

This section will provide a brief synopsis of the seven major parts of the revised Comprehensive Plan (Parts 100 through 700). Within each part there can be as many as nine sections. For example, Part 400 includes sections 410 through 490.

## **PART 100 - GOALS AND OBJECTIVES**

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### **Section 110 - Statement of Goals and Objectives**

This section addresses the provisions of Kentucky Revised Statutes Chapter 100, Part 193 (KRS 100.193). The statute requires preparation and adoption of a "Statement of Goals and Objectives" by the Owensboro Metropolitan Planning Commission, the Daviess County Fiscal Court and the cities of Owensboro and Whitesville. The remaining elements of the Comprehensive Plan are based upon the adopted "Statement of Goals and Objectives". More detailed goals and objectives are provided for the various land-use categories for which we plan: residential, commercial, and industrial areas. We re-establish the principal land use goal for Daviess County: concentrate future urban development near existing urbanized areas, and particularly within the Urban Service Area (USA). The remainder of this section states specific goals and several objectives for each of the remaining parts of the *Comprehensive Plan*: Transportation, Community Facilities, Environment, and their component sections.

### **Section 120 - Principles and Assumptions**

This section includes principles and assumptions that used to be intermingled with the statement of goals and objectives in the 1979 and 1991 comprehensive plans. This narrative is retained to provide background on the philosophy of the planning effort in Daviess County since the 1970s.

## **PART 200 - POPULATION**

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### **Section 210 - Population Trends**

This section provides data on the historical growth of Owensboro and Daviess County, a discussion of the components of population change, the population distribution in the community, and the various demographic characteristics of the county during the last two decades. Important findings include:

- ◆ Population growth for Daviess County slowed to an annual rate of 0.5% during the 1990s.
- ◆ Daviess County's out-migration exceeded in-migration in the 1990's, but the rate of out-migration decreased from the previous decade.
- ◆ Approximately 60% of the population growth in Daviess County between 1980 and 2000 has occurred in the Rural Service Area. The Rural Service Area grew by 3,376 or 16.3%, while the Urban Service Area grew by 2,220 or 3.4%. In 2000, persons-per-housing-unit (including vacant units) was estimated at 2.39 in the USA, 2.72 in the RSA, and 2.47 for Daviess County overall.
- ◆ By 2000, the median age had risen to 36.8 years, an increase of 7.5 years from 1980. This attests to the "graying" of the population, which has been a national phenomenon for three decades

### **Section 220 - Population Projections**

This section uses the population projections for Daviess County produced by the University of Louisville's Urban Research Institute. These projections show the county population to grow to 94,567 by the year 2010 and to 102,708 by 2030. Projections by age cohorts are also provided, as is a projected range for the future population for the City of Owensboro. The projected range for city population assumes that the city will continue to decline in its percentage of Daviess County's total population or will maintain its 1999 percentage.

### **Section 230 - Population Data Tables**

This section contains several tables and maps of the various demographic characteristics of the county by different planning areas down to the neighborhood level.

## **PART 300 - ECONOMY AND EMPLOYMENT**

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### **Section 310 - Economic and Employment Trends**

This section presents data on labor force characteristics for various periods going back to 1970. Significant findings from this section include:

- ◆ The unemployment rate increased in the last five years from a low of 4.3% in 2000 to 6.1% in June 2005.
- ◆ Labor force participation rates increased from 64.9% in 1990 to 65.9% in 2000.
- ◆ Construction and government jobs saw the largest increase in employment from 1990 to 2000, while service and retail jobs also continued to grow.
- ◆ Manufacturing employment grew 5.7% from 1990 to 2000, stemming the decline that had been previously occurring.
- ◆ Adjusted for inflation, the average annual wage for all industries in Daviess County increased by only 0.4% from 1995 to 2003.
- ◆ 13.8% of Daviess County residents who are employed commute out of the county to work, while 16% of persons employed in Daviess County commute into the county to work.

### **Section 320 - Economic and Employment Projections**

This section provides total work force and total employment projections for Daviess County to the year 2030. Total work force is projected at over 57,000 by 2030, while total employment is projected to be nearly 55,000. Projections are also provided for the wage and salary sectors of our economy.

## **PART 400 - LAND USE**

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### **Section 410 - Land Use Trends**

This section analyzes the density of development by various planning areas. Generally, the analysis is hierarchical, starting with the largest unit, Daviess County, which is ultimately broken down into several planning areas and geographic sectors. Recent land use trends in Daviess County are discussed in terms of residential and non-residential changes during the last twenty or ten years.

