



Joint Meeting:
County Fiscal Court
City Board of Commissioners

January 27, 2025



GARY MITCHELL
President and
Project Manager



KENDIG KEAST
COLLABORATIVE

Gateway to New Plan

Along with adding a Reader's Guide, will also:

- Add detailed Table of Contents
- Add Acknowledgements
- “Dress up” final document more (final cover, more graphics, etc.)
- Deliver all electronic files to City and County staff for next updates



READER'S GUIDE

Adopted October 15, 2024



For a quick read of the highlights of this Comprehensive Plan document:

- Skim the **Introduction** section for background on the plan purpose, the process by which it was updated, and how the plan is used by the City of Edinburg and others.
- View the **Action Agenda** table in the **Plan Implementation** section, involving **16 key action items** from 123 total actions in the plan.
- View the **Goals** in each plan focus area:
 - **Goals for Growth Capacity**
 - **Goals for Land Use and Community Character**
 - **Goals for Transportation**
 - **Goals for Economic Development**
 - **Goals for Recreation and Amenities**
- View the **Actions** for each plan focus area (none for Public Infrastructure and Services):
 - **Actions for Growth Capacity**
 - **Actions for Land Use and Community Character**
 - **Actions for Transportation**
 - **Actions for Economic Development**
 - **Actions for Recreation and Amenities**
- View the **Future Land Use and Character map**, along with **descriptions of the 8 map categories**.
- Review **recent facts and figures about Edinburg** in the **Edinburg Today Report**, which was finalized in April 2024 prior to the Future Edinburg phase of the plan process.

Skimming these selected items will give a reasonable idea of what is contained in the overall plan document. Those wishing more details should consult the **Table of Contents** to locate specific areas of interest.

And one editorial fix ...

In Housing and Neighborhoods section, page HN-10 ...



Restore third bullet item removed by mistake:

- Tax Increment Finance (TIF) district.

5. Continue the array of programs and initiatives the City is using to boost local housing opportunities:
 - Transfer of surplus City properties for redevelopment and home construction, including City-provided house plans for potential use.
 - Upper Story Residential Grant Program as part of overall downtown enhancement efforts.
 - Residential incentive program for home rehabilitation and new construction in support of Southside stabilization and revitalization.
 - Education about and promotion of incremental and small-scale development approaches.
 - Use of incentives to attract residential development into the city in conjunction with voluntary annexations.
 - Leveraging the statutory authority of the City's Urban Renewal and Community Development Agency to "purchase, lease, or acquire any real or personal property by negotiation or eminent domain within the City of Paducah for the purposes of redevelopment. Property owned by Urban Renewal can then be sold, rented, repaired, or managed by the board. Urban Renewal also has the authority to obtain loans, grants, or other sources of funds for redevelopment projects. The board may also develop building sites, make infrastructure improvements, and demolish buildings among other duties."

The poster features a dark blue background with a white circle containing a house icon and the text "Southside Neighborhoods Initiative". Below this is a QR code and a red "APPLY NOW" button. To the right, the text "INCENTIVE PROGRAMS" is displayed in large white letters, followed by a list of programs: Business - Roof Stabilization, Business - Facade Beautification, Home Repair Microgrants, and Home Rehabilitation and New Construction. At the bottom, contact information is provided: "Questions? Call 270-444-8690 or email southside@paducahky.gov".

Community and Leadership Engagement

The Paducah Sun E-EDITION NEWS OBITUARIES SPORTS SPECIAL SECTIONS ARCHIVES PUZZLES
ELECTION RESULTS LOG IN

TOP STORY

Priorities for future of Paducah, McCracken County the focus of comprehensive plan forum

By ARRIONNA ALLEN | The Sun AALLEN@PADUCAHSUN.COM Nov 14, 2024 Updated Nov 14, 2024 0

4 

Listening Sessions with area agencies and organizations

1 

Public Forum on future of the city and county

1,154 

Responses to an online **Community Survey**, leading to a 21-page report

3 

Joint Workshops with County and City elected officials and respective Planning Commissions

7 

Plan Advisory Group **Meetings**

1 

Open House on Draft Plan

2 **Public Hearing opportunities** prior to plan adoption by County and City officials 



“My voice was heard.”

LOCAL 6 WPSD
Rhonda McCorry-Smith
Participated in community survey

10:02 59°

6 Comprehensive Plan Themes



Retain / add
population

Wider range of job options

More and varied housing options

By 2040:

73.9K in County

29.5K in City



Safe community



Improved infrastructure (stormwater)



Neighborhood / corridor revitalization



Economic advantage from location + transportation



Build on arts/crafts/culture and tourism success

6 Comprehensive Plan Topic Sections



Growth Capacity



Transportation



Land Use & Community Character



Economic Development



Housing & Neighborhoods



Recreation & Amenities



Growth Capacity

- 1 Adequate capacity of public infrastructure, and across key public services functions, to accommodate the area's desire to achieve increased population retention and growth.
- 2 A growth trend and pattern in which new development in edge locations is balanced with ongoing promotion of infill development and adaptive re-use of properties in areas with public infrastructure and services already in place and/or prioritized for improvement.
- 3 Pro-active planning and investment in ongoing maintenance and upgrades to public infrastructure and facilities, balancing new and extended infrastructure to support first-time development with necessary and equitable funding to rehabilitate aging components in previously developed areas.
- 4 Ongoing support for continual improvement in police and fire capabilities to maintain the responsiveness expected by city and county residents and provide a safe and secure environment as the area grows.
- 5 Ongoing collaboration with various partner agencies and organizations to advance strategies and projects that address regional issues involving utility infrastructure, flooding risk and emergency response, especially to:
 - bolster the area's resilience and readiness to deal with and recover from natural hazards while also preparing for the implications of a changing climate;
 - promote sustainable practices, especially effective management of public utilities to minimize adverse effects on the natural environment, along with the area's economic and fiscal sustainability; and to
 - support ongoing efforts to streamline public service delivery and provide for the long-term fiscal health of City and County government, including by applying technology and by promoting and implementing energy-, water- and waste-reducing "green" practices.



Land Use and Community Character

- 1 A land use allocation and pattern that advances the area's key objectives of achieving greater housing supply and variety and supporting its economic development and tax base needs.
- 2 Consistent character of land use within areas intended for particular character types, from rural and suburban through auto-oriented and urban along the community character spectrum.
- 3 Ongoing and effective coordination between land use and transportation planning to ensure a well-connected community with adequate means and capacity to accommodate multiple forms of circulation between area destinations.
- 4 An ongoing focus on boosting the area's livability for current and prospective residents by offering desired retail and service uses, parks and recreation offerings, and other leisure opportunities and amenities in appropriate locations and designed for quality and residential compatibility.



Housing and Neighborhoods

- 1 A quantity and diversity of housing options that makes living in Paducah and McCracken County attainable and inviting for a wide range of age groups and income levels, including those critical to the area's economic success.
- 2 Sustained integrity and value of the area's oldest established neighborhoods while promoting quality housing development and the long-term appeal of newer residential areas.
- 3 Continued momentum in renewing housing and neighborhoods in greatest need, using a "complete communities" approach that uplifts areas and residents through attention to the entire range of physical, social, educational and recreational needs.
- 4 Elimination of barriers to equitable home ownership while also addressing the basic housing needs of those who are at risk of losing shelter or experiencing homelessness.



Transportation

- 1 A mobility system that provides connectivity and options for getting to destinations in and around the area, including to employment centers, shopping and services, schools and parks, and locations for workforce training – and especially for swift emergency response.
- 2 A continued focus on providing more – and safer – opportunities for residents and visitors to walk and bike within the area, with a focus on linking key destinations.
- 3 An enhanced mobility system that supports local economic development and tax base growth through the City and County's own investments plus improvements achieved through partnerships and advocacy at the regional and state levels – including through the new Metropolitan Planning Organization (MPO) mechanism.
- 4 A systematic approach to street maintenance, and advance planning for periodic rehabilitation and reconstruction of older roadways, using such opportunities to enhance bike/ped circulation and to add design elements that promote the city and county's image and aesthetics.



