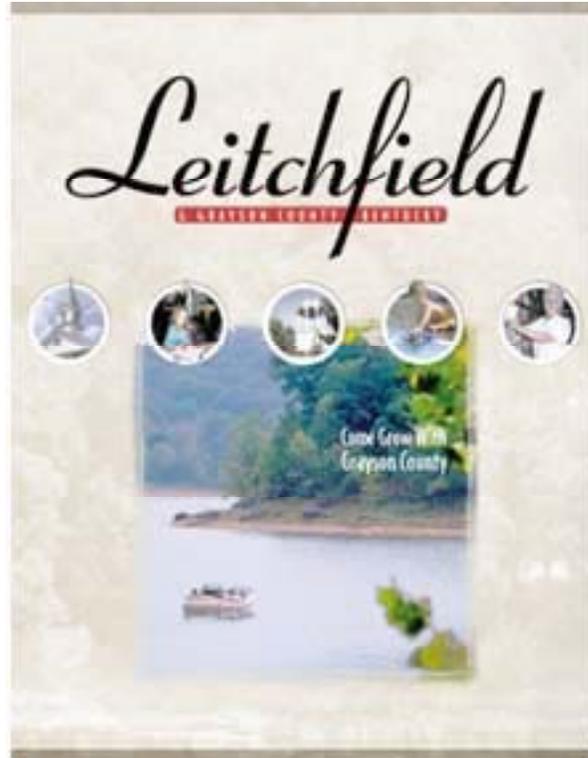


City of Leitchfield Comprehensive Plan 2005



City of Leitchfield Planning Commission
Technical Assistance Provided By
Lincoln Trail Area Development District

LEITCHFIELD PLANNING COMMISSION

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Steve Kinkade, Chairman

Wilbur Etter, Vice-Chairman

Mark Buckles, Secretary-Treasurer

Keith Jones, Zoning Administrator

RESOLUTION

TO ADOPT THE UPDATED LEITCHFIELD COMPREHENSIVE PLAN GOALS AND OBJECTIVES AND PLAN ELEMENTS INCLUDING RELEVANT MAPS

WHEREAS, The Planning Commission held a public hearing on Monday, June 13, 2005 at which no opposition was voiced; and

WHEREAS, The Leitchfield City Council adopted Resolution R-2005-3 on the 5th day of July 2005 to adopt the updated Comprehensive Plan; and

WHEREAS, The Planning Commission with the assistance of Lincoln Trail Area Development District performed required research and compiled background data as required by KRS.100; and

WHEREAS, The Planning Commission recommended and the City Council adopted Goals and Objectives and the Comprehensive Plan as presented implements those Goals and Objectives; and

WHEREAS, The Comprehensive Plan including the Goals and Objectives as presented provides a sound basis for future land use decisions in Leitchfield

NOW THEREFORE be it resolved that the Leitchfield Planning Commission does hereby endorse and adopt the Comprehensive Plan and Goals and Objectives contained herein as presented

Adopted this the 11th day of July, 2005

Certified by:

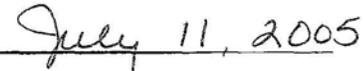


Chairman

Attested by:


Secretary-Treasurer

Date:



CITY OF LEITCHFIELD PLANNING COMMISSION
MEMBERS LIST

TITLE: City of Leitchfield Comprehensive Plan

AUTHOR: City of Leitchfield Planning Commission
Lincoln Trail Area Development District

SUBJECT: Statement of Goals and Objectives, Population Analysis, Housing Analysis, Economic Analysis, Environmental Conditions, Community Facilities, Transportation Plan and Land Use Plan.

DATE: April, 2005

LOCAL PLANNING AGENCY: City of Leitchfield Planning Commission

SOURCE OF COPIES: City of Leitchfield Planning Commission

NUMBER OF PAGES: 51 pages

ABSTRACT: The City of Leitchfield Base Studies, consisting of a land use analysis, population analysis, housing analysis, and economic analysis, is an essential element in preparation of the Comprehensive Plan as described in the Kentucky Revised Statutes, Section 100.187 and 100.191. It includes an inventory and analysis of local land uses, population characteristics and growth trends, housing characteristics and growth trends, economic information and trends, and the physical conditions of the City of Leitchfield. In addition, it provides population projections that serve as the base information in determining the need for community facilities, public services, and various types of land use. It provides a comprehensive overview of the economic base of the community, indicating past economic trends and potentials for the future.

This study was the first step towards completion on the Comprehensive Plan Update. The City of Leitchfield Comprehensive Plan includes the

Housing Plan, Transportation Plan, Community Facilities Plan, and the Land Use Plan. The elements are based upon information provided by the Base Studies. The Statement of Goals and Objectives, as required by Kentucky Revised Statutes 100.187, has been adopted by the Planning Commission and provides the basis for many of the recommendations made in the Comprehensive Plan.

The Comprehensive Plan indicates the most appropriate locations for all types of land use which may be anticipated within the City of Leitchfield Planning Unit; the nature and extent of street and highway improvements which should occur during the planning period; and the nature and location of those community facilities and services which will be required to serve the population of the planning area for the next twenty years. It is a flexible guide to city development and should be reviewed periodically to insure that it represents current conditions and policies within the planning area.

**City of Leitchfield Comprehensive Plan
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A Comprehensive Plan serves as a framework for official decision-making. At a basic level, it serves as an informational source for citizens, groups and community leaders. It also allows the City of Leitchfield Government to assess and fulfill its role in protecting public health, safety, and welfare as well as guide the use of public resources. The plan provides an appraisal of the socio-economic conditions and physical attributes and develops a forecast of future needs, such as development and/or improvements based upon the expressed desires of the citizens. The methods for fulfillment of the goals and objectives, in turn, are stated in specific project proposals of programs presented in chronological sequence.

The City of Leitchfield initiated the Comprehensive Plan renewal by appointing a Review Committee consisting of local and interested parties to evaluate and revise the *City of Leitchfield Comprehensive Plan*. Although the committee reviewed and recommended plan changes, the Planning Commission and local Government adopted the plan. The Planning Commission is the official planning body representing Leitchfield. It presides over land subdivision and makes recommendations to local government regarding planning policy, development standards, and zoning and subdivision regulations.

Purpose

The purpose of the Comprehensive Plan is to provide the basic element and data necessary to meet the requirements set forth by Chapter 100 of the Kentucky Revised Statutes (KRS). The Comprehensive Plan also serves as a guide for the future development for all undeveloped areas under its jurisdiction. The implemented plan will provide for local control of the type, timing and intensity of anticipated growth. The orderly distribution of future development will ensure compatibility with existing physical, institutional and social patterns.

Benefits

The most significant benefit of the Comprehensive Plan will be the projection of future growth in land use, population, and the economy. The Planning Commission, local government and other public agencies can use these projections to anticipate and provide public services and facilities and maximize public and private investments. The private sector can also use the information to anticipate the potential for the investment of private capital within the planning area.

Planning Period and Planning Area

This plan contains various types of projections for a twenty-year period or through the year 2025. This twenty-year period is the limit beyond which it is impossible to make reasonable projections. Shorter projections are subject to fluctuations for various reasons.

The planning area as used in this study includes all areas of Leitchfield. The planning area also extends to Grayson, Breckinridge, Meade, Hardin, LaRue, Marion, Nelson and Washington Counties, comprising the Lincoln Trail Area Development District.

Authority

KRS, Section 100.187 and 100.191 authorizes the Planning Commission to prepare the base studies. These statutes set forth certain specifications to be satisfied and observed during the original preparation and revision of this study.

Legal Basis of the Comprehensive Plan

The legal basis for the City of Leitchfield Comprehensive Plan is set forth by KRS 100.183, which states:

The planning commission of each unit shall prepare a comprehensive plan, which shall serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationships. The elements of the plan may be expressed in works, graphics, or other appropriate forms. They shall be interrelated and each element shall describe how it relates to each of the other elements.

Contents of the Comprehensive Plan

KRS 100.187 mandates the minimum content requirements for comprehensive plans. The minimum elements include the following:

1. A statement of goals and objectives, which shall serve as a guide for the physical development and economic and social well being of the planning unit.
2. A land use plan element, which shall show proposals for the appropriate economic, desirable and feasible pattern for the general location, character, extent and interrelationship of the manner in which the community should use it's public and private land at specified times as far into the future as is reasonable to foresee. Such land uses may cover, without being limited to, public and private, residential, commercial, industrial, agricultural and recreational land uses.
3. A transportation plan element, which shall show proposals for the most desirable, appropriate, economic and feasible pattern for the general location, character and extent of all channels, routes and terminals for transportation facilities for the circulation of persons and goods for specified times as far into the future as is reasonable to foresee. Such channels, routes and terminals may include, without being limited to all

- classes of highways or streets, railways, airways, waterways; routings for mass transit trucks, etc; and terminals for people, goods or vehicles related to highways, airways, waterways and railways.
4. A community facilities plan element, which shall show proposals for the most desirable, appropriate, economic and feasible patterns for the general location, character, and extent of public and semi-public buildings, land and facilities for specified times as far into to future as is reasonable to foresee. Such facilities may include, without being limited to, parks and recreation; schools and other educational or cultural facilities; libraries; churches; hospitals; social welfare and other medical facilities; utilities; fire stations; police stations; jails or other public office or administrative facilities.
 5. The comprehensive plan may include any additional elements such as, without being limited to, community renewal, housing, flooding, flood control, pollution, conservation, natural resources, and other programs which in the judgment of the planning commission will further serve the purposes of the comprehensive plan.