### **Section 420 - Land Use Projections**

This section applies different scenarios to provide a range of possibilities for our urban land use needs to the year 2030. The two factors used to create these scenarios are growth in

population and employment. Using the methodology described in this section the following ranges are given:

- ◆ By the year 2030 up to 14,211 acres of presently undeveloped land may be converted to urban land uses
- ◆ Up to 11,000 more acres may be needed for residential use
- ◆ Up to 1,700 more acres may be needed for professional/service/business use
- ◆ Up to 850 more acres may be needed for industrial use
- ◆ Up to 1,000 more acres may be needed for street/rail uses

### Section 430 - Land Development Policies

This section examines our land development needs in relation to our need to protect the environment, to provide necessary urban services, and to create compatible relationships between diverse land uses. Priorities are established for how important these constraints are to development patterns. Past and current trends and issues are discussed for rural residential development, coal mining, and non-residential areas. Subsequently, a summary of the various land development policies is given that provides for protection of the natural environment and the location of future urban growth. A no-growth policy is rejected, as well as an unrestrained and unrestricted growth policy. The adopted policy is to guide and manage the growth and development that does occur in a manner that new growth is of an efficient and quality character, and that urban and natural environments are protected and enhanced.

### Section 440 - Land Use Plan

This section is composed of three interconnected elements: the Land Use Plan Map, the Land Use Key, and Land Use Criteria. The Land Use Plan Map depicts 12 different plan areas for the county, each shown in a different color. The Land Use Key is a table that is used in conjunction with the Land Use Plan Map. For each Plan Area, particular land uses are listed to indicate that they may be appropriate within that Plan Area, if they satisfy certain criteria. All land uses listed in the Land Use Key are subject to general criteria, when applicable. Each land use is further subject to specific criteria that differ from use to use depending on the particular Plan Area in which a use is located, and by the appropriate locations for the use within that Plan Area. Development decisions will be reviewed most closely in light of this section of the *Comprehensive Plan*.

### Section 450 - Small Area Planning & Urban Design

This section divides the Urban Service Area into 86 small areas, neighborhoods, ranging in size from 98 acres to 2,162 acres, and ranging in land use character from almost completely residential to almost completely non-residential. Recommendations are made concerning existing areas undergoing redevelopment, areas that are currently developing, and areas that are yet to be developed.

### Section 460 - Downtown Plan

This section summarizes the *Downtown Owensboro Action Plan* prepared by Zuchelli, Hunter & Associates in December 1986 and the *Owensboro Riverfront Master Plan 2001*. The plans identifies development opportunities in the downtown and riverfront areas and suggest an approach for the continuing

growth and revitalization of downtown Owensboro as a governmental, business, and cultural center.

### Section 470 - Neighborhood Plans

This section provides a section within the *Comprehensive Plan* for summaries of any new neighborhood plans that are prepared subsequent to the adoption of this *Comprehensive Plan*. Summaries are provided for the small areas that have had neighborhood plans prepared in five different plan documents since 1978.

### Section 480 - Housing

This section inventories the important factors that influence housing in the community, discusses the current housing market and needs, and develops a strategy to serve our existing and future housing needs.

### Section 490 - Land Use Data Tables

Includes detailed tables of land use data with explanations of the methods used to obtain the data.

## PART 500 - TRANSPORTATION

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### Section 510 - Highways, Streets & Roads

Covers the interrelated concerns of...

- ◆ The functional classes of various streets and roads
- ◆ Plans for improving the function, and thereby the safety, of our major roadways
- ◆ How land-use patterns impact upon, respond to, and should accommodate traffic improvement projects

Roadway buffer standards as well as intersection and driveway spacing standards are given in this section.

### Section 520 - Public Transit

This section of the *Comprehensive Plan* is a summary of the *Transit Development Program for OTS - FY 2006-2010*, as prepared by the Green River Area Development District, April 2006. The Owensboro Transit System presently includes eight routes and serves approximately three-fourths of the developed areas of the City. In 2005, operating subsidies from the City and FTA had increased 392% over 1980 levels.

### Section 530 - Airport Plan

This section provides a synopsis of the *Airport Master Plan* as developed by Howard, Needles, Tammen, and Bergendoff and adopted by the Owensboro-Daviess County Regional Airport Board in October 1993 and details some of the recent and future changes to the airport facility. Runway 18-36 will be extended to 8,000 feet in 2007 to accommodate cargo operators and manufacturing facilities located in the adjacent Mid America Airpark. The widening of Carter Road to five lanes and the new interchange at the US 60 Bypass and Carter Road have greatly improved highway access to the south FBO area. A new airport perimeter road providing airport passenger, tenant and service vehicles with convenient and direct travel between the two terminal areas was built in 2003.

**Section 540 - Waterways & Riverport**

This section inventories the existing private and public facilities along the Ohio River with particular emphasis on the Owensboro Riverport Authority.

**Section 550 - Railways**

This section acknowledges the significant loss of rail service in the community up to the 1980s; provides a discussion of existing rail service; updates the status of nine rail crossings previously identified as in need of improvements; and, provides a strategy for addressing future railway needs in the community.

**Section 560 - Bikeways**

This section summarizes the community bikeway plan, Community Connections, that was produced in 2005 and details the recommendations of that plan.

**Section 570 - Walkways**

This section points out that there are deficiencies along many of our major streets in the community. Existing programs and regulations are discussed. Finally, recommendations are made to address walkway needs along our major streets, to install handicap ramps at all intersections, and to provide appropriate review during the development process or during the design of street reconstruction projects.