Economic Development

- 1 A resilient area economy with a diverse yet stable base built on established businesses, new sources of investment and job creation, a supportive environment for entrepreneurs, and a local real estate market attractive for emerging development opportunities.
- 2 A continued holistic approach to economic development that encompasses overall community renewal, enhancement and quality of place for the enjoyment of residents, workers and visitors.
- 3 Community assets and infrastructure that support ongoing economic development momentum, including necessary transportation and utility infrastructure, technology, education, and attainable and appealing housing options.
- 4 Continued capitalization on Paducah and McCracken County's position as the hub community of western Kentucky for health care, education, shopping and services, entertainment and culture, and transportation linkages, among many other assets and regional draws.
- 5 A fresh identity and image for Paducah and McCracken County within Kentucky and beyond, appropriate to the area's renewed growth and economic stature.



Recreation and Amenities

- 1 The area's sustained success as a vibrant hub of western Kentucky, for both residents and visitors, enlivened by a vibrant downtown and active riverfront, an array of arts, cultural and entertainment offerings, and popular community events and festivals throughout the year.
- 2 Ongoing reinvestment in parks and playgrounds to keep their offerings inviting, safe and inclusive, and a more connected community through gathering places, paths and greenway trails accessible to all.
- 3 Convenient and equitable access to parks and recreation facilities that enable all ages to stay active and fit, enjoy quiet places for connecting with nature, and pursue their indoor and outdoor wellness activities close to home.
- 4 A community that thrives on and leverages the economic and social power of the arts and culture to enhance its fiscal strength, regional reputation and overall quality of life for residents of all ages.
- 5 Continued protection and promotion of the area's physical and cultural heritage, especially where it is tangibly visible in historic architecture, designated districts and landmarks, and distinctive neighborhoods and notable sites.
- 6 A more resilient city and county through enhanced protection of natural landscapes, reduced energy consumption and waste generation, and efficient use and conservation of land and water resources.

Key Words from Plan Goals

Adequate capacity

Edge + infill

Extension + rehabilitation

Police/fire support

Regional partnerships

Growth Capacity

Land Use & Community Character

Housing + economic development

Consistent character

Land use/transportation coordination

Livability elements

Housing & Neighborhoods

Quantity and diversity

Sustained integrity

Renewed housing and neighborhoods

Removal of homeownership barriers

Connectivity and options

More – and safer – biking and walking

Economic development support

Systematic street maintenance method

Transportation

Economic Development

Resilient, diverse, stable economy

Holistic approach (quality of place)

Community assets to support E.D.

Hub community

Fresh and identity and image (growing)

Recreation & Amenities

Vibrant hub of western Kentucky

Park reinvestment + more connected

Convenient, equitable park access

Economic, social power of arts/culture

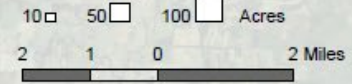
Physical and culture heritage

Landscapes and natural resources

Future Land Use and Character

City of Paducah and McCracken County, KY

DRAFT 01/14/25



NOTE:
A comprehensive plan shall not constitute zoning regulations nor establish zoning district boundaries.

Legend

- Parcel Boundary
- Paducah City Limits
- McCracken County Boundary

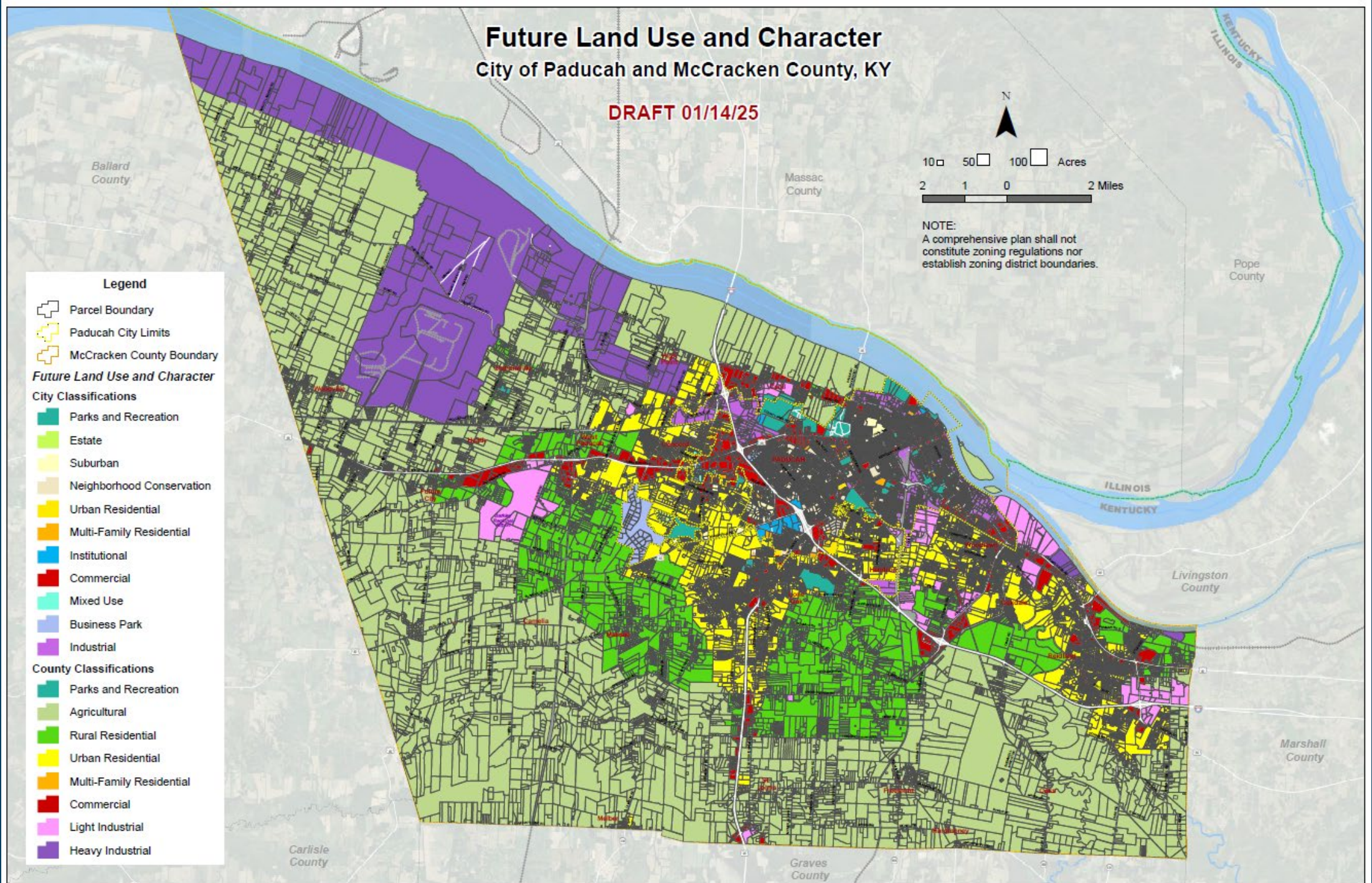
Future Land Use and Character

City Classifications

- Parks and Recreation
- Estate
- Suburban
- Neighborhood Conservation
- Urban Residential
- Multi-Family Residential
- Institutional
- Commercial
- Mixed Use
- Business Park
- Industrial

County Classifications

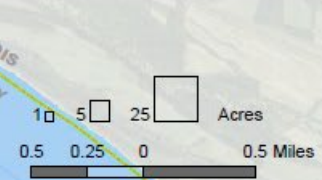
- Parks and Recreation
- Agricultural
- Rural Residential
- Urban Residential
- Multi-Family Residential
- Commercial
- Light Industrial
- Heavy Industrial



