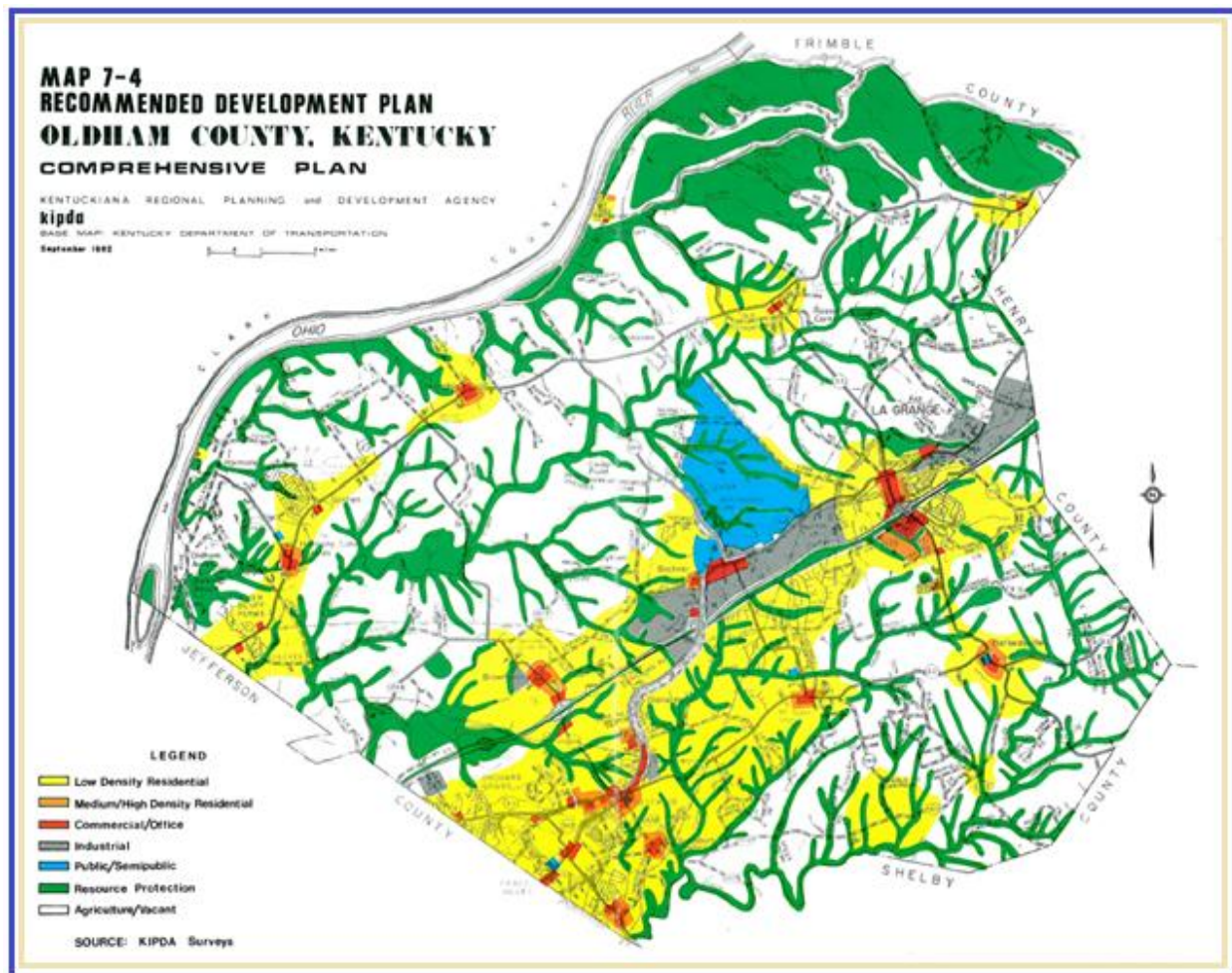


FUTURE LAND USE

The Future Land Use Map is intended to be a planning tool that can be used by local officials, citizens, developers and other interested parties to help guide development in Oldham County. A future land use map is not a new concept to the Oldham County Comprehensive Plan; in fact, every comprehensive plan prior to the adoption of *Outlook 2020* included a future land use component.