**PART 600 - COMMUNITY FACILITIES****Section 610 - Public Protection**

This section includes a summary of the Emergency Operations Plan for Owensboro-Daviess County, which has been developed by the Daviess County Emergency Management Agency, under mandate by federal, state, and local law. Also, summarizes the Red Cross Shelter Operations Manual, and police and fire protection programs. A summary of court facilities is provided. The 911 emergency response system was brought on line in January 1987 and is funded by monthly fees included on our telephone bills.

**Section 620 - Education & Culture**

This section describes educational and cultural facilities in the community, including facility plans of the city and county public school systems.

**Section 630 - Health & Social Services**

This section gives location, information, and statistics on the various health and social service facilities and programs conducted in the county. The section includes summaries of the Healthy Communities effort and the Owensboro-Daviess County Health 2000 Report.

**Section 640 - Public Parks & Recreation**

This section establishes standards for improving existing parks and anticipates future recreational needs based on the research and recommendations contained in the *City of Owensboro and Daviess County Combined Parks and Recreation Plan 2012*, a master parks plan that was prepared in 2002.

**Section 650 - Telecommunications**

This section provides information regarding telecommunications, including an inventory of existing towers throughout the community, so as to encourage the "co-location" of as many

antennae as possible on each tower. Television, radio and landline telephone supply are also summarized.

**Section 660 - Utility Supply**

This section consists of our electric, natural gas, and water supply systems. Owensboro Municipal Utilities and Kenergy Corporation (formerly GREC) supplied electricity to over 45,000 Daviess County customers in 2005. Atmos Energy Corporation supplied natural gas to over 29,000 residential customers, nearly 3,000 commercial customers and 45 industrial customers in 2005.

**Section 670 - Sanitary Sewage Disposal**

This section reviews sanitary sewage disposal in the county, including Regional Water Resource Agency plans and construction, the City of Whitesville sewer system, and sewage disposal accomplished through on-site septic systems and private sewage treatment plants. Closure of several private package plants has occurred since the previous update of the *Comprehensive Plan*, as RWRA implements planned expansions into suburban sectors.

**Section 680 - Storm Water Disposal**

This section summarizes the various storm water plans that have been produced for the Owensboro urban area since 1975, focusing on the recommendations of the 1999 *Storm Water Master Plan* for the City of Owensboro prepared by Quest/CDP Engineers.

**Section 690 - Solid Waste Disposal**

This section summarizes our solid waste system, local ordinances, and the Daviess County's *Solid Waste Management Plan for 2003-2007*. The plan was approved by the Commonwealth's Natural Resources and Environmental Protection Cabinet, Department for Environmental Protection on July 8, 2003. Specific tasks are recommended to meet our near-term and long-term solid waste management needs.

**PART 700 - ENVIRONMENT****Section 710 - Climate & Solar Access**

This section documents climate data for the community and discusses ways we can better access the sun's energy in Daviess County, such as improving our building construction techniques and taking care in the arrangement of streets when laying out new subdivisions.

**Section 720 - Land Conditions**

This section includes information on the topography, geology, soils, and hydrology of the county. Areas of steep slopes, locations of notable coal reserves, and the various soil associations are identified.

**Section 730 - Plant & Animal Life**

This section identifies the various plants and animals that live in the community. There are numerous rare plant species and at least three endangered species (Salt Marsh Cattail, Purple Fringe Orchid, and Nodding Trillium) in the county. A very diverse animal life exists in the county, most likely because Daviess County is considered a borderline area. There are no known rare or endangered animal species in the area.

**Section 740 - Flood Plains**

This section discusses our flood plain management systems in Daviess County and provides a generalized map of the 100-year flood plain and the primary floodways. These are based on the FEMA Flood Insurance Study and Flood Insurance Rate Maps, which became effective on March 3, 1997.

**Section 750 - Agricultural Land**

This section identifies the prime agricultural lands in the county and discusses the importance of agriculture to the community. The trends are toward fewer and larger farms. Also included is general information on the various programs that have arisen to protect farmland from economic pressures of the urban fringe.

**Section 760 - Historic & Archaeological Sites**

This section includes a list of the various historic and archaeological sites in Daviess County, which is maintained by the Kentucky Heritage Council. There are four National Register historic districts in Owensboro and numerous individual sites of varying degrees of importance throughout the county.

**Section 770 - Water Quality**

This section describes the effects of pollution from storm water run-off and sanitary sewage on our water sources, the sources of water pollution, and applicable water pollution standards. Also, includes a summary of the Wellhead Protection Plan and a map of the Wellhead Protection Area surrounding the OMU wells along US 60 East.

**Section 780 - Air Quality**

This section reviews the causes, effects, and amount of air pollution in our community. Monitoring of the particulate matter (PM<sub>2.5</sub>) began in 1999. The *KY Air Ambient Annual Report 2004* reports no exceedances by Daviess County for any air quality issue, including particulate matter and ozone level.

**Section 790 - Noise Control**

This section describes the effects of noise pollution and presents noise standards that have been developed by various federal agencies. The State of Kentucky has not adopted significant local noise standards. However, site plan review, greater lot depths and landscape/buffer ordinances can be used to decrease the effects of noise pollution in the community.