 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 City of Columbia Planning Commission and Columbia City Council have officially adopted the following goals and objectives.

Planning Commission Adoption: February 17, 2005

City Council Adoption: March 7, 2005

City of Columbia



# Goals & Objectives

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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: To 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 our environment will be to the long-range benefit of all.*

## **OBJECTIVES:**

1. Require appropriate drainage facilities for all new development in order to avoid flooding, erosion and additional post-development runoff.
2. Reduce soil erosion by requiring and enforcing erosion control measures during construction.
3. Minimize air, water, soil, light and noise pollution by encouraging the preservation of open spaces, green areas and requiring adequate landscape buffers and berms. When appropriate, request the dedication of park areas.
4. Develop a planting manual and list of suitable street trees for Columbia and encourage their use.
5. Prevent pollution by upgrading and providing appropriate collection and distribution facilities for the proper treatment and handling of water, sewage and solid waste.
6. Require all developers to identify and map developmentally sensitive areas, or lands containing wetlands, karst topography, steep slopes, endangered

habitats and scenic areas during the site planning process. Minimum standards shall be established for the creation of open space/greenway corridors and the preservation and restoration of these areas.

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

8. Encourage preservation of prime farmlands.

9. Recognize and support Federal and State regulation of the environment.

## **ECONOMIC DEVELOPMENT**

***GOAL: To encourage and promote the development of a stable and diversified economic base that fosters employment opportunities for all citizens of the City of Columbia.***

### **OBJECTIVES:**

1. Adopt an economic development strategy to retain existing industry, increase economic diversity and create better employment opportunities in order to ensure that the city 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 industry in designated areas where adequate infrastructure is available.

3. Encourage the development of aesthetic entrances to the City of Columbia, in order to promote economic development and enhance the city as a tourist destination.

4. Coordinate and cooperate with the Industrial Authority to reserve suitable lands for industrial development equipped with adequate infrastructure.

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5. Capitalize on the area located within Adair County and the City of Columbia by fostering small businesses and encouraging the continuation of investment.
6. In order to enhance commercial development activities within downtown Columbia, encourage the creation of additional parking opportunities' and study ways to mitigate problematic traffic circulation.
7. Promote the development of a pedestrian friendly atmosphere within the City of Columbia by requiring the maintenance of existing walkways, benches and green spaces and requiring these amenities in all new development.
8. Encourage small business development, entrepreneurship and growth by providing adequate areas for commercial development and professional offices.
9. Encourage the provision of support services and technical assistance for small businesses through the Chamber of Commerce, Lindsey Wilson College and other non-profit agencies.
10. Facilitate condensed, high quality commercial development by discouraging sprawl created by linear shopping areas.
11. Promote Adair County and the City of Columbia as a tourist destination by developing a tourism plan and increasing marketing activities, for the area.
12. Encourage reinvestment in the community.
13. Continue to promote and actively participate in the Renaissance On Main (formerly Renaissance Kentucky) Program.

## **HISTORIC PRESERVATION**

***GOAL. To recognize and preserve the historic and cultural resources of the City of Columbia.***

### **OBJECTIVES:**

1. Encourage the identification, maintenance and protection of all significant historic buildings, structures, fences, archeological resources and other features through education and where appropriate designation of local historic districts and/or historic overlay zones.
2. Support the efforts of the city, local organizations, and the Kentucky Heritage Council to inform residents and visitors of the unique historic and cultural features of the community through promotional and interpretive activities.
3. Promote the City of Columbia as a regional historic attraction through the revitalization and the preservation of historic features, architecture and heritage.
4. Support the efforts of the city to maintain and promote the Trabue House.

## **HOUSING**

***GOAL: To maintain decent, safe and sanitary housing for the citizens of Columbia in existing and new development.***

### **OBJECTIVES:**

1. Encourage rehabilitation of substandard housing through redevelopment projects and all available private and public funding sources.
2. Maintain and rehabilitate the community's existing housing stock and neighborhoods while preserving structures of architectural significance.

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3. Adopt and enforce city policies and applicable regulations to address littered lots, substandard and dilapidated structures to improve the utility and appearance of such structures and lots.
4. Encourage and support efforts to construct and maintain affordable housing for elderly, disabled and other disadvantaged persons in areas where there is convenient access to recreation, commercial activity and other services.
5. Encourage development of retirement community housing and assisted living facilities with appropriate services for the elderly;
6. Encourage quality and diversity of design by developing subdivisions and housing which is compatible with existing land uses, transportation patterns, and the spatial arrangement of existing housing and neighborhoods while avoiding “cookie-cutter” subdivisions.
7. In order to provide a more livable community; promote residential development with amenities, such as street lighting, sidewalks, green space and recreational facilities (for example; golf courses, ball fields, tennis courts and swimming pools).
8. Adopt and provide for the fair, equal and uniform enforcement of building codes.

