

City of Paducah - 2025 Comprehensive Plan Statement of Goals & Objectives

This section of the Comprehensive Plan addresses requirements found in the Kentucky Revised Statutes Chapter 100. (KRS 100.193) This statute requires the City of Paducah Planning Commission and the Paducah City Commission to adopt the Goals and Objectives of the City of Paducah 2025 Comprehensive Plan. The remaining elements of the Comprehensive Plan are based on Goals and Objectives.

Following are the goals and objectives from each chapter. The goals are the broadest policy statements, and there are only a few per chapter. Each goal has several objectives that refine and narrow the goal into elements that are more specific in terms of policy. Complete analyses of all objectives are found within the chapters of the plan.

Chapter 2 – Area-wide Snapshot (Growth)

Goal 2.1 - Increase the rate of population growth above those of projections and trends analysis. The County, by the most optimistic projections, would grow only about 10 percent over the next 20 years, with the State projecting almost no growth.

Objectives:

- ◆ Develop programs and regulations to improve the area’s attractiveness to both businesses and residents.
- ◆ Review the strengths and weaknesses of the City and County, enhancing areas of existing strength and improving areas of weakness.
- ◆ Enhance and encourage the retention of existing businesses and creation of new ones.

Chapter 3 - Land Use (Character)

Goal 3.1 - Provide for adequate land in the growth boundary to support more than 30 years of residential development. Ensure a wide range of community character types that provide attractive residential opportunities for a full range of life styles and incomes.

Objectives:

- ◆ Provide more flexible opportunities to produce housing of a variety of types by providing less rigid zoning standards.
- ◆ Where public water and sewers are available and adequate to serve the plan intensity, comprehensively rezone the land to the desired zoning category.

Goal 3.2 - Upgrade the quality and character of new residential areas.

Objectives:

- ◆ Improve the quality of new residential areas by permitting cluster developments that preserve attractive open space within the community.

- ◆ Upgrade the City's landscaping requirements for new residential development.
- ◆ Provide buffers between residential districts and nonresidential districts with a nuisance potential.
- ◆ Recognize that land use policies create property that is more desirable.
- ◆ Protect natural resources that enhance the quality and character of development.
- ◆ Zone and provide incentives to take advantage of the river and downtown to promote higher density, high-quality housing.

Goal 3.3 - Upgrade the condition of deteriorating neighborhoods to improve the condition of housing and create a condition where residents invest in their homes and neighborhoods.

Objectives:

- ◆ Encourage infill development within the growth boundary of the City and County.
- ◆ Continue to develop and fund neighborhood revitalization plans.
- ◆ Monitor the condition of neighborhoods and maintain a listing of priorities.
- ◆ Strictly enforce code enforcement policies within the City.
- ◆ Develop a program to mitigate nonconforming uses.
- ◆ Seek the reuse or redevelopment of old industrial sites.
- ◆ Utilize design guidelines that encourage compatible redevelopment and quality infill.

Goal 3.4 - Provide land near I-24 for commercial, Business Park, and industrial uses to increase the work force.

Objectives:

- ◆ Provide adequate land area in a concentrated area for regional commercial uses.
- ◆ Provide different opportunities at various interchanges to be in position with land for all business or industrial needs.

Goal 3.5 - Improve the waterfront and continue to enhance downtown to make it more of a regional/national commercial, tourism and arts attraction and to offer more retail for City residents.

Objectives:

- ◆ Continue to improve the downtown commercial area.
- ◆ Implement the waterfront plan when it is completed.
- ◆ Create a river development authority to oversee waterfront plan.
- ◆ Encourage creative financing to fund the waterfront plan and other downtown projects.
- ◆ Integrate increased residential development into the waterfront and downtown.

Goal 3.6 - Upgrade the character of nonresidential areas to promote the unique character that sets the area apart from other towns.

Objectives:

- ◆ Significantly improve landscaping standards for streets, parking lots, and pervious areas.
- ◆ Strengthen sign control, and permit only monument signs.
- ◆ Work with the State to landscape existing rights-of-way to improve the visual character of developed areas.
- ◆ Adopt design standards for entryway corridors.
- ◆ Adopt regulations for building design control and review, especially for corporate architecture.

Goal 3.7 – Expand waterborne freight transportation access into and from the region

Objectives

- Plan for the long-term expansion of river transportation industries.
- Prepare a long-range land acquisition and development plan for the area around the Riverports.

Chapter 4 - Transportation

Goal 4.1 - Provide a sound inter-modal transportation network for Paducah and McCracken County.

Objectives:

- ◆ Upgrade roads by providing pedestrian and bicycle facilities, such as sidewalks, bike racks, bike lanes, street furniture, crosswalks, and signage.
- ◆ Enhance the separated greenway system and promote connectivity between non-automotive corridors (i.e. sidewalk to trail).
- ◆ Seize opportunities for use of stream corridors, greenway linkages, and enhanced roadway corridors for leisure, sight seeing, and recreational purposes.
- ◆ Amend the rural subdivision code to create standardized criteria for sidewalk waivers.
- ◆ Amend the subdivision regulations to reconcile the differences in City and County sidewalk requirements and standards.
- ◆ Reconcile the capacity of the roadway system with the density of development to ensure safe and efficient travel conditions.
- ◆ Utilize a performance-based approach with density bonuses allowed for meeting mixed-use objectives and a specified connectivity index.
- ◆ Improve arterial and collector roads to facilitate the high volumes on these roads.
- ◆ Develop a checklist of planning items to be inspected and confirmed prior to issuance of a certificate of occupancy.
- ◆ Utilize a growth plan to determine the timing and sequencing of capital transportation improvements.

