TABLE OF CONTENTS

CHAPTER 1: PLAN CONTEXT

1.1 Our Intent and Purpose 1-1
1.2 Importance of This Plan 1-2
1.3 Valued Considerations 1-3
1.4 About This Process 1-4
1.5 Participation in Plan Development 1-5
1.6 What We Envision 1-8
1.6.1 Our Vision 1-8
1.6.2 Our Mission 1-9
1.7 Focus of This Plan 1-10
1.7.1 Discovery and Reconnaissance 1-10
1.7.2 Issue Focus 1-10
1.7.3 Consultant Commentary 1-24

CHAPTER 2: AREA-WIDE SNAPSHOT

2.1 Location 2-1
2.2 History 2-2
2.2.1 History of McCracken County and Paducah 2-2
2.3 Historic Population Change 2-3
2.4 Population Forecasts 2-4
2.4.1 Population Projection Scenario 2-4
2.4.2 McCracken County Population Projections 2-4
2.4.3 Paducah Population Projections 2-5
2.4.4 Projection Implications 2-6
2.5 Demographic Profile 2-7
2.5.1 Age and Gender 2-7
2.5.2 Racial Composition 2-8
2.5.3 Household Type and Size 2-9
2.5.4 Income and Poverty Level 2-10
2.5.5 Housing Units, Occupancy, and Tenure 2-11
2.5.6 Housing Affordability 2-12
2.5.7 Educational Attainment 2-13

2.6 Economic Characteristics 2-14
2.6.1 Employment 2-14
2.6.2 Unemployment 2-15

CHAPTER 3: LAND USE

3.1 Introduction 3-1
3.1.1 Developed Area 3-1
3.1.2 Growth Area 3-3
3.2 Holding Zone 3-5
3.3 Developed Area 3-5
3.3.1 Older Residential Areas – Neighborhood Conservation (NC) 3-5
3.3.2 Central Business Area 3-7
3.3.3 General Commercial 3-9
3.3.4 Business Park 3-10
3.3.5 Industry 3-11
3.4 Growth Area 3-11
3.4.1 Residential Districts 3-12
3.4.2 Commercial Development 3-14
3.4.3 Business Park Development 3-14
3.4.4 Industrial Development 3-15
3.5 Existing Character 3-16
3.6 Future Character 3-18
3.7 Implementation 3-19
3.7.1 Amend Zoning Map 3-19
3.7.2 Reduce the Number of Zoning Districts 3-20
3.7.3 Joint City-County Planning 3-21
3.7.4 Flexible Zoning 3-21
3.7.5 Landscaping 3-22
3.7.6 Signs 3-24

CHAPTER 4: TRANSPORTATION

4.1 Introduction 4-1
4.2 Focus On Issues 4-2
4.2.1 Comprehensive street network for improved urban/rural mobility. 4-2
4.2.2 Requisite coordination of land use and transportation plans 4-5
4.2.3 Planning for improved pedestrian and bicycle mobility 4-8
4.2.4 Sustained and improved air transportation and cargo services 4-10
4.2.5 Increasing multi-modal transportation opportunities 4-12

4.3 Goals, Objectives, and Recommendations 4-13
4.4 Transportation Modes 4-24

CHAPTER 5: ECONOMIC STRATEGIES
5.1 Introduction 5-1
5.2 Integrating Economic Development and Land Use Planning 5-2
5.2.1 Quality of Life as a Competitive Advantage 5-2
5.2.2 Economic Development and Balanced Growth 5-3
5.2.3 Regional Strengths for Economic Development 5-4
5.2.4 Challenges for Economic Development 5-9
5.3 Goals, Actions and Outcomes 5-11

CHAPTER 6: GROWTH MANAGEMENT
6.1 The Growth Management Challenge 6-1
6.1.1 McCracken County 6-1
6.1.2 Paducah 6-3
6.2 Growth Management Strategy 6-4
6.2.1 Developed Area 6-4
6.2.2 Growth Area 6-5
6.2.3 Resource Protection Area 6-5
6.2.4 Holding Zone 6-6
6.2.5 Periodic Expansion 6-6
6.3 A Growth Management Program 6-7
6.3.1 Developed Area 6-7
6.3.2 Urban Growth Area 6-9
6.3.3 Resource Protection Area 6-12
6.3.4 Holding Zone 6-14
6.3.5 Development Options for the Holding Zone 6-15
6.4 Levels of Service 6-20
6.5 Implementation 6-21

Chapter 7: Information Technology
7.1 A New Infrastructure 7-1
7.2 Two Guiding Themes 7-2

7.2.1 Universal & Continuous Access 7-2
7.2.2 Linking to Comprehensive Plan 7-2
7.2.3 Transportation 7-3
7.2.4 Governmental Structures, Education & Public Safety 7-3
7.2.5 Public Services & Facilities 7-4
7.2.6 Land Use 7-5
7.3 Significant Trends and Examples 7-6
7.3.1 Economic Development 7-6
7.3.2 Electronic Commerce 7-6
7.3.3 News Media 7-6
7.3.4 Education 7-6
7.3.5 Medical 7-7
7.3.6 Telecommuting 7-7
7.3.7 Government Organizations 7-7
7.3.8 Emergency Services 7-8
7.3.9 Kentucky Information Highway 7-8
7.4 Recommendations 7-9
7.4.1 Community Plan 7-9
7.4.2 Education 7-9
7.4.3 Cellular Towers, PCS Facilities and Satellite Dishes 7-10
7.4.4 Telecommunication Act of 1996 7-10
7.4.5 Employment and Economic Development 7-11
7.4.6 Zoning Issues 7-12
7.4.7 Future Facilities 7-12
7.4.8 Examination and Improved Use of Information Technologies 7-12
7.4.9 Automation of Land Records 7-13