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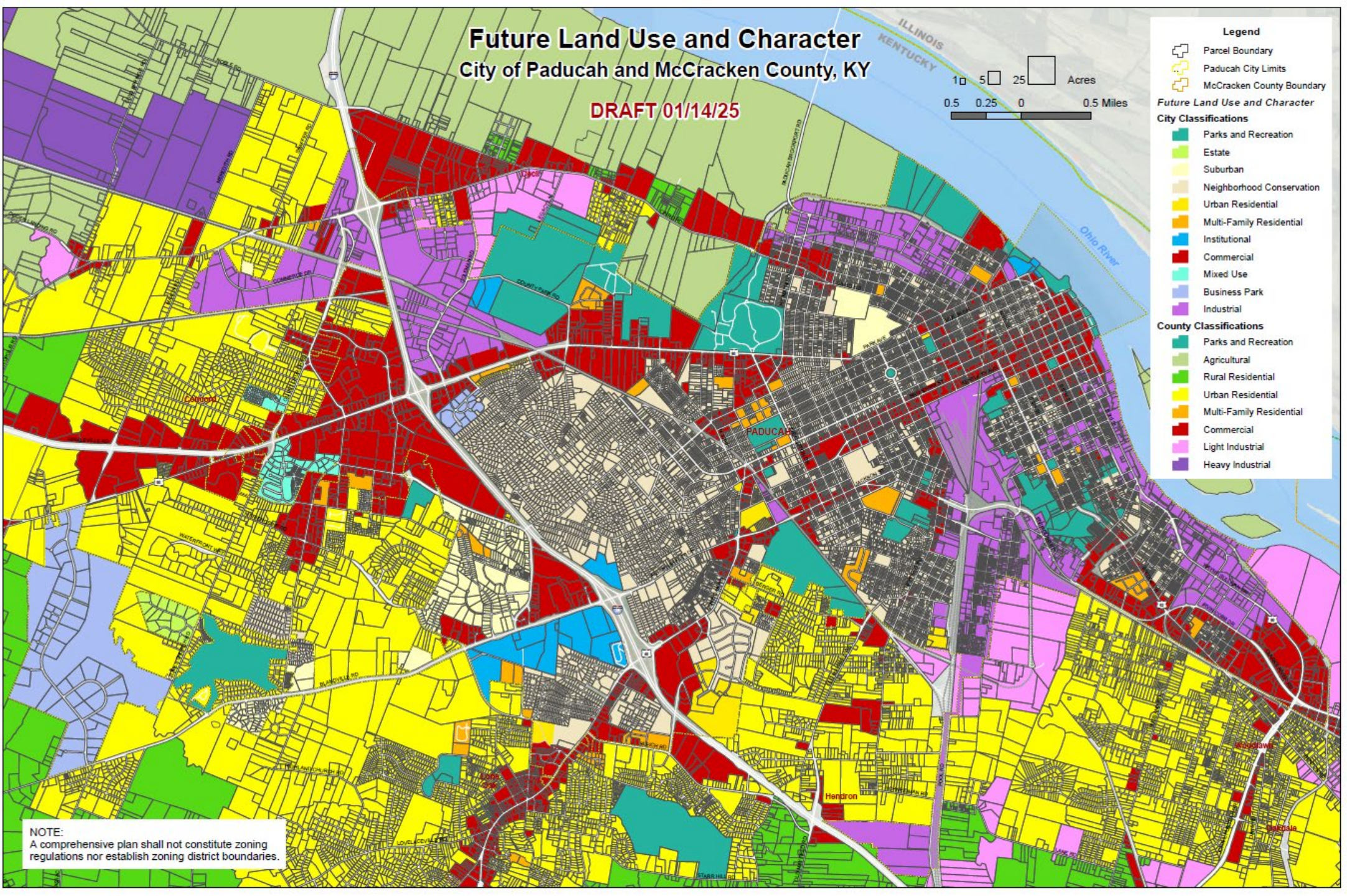
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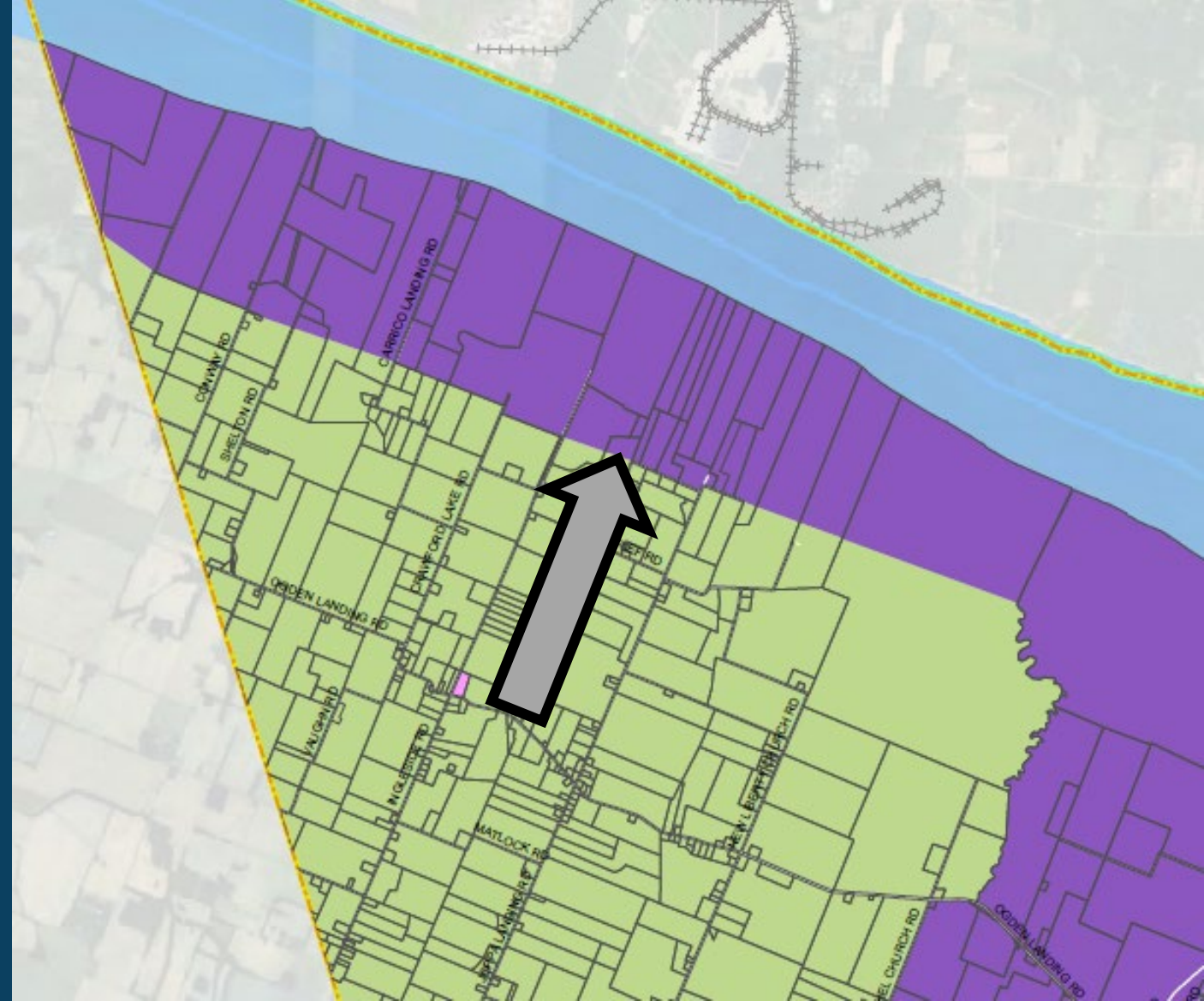