Figure 1.1
Recommended Development Plan Map, September 1982



Previous future land use maps contained very general categories of proposed use over general areas of the county without much detail. These categories were placed on maps using both manmade and natural features as boundaries which sometimes overlooked how tracts may have been developing on the ground. This lack of detail at the tract level sometimes led to misinterpretation of or even misuse of these future land use maps.

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Thanks to today's geographic information system (GIS) technology, planners can take a much closer look at areas of the county to make much more efficient maps for predicting future land use patterns. Accurate stream and floodplain information, topography, parcel boundaries, aerial photos and other information help to provide a much more complete snapshot of what is happening and how different areas could be developed. This technology, along with shared information with various local agencies regarding future utility expansion and availability, has paved the way for the most detailed future land use map ever created for Oldham County.

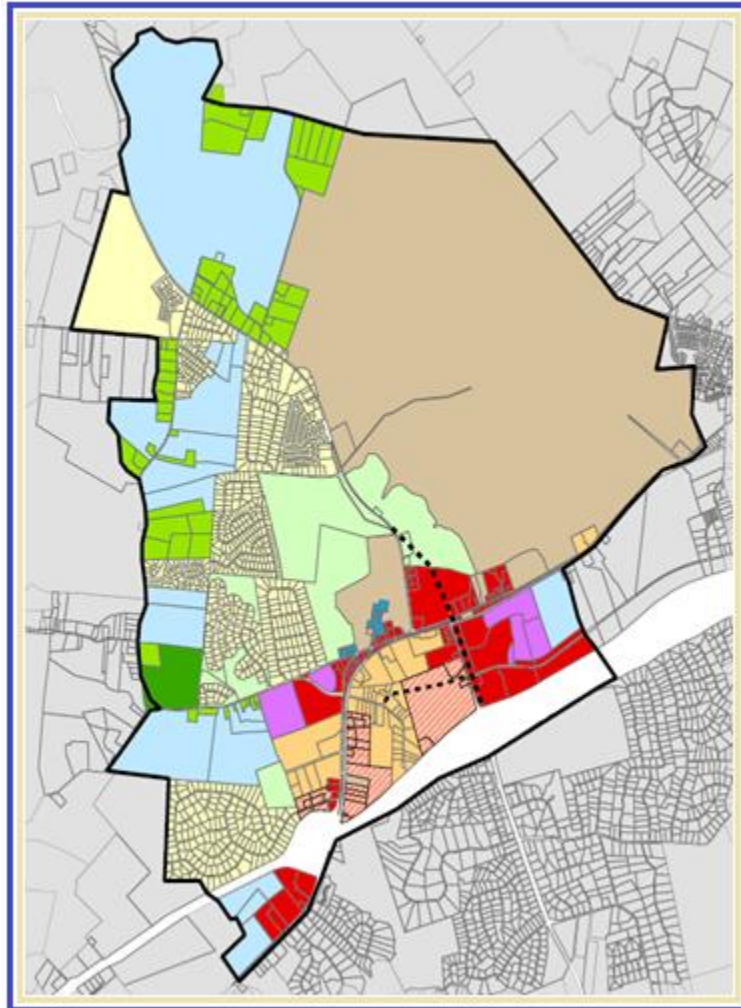
Development of the Future Land Use Map

The development of the Future Land Use Map began with a review of similar future land use maps that are being used by other jurisdictions from around the state. Staff looked at several examples, all of which varied in the types and number of categories used, the amount of detail given to the boundaries between areas, and how the map would be used in the decision-making process. At the end of the review, staff and the Study Review Committee decided to use the Owensboro Metropolitan Planning Commission's Land Use Plan Map as an example of a format which could be easy to use and implement in Oldham County.

The next step was for staff to create a draft Future Land Use Map of a test area within Oldham County to help develop potential future land use categories and show how such a map could be implemented in the review process. Staff chose the Buckner area as a suitable test case for the following reasons; 1.) there are a number of different types of uses within a compact area, 2.) the Buckner area is a dynamic area in that there is potential for change based on infrastructure and utility availability, and 3.) it was a "neutral area" because it is not an officially incorporated city.