Research Requirements for the Comprehensive Plan

KRS 100.191 sets forth that the elements of a comprehensive plan must be based upon research, analysis, and properties. The minimum research requirements include, but are not limited to the following base studies:

1. An analysis of the general distribution and characteristics of past and present population and a forecast of the extent and character of future population as far into the future as is reasonable to foresee.
2. An economic survey and analysis of the major existing public and private business activities, and forecast of future economic levels, including a forecast of anticipated necessary actions by the community to increase the quality of life of its current and future population through encouragement of economic development as far into the future as is reasonable to foresee.
3. Research and analysis as to the nature, extent, adequacy and the needs of the community for existing land and building use, and transportation and community facilities in terms of their general location, character and extent.
4. Additional background information for the elements of the comprehensive plan may include, but is not limited to, any other research, analysis, and properties, which, in the judgment of the planning commission, will further serve the purposes of the comprehensive plan.

Nature of Base Studies

The base study for this Comprehensive Plan is divided into three major sections. The first section contains an analysis of the population of the planning area, including distribution and characteristics of the present population and population projections. These population statistics are analyzed to develop relevant growth and development policies. The second section of this study contains a detailed description of the economy of the planning area. The economic analysis emphasizes the significant economic trends and provides a basis for the preparation of the City of Leitchfield Comprehensive Plan. The third section contains a land use analysis of Leitchfield. This analysis indicates the extent of major land uses, including agricultural, residential, commercial, industrial, public and semi-public, within the planning area.

The base study will be used in conjunction with other planning studies, such as housing, transportation, and community facilities; to prepare and adopt future development plans for Leitchfield. The base study will serve three primary purposes:

1. To recognize past and present trends in the overall economy and population of the area.
2. To provide a guide to assist in determining the proper extent and location of future residential, commercial, industrial, educational and recreational uses.
3. To provide an estimate of the future population of the area for use in determining land use requirements and required expansion of facilities.

The base study will be valuable to Leitchfield local government, the Planning Commission, and other administrative agencies responsible for the development of the area. The studies also will be useful to business and professional leaders within the planning area.

Statement of Goals and Objectives

By statute, the City of Leitchfield local government and Planning Commission are required to adopt a statement of goals and objectives. KRS 100.193 states:

The planning commission of each planning unit shall prepare and adopt the statement of goals and objectives to act as a guide for the preparation of the remaining elements and the aids to implementing the plans. The statement shall be presented for consideration, amendment and adoption by the legislative bodies and fiscal courts in the planning unit. During its preparation and that of the other plan elements, it shall be the duty of the planning commission to consult with public officials and agencies, boards of health, school boards, public and private utility companies, civic, educational, professional and other organizations, with citizens.

Community Profile

Location

The City of Leitchfield is the county seat of Grayson County, Kentucky. Grayson County is a primarily rural county of approximately 24,600 residents located in west-central Kentucky. The Rough River and Rough River Lake encompasses much of its northern boundary with Breckinridge County, as the Nolin River and Nolin River Lake encompasses much of its southern boundary between Edmonson and Hart Counties. To the west is Ohio County, as Hardin and Hart form Grayson County's eastern boundary.

Grayson County comprises 493 square miles, much of which is unincorporated. Undulating and rolling hills, as well as steep ridges and bluffs predominate the county landscape and provide a beautiful backdrop to the open farmland and dense forests. Creeks and streams form a fairly consistent pattern throughout the county, with many swales and valleys.

Leitchfield is centrally located within the county. Its population of approximately 6,263 residents values its 'small town' atmosphere. Within Leitchfield, the rolling hills landscape continues as it provides a scenic and varied backdrop to the flourishing city.

History

Prior to settlement, Grayson County thrived with herds of buffalo, deer, and elk very numerous in the area. Also plentiful were forests, streams, and undeveloped territory. This abundant food, water, building materials and land attracted pioneers seeking homes in the Kentucky Wilderness.

Grayson County was settled in the late 1700's, and among the early landowners was George Washington, who purchased 5,000 acres on the southern shore of Rough River in 1788. As others settled in the area, Grayson County was established in 1810 from lands taken from the western part of Hardin County and an easterly portion of Ohio County. It was named in tribute to Colonel William Grayson, an aide to General Washington. Grayson was a revolutionary soldier and statesman from Virginia. Leitchfield was incorporated as the county seat by the state legislature in 1866.

Leitchfield was first settled around 1786, and organized when the county was established in 1810. Leitchfield was named in honor of Major David Leitch (1753-94) of Campbell County, whose widow donated the site for the new county seat on condition that it be named for her late husband.

The population of Grayson County in 1810 was 2,301 people. The east-west Paducah & Louisville Railroad arrived in the early 1870's and fostered growth in Caneyville, Leitchfield, and eight other towns on the line into agricultural markets and shipping points.

The railroad provided an efficient connection to the coalfields in the western part of the state and to Louisville markets. The railroad's arrival sparked a boom in the growth of business and industry, which by 1903 included the Leitchfield Clothing Company, the Leitchfield Ice and Laundry Company, a branch of Armour Packing Co. of Chicago, and R. Dinwiddie and Co., which manufactured staves, headings, and lumber. As a result, by the turn of the century, the county population had increased to 19,878 residents.

By 1930, however, the number of people had dwindled to 17,055 as the depression began to affect the farming community in the county. By 1960, the population had decreased to 15,834 residents. In addition to the depression, which decreased the number of profitable farms, was the trend towards mechanization, which decreased the demand for farm hands.

In the mid 1960's, completion of the Western Kentucky Parkway improved access to newly created recreation areas at nearby Rough River Dam State Resort Park and Nolin River Reservoir. Leitchfield's location between the two lakes has made water recreation an important industry. Light industry was attracted to the city because of its proximity to the parkway and railroad lines. Additional industries were established during the 1970's, 1980's, 1990's and such development has continued to foster growth within Leitchfield and Grayson County.

The statement of goals and objectives includes policy proposals for the overall development of the area. Goals consist of long-range, generalized proposals based on community decision making and reflect broad social, economic or physical conditions, which may be realized through a variety of methods. The zoning process is one tool for attaining the city's goals. Objectives are shorter-range, more limited and precise aims, purposes or policies endorsed by the community for the purpose of attaining goals. The following goals and objectives represent a summarization of ideas emphasizing necessary changes, existing deficiencies and the future needs of the City of Leitchfield.

Land Use

Goal

To designate and protect sufficient land to meet the current and anticipated future needs of Leitchfield for various types of land use (primarily residential, commercial, and industrial), and to ensure that the different types of land uses are mutually compatible.

Objectives

1. Designate areas of residential, commercial, and industrial development, which protect each type of use from the intrusion of conflicting uses.
2. Preserve the existing housing stock and residential neighborhoods, and protect areas of historical significance.
3. Discourage urban sprawl and strip-type commercial and residential developments, and promote growth in existing undeveloped areas within the city.
4. Provide adequate space for recreational areas and facilities in new and existing developments and encourage the preservation of open space and green space within the city limits.
5. Require measures, which reduce and contain run-off from developed areas, to provide for adequate on-site drainage retention.
6. Require transitions between conflicting land uses, such as screening, landscaping, or other types of buffers, between land uses of different intensity or type.
7. Maintain a set of standards for the control of commercial signage within the city.

Housing

Goal

To promote residential neighborhoods that are appealing, safe, and secure for all city residents; and to preserve and improve existing neighborhoods.

Objectives

1. Adopt regulations to guide development of residential areas and the construction, rehabilitation or conversion of housing, and to ensure structural safety and integrity of all dwellings.
2. Promote the development of residential areas that provide attractive, safe, energy efficient and affordable housing for city residents.
3. Require that all new housing be constructed only in areas which have adequate public utility services available, or where utility services can be provided through and within the development process.
4. Guide the placement of factory-built housing to mobile home parks, and other appropriate areas.
5. Encourage the revitalization and rehabilitation of older existing residential neighborhoods and structures.
6. Encourage energy efficiency and a sensitivity to environmental constraints and natural conditions in the development of housing.

Community Facilities

Goal

To provide adequate and affordable community services and facilities to the residents of Leitchfield, and encourage the identification and restoration of historically significant sites and facilities.

Objectives

1. Ensure that all new development, as well as the expansion of existing buildings and uses have made provisions for adequate and approved services; to include water and wastewater services, and/or capacity, solid waste collection and disposal, fire and police protection, et al.

2. Identify the recreational needs of city residents and develop a strategy and program to meet those needs, ensuring the widest possible range of recreational opportunities is provided.
3. Encourage the effective use of existing and proposed services and community facilities.
4. Identify historic sites and facilities within the city and promote the use of these sites and facilities in a manner consistent with their historic character.

Transportation

Goal

To provide a transportation system for Leitchfield that is safe and efficient, which provides for and stimulates growth, and encourages the smooth flow of both pedestrian and vehicular traffic within the city.

Objectives

1. Initiate proposals to the appropriate State and federal agencies for necessary improvements to the city street system to alleviate traffic congestion and provide for an orderly flow of traffic throughout the city.
2. Encourage the establishment of systems that serve the purpose of providing affordable public transportation for city residents.
3. Provide for the safe and efficient movement of pedestrians throughout the city.
4. Encourage adequate and convenient parking facilities to serve the Central Business District and other areas within the city.
5. Evaluate proposed developments to ensure compatibility with the existing transportation system and planned expansion of the system.
6. Ensure that new streets construction and extensions of existing streets are planned and accomplished in a manner fully compatible with the subdivision regulations and zoning ordinance.