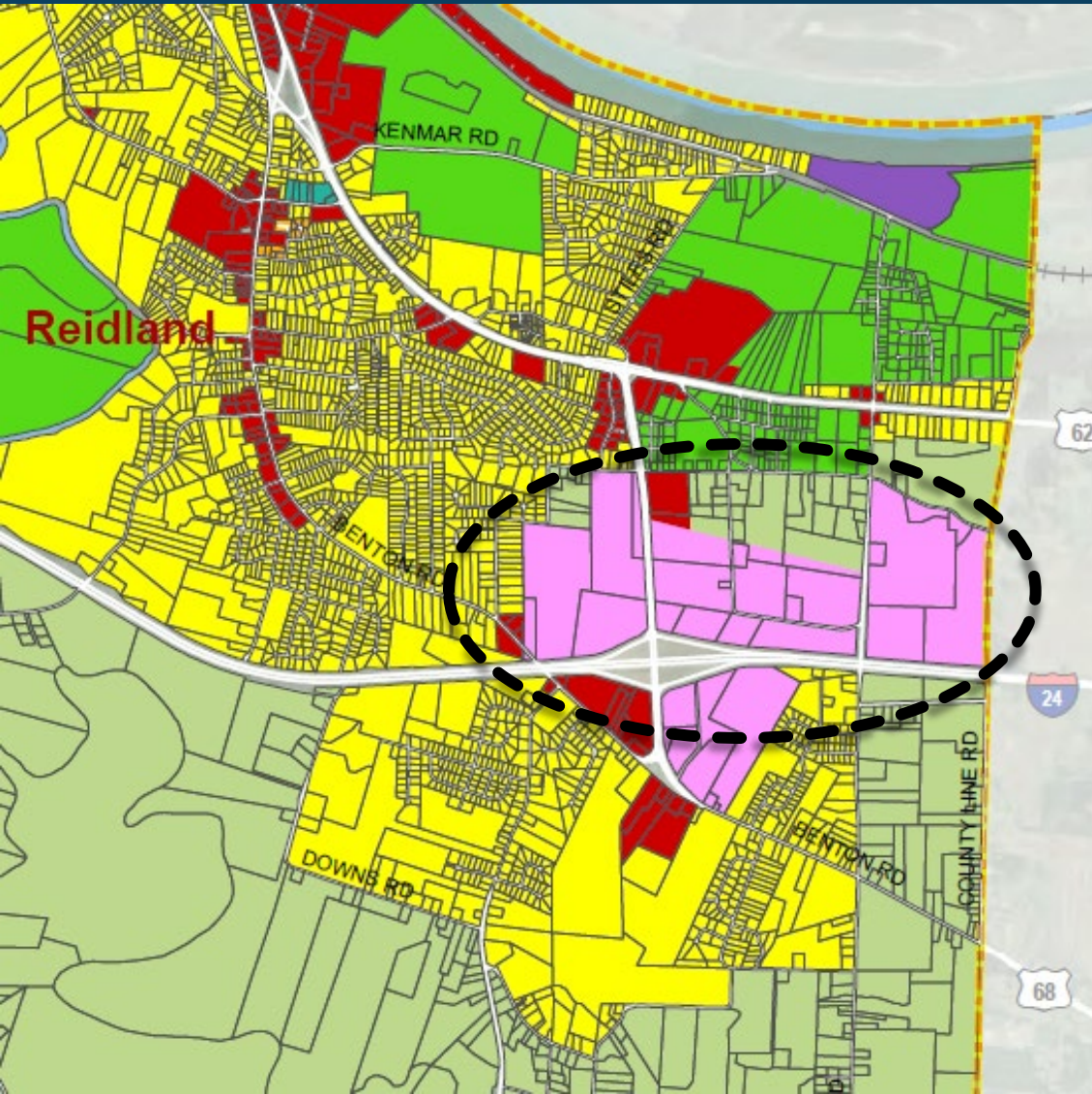
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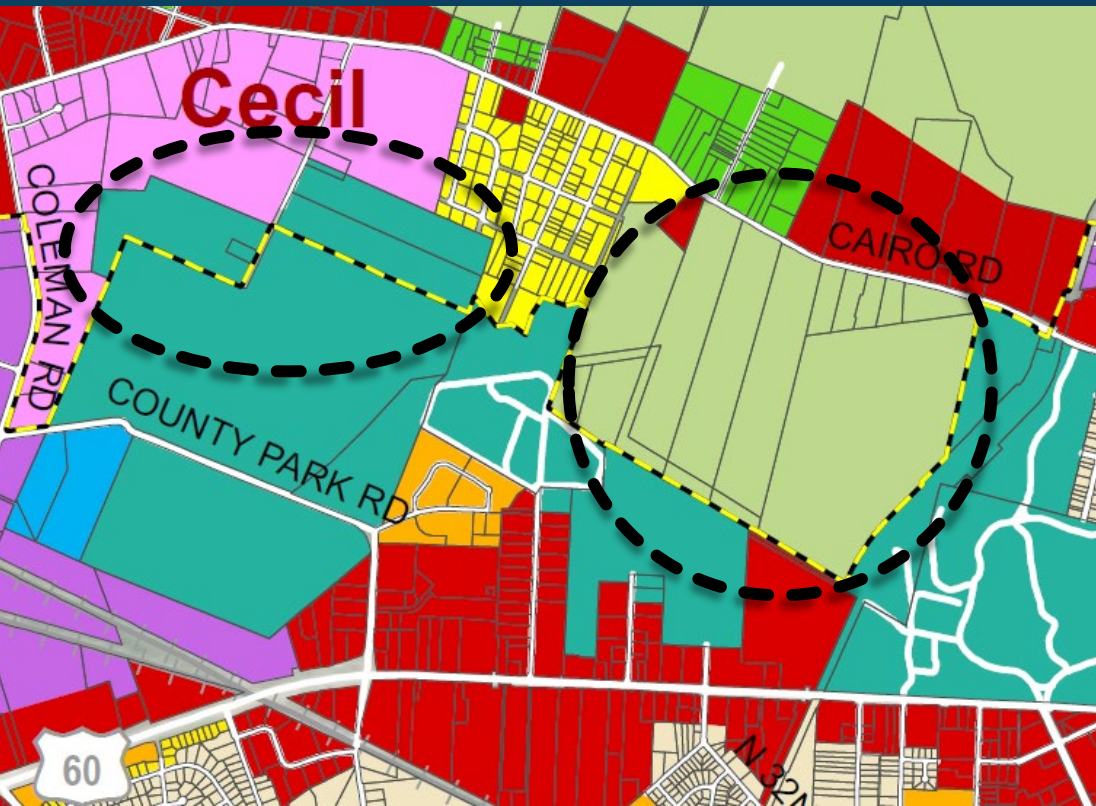
Changes since October Workshop