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Figure 1.2
Buckner Test Future Land Use Map



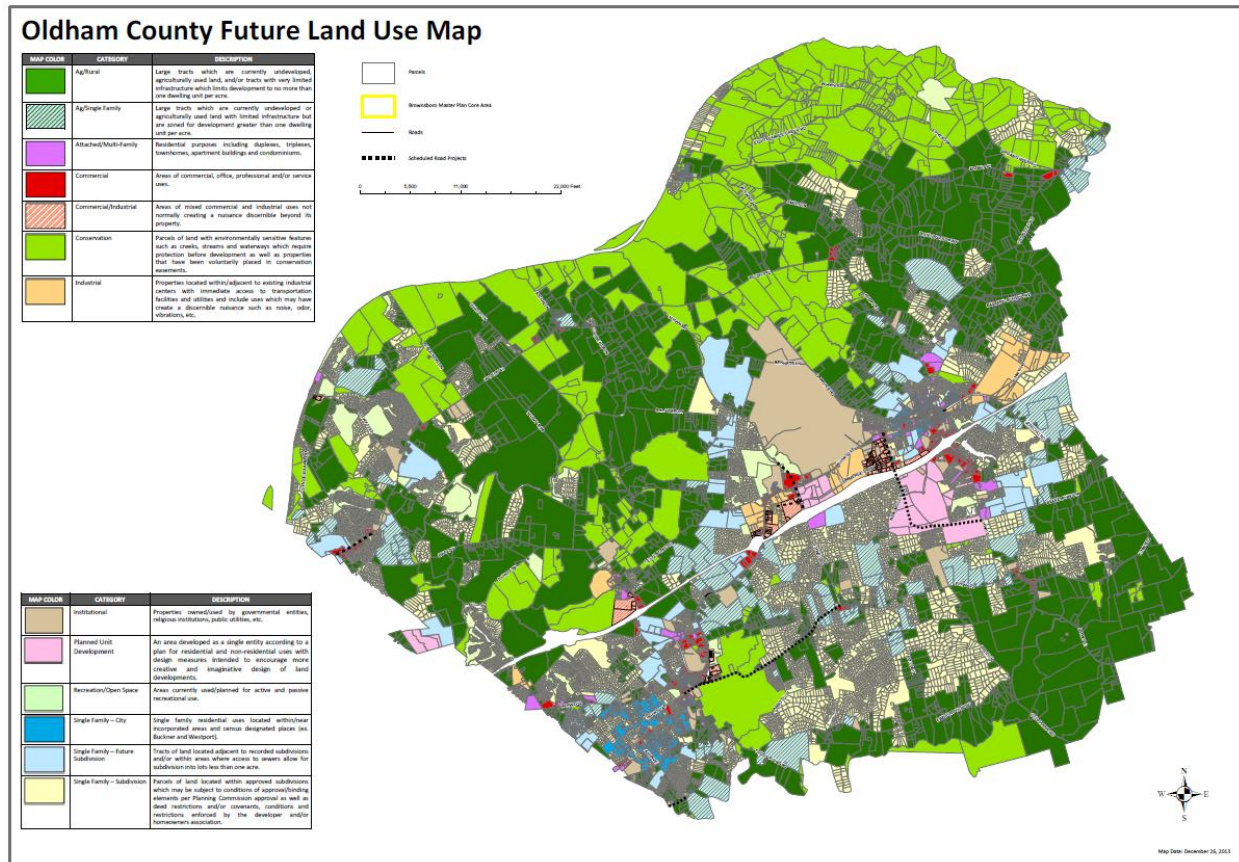
The Buckner Test Future Land Use Map was created by staff and presented to the Study Review Committee for review in December 2011. After the Study Review Committee approved the concept, the Buckner Test Future Land Use Map was then presented at a public meeting held on January 11, 2012, and to the members of the Technical Review Committee on February 15, 2012.

Once staff received feedback on the Buckner Test Future Land Use Map, the concept was expanded to every parcel of land in Oldham County. The countywide Future Land Use Map was distributed to members of the Study Review Committee for review as well as representatives from each of the legislative bodies with zoning authority. Input was also

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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sought out from the members of the Technical Review Committee in regards to infrastructure expansion plans, capacity availability and other information to help with the assignment of Future Land Use Categories. Recommendations and suggestions were welcomed and amendments were made to the Draft Future Land Use Map, which was made public in August 2012.