Economic Development

Goal

To promote sound industrial and commercial growth within the city.

Objectives

1. Encourage the development and prosperity of small business.
2. Encourage increased levels of diversification among new and existing industries, in production and labor needs, so as to foster a more resilient labor force.
3. Encourage the expansion of existing business and industry.
4. Ensure that the city has, or can acquire in a reasonable amount of time, the physical and community resources to accommodate new industries and commercial enterprises.
5. Provide a setting in which clean, self-supporting and diversified industries can locate and prosper.
6. Use all available resources to attract new commercial, service, and industrial enterprises.
7. Promote the redevelopment and reuse of declining commercial areas.

The City of Leitchfield local government adopts the statement of goals and objectives. The goals and objectives should be considered when developing and amending the base studies and Comprehensive Plans because the goals and objectives are the criteria for the framework for the planning elements.

Introduction

A fundamental element of a comprehensive plan is an analysis of the past, present and future population of the planning area. This analysis includes the general distribution and characteristics of Leitchfield's population and a forecast of the extent and character of future populations. These populations will be useful to determine the future population, type of population and needs of the community with respect to this population.

This population analysis is adequate for the purposes of preparing the other elements of the comprehensive plan and provides substantial information concerning the population of Leitchfield. Additional detailed information is available from the Leitchfield Planning Commission, Lincoln Trail Area Development District and the Kentucky State Data Center.

Population Trends

Total Population

To understand future population projections, it is necessary to examine the recent historic trend for an area. Figure 1 below, shows the change in population in Leitchfield, Grayson County, and the Labor Market Area from 1999-2003. As indicated below, all areas studied have seen increases in growth over the recent years.

Figure 1. Total Population Leitchfield, Grayson County and Labor Market Area 1999-2003

	1999	2000	2001	2002	2003
Leitchfield	5,980	6,139	6,175	6,214	6,263
Grayson County	23,828	24,053	24,203	24,410	24,600
Labor Market Area	283,412	294,412	296,701	299,754	301,553

*Source: KY Cabinet for Economic Development
US Bureau of the Census

County and Regional Trends

Since 1960, Grayson County has experienced significant growth. The Lincoln Trail Area Development District has also grown rapidly, and the state overall grew 33 percent during the same time period as seen in Figure 2 below.

Figure 2. Population trends for Lincoln Trail Counties, the Region, and the State 1960-2000

Counties	1960	1970	1980	1990	2000	% Change (1960 - 2000)
Breckinridge	14,734	14,789	16,861	16,312	18,648	26.60%
Grayson	15,834	16,445	20,854	21,050	24,053	51.90%
Hardin	67,789	78,421	88,917	89,240	94,174	38.90%
LaRue	10,346	10,672	11,922	11,679	13,373	29.30%
Marion	16,887	16,714	17,910	16,499	18,212	7.80%
Meade	18,938	18,796	22,854	24,170	26,349	39.10%
Nelson	22,168	23,477	27,584	29,710	37,477	69.10%
Washington	11,168	10,728	10,764	10,441	10,918	-2.20%
Lincoln Trail ADD	168,656	181,284	208,882	219,101	238,337	41.30%
Kentucky	3,038,156	3,218,706	3,660,777	3,685,296	4,041,769	33.00%

Source: Bureau of the Census

Population Characteristics

Age

Grayson County's population has continued to age and has followed national trends and those of the surrounding Labor Market Area. As the population continues to age proportionally, markets may shift as larger percentages of people shift their service and housing demands as personal needs change.

Figure 3. Population by Selected Age Groups, 2000

	Grayson County		Labor Market Area	
	Number	Percent	Number	Percent
Under 18	5,876	24.4	74,109	25.2
18-24	2,164	9.0	34,394	11.7
25-34	3,123	13.0	40,152	13.6
35-44	3,608	15.0	46,449	15.8
45-54	3,330	13.8	38,801	13.2
55-64	2,580	10.7	26,637	9.0
65-74	1,926	8.0	18,890	6.4
75 and Over	1,446	6.0	14,980	5.1
Median Age	37.5		34.6	

*Source: KY Cabinet for Economic Development and US Census Bureau

Gender

Over the past twenty years, the overall gender makeup of Leitchfield has shifted to more closely reflect statewide trends. Leitchfield however has recently had a high proportion of female to male residents in 1980 and 1990. The regional proportion of females to males has and will continue to shift toward the statewide norm. Specifically, female percentages were 53.9 in 1990 and 53.0 in 2000. In Grayson County, the pattern of a higher percentage of females or males is projected to continue through the next fifteen years as Figure 3 demonstrates. It is uncertain, but probable, that Leitchfield will shift more towards the statewide norm in the future. However, if the older age groups continue to increase as a proportion of the total population, the trend of a higher ratio of females to males may continue.

Figure 4. Gender Composition of Leitchfield, 2000-2020*

	Leitchfield Male %	Leitchfield Female %	Grayson Male %	Grayson Female %	LTADD Male %	LTADD Female %	Kentucky Male %	Kentucky Female %
1970	50.1	49.9	50.1	49.9	-	-	49.1	50.9
1980	46.5	53.5	49.8	50.2	52.8	47.2	48.9	51.1
1990	46.1	53.9	48.8	51.2	50.5	49.5	48.5	51.5
2000	47.0	53.0	49.5	50.5	49.9	50.1	48.9	51.1
2010*			48.4	51.6	50.0	50.0	48.6	51.4
2020*			48.3	51.7	49.9	50.1	48.6	51.4

*Source: US Census Bureau

Regional Gender Composition

Figure 5 illustrates the gender trends between 1970 and 2020. The regional proportion of females to males has and will continue to shift toward the statewide norm. The examination of general age categories and gender patterns provides a more meaningful and definitive tool for projecting future growth.

Figure 5. Regional Gender Trends, 1970-2020*

Year	LTADD Male %	LTADD Female %	KY Male %	KY Female %
1970			49.1	50.9
1980	52.8	47.2	48.9	51.1
1990	50.5	49.5	48.5	51.5
2000*	50.4	49.6	48.7	51.3
2010*	50.5	49.5	48.8	51.2
2020*	50.4	49.6	48.7	51.3

Source: Bureau of the Census and Kentucky State Data Center

Population Projections

The Kentucky State Data Center uses natural increase and net migration rate data when projecting growth rates and population change for counties. Information is maintained for pertinent age and other specific groups, and projections are generated for base series, moderate and high growth levels. Additional factors influencing growth are local, regional, statewide and national economic trends, events and investments. Although, the projections are based on sound scientific methods, outside factors can and do influence net migration patterns and often have a heavier influence on actual growth or decline for the short term.

Figure 6. Population Projections Leitchfield, Grayson County and Labor Market Area 2005*-2020*

	2005	2010	2015	2020
Leitchfield	6,596	7,052	7,508	7,956
Grayson County	25,908	27,698	29,490	31,248
Labor Market Area	313,673	332,315	351,186	370,070

*Source: Kentucky State Data Center
Lincoln Trail Area Development District

Components of Population Change

Overall population change is a result of four factors. First as the population increases with births, it also experiences declines due to deaths. More importantly to overall short-term growth is the influx of people moving into an area to live (immigrants) and loss of people who move away from the area (emigrants). The four factors acting independently result in two overall trends. The balance between births and deaths is called “natural increase”. The balance of in-migration and out-migration is called “net migration”. Therefore population change is the overall result of natural increase and net migration. The pattern of migration can have an immediate short-term demand on services and community facilities as well as impacts on the local and regional economy.

Statewide, population growth is increasingly dependent on migration. The rate of natural increase is declining as birth levels remain stable or decline, and number of deaths is increasing with the gradual aging of the population. Migration, however, is difficult to forecast and can be an elusive factor of growth projections.

Introduction

Housing is an integral component of the social and physical environment of any community. The provision of adequate housing should be regarded as a concept of the overall planning program. Although a challenging goal, the provision of sound and affordable housing for all citizens of Leitchfield can be aided by the implementation of the comprehensive planning program.

The purpose of the housing element of the Comprehensive Plan is to analyze the current housing conditions in Leitchfield and to suggest strategies to improve existing housing stock and provide for appropriate types of new housing in the future. This element includes statistical summaries of housing information from the 2000 Census of Population and Housing and recommendations for future housing directions.

Housing Trends

Occupied Housing Units

Over the past forty years, Leitchfield's housing stock has more than doubled from 1,018 units in 1960 to 2,797 units in 2000 as shown in Figure One below. In 2000, the fifty percent of units in Leitchfield are owner occupied, followed closely by thirty nine percent occupied by renters. Unfortunately, the amount of vacant units has also increased to eleven percent of total units. In some ways this is to be expected with more homes being purchased, but the City of Leitchfield must work to reduce the number of vacant properties in the area, as they can quickly become eyesores if no upkeep is performed.