- ▲ Riverfront Heavy Industrial retained, but with less depth from river
- ◀ Light Industrial focus vs Agricultural near Exit 16

Changes since October Workshop

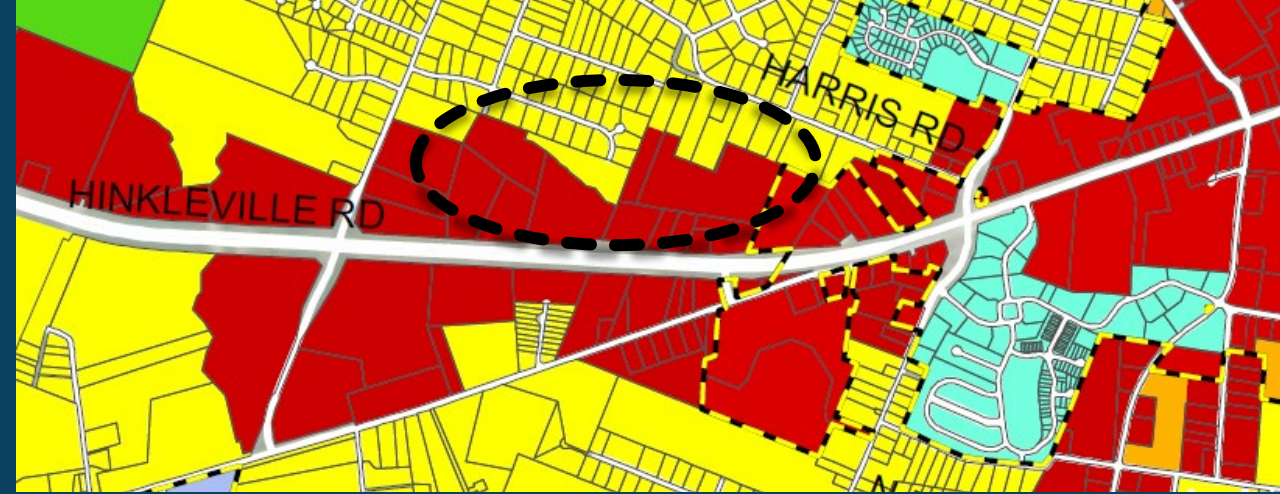
Heavy Industrial expanded west of Triple Rail area vs
Agricultural ... Rural Residential vs Ag road frontages