- ◆ Conduct a pavement management inventory throughout the urbanizing portion of the City and County to document and map current pavement widths, drainage system types, alignment issues, and encroachments and barriers to improvement.
- ◆ Manage future growth commensurate with the availability and adequacy of the roads to support increased traffic volumes.
- ◆ Use the Land Use Plan to identify the future high density and nonresidential development areas to plan and coordinate the necessary street system to convey the projected traffic volumes to the thoroughfare system.
- ◆ Utilize arterial and regional road access management techniques such as separation of conflict points, reducing turning cars in travel lanes, restricting turning movements at unsignalized driveways, establishing design standards, and encouraging shared driveways.
- ◆ Complete an outer loop road to improve circumferential movement southwest of the interstate.
- ◆ Continue to support river-oriented traffic and inter-modal connections to rail and highways.
- ◆ Provide the necessary infrastructure improvements and facilities to support the Riverport and related industries.
- ◆ Re-evaluate and designate both truck and material transport routes to ensure safe routing of industrial traffic.
- ◆ Promote the regional airport and support its use and expansion.
- ◆ Promote increased utilization of the airport by employers and residents throughout an expanded market area.
- ◆ Conduct a survey of major employers throughout the immediate region and the larger market area to identify their needs for airline service.
- ◆ Continuously pursue expansion of air service by Northwest AirlinK, or a third commercial airline provider.
- ◆ Improve roadway access and infrastructure to support the airport and its surrounding development.
- ◆ Improve transportation access to the airport by extending the four-lane improvement of U.S. 60 to the airport entrance and beyond.
- ◆ Promote the I-66 & I-69 corridors.
- ◆ Conduct a compatibility use study to define a boundary for an area of airport influence.
- ◆ Implement traffic calming measures in new and existing neighborhoods to reduce cut-through traffic and increase safety.

Chapter 5 - Economic Development

Goal 5.1 - Link economic development initiatives and quality-of-life initiatives together.

Objectives:

- ◆ Enhance and encourage the retention of existing businesses and creation of new ones.
- ◆ Amend the zoning ordinance provisions for home occupations so as not to limit home businesses to certain prescribed uses but, rather, to establish standards for their compatible performance within the abutting and surrounding neighborhood.
- ◆ Adopt a policy and requisite zoning provisions to encourage the construction of public and commercial buildings according to green building standards.
- ◆ Focus recruitment efforts on sectors of the economy that are growth sectors and on small business development.
- ◆ Implement a small business program to support enterprises that are independent, locally owned, and serve day-to-day needs of residents.
- ◆ Develop programs geared towards retirees interested in launching small consulting practices, especially those who formerly worked in the PGDP complex or moved to the area from elsewhere.
- ◆ Create an awards program to help (and then honor) businesses that employ environmentally sensitive practices.
- ◆ Sustain and enhance existing community character.
- ◆ Complete architectural overlay district standards for remaining major commercial corridors.
- ◆ Identify other potential historic districts.
- ◆ Encourage sustainable development.
- ◆ Promote the region to prospective businesses and industries.
- ◆ Continue leveraging character to expand the tourism sector.
- ◆ Improve enforcement of existing ordinances addressing property and yard maintenance.
- ◆ Encourage the use and adaptive reuse of historic and other buildings for both commercial and residential use.
- ◆ Recruit a full service hotel for downtown Paducah.
- ◆ Work with AQS to increase television exposure for the region.
- ◆ Develop a marketing and promotion plan to address short and long term booking issues surrounding the hotel, convention, and expo centers.
- ◆ Support entrepreneurship and enhance community character to attract young, mobile professionals.

Goal 5.2 - Encourage a balance between commercial and residential property development that will also balance the cost of services with applicable funding sources.

Objectives:

- ◆ Improve understanding of fiscal impact issues as they affect Paducah, McCracken County, and the independent districts providing water, sewer, school, and other services.

Goal 5.3 - Build on existing City-County agreements to advance government efficiency.

Objectives:

- ◆ Encourage collaboration between McCracken County jurisdictions.

Chapter 6 - Growth Management

Goal 6.1 - Manage growth to reduce the cost of supporting new development with costly infrastructure and services.

Objectives:

- ◆ Contain the higher intensity estate, suburban, and urban growth within the growth boundary of the plan.
- ◆ Downzone the residential classifications of rural areas not needed to accommodate the 30-year growth. In the rural area, discourage low-density development that requires water and services.
- ◆ Encourage or require utility providers to adopt and follow the plan.
- ◆ Initiate economic development and Phase I Environmental studies for the redevelopment of the VMV PaducahBilt site.
- ◆ Update zoning and subdivision regulations to allow clustering by right.
- ◆ Revise zoning to prohibit development in the floodplain except for water dependent uses, recreation and essential road crossings.

Intergovernmental Cooperation

This plan is the product of intergovernmental cooperation, which can foster better and stronger planning and make more efficient use of tax dollars.

- ◆ Create a joint City-County Planning Commission.
- ◆ Create a joint City-County Zoning Board.
- ◆ Work to better coordinate service and infrastructure using the JSA model.