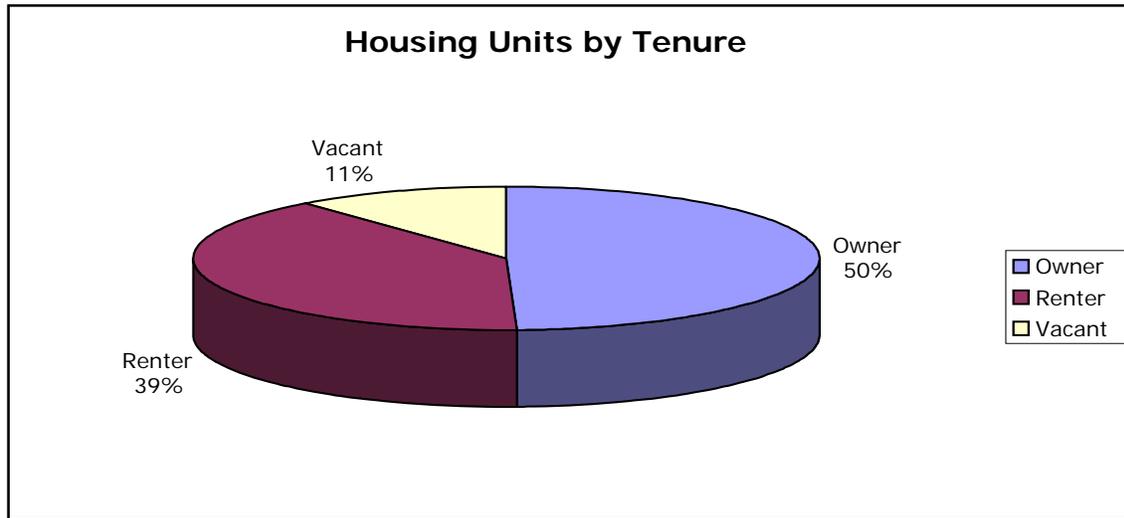
Figure 1. History of Housing Units by Tenure 1960-2000

Leitchfield	1960	%	1970	%	1980	%	1990	%	2000	%
Owner	621	61.0	731	62.3	1,182	65.2	1,178	55.7	1,386	55.8
Renter	344	33.8	344	29.3	497	27.4	812	38.4	1,099	44.2
Vacant	53	5.2	99	8.4	135	7.4	124	5.9	312	11.2
Total	1,018		1,174		1,814		2,114		2,797	

*Source: Kentucky State Data Center and US Census Bureau

Type of Housing Units

Figure 2. Housing Units by Tenure, 2000



Source: US Census Bureau

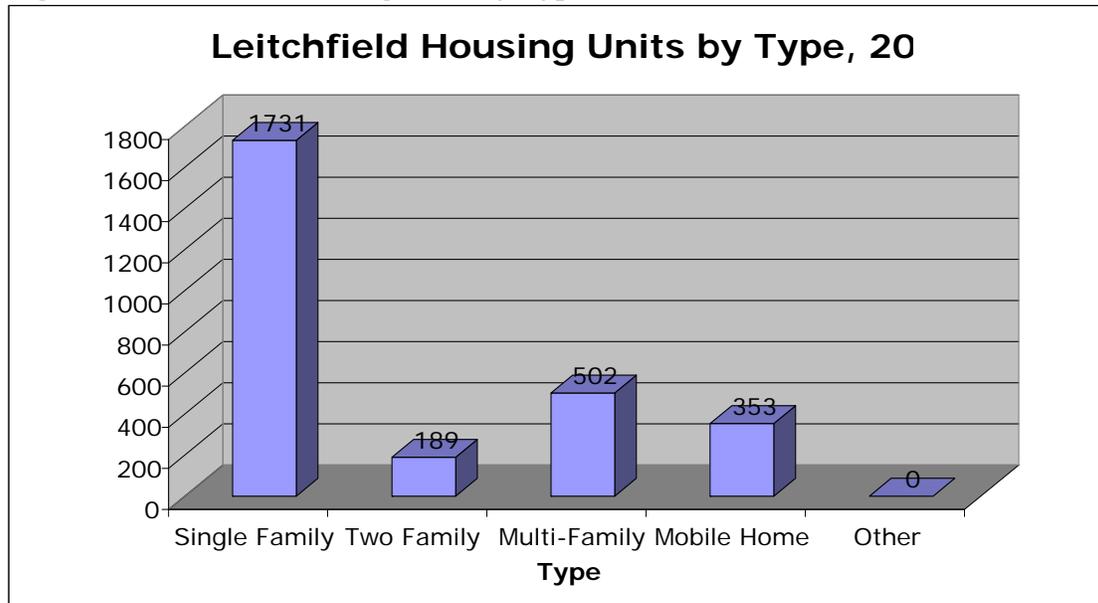
As the number of housing units has increased along with home ownership rates, the number of units and types of housing in the city has undergone significant changes. Compared to 1990 figures, single-family homes have decreased by less than one percent from 63 percent in 1990 to 62.3 percent in 2000. Two family homes, often known as duplexes, have increased from 4.4 percent in 1990 to 6.8 percent in 2000, an increase of 2.4 percent. Multi-family housing has also increased slightly from 17.5 percent of all units in 1990 to 18.2 percent of all units in 2000, an increase of 0.7 percent. Mobile home makeup of the housing types found in Leitchfield has decreased 0.3 percent, from the thirteen percent in 1990, and “other” types of housing (boats, RV’s, etc) has dropped 100 percent from 2.3 percent to none found in 2000 within the city.

Figure 3. Housing Unit by Type, 1970-2000

Leitchfield	1970	%	1980	%	1990	%	2000	%
Single Family	956	81.8	1,373	75.7	1,331	63.0	1,731	62.3
Two Family	73	6.3	183	10.1	274	13.0	189	6.8
Multi-Family	-	-	22	1.2	92	4.4	502	18.2
Mobile Home	139	11.9	236	13.0	369	17.3	353	12.7
Other	-	-	-	-	48	2.3	-	-
City Total	1168	100.0	1814	100.0	2,114	100.0	2,775	100.0

*Source: US Census Bureau

Figure 4. Leitchfield Housing Units by Type, 2000



*Source: US Census Bureau

Residency Trends

The Census Bureau, as part of the 2000 Census, posed the question to residents: “Where did you live 5 years ago?” The resulting information can be used to measure residential mobility trends by gauging numbers of long-term residents, transient or newly arrived populations, and how a given city compares to other cities.

Five years prior to the 2000 Census, 57 percent of Leitchfield residents lived within Grayson County as shown below in Figure 5. Therefore, 43 percent of the city’s residents have recently moved into the area after 1995. Also of note, 26 percent of the population of Leitchfield relocated to the city from another place in the city of county. Only 31 percent of residents had lived in the same house. 34 Percent of residents in 2000 moved to Leitchfield from another state, while 9 percent moved into the area from another Kentucky county.

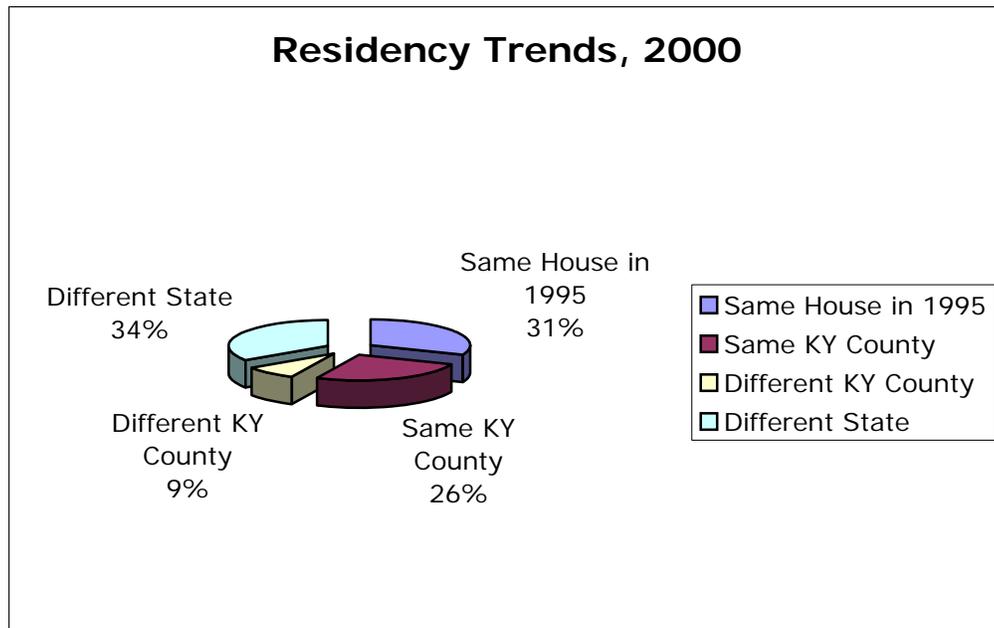
These numbers have significantly changed in distribution from the 1990 Census. In 1990 85.3 percent of residents lived within Grayson County, with 47.6 percent having lived in the same house 5 years prior to the 1990 Census and 38.2 percent having lived in the same city or county, and only 14.2 percent of the population moved into Leitchfield from another Kentucky county or a different state. This demonstrates the dramatic change in residency trends over the recent past.

As illustrated, Leitchfield seems to be undergoing a transition of kinds with slightly less than 50 percent of the population changing in the recent past. As residency trends change, the housing market will follow. This study on residency trends may explain the

slight drop in single family housing, which has a tendency to be more permanent, and the slight increase in multi-family, which tends to be more rental or short term units.

As comprehensive plan updates are completed, residency trends should be evaluated to ascertain whether residency patterns become more stable or continue in a fluctuating pattern as illustrated.