Figure 1.3
2019 Future Land Use Map



Future Land Use Categories

Staff are recommending changes to the future land use map to streamline land use categories and eliminate redundancy. Currently there are multiple land uses for single-family residential subdivisions as well as agricultural and rural land use which have the same requirements in zoning regulations. The following Future Land Use Categories have been created to help classify the predicted use for every parcel of land in Oldham County.

Ag / Rural / Conservation – Large tracts which are currently undeveloped, agriculturally used land, and/or tracts with very limited infrastructure which limits development to no more than one dwelling unit per acre (*Objective LU-1-2*).

Ag / Single Family – Large tracts which are currently undeveloped or agriculturally used land with limited infrastructure but are zoned for development greater than one dwelling unit per acre. These parcels are currently undeveloped and do not have access to sanitary sewers, but they are zoned a classification (R-2 Residential) which would allow development of smaller tracts than one acre if sanitary sewers were accessible.

Attached/Multi-Family – Residential purposes including duplexes, triplexes, townhomes, apartment buildings and condominiums (*Objective LU-2-4*).

Commercial – Areas of commercial, office, professional and/or service uses (*Objectives LU-1-3, LU-3-1 and LU-3-2*).

Commercial / Industrial – Areas of mixed commercial and industrial uses not normally creating a nuisance discernible beyond its property. (*Objectives LU-1-3, LU-3-1, and LU-3-2*).

Industrial – Properties located within and adjacent to existing industrial centers with immediate access to transportation facilities and utilities and include uses which may have create a discernible nuisance such as noise, odor, vibrations, etc. (*Objectives LU-1-3, LU-3-1, and LU-3-2*).

Institutional – Properties owned/used by governmental entities, religious institutions, public utilities, etc. (*Objectives CF-1-1, CF-1-2*).

Mixed Use – An area to be developed as a single entity according to a plan for residential and non-residential uses. Usually include provisions for the clustering of buildings, a mixture of land uses and building types, preservation of natural resources and promotion of

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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common open space to encourage and allow more creative and imaginative design of land developments.

Recreation/Open Space – Areas currently used/planned for active and passive recreational use. This category includes both publicly owned and operated areas as well as open space and conservation areas within platted subdivisions (*Goal CF-4*).

Single Family – Future Subdivision – Tracts of land located adjacent to recorded subdivisions and / or within areas where access to sewers allow for subdivision into lots less than one acre. These include previously approved subdivisions which have not started construction or are not fully completed (*Objective LU-1-3*).

Single Family – Subdivision – Parcels of land located within approved subdivisions which may be subject to conditions of approval / binding elements per Planning Commission approval as well as deed restrictions and / or covenants, conditions and restrictions enforced by the developer and/or homeowners association. (*Objectives LU 1-3, LU 2-2, LU 2-3, and LU 2-4*).

Potential Land Uses

Each Future Land Use Category has a variety of potential land uses to give landowners different options should they choose to develop a parcel. This variety offers flexibility and allows potential development to change as development patterns and demands within the community change. The potential uses that may be allowed in the Future Land Use Categories are as follows:

Agricultural / Conservation – Uses which support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and agricultural contribution to the economic base or which promote and protect natural resources, water quality, steep slopes, floodplains, etc.

Single Family Residential – Detached single-family units and neighborhoods.

Two-Family Residential – Residential use consisting of a structure containing two living units with a common wall.

Multi-Family Residential – Higher density residential uses containing multiple attached units either on the same tract or on separate tracts with property lines going through a common wall.

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Office – Low to medium intensity professional offices in relative proximity to residential uses, which may serve as a reasonable transition between commercial and residential areas.

Neighborhood Commercial – Less intense commercial uses located in urban areas or where a mixture of commercial and residential use is prevalent.

Local Business – Retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods.

Community Business – Retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.

General Business – A wide variety of business, commercial, mass merchant and miscellaneous service activities, but does not include land uses characterized by extensive warehousing or frequent heavy trucking activity.