CHAPTER 8: IMPLEMENTATION

8.1 Implementing the Plan 8-1
8.2 Goals & Objectives 8-1
8.3 Implementation Tools 8-8
8.4 Action Plan 8-15

LIST OF TABLES & FIGURES

CHAPTER 1: PLAN CONTEXT

Fig 1.1 Difficult Vertical Alignment 1-14
Fig 1.2 Deep Ditch at Road Edge 1-14
Fig 1.3 Auto-Urban (Strip) Commercial 1-15
Fig 1.4 Trees at the Road Edge 1-16
Fig 1.5 Vegetated Neighborhoods 1-16
Fig 1.6 Access to County Roads 1-17
Fig 1.7 Local Industry 1-19
Fig 1.8 Lowertown Success 1-21
Fig 1.9 Riverfront Opportunities 1-21
Fig 1.10 Standard Design 1-25
Fig 1.11 Custom Design 1-25
Fig 1.12 Auto-Urban Shopping Center 1-26
Fig 1.13 Suburban Shopping Center 1-26

CHAPTER 2: AREA-WIDE SNAPSHOT

Fig 2.1 Location of McCracken County 2-1
Fig 2.2 Location of Paducah 2-1
Fig 2.3 Scenario Forecast of McCracken County 2-5
Fig 2.4 Projected Population Scenarios of Paducah 2-6
Fig 2.5 Population Projections for Paducah and McCracken County 2-7
Fig 2.6 Age Distribution 2-8
Fig 2.7 Racial Composition of Paducah 2-8
Fig 2.8 Household Size 2-9
Fig 2.9 Income, 1999 2-11
Fig 2.10 Housing Tenure 2-12

Fig 2.11 Monthly Owner Costs as a Percentage of Household Income 1999 ... 2-13
Fig 2.12 Educational Attainment in Paducah and McCracken County ... 2-14
Fig 2.13 Employment in Paducah ... 2-14
Fig 2.14 Employment in McCracken County ... 2-15
Fig 2.15 Unemployment Rate in Paducah ... 2-16
Fig 2.16 Labor Market Area ... 2-16
Table 2.1 Historic Population, Paducah and McCracken County ... 2-3
Table 2.2 Persons per Household ... 2-9
Table 2.3 Median and Mean Household Incomes, 1999 ... 2-10
Table 2.4 Poverty Level ... 2-11
Table 2.5 Total Housing Units ... 2-11
Table 2.6 Housing Affordability, Paducah ... 2-12
Table 2.7 Housing Affordability, McCracken County ... 2-12
Table 2.8 Top Employers in the Paducah Area ... 2-15
Table 2.9 Unemployment Rate in McCracken County and Labor Market Area ... 2-16

CHAPTER 3: LAND USE

Fig 3.1 Low-Quality Signage ... 3-2
Fig 3.2 Small Single-Family Lots ... 3-3
Fig 3.3 Nonconforming Uses ... 3-6
Fig 3.4 Downtown Paducah ... 3-8
Fig 3.5 Regional Commercial ... 3-9
Fig 3.6 Standard Single-Family Lots ... 3-13
Fig 3.7 Smaller Single-Family Lots ... 3-13
Fig 3.8 Townhouse Lots ... 3-13
Fig 3.9 Land Use Types ... 3-16
Fig 3.10 Developed Areas Land Use ... 3-17
Fig 3.11 Housing Distribution ... 3-17
Fig 3.12 Growth Area Future Land Use ... 3-18
Fig 3.13 Standard Lot Design ... 3-21
Fig 3.14 Mature Street Trees ... 3-22
Fig 3.15 No Street Trees ... 3-23
Fig 3.16 Young Street Trees ... 3-23
Fig 3.17 Tree Screening of Commercial Site ... 3-24
Fig 3.18 Existing Arterial Signage ... 3-24
Fig 3.19 Light Spillover ... 3-25

Fig 3.20 Home Depot 3-26
Fig 3.21 McDonald's 3-26
Fig 3.22 Different Facades 3-26
Table 3.1 Growth Area Residential Development 3-12
Table 3.2 Planning and Zoning Districts 3-20

CHAPTER 4: TRANSPORTATION

Fig 4.1 Roadway Network 4-3
Fig 4.2 Outer Loop Alignment 4-5
Fig 4.3 Airport Parking Lot License Survey 4-10
Fig 4.4 Current Airport Terminal 4-11
Table 4.1 Street Cross-Sections 4-14
Table 4.2 Road Spacing and Density 4-14
Table 4.3 Functional Classification Criteria 4-17

CHAPTER 5: ECONOMIC STRATEGIES

No figures or tables.

CHAPTER 6: GROWTH MANAGEMENT

Fig 6.1 Developed Areas 6-4
Fig 6.2 Growth Area 6-5
Fig 6.3 Protection Area 6-5
Fig 6.4 Holding Zone 6-6
Fig 6.5 Initial Plan 6-6
Fig 6.6 Revision 6-6
Fig 6.7 Four Rivers Center 6-7
Fig 6.8 VMV PaducahBilt Site 6-8
Fig 6.9 McCracken County Floodplain Area 6-12
Fig 6.10 Paducah Flooding in 2002 6-13
Fig 6.11 Four-Lot Rural Subdivision 6-19
Table 6.1 Vacant Land within Developed Area 6-7
Table 6.2 Urban Growth Area Development 6-10
Table 6.3 Summary of Incentives 6-16
Table 6.4 Rural Subdivision Options 6-19

CHAPTER 7: INFORMATION TECHNOLOGY

No figures or tables.

CHAPTER 8: IMPLEMENTATION

No figures or tables.