Figure 5. Residency Trends in Leitchfield and Grayson County, 2000



*Source: US Census Bureau

Age of Housing Units

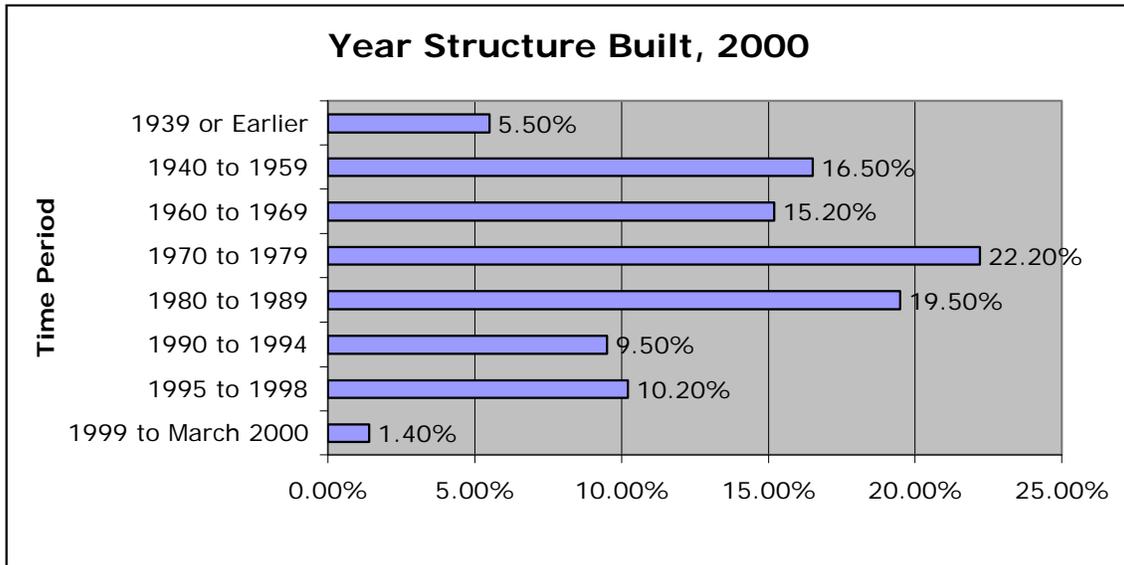
The age of an area's housing stock can serve as an indicator of their relative condition and, in some cases, the viability of its housing. Data on the year structures were built, was based on when buildings were first constructed. For mobile homes, the manufacturer's model year was assumed to be the year built.

In 2000, 73.4 percent of Leitchfield's housing had been constructed after 1940, as seen in Figure 6 below. In relative terms, this reflects an overall age of housing that, in all likelihood, has a significant portion of its life expectancy remaining. Over half (62.8 percent) of the housing in the city had been constructed since 1970. Compared to 1990 Census data, there has been less of a new construction trend in the figures from the 2000 Census data. Between 1980 and 1990, 30.5 percent of the housing stock in Leitchfield

was built, as compared to only 21.1 percent built between 1990 and 2000. This fact bodes well for much of Leitchfield’s housing stock as a high percentage of its life expectancy remains.

As housing stock ages, many impacts can be felt. The increased risk of fire occurs as wiring and other conditions affect the home. The susceptibility to wind, rain and other elements increase as rooftops age and are affected by the sun and elements. Maintenance levels can be the main factor when combating the effects of age on a home; however, when a large percentage of an area’s housing stock ages such risks do increase.

Figure 6. Leitchfield Year Structure Built, 2000



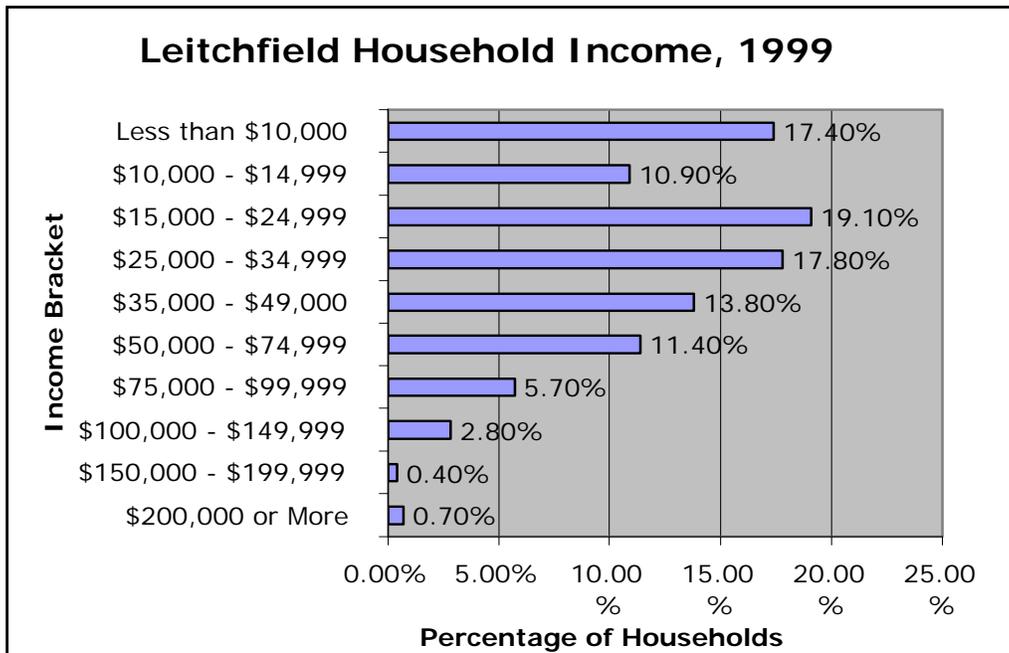
*Source: US Census Bureau

Household Income

As Figure 7 illustrates, Leitchfield’s median household income reported in 1999 was \$26,108 per household. Clearly, some households were above this average, as well as some below. However, this is a significant increase over the median household income reported in 1990 as \$15,503 per household.

Specifically, the largest portion of households had an average household income of \$15,000 and \$49,000 with just over half (50.7 percent) falling into this income bracket. While 28.3 percent of households had an average income of \$14,999 or less, 11 percent of households had an income of \$75,000 or more.

Figure 7. Leitchfield Household Income, 1999



*Source: US Census Bureau

Recommendations

With the rising land and housing prices, steps should be taken to help reduce these costs. Such actions will benefit both buyers and renters, in particular the young, first-time purchasers. Innovative approaches will also help the local economy by stimulating the construction industry. Leitchfield also should implement strategies and measures to insure that smaller, more energy efficient and innovative housing types are encouraged by the zoning ordinance, subdivision regulations and other development guides.

Chapter 4
HOUSING ANALYSIS

1. Adopt zoning regulations that allow for reduced lot sizes in appropriate zones.
2. Adopt zero lot line regulations to allow separate ownership of duplex housing.
3. Allow the construction of townhouse units for private ownership in appropriate areas.
4. Allow rental-housing units in upper-story levels of commercial buildings within business districts.
5. Develop Planned Unit Development regulations to allow for flexibility in lot sizes, housing types and land uses and require submission of an integrated development plan.
6. Allow the establishment, location and use of manufactured housing and mobile homes for residential purposes and ensure their conformance with the provisions of zoning ordinance, building codes, KRS 227.550, and other local, state and federal codes, regulations and rules.

Introduction

The purpose of an economic base study is to help communities create policies and programs that can lead to steady growth over time. This analysis is vital to future land use planning because it describes the essential components comprising the local economy and forecasting economic growth opportunities. The extent of economic activity and demand for goods and services influences future land development.

Since the early 1900's, Leitchfield's economy has been shaped by industrial development. The completion of the railroad, and later the Western Kentucky Parkway, have both had lasting effects on the area as the number of jobs have continued to expand.

Recently, services sector employment has gained momentum within Leitchfield as well as Grayson County. Thus, the retail and services sectors will continue to benefit from the increased investment and expansion in local industry. As economic base jobs are gained, related service and retail jobs are created as a result of additional demand. Therefore, other sectors that expand as a result of industrial employment expansion will continue to benefit as growth persists.

Local governments, understanding this trend, have intensified their efforts to recruit various industries and other employers in an attempt to diversify the local economy. This effort began several decades ago in Grayson County, as it continues today. Leitchfield also encourages its local industries to expand where possible, and to increase employment levels from within. Such policies have led to population growth and prosperity for Leitchfield as well as Grayson County.

Agriculture, having increased in total farmed acreage, has retained its relative importance to the city and county as approximately 221,081 acres were farmed in Grayson County according to the 2002 Census of Agriculture.

This analysis provides sufficient information for preparing other elements of the Comprehensive Plan and provides substantial information concerning past, present and future economic trends in Leitchfield

Employment Trends

Employment by Type

Leitchfield's private wage and salary workers dominate the city's workforce. As illustrated in Figure 1, they make up the largest segment of the area's labor force at 82.3 percent. This is up slightly from 80.4% in 1990. Government employment was the next largest sector at 10.9%, while self-employed and unpaid family workers came in at 6.5% and 0.3% percent respectfully.

Such figures indicate the level of private vs. public sector employment that exists within Leitchfield. Clearly, the private sector carries a heavier economic influence in the area. For when a significant number of economic base jobs are gained or lost, second and third sector jobs are often lost as a result. This loss can occur when the demand from the base employed workers is removed, the service support jobs that provided the related necessities to these people who were employed are no longer needed at the same level.