## COMMUNITY FACILITIES AND SERVICES

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

### OBJECTIVES:

1. 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.
2. Encourage inter-local and regional cooperation and coordination in the provision of regional community services.
3. Creative ways of funding the expansion and improvement of public services and facilities shall be sought to ensure that costs are fairly distributed. Cooperative funding agreements between the private and public sectors shall be encouraged to fund future utility extensions.
4. The City of Columbia shall seek 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.
5. Provide and upgrade as necessary, adequate water, sewer, solid waste services and other utilities in an efficient, safe and environmentally sound manner.
6. Require the dedication of easements and rights-of-way to meet future infrastructure needs when development or redevelopment occurs.
7. Redevelop and encourage the extension of existing sidewalks and alternative pedestrian systems to create linkages between existing and proposed developments.

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8. 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.

9. Require developers to provide adequate facilities such as sidewalks, proper drainage, utilities and landscaping in new developments.

10. Encourage efficient public safety services including police, fire and ambulance by coordinating the addressing of all new development with the Adair County 911 Center during the subdivision review process.

11. Maintain the low crime rate of the city through education, enforcement and other social programs.

12. Encourage and support affordable local health facilities, nursing homes and child care establishments.

13. Encourage the elimination of overhead utilities in the downtown area of Columbia and require the installation of underground utilities in all new developments where economically feasible.

14. Encourage the establishment of a Parks and Recreational Board to assess existing recreational resources, develop a community recreational plan, pursue funding for the development and maintenance of new facilities, and promote active living.

15. Actively pursue opportunities to partner with Lindsey Wilson College in order to further community redevelopment efforts and other civic projects.

16. The City of Columbia, while recognizing the need to provide essential utilities to its citizens, shall require 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 city 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.

## TRANSPORTATION

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

### **OBJECTIVES:**

1. Promote the coordination between city, county and state government 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. Study and implement ways to improve traffic flow in the commercial areas and along all streets within the City of Columbia.

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4. Encourage the provision of additional parking within downtown Columbia with appropriate locational signage.
5. Require all developers to provide adequate off street parking, rights of way and paved travel surfaces that meet city specifications.
6. Limit the number of direct access points along arterial streets by encouraging the use of frontage roads and other access management techniques.
7. 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.
8. 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).
9. Strongly encourage and actively pursue funding for the construction of a Columbia KY 55 by-pass to improve traffic flow and congestion within the city.

## LAND USE

***GOAL: To provide adequate land in appropriate locations for all planned land uses while minimizing the adverse impacts of development and encouraging quality design.***

### **OBJECTIVES:**

1. Promote a new development pattern that follows guidelines for planned growth, respects urban service areas and frames development with open space.
2. Identify, establish and maintain open space and green way corridors to enhance the natural environment, increase linkages between various recreational opportunities and protect environmentally sensitive areas.
3. Provide new guidelines for residential development that stresses flexibility and creativity in neighborhood design, focuses on neighborhood character, landscaped streets, open spaces, the human scale and walkability.
4. Development issues shall be viewed in terms of promoting the 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 city's existing assets and character.
6. Prohibit development in physically restrictive areas.
7. Require adequate preventive measures to minimize environmental degradation during construction in all areas.
8. Require adequate storm drainage, sewer and water systems for all new developments.

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9. Require quality development and land use through fair, equal, and uniform review processes, land use designations, subdivision regulations and other activities relating to planning.

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

11. Promote aesthetically pleasing commercial development with appropriate access, signage and landscaping.

12. Effective site placement, architectural and landscape design for commercial and industrial uses shall be encouraged to enable 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.

13. Adopt and enforce ordinances that require signs that enhance the natural environment and minimize visual clutter.

14. Clustering of dwelling units on portions of an overall site shall be encouraged in order to preserve green space, scenic views, other identified significant site features, and land for public facilities or recreation.

15. Encourage coordination and cooperation between the Planning Commission and various other governmental entities.

16. Establish an inter-agency site review process for land use changes, grading, drainage, erosion control, landscape and greenspace requirements.

17. Identify potential areas for annexation to ensure adequate land for growth and various land uses, and actively work with the city to achieve this objective.