Highway Service – General commercial and businesses that require heavy infrastructure.

Light Industrial – Any operation which does not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building in which the activity takes place, which does not require outside storage of goods or materials.

Heavy Industrial – Any operation which by its nature might be considered a nuisance because of noise, dust, odor, smoke, glare or vibration outside the building and which might require outside storage of raw material or finished products.

Industrial Park – A mixture of compatible industrial, commercial and office operations within a planned industrial park.

Solid Waste Facility – Any use where solid waste or domestic septage is managed, processed or disposed including but not limited to recycling facilities, transfer facilities, commercial composting, vehicle wrecking and salvage operations and landfills.

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Appropriateness Levels

Sometimes a proposed land use may only be appropriate when certain conditions exist or certain criteria are met. Because of this, each potential land use within a Future Land Use Category is assigned an appropriateness level. These appropriateness levels are in place to help guide future land use and protect adjoining property owners from activities or uses that may only be appropriate in certain situations. For example, a proposed Heavy Industrial use is appropriate in the Industrial Future Land Use Category because it is amongst similar uses and is in keeping with the character of the area. However, that same Heavy Industrial use may not be appropriate in the Commercial/Industrial Future Land Use area, which are areas designated for more of a mix of commercial and light industrial uses, if the proposed Heavy Industrial use has outdoor storage or is considered a nuisance because of odor, smoke, noise, etc.


The appropriateness levels are General, Limited and Restricted. Proposed land uses that are assigned the General appropriateness level are generally allowed without any additional requirements or conditions. Limited uses may be appropriate under certain circumstances or provided they meet specific conditions so as not to interfere with other surrounding uses. And finally, Restricted uses should only be allowed in special circumstances, meet specific conditions for approval, and are most likely more appropriate in other Future Land Use Areas.

Regardless of whether a use is deemed General, Limited or Restricted, all proposed uses are required to meet all of the capacity standards. The Capacity Standards System was established to ensure that adequate water supply, wastewater disposal, public schools and roads are available at the time developments are occupied. The capacity standards which are currently a part of the zoning ordinance are Road Capacity, School Capacity, Fire Protection, and Wastewater Treatment Facility.

The following tables contain the allowed land uses, appropriateness levels and specific criteria for each of the twelve Future Land Use Categories.

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Table 1.1
Ag/Rural
Future Land Use Category

Map Color	Category	Description	
	Agricultural/Rural/Conservation	Large tracts which are currently undeveloped, agriculturally used land, and/or tracts with very limited infrastructure which limits development to no more than one dwelling unit per acre. This land use category includes land with environmentally sensitive features such as creeks, streams and waterways which require protection before development as well as properties that have been voluntarily placed in conservation easements.	
Land Use		Appropriateness Level	Specific Criteria
Agricultural/Conservation		General	
Single Family Residential		General	
Office		Limited	1

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Table 1.2
Ag/Single Family
Future Land Use Category


Map Color	Category	Description
	Agricultural /Single Family	Large tracts which are currently undeveloped or agriculturally used land with limited infrastructure but are zoned for development greater than one dwelling unit per acre.
Land Use	Appropriateness Level	Specific Criteria
Agricultural/Conservation	General	
Single Family Residential	General	
Office	Limited	1

Table 1.3
Attached/Multi-Family
Future Land Use Category



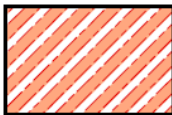
Map Color	Category	Description
	Attached/Multi-Family	Residential purposes including duplexes, triplexes, townhomes, apartment buildings and condominiums.
Land Use	Appropriateness Level	Specific Criteria
Agricultural/Conservation	General	
Single Family Residential	General	
Multi-Family Residential	General	
Two-Family Residential	General	
Office	General	
Neighborhood Commercial	Limited	1
Local Business	Limited	1,
Community Business	Limited	1, 2