Figure 1. Types of Employment in Leitchfield, 2000

Class of Worker	Number of Workers	Percent
Private Wage & salary Workers	2,165	82.3%
Government Workers	287	10.9%
Self Employed	170	6.5%
Unpaid Family Workers	9	0.3%

*Source: US Census Bureau

Civilian Labor Force

All workers in a given area make up the civilian labor force, with the exception of those enlisted in the armed forces. In 2000, the civilian labor force in Leitchfield was estimated to be approximately 2,827 persons. Grayson County was reported to have approximately 10,739 persons in the civilian labor force. These numbers have increased since 1990.

Figure 2. Civilian Labor Force, 2000

	Leitchfield	Grayson County
Civilian Labor Force	2,827	10,739
Employed	2,631	10,130
Unemployed	196 (4.0%)	608 (3.2%)

*Source: US Census Bureau

Unemployment

Leitchfield and Grayson County both have relatively low percentages of unemployment. The trend of unemployment, as well as employment may shift due to continued economic growth or unforeseen changes at any major employer in the area. Other localized factors such as the addition of new industries or other economic base employers, additional retail establishments, and/or significant changes in the agricultural or tobacco industry, could also quickly influence employment levels or other changes in the supply of jobs.

Business Establishments

Major Manufacturing Firms

Figure 3. Manufacturing Firms in Leitchfield, 2004

Leitchfield	Product(s)	Employment	Year Established
Baillie Lumber Co USA	Kiln dried lumber	79	1981
Bel/Kaukauna Co Inc	Cheese & cream, processed cheese spreads	200	1958
Campbell Group	Air compressors, air tool accessories	500	1836
IMS Manufacturing Co Inc	Contract sewing	70	1983
KenCoat	Plastic coated steel outdoor/indoor furniture & site amenities	40	1995
Leggett & Platt Inc	Sofa sleepers metal works	231	1969
Leitchfield Machining Inc	Machine shop	27	1980
Leitchfield Plastics	Plastic injection molding	245	1990
Lowe's Concrete Inc	Concrete products	22	1946
Mid-Park Inc	Threading, metal stampings, guardrails & highway construction materials	50	1978
Middleground Inc	Golf clubs, ash baseball bats	2	1975
Modern Transmission Development	Washing machine transmissions	440	1995
Phar Shar Manufacturing Co Inc	Outerwear, sportswear & table linens	20	1979
Styline Industries	Dimension lumber	65	1998
Trim Masters Inc	Automotive seat covers	393	1997
**Vermont American Corp	Carbide tipped saw blades	174	1970

*Source: Kentucky Cabinet for Economic Development

** In process of closing

Introduction

The type and degree of development in a community is dependent on the physiographic features of the area. The terrain, soils, watercourses and other natural resources either prohibit or encourage varying development patterns. The city's existing and anticipated infrastructure, transportation networks, community facilities and physiographic features influence the shape of future development and redevelopment. Soils associated with certain geographic areas may be restrictive in terms of sewage disposal or the availability of water. Topography also affects growth, and a community's steep hillsides and flood prone areas should not be developed to mitigate and avoid natural disasters.

This chapter examines specific environmental features and conditions in Leitchfield and examines how these features and conditions may limit or encourage growth and development.

Climate

The climate in Leitchfield and Grayson County is marked by four distinct seasons, which bring a refreshing variety of weather conditions and events. No month averages below freezing, or above ninety (90) degrees in the summer. Average temperatures range from thirty-two (32) degrees in January to seventy-nine (79) degrees in July.

The region's growing season hovers at about two-hundred (200) days (above thirty-two (32) degrees) in length, which provides for a fairly long harvest cycle. This relatively long season allows for abundant farm crops to be produced within the area.

Precipitation is well distributed throughout the year with an average of one hundred twenty-five (125) days with precipitation. Average annual rainfall is approximately forty-four (44) inches per year. Snowfall averages sixteen (16) to seventeen (17) inches per year.

Prevailing winds are from the south/southwest providing the moderate temperature levels. However, wind patterns vary and come from all directions on different occasions throughout the year. During the winter months, cold fronts with winds from the north occur, bringing with them occasional snow events. During late summer and the early fall months, calm conditions dominate for as much as twenty (20) to thirty (30) percent of the time.

Topography

Grayson County occupies an upland area, which includes portions of the Mississippian Plateaus west of the Dripping Springs Escarpment and the eastern edge of the Western Kentucky coalfield. Flat-topped, sandstone-capped ridges characterize much of the area. Occasional knobs and ridges rising above the general plateau level and valleys cutting

150 to 200 feet into the upland break this flat appearance. Karst features such as sinking streams, sinkholes, and springs are present in the eastern part of the county.

Leitchfield rises more than 100 feet from the elevation of the Western Kentucky Parkway. Elevations in the Leitchfield area range from approximately 700 feet above sea level to approximately 800 feet in elevation. The courthouse's elevation is listed at about 750 feet; however, when examining elevation maps, the range and diversity of the slopes become evident. Other community elevations are: Big Clifty 852 feet, Caneyville 490 feet, Clarkson 730 feet, Millerstown 589 feet, Millwood 673 feet, Peonia 778 feet, Shrewsbury 660 feet, and Spring Lick 460 feet.

Rough River's lowest elevation is approximately 395 feet where it leaves the county. Rough River Lake has a normal pool level of about 495 feet and a flood pool elevation of 524 feet. Nolin Lake has a normal pool elevation of 515 and a flood pool elevation of 565 feet.

General Soil Types

Due to the availability of public sewer lines within the city, only a general discussion of soils and soil sustainability for development is included in this update. A more thorough examination of the Grayson County Soil Survey would be appropriate when reviewing development proposals in the city, especially when specific site details and data are required.

A critical factor when determining suitable development patterns and particular uses of land is the type of soils present. Whether the soil can support roads, buildings, and other types of uses are commonly addressed. Some soils are capable of supporting septic systems when certain conditions are met. Other soils are not capable of supporting buildings or septic placement safely which can lead to safety hazards such as contamination of ground water or surface waters, resulting in disease outbreak and other public hazards. What follows is a general description of soil and the most prevalent types found in Leitchfield.

Soil is the product of forces of weathering and physical development acting on the parent material deposited or accumulated by geologic episodes. The characteristics of the soil are by-products of five factors: 1. the physical and mineralogical composition of the parent materials; 2. the climate under which the soil has evolved; 3. the plant and animal life (present and past) on the soil; 4. the degree of slope or lay of the land; and 5. the amount of time the soil has been present.

The Natural Resources Conservation Service performed the determination of soil types and characteristics for the county and cities. For planning purposes, the soil types were grouped into categories called soil associations. A soil association is an area, which possesses a distinctive pattern of soils and most often contains one or two major soil types with minor soil types also prevalent.

There are three basic soil associations identified in Grayson County. However, the Caneyville-Weikert-Zanesville association of soils comprises the majority of Leitchfield.

The Caneyville-Weikert-Zanesville association landscape is highly dissected and consists of relatively narrow ridge tops that break sharply to moderately steep to steep convex side slopes that descend to narrow valleys. Throughout this association are small karst areas in which sinkholes and underground drains are common.

About thirty (30) percent of the association is Caneyville soils, with about twenty-six (26) percent Weikert soils, and fourteen (14) percent Zanesville soils. The remaining thirty (30) percent are minor soils. The minor soils in this association are in the Wellston, Gilpin, Christina, Mercer, Rarden, Nolin, Baxter, and Crider series.

In this association the number of building sites is increasing along major highways on the gently sloping soils. Locating household wells and private septic systems could be problematic due to the prevalence of underground drains.

On the north side of Leitchfield, the Sadler-Zanesville-Wellston soil association is prevalent. The landscape consists of broad ridge tops that gradually break to sloping and strongly sloping, convex side slopes that descend to narrow valleys.

About forty (40) percent of the association is Sadler soils, with nineteen (19) percent Zanesville soils and sixteen (16) percent Wellstone soils. The minor soils in this association are the Johnsburg, Gilpin, Weikert, Caneyville, Mercer, Crider, Stendal, and Steff series.

Because the topography is relatively smooth and roads are numerous, homes and farms are prevalent in this soil association. However, care must be taken in locating private sewage disposal systems and private household wells due to the slowly permeable fragipan and seasonal high water table of some of the soils.

Flooding

Flooding is the temporary inundation of land with water from overflowing rivers and streams by runoff from adjacent slopes of nearby upland areas. Water standing for short periods is not considered flooding, nor is water in wetland areas. Flooding is rated in general terms which describe the frequency and duration of floods and the time of year when flooding is most likely to occur.

Floodplains in their natural or relatively undisturbed state are important water resource areas. They can also be important sources of productive farmland. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and ground water recharge. Unsuitable development can destroy their value. For example,

any fill material placed in the floodplain eliminates essential water storage capacity causing the water elevation to rise, resulting in the flooding of previously dry land.

The Federal Emergency Management Agency (FEMA) has identified and mapped areas in Leitchfield and Grayson County, which are prone to flooding. The flood prone areas are mapped in series of maps called Flood Insurance Rate Maps (FIRM). When a question of whether a parcel of land lies within a flood hazard zone, the FIRM maps should be consulted.

Flooding and Property

Because Leitchfield is a participant of the National Flood Insurance Program (NFIP), flood insurance is available to residents. The city has become eligible by adopting floodplain management regulations intended to reduce future losses due to flooding. Since flood losses are not covered under typical homeowners insurance policies, residents prior to the program could not insure their homes, businesses, and property against losses due to flooding. The insurance is available for purchase through any agent.