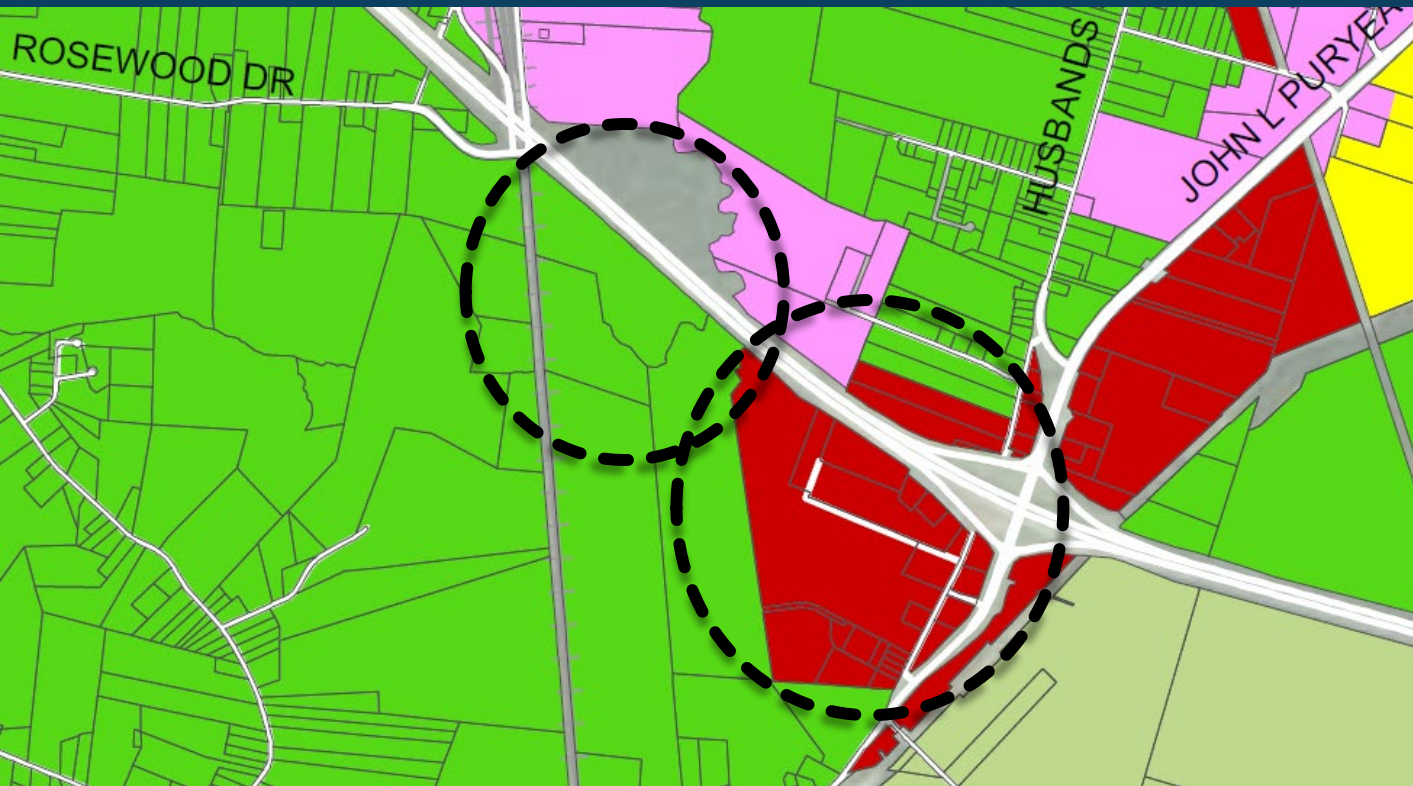
▲ Agricultural vs Commercial north of
Sports Complex ... expanded Parks & Recreation



Changes since October Workshop



▲ Commercial vs Urban Residential adjustments north of Hwy 60

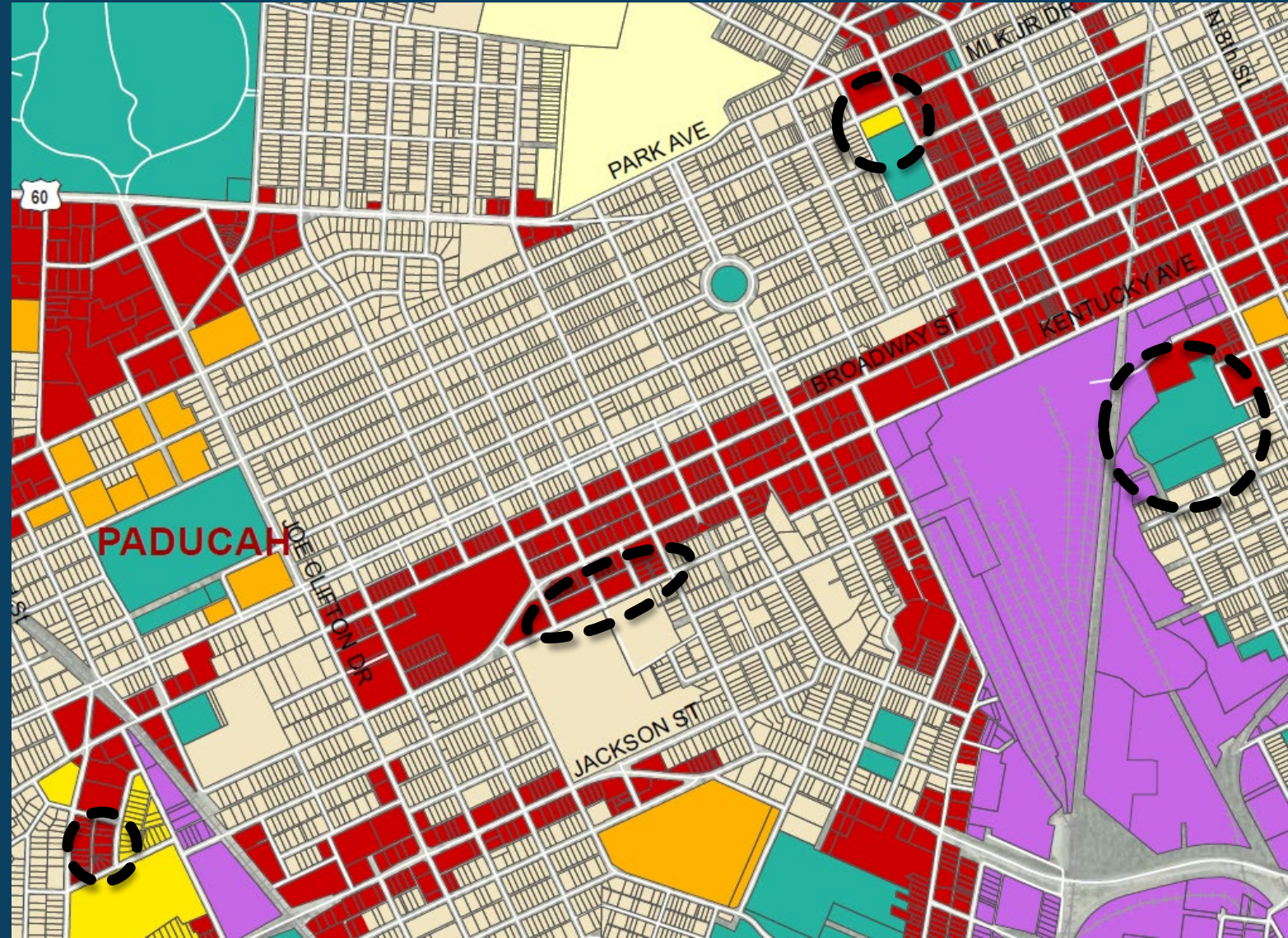
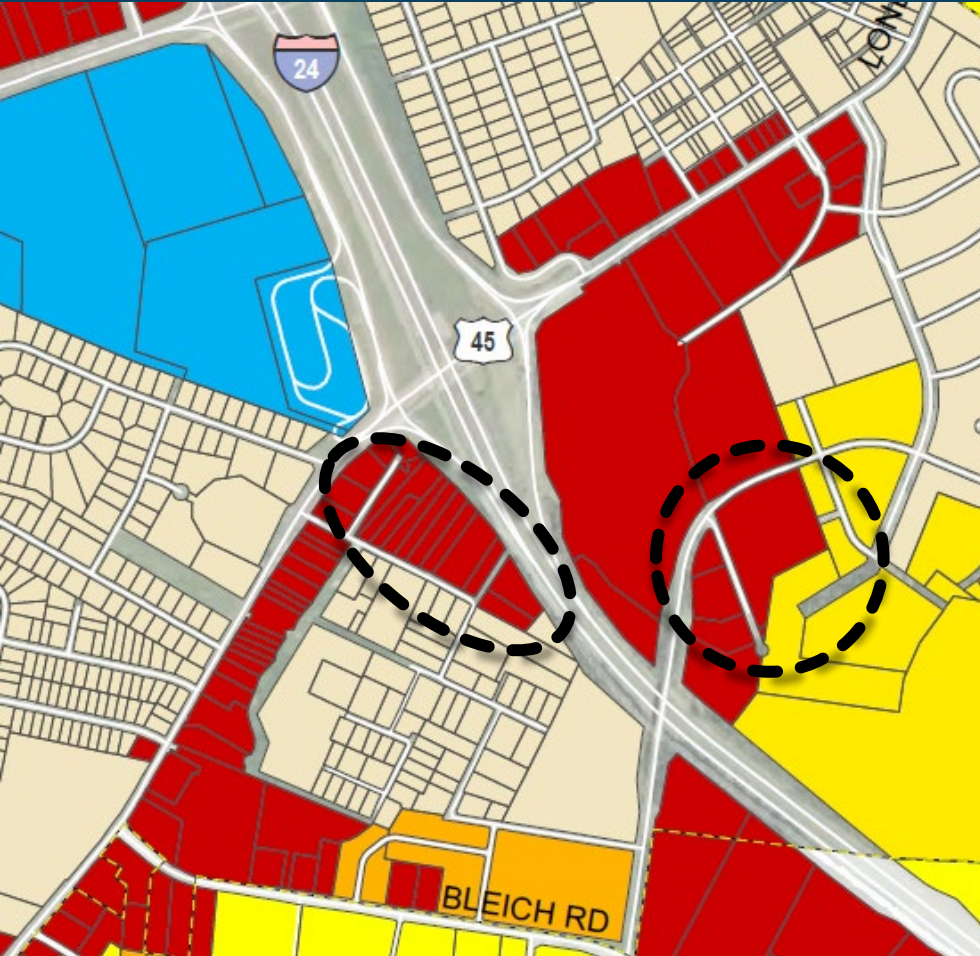


▲ Commercial and Rural Residential vs Light Industrial west of Exit 11



▲ More Industrial vs Commercial southwest of Exit 3

Changes since October Workshop

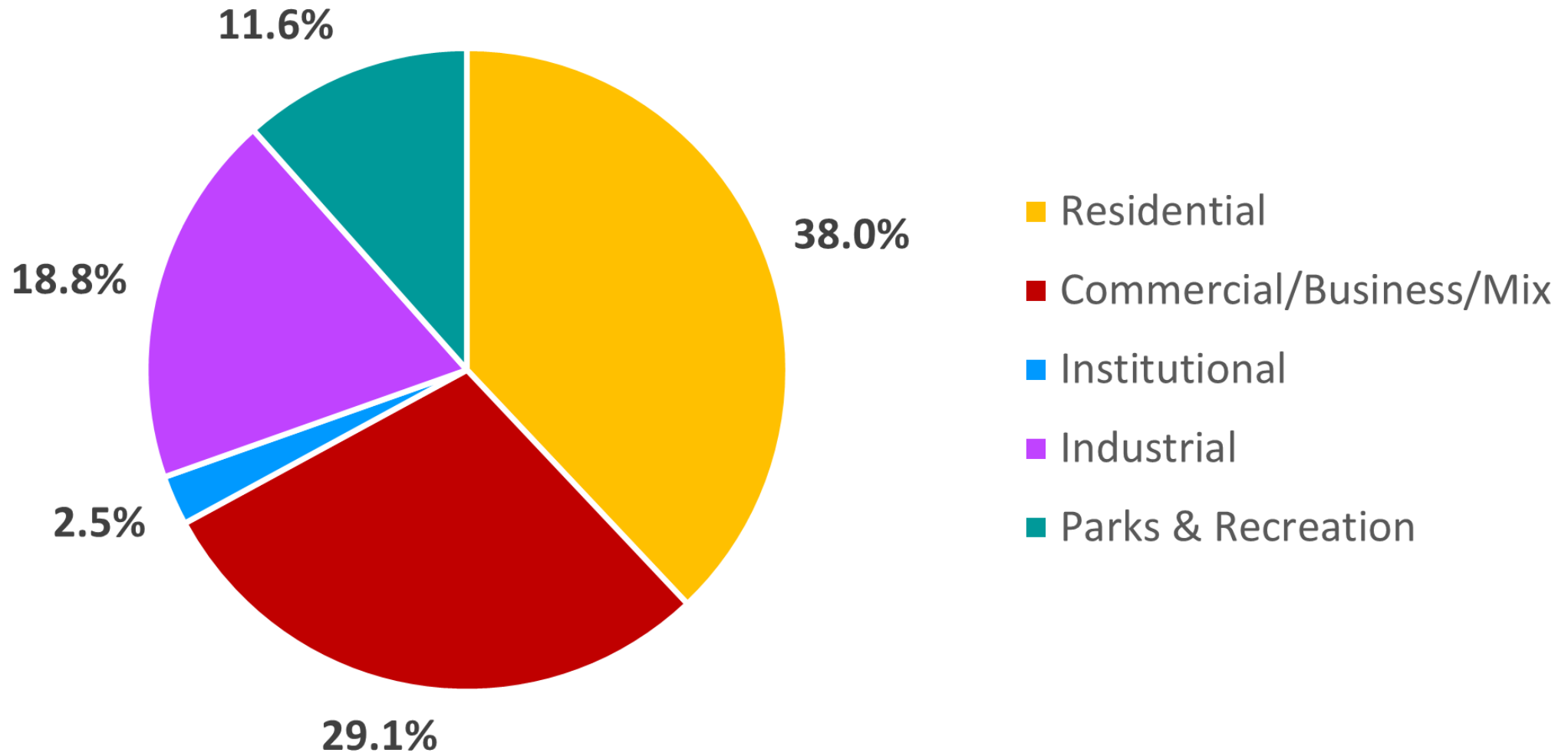


▲ Block-level adjustments within central Paducah

▲ More Commercial vs Residential near Exit 7

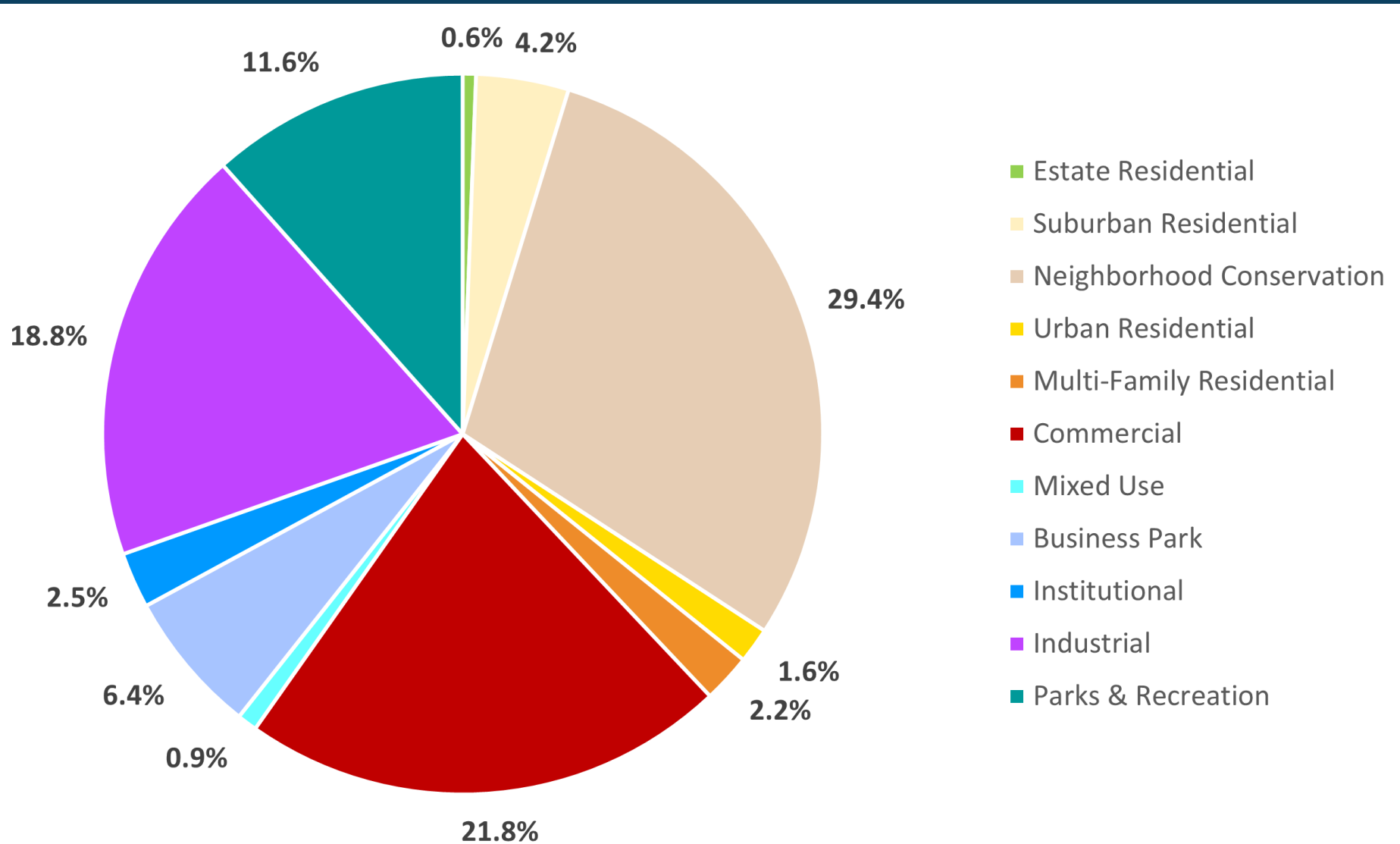


Future Land Use Allocation – in City Limits



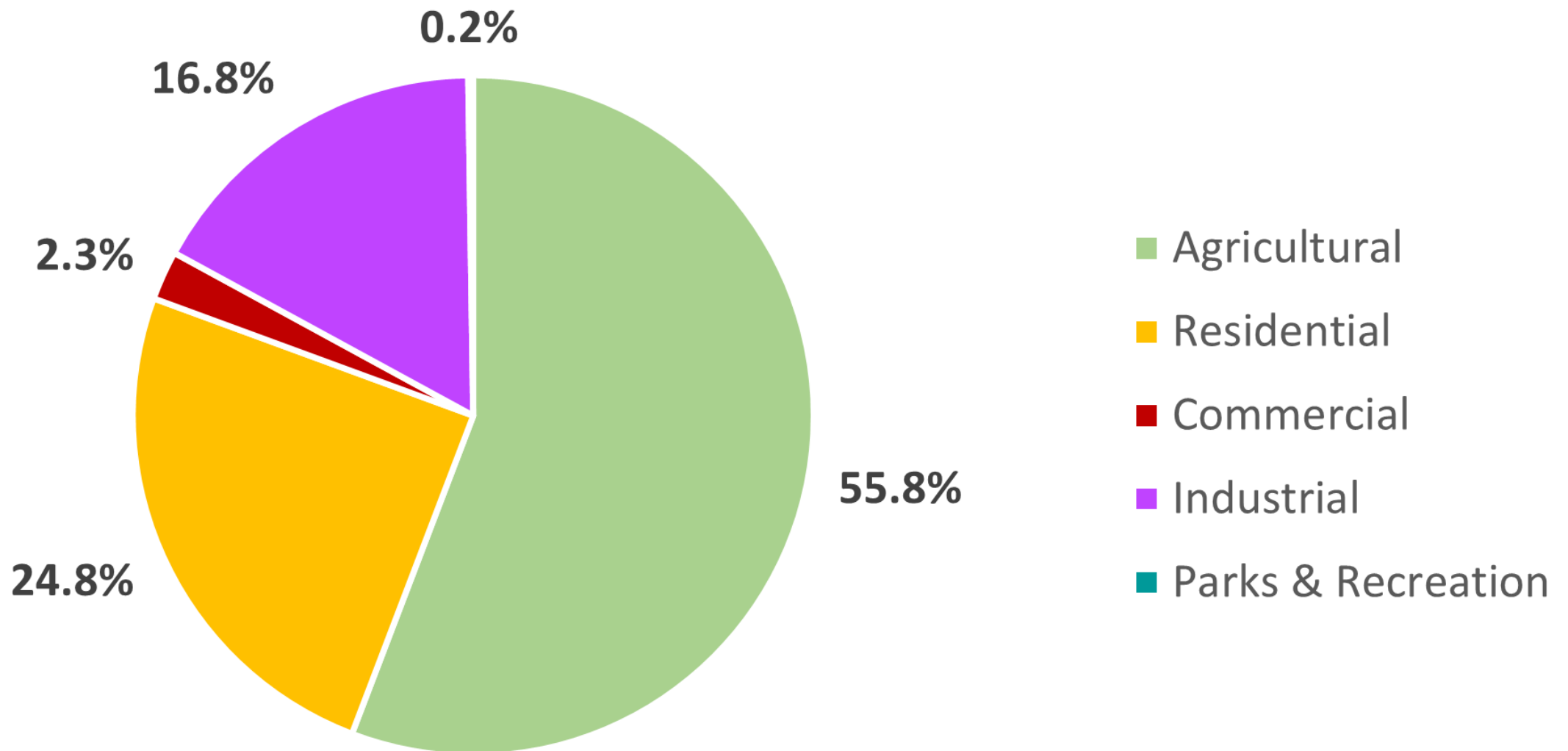


Future Land Use Allocation – in City Limits



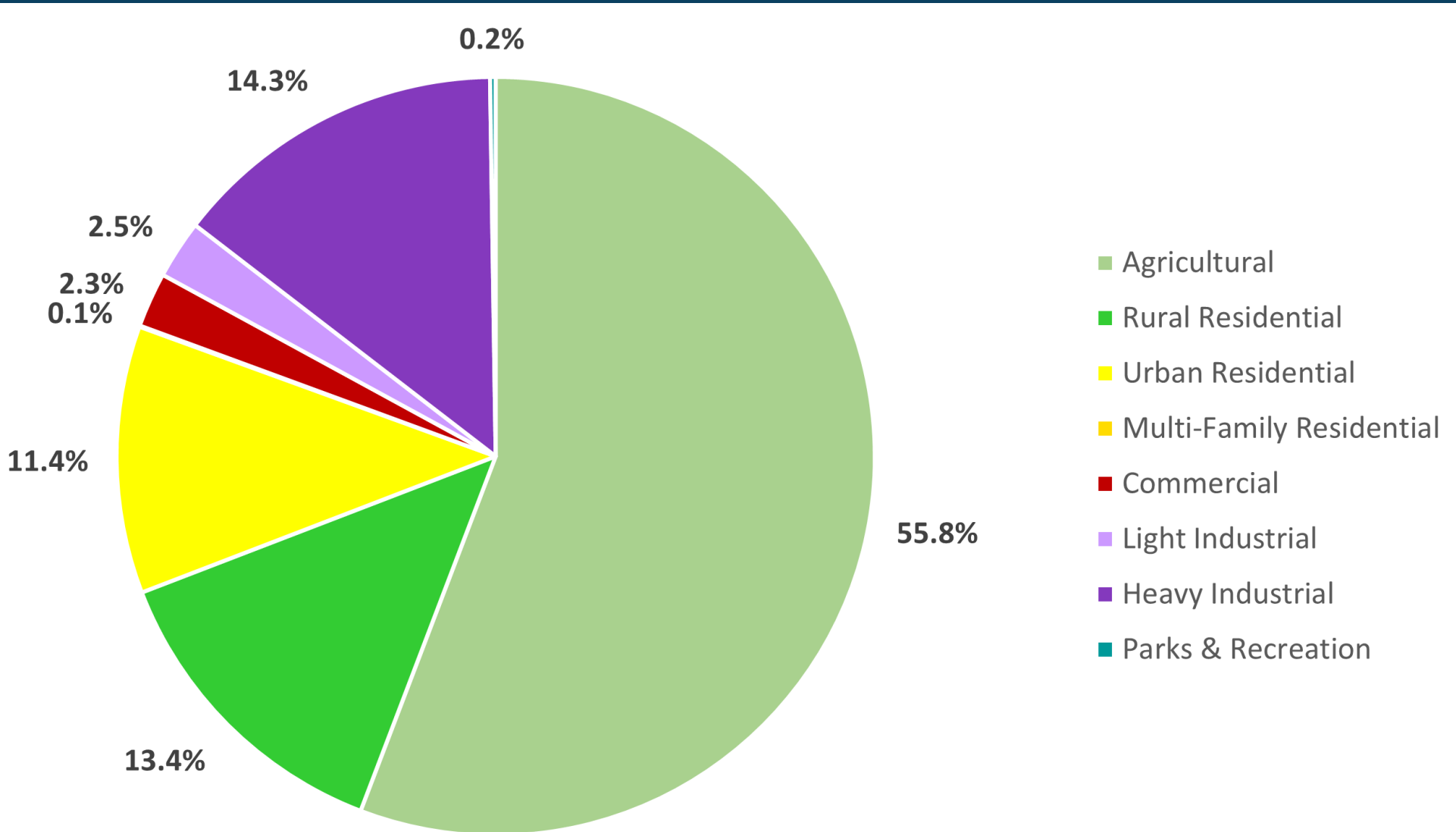


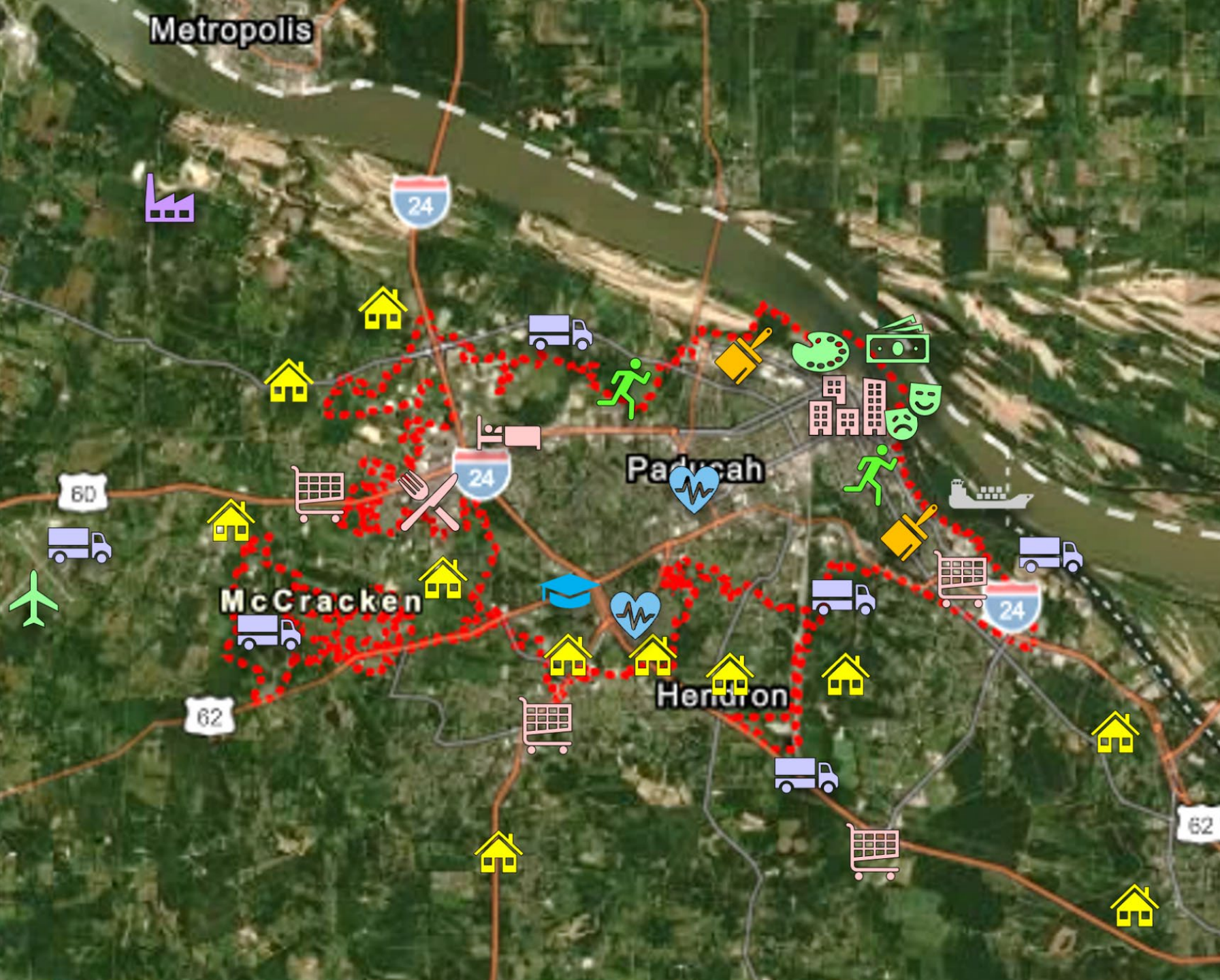
Future Land Use Allocation – rest of County





Future Land Use Allocation – rest of County





-  Industry
-  Light/Business Park
-  Air Connections
-  Shipping/Intermodal
-  Health Care
-  Education/Training
-  Retail
-  Hospitality
-  Tourism
-  Arts/Culture
-  Vitality – CBD, Neighborhoods
-  Housing Opportunity
-  Sports Complex/Trails

New Action Agenda

Areas of action likely to receive the most attention and resources in the years ahead (20 of ~120)

to feed into

annual budgeting, capital improvements planning, department work planning, new/ongoing partnerships, grant pursuits



	ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
A	Utilizing recommendations of the City's Comprehensive Stormwater Master Plan, continue implementing key system improvements, along with phased maintenance and replacement of aged and undersized system components. Prioritize projects based on facility condition and cost of failure, along with other cost/benefit considerations.	Growth Capacity Action 2	Capital Investments	<ul style="list-style-type: none"> • City Engineering • City Public Works
B	Continue pursuing infill and revitalization strategies that make it more realistic for more of the area's projected growth to be absorbed within the interior of and contiguous to the Paducah city limits, to reduce the long-term public cost burden from a sprawling development pattern.	Growth Capacity Action 4	Programs and Initiatives	<ul style="list-style-type: none"> • City Planning • County Planning & Zoning • County Community Development
C	Evaluate opportunities to manage stormwater through green infrastructure methods on publicly-owned properties, in coordination with partners, and to demonstrate effective methods for use on private properties. One approach is to install pervious pavement and pilot demonstrations of infiltration ditches and bioswales to reduce nuisance flooding in targeted neighborhood areas and edge growth locations. With minimal investment, a proof-of-concept installation can be constructed to provide residents, commercial property owners and other stakeholders an opportunity to familiarize themselves with these methods and their potential benefits.	Growth Capacity Action 7	Programs and Initiatives	<ul style="list-style-type: none"> • City Engineering • City Public Works • County Community Development • County Road Engineer
D	Identify lead persons and points of coordination across departments, along with targeted staff	Growth Capacity	Programs and	<ul style="list-style-type: none"> • City Public Works

Plan Implementation Opportunities & Challenges

- 👍 Era of zoning reform (housing mix, parking)
- 👍 National energy priority (next-gen nuclear, dual-use solar)
- 👍 Leisure/tourism wave (post-Covid, retirees)
- 👍 “Onshoring” of U.S. supply chains
- 👍 Evolving transportation technologies



- 👎 Housing attainability, reduced home building
- 👎 Investor home buying
- 👎 Smaller households trend
- 👎 Climate trends, hazards and cost of recovery
- 👎 Future of higher education
- 👎 Uncertainty of federal, state funding

All Actions based on
Comprehensive Plan Require

Elected Official

Approval or Oversight through ...

- ▶ Adoption of annual budgets
- ▶ Adoption of new, amended ordinances
- ▶ Approval of contracts, agreements
- ▶ Approval of local match for grant applications
- ▶ Adoption of other specialized plans