Table 1.4
Commercial
Future Land Use Category

Map Color	Category	Description
	Commercial	Areas of commercial, office, professional and/or service uses.
Land Use	Appropriateness Level	Specific Criteria
Agricultural/Conservation	General	
Office	General	
Neighborhood Commercial	General	
Local Business	General	
Community Business	Limited	1
General Business	Limited	1
Highway Service	Limited	1, 2
Single Family Residential	Restricted	1, 3, 4
Two-Family Residential	Restricted	1, 3, 4
Multi-Family Residential	Restricted	1, 3, 5
Light Industrial	Restricted	1, 6, 7


FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Table 1.5
Commercial / Industrial
Future Land Use Category

Map Color	Category	Description	
	Commercial/Industrial	Areas of mixed commercial and industrial uses not normally creating a nuisance discernible beyond its property.	
Land Use		Appropriateness Level	Specific Criteria
Agricultural/Conservation		General	
Office		General	
Neighborhood Commercial		General	
Local Business		General	
Community Business		General	
General Business		General	
Highway Service		General	
Light Industrial		General	
Industrial Park		General	1
Heavy Industrial		Restricted	2, 3

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Table 1.6
Industrial
Future Land Use Category

Map Color	Category	Description	
	Industrial	Properties located within/adjacent to existing industrial centers with immediate access to transportation facilities and utilities and include uses which may have created a discernible nuisance such as noise, odor, vibrations, etc.	
Land Use		Appropriateness Level	Specific Criteria
Agricultural/Conservation		General	
Light Industrial		General	
Heavy Industrial		General	
Industrial Park		General	1
Office		Limited	2, 3
Neighborhood Commercial		Limited	2, 3, 4
Local Business		Limited	2, 3, 4
Community Business		Limited	2, 3, 4
General Business		Limited	2, 3, 4
Highway Service		Limited	2, 3, 4
Solid Waste Facility		Restricted	3, 5, 6

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Table 1.7
Institutional
Future Land Use Category




Map Color	Category	Description
	Institutional	Properties owned/used by governmental entities, religious institutions, public utilities, etc.
Land Use	Appropriateness Level	Specific Criteria
Agricultural/Conservation	General	
Single Family Residential	General	
Two-Family Residential	Limited	
Office	Limited	
Neighborhood Commercial	Limited	
Local Business	Limited	

Table 1.8
Mixed Use Development
Future Land Use Category

Map Color	Category	Description
	Mixed Use Development	An area developed as a single entity according to a plan for residential and non-residential uses with design measures intended to encourage more creative and imaginative design of land developments.
Land Use	Appropriateness Level	Specific Criteria
Agricultural/Conservation	General	1, 2
Single Family Residential	General	1, 2
Two-Family Residential	General	1, 2
Multi-Family Residential	General	1, 2
Office	General	1, 2
Neighborhood Commercial	General	1, 2
Local Business	General	1, 2
Community Business	General	1, 2
General Business	General	1, 2
Highway Service	General	1, 2
Light Industrial	General	1, 2

FUTURE LAND USE	Population	Business & Industry	Environment	Community Facilities	Transportation	Future Considerations
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Table 1.9
Recreation/Open Space
Future Land Use Category

Map Color	Category	Description	
	Recreation/Open Space	Areas currently used/planned for active and passive recreational use.	
Land Use		Appropriateness Level	Specific Criteria
Agricultural/Conservation		General	

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Table 1.10
Single Family – Future Subdivision
Future Land Use Category

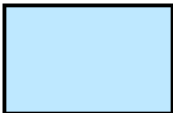
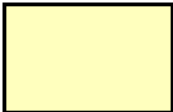
Map Color	Category	Description
	Single Family – Future Subdivision	Tracts of land located adjacent to recorded subdivisions and/or within areas where access to sewers allow for subdivision into lots less than one acre.
Land Use	Appropriateness Level	Specific Criteria
Agricultural/Conservation	General	
Single Family Residential	General	
Office	Restricted	1
Neighborhood Commercial	Restricted	1

Table 1.11
Single Family - Subdivision
Future Land Use Category

Map Color	Category	Description
	Single Family – Subdivision	Parcels of land located within approved subdivisions which may be subject to conditions of approval/binding elements per Planning Commission approval as well as deed restrictions and/or covenants, conditions and restrictions enforced by the developer and/or homeowners association.
Land Use	Appropriateness Level	Specific Criteria
Single Family Residential	General	
Office	Limited	1

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