Residents do not have to live within designated flood areas to purchase the insurance. However, residents within identified flood hazard areas are required to purchase flood insurance as a pre-condition to receiving a mortgage from any federally backed lender or loan program. Lenders are required to notify prospective buyers if the property they plan to purchase is located within a designated flood hazard area.

There are some areas in the region that are officially considered FLOOD HAZARD AREAS. When development is proposed anywhere in the city, especially within five thousand (5000) feet of any creek, water body, or low lying area, the official Flood Insurance Rate Maps must be consulted to determine whether construction is proposed within the Flood Hazard Areas. Development in such flood Hazard areas should be avoided if at all possible to protect the functional integrity of the floodplains as well as the health, safety, and property of the city's residents. As the official administrator of the Floodplain Maps, the city must regulate and prohibit development within the floodplains of Leitchfield.

Introduction

In order to determine the need for future development of community facilities, it is necessary to accurately evaluate the location, condition and quality of all existing community facilities. The purpose of the Community Facilities Plan is to recommend the most desirable, appropriate, economical and feasible location for public and private community facilities serving the residents of the planning area. This report will specify various levels and types of community facilities presently available in Leitchfield, and it emphasizes future needs as determined by the population projections.

Benefits

Plan implementation will result in the enhancement of educational opportunities for all residents of the planning area, sufficient open space to insure the health and safety of the community, adequate police and fire protection and public utilities throughout the planning area, and comprehensive health and welfare services related to the planning area.

Conformance with the recommendations contained in the Community Facilities Plan will eliminate duplication of efforts, haphazard growth and the construction of unnecessary facilities. Thus orderly growth and development of the planning area will be aided by the recommendations set forth by this plan. Conformance in planning will improve the relationship of the community with its residents and other individuals who are not residents but are interested in the planning area.

A Community Facilities Plan is also valuable in that it provides a structure for the coordination of the efforts of local government entities. It serves as a means of defining the needs of the planning area and of informing the citizens of Leitchfield as to which of these needs are presently being satisfied and priorities of satisfying the needs of the community.

Education

The type of educational facilities offered by a community is a key to the future. An educational inventory is one of the most important parts of the community facilities plan, because it offers social and functional building blocks for the young and provides a focal point for community interests. If the educational structure is sound, then the community's recruitment program to attract new businesses and people will be successful.

It is not the purpose of a plan or the function of the Planning Commission to provide the school authorities with a detailed schedule for physical or curriculum improvement. The School Board and administrative officials are certainly in the best position to decide on specific improvements, such as the addition of classrooms to existing structures or the addition of a new course curriculum to an existing curriculum.

Leitchfield’s schools are part of the Grayson County School System. The County School System (public schools) is comprised of five schools found in Leitchfield, with one additional school in each of the other two cities. There is a private school in St. Paul. Enrollment trends are shown in the table below.

Figure 1. Public School Enrollment Trends

Grayson County School System	1980	1986	1994	1997*	2003
Total Enrollment	4,088	3,950	4,025	4,189	4,165
Pupil-Teacher Ratio (1yr.prior)	18.5:1	19.3:1	17.2:1	-	15.3:1
Expenditures per Pupil (1yr. Prior)	\$1,167	\$1,844	\$3,388	-	\$6,639

*Sources: Kentucky Cabinet for Economic Development

* 1997 Figure- Grayson County School Board Office

School Facilities Plan

All school systems throughout the state are required to anticipate local needs and complete district-wide School Facilities Plans every four years.

Inventory of Existing Facilities

Public Primary/Middle Schools

Grayson County Middle School- grades 6th-8th
726 Mill Street

H W Wiley Elementary School- grades PK-5th
130 Wallace Avenue

Oran P Lawler Elementary School- grades PK-5th
174 Schoolhouse Road

Grayson County Alternative School- grades 6th-12th
240 High School Road

Public High School

Grayson County High School- grades 9th-12th
340 Schoolhouse Road

Private Primary/Middle Schools

St. Paul Catholic Elementary- grades KG-8th
1812 St Paul Road

Leitchfield Christian Academy- Preschool-8th
106 E. Walnut
Total Enrollment: 125

Area Colleges and Universities

Elizabethtown Community College
Approximately 34 miles
Western Kentucky University
Approximately 35 miles
University of Louisville
Approximately 65 miles
Jefferson Community College
Approximately 65 miles
Sullivan University
Approximately 67 miles
Bellarmine University
Approximately 67 miles

Future Educational Needs

Estimating future school facilities for Leitchfield is a difficult task. It is recommended that the Leitchfield Planning Commission work with the school system to insure that proper educational facilities will be provided for the future population of Leitchfield. Consideration should be given to allowing the school system, to review proposed subdivision developments and comment on any problems that might arise in providing these areas with educational facilities.

Recreational Facilities

The provision of a balanced recreation program in accordance with modern standards is a community responsibility. The recreation program should be an integrated system utilizing the total facilities of the city. Many types of active and passive recreation should be combined or located separately to maximize public investment and enhance recreational opportunities throughout the city.

Existing Recreational Facilities

What follows is an inventory of the current public parks and recreational areas dedicated and open to the public within Leitchfield. This inventory, as illustrated in Table Two below, will enable a general needs assessment which can then be used as a basis for a more exhaustive assessment as funding sources and specific activities and needs are addressed.

Table 2. Leitchfield Public Recreational Facilities

Name	Approximate Size (Acres)	Type of Park	Major Features
Leitchfield Community Park	2	Community Active Use	Swimming Pool
B.G. Dewitt Park	2	Community Active Use	Playground Basketball Court
James D. Beville City Park	40	Large Community Active and Passive Use	3 Softball/Baseball Diamonds Volleyball Court Picnic Area Playground Lake Walking Trails
Wallace Avenue Complex	12	Community Active Use	Softball/Baseball Diamond Soccer Field Football Field/Running Track Basketball Court 8 Tennis Courts
American Legion Softball Field	3	Community Active Use	Softball/Baseball Diamond
Middle School Auditorium	450 seats	Community	Auditorium
Little League Fields	3	Community Active Use	2 Baseball/Softball Diamonds

*Sources: Leitchfield Comprehensive Plan, 1998

There are several types of parks based on their size, characteristics, and their service areas. Regional parks serve the greater region, with a service area of one half to one hour of driving distance, and have a size of over fifty (50) acres. Rough River Dam State Resort Park serves as one of the regional parks in the eight (8) county region. Community Parks serve a smaller service area, generally from two (2) to four (4) miles of

driving distance, and have a general size less than forty (40) acres. Large Community Parks serve a larger service area than community parks, generally from five (5) to ten

(10) miles or greater, depending on driving time, and have a size generally over fifty (50) acres. Service areas and the size of community parks affect how well they serve the citizens of the area in terms of convenient access and capacity for open space and recreational purposes.

Park Needs

Parks and recreational facilities are land-extensive; therefore, levels of service are generally measured in terms of ratio of acres or square feet of land present to population. The National Park and Recreation Association recommends a minimum standard of 6.25 acres of active-park land per 1,000 persons or residents. Citywide, public parks and recreational resources currently meet the accepted minimum standards for acres of parkland with over sixty (60) acres. However, over sixty-five (65) percent of parkland in the city is confined to a large community park.

In addition, many of the park facilities are oriented, or geared toward active recreation. Thus, Leitchfield could benefit from additional passive open spaces. Passive recreation does not involve active participation in an organized or ball-field type activity. Passive recreational activities involve walking, hiking, places to sit, and the like.

Several of the public schools within the city also function as part-time recreational facilities for nearby residents during certain program periods. Such facilities are not always available to all members of the public. Also, these facilities often have formal programs, which at times may affect availability or times of use for such areas.

Therefore, addition passive recreational facilities may be needed in Leitchfield. Facilities that are convenient to users (in scattered locations) would be preferred, however, any increase from the present acreage and facilities would be a welcome improvement to the city.

Additional Recreational Facilities

Federal, state, and private recreational facilities and open space within the Lincoln Trail region also serve the city of Leitchfield. Four major recreational areas are owned by federal agencies: Rough River Reservoir (3,000 acres), Nolin River Wildlife Area (1,950 acres), Fort Know Military Reservation (52,000) acres, and the Abraham Lincoln Birthplace National Historic Site (117 acres). The state owns and manages Yellowbank Wildlife Management Area (4,000 acres), Rough River Dam State Park (378 acres), My Old Kentucky Home State Park (235 acres), and Lincoln Homestead Park (135 acres). Over 18,000 acres of recreational land is privately owned; however many larger sites, over 5,000 acres, are closed to the public. Lincoln Homestead Park, located five miles north of Springfield in Washington County, has an 18-hole golf course and many other recreational facilities and activities.

Future Recreational Facilities

The City of Leitchfield has an immediate need to improve its recreational facilities. The city should emphasize facilities providing multiple passive and active activities, such as hiking, walking, fishing, bicycling, nature walks, swimming, camping, picnicking, golf, tennis, basketball, baseball, and playground activities.

Twin Lakes Regional Medical Center plans to open a private rehabilitation and recreational center on an adjoining piece of property adjoining the park. The facility will be operated by the hospital and may include indoor/outdoor tennis courts and pool, gym, and rehabilitation facilities.

Guidelines

The following guidelines should be considered when locating and developing new recreational facilities:

- A. Park and recreational areas should utilize natural areas unsuitable for other development.
 - 1. Active recreational areas should be located on relatively flat land.
 - 2. Passive recreational areas should utilize and protect existing natural features, such as streams, lakes, woodlands and slopes.
- B. Park and recreational areas should be located in areas with compatible and complementary land uses to minimize adverse impacts of noise, pollution and heavy traffic.
- C. The natural areas of recreational areas should be preserved to enhance the aesthetic appeal, and excessive and crowded development should be minimized.
- D. Park and recreational areas should be located within or near the edge of heavily populated areas to enhance accessibility to greatest number of users.
- E. Park and recreational areas should utilize, include or incorporate existing community structures and open space, such as churches and schools, for indoor and outdoor recreational uses.
- F. Walkways and bikeways should be developed within recreational areas to provide and internal pathways system, and this internal system should be connected to sidewalks, national bike tours and trails, and other pedestrian or bike systems to provide ready and safe access to park and recreational facilities.

Public Facilities

Many public buildings are necessary to serve the community. These public structures include fire stations, post offices, schools, parks, city offices, and other public sites, buildings, and structures, should be located as conveniently and efficiently as possible to serve the citizenry.

City Hall

City hall is located on White Oak Street in a two-story building containing 3,600 square feet on the first floor, 3,600 on the second floor, and a 1,500 square foot basement. The building houses the offices of the Mayor, City Clerk, Public Works Director, and Utilities Superintendent. The Public Works Department is located in the basement and administrative offices are found on the first level.

Post Office

The post office for Leitchfield is located at the intersection of US 62 and KY 259, readily accessible, and well situated. Post offices are normally leased rather than federally owned because leasing provides flexibility. Federal buildings are established upon a demonstrated need rather than a basic standard.

Police Protection Facilities

The primary purpose of the Leitchfield Police Department is for the protection of Leitchfield's citizens from crimes against their properties and person. In order for the police to be effective in this task, they must clearly have available the necessary tools in terms of adequate manpower, equipment and facilities. These tools are important if the public is to be adequately protected from crime and the law effectively enforced. The Leitchfield Police Department is located at 117 South Main Street. It provides 24-hour protection to its residents, patrolling the entire city along with jurisdiction into the county. It employs a Police Chief, sixteen (16) full-time officers. They are tied into Grayson County's Emergency Enhanced 911 dispatch service for immediate response.

Fire Protection Facilities

Fire protection is another essential public service and must be operated in the most effective manner. The city must maintain and enhance the current and future protection needs and to expand manpower, equipment and facilities to serve future developments.

Fire protection in Leitchfield provided by the Leitchfield Volunteer Fire Department. The department has a training facility, one fire station, as well as a second under construction on the north side of town, and protects property within the city limits and a

portion of the county. There are forty-one (41) certified volunteers in the department, with two (2) full-time paid positions. The specific number of volunteers does change

from time to time. The department has several sizes of pumper trucks, which transport water to the scene, one (1) snorkel truck, and two (2), brush trucks used for fighting grass or brush fires. It also has a rescue van, a rescue boat, personnel carrier and other equipment for fighting fires.

As Leitchfield increases in population, larger or additional fire stations may become necessary to serve the expanding population base. When locating new fire stations, it is recommended that the following guidelines be considered:

1. Fire Stations should be located on or near arterial streets for improved response time.
2. Fire Stations should be located within, or a minimum distance from, intensely developed areas so as to provide the best possible protection.
3. Fire Stations should allow for site space sufficient for the proper handling and storage of equipment.
4. Fire Stations are encouraged to locate within signal-controlled zones to allow safe and prompt departure of equipment.
5. The design and location of all Fire Stations, especially those located within residential areas, should be as unobtrusive as possible so as not to detract from or disrupt surrounding land uses.

Public Health Services

The Twin Lakes Regional Medical Center in Leitchfield is a 75 bed Hospital Facility. The facility has an outpatient surgery and services center, as well as an emergency room and in-patient services. The hospital has 91 RN's/LPN's and the following medical staff: Active 28, Courtesy 5, Consulting 24, Emergency Room 5, and Allied Health 5.

Other medical facilities available in Leitchfield include the Grayson County Health Center, Twin Lakes Home Health Agency, Lincoln Trail District Health Department, Communicare, and Leitchfield-Grayson County Ambulance Service Incorporated.

Public Utilities

The purpose of a public utility program is to provide the citizens with adequate water, gas, electric, sewer, and garbage disposal. A public utilities program insures adequate

and potable water supply for consumption and commercial use, means of removal and treatment of sewage and garbage to prevent disease and contamination, and means to enhance and enjoy the amenities of a modern life. Public utilities are one of the larger public expenditures, both in initial capital outlay and continued maintenance and improvements. The city should develop an effective and efficient program of utility service for the present and future.

Electricity

Electricity is supplied by the Kentucky Utilities Company, an electric generation and transmission company, and by Warren Rural Electric Cooperative Corporation.

Natural Gas

The Leitchfield Utilities Company provides natural gas service to Leitchfield. Its main source of supply is the Texas Gas Transmission Cooperation.

Water

The city is served by the Leitchfield Utilities. Its source of water is Rough River. The average daily water consumption of Leitchfield is approximately 1,855,946 gallons.

Sewerage

The Leitchfield Utilities also provide service to the community. The treatment plant has a capacity of 1,300,000 gallons per day, with an average daily flow of 1,238,000 gallons. The treatment plant will adequately serve the current population of Leitchfield. While this treatment plant will sufficiently serve the current population of the City of Leitchfield, there may be problems meeting the regulations set forth by the Kentucky Division of Water and the Environmental Protection Agency with only approximately 62,000 gallons per day of excess availability.

Solid Waste

The City handles solid Waste collection and disposal for Leitchfield. Leitchfield has a solid waste management ordinance, which establishes and regulates mandatory solid waste collection. It established fees for residential and non-residential solid waste collection, and it establishes a system for billing city utilities including solid waste collection. Due to the closing of the Leitchfield Landfill in 1991, the City has begun hauling its solid waste to the Ohio County Landfill, located in Hartford, Kentucky. A

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COMMUNITY FACILITIES

transfer station is utilized to help reduce the city's cost of hauling. The city also offers curb side pick up of recycling and a recycling center.

Grayson County, including the city of Leitchfield, has been designated as a solid waste management area, which requires the submission of a publicly approved Solid Waste Management Plan to the Natural Resources and Environmental Protection Cabinet. This plan is intended to improve the overall efficiency of the present solid waste management system operating within the area.

The Transportation Plan is one of the elements in the Comprehensive Plan. This plan includes all elements of the transportation system within the planning area, including vehicular, rail, and air transportation. This plan places primary emphasis on vehicular transportation and major thoroughfare system within the planning area. The system permits traffic to circulate within the planning area and is generally the key to the potential growth of the area. The adequacy of this transportation system, development and performance of all land use, and human activity within the planning area are dependent upon the adequacy of the vehicular transportation system. As the community develops, it will experience significant changes. The transportation needs of a particular area differ from those served by the original system. New road construction and alteration of existing transportation facilities involve significant public expenditures by local, state, and federal governments. Therefore, communities should develop a transportation plan to minimize duplications and oversights in the construction and improvements of transportation facilities.

Purpose

The purpose of the Transportation Plan is to analyze the present traffic circulation system, project future demands on the transportation network, and make proposals that will provide for the future needs of the planning area.

Scope and Benefits

This Transportation Plan provides specific solutions to traffic problems. It also provides for the proper distribution of specific land uses, recommends transportation systems to facilitate movement between land uses, and increases the safety and value of the land uses. This plan will enhance the utilization of community facilities by improving more accessibility and safety.

The scope of this plan generally is limited to major highways, arterial routes and collector streets within the planning area. Such consideration of these streets not within the major category will help determine their importance in the future. This plan does not include proposals for residential streets or other minor streets expected to remain within this category during the planning period.

Traffic Patterns

The combination of commuting patterns and characteristics of commuter travel is essential for planning highway improvements and developing transportation services. Designing programs to ease traffic problems during peak periods, conserve energy, and reduce pollution is also important. This analysis provides the basis for determining travel locations and purpose.

Commuting Characteristics

Leitchfield and Grayson County residents who work must sometimes leave the area to reach their respective places of employment. In Grayson County, 73.8 percent of workers or approximately 7,320 reside and work in Grayson County. In return, approximately 2,598 workers, or 26.2 percent, leave the county to go to work. In 2000, approximately 1,846 workers traveled into Grayson County for work, representing about 20.2 percent of all workers in the county.

Figure 1. Commuting Patterns Grayson County, 2000

Residents of Grayson County	2000	Percent
Working and Residing In County	7,320	73.8 %
Commuting Out of County	2,598	26.2 %
Total Residents	9,918	100.0 %
Employees in Grayson County		
Working and Residing In County	7,320	79.9 %
Commuting Into County	1,846	20.1 %
Total Employees	9,166	100.0 %

*Source: US Department of Commerce, Bureau of the Census

Existing Transportation System Overview

Major Highways

The transportation system in Leitchfield is almost exclusively centered around streets, and travel by car or truck. The major highways serving Grayson County are the Western Kentucky Parkway and US Highway 62, which are both “AAA” rated (80,000 pound gross load limit) trucking highways. Downtown Leitchfield is located about 1 mile north of the interchange to the Western Kentucky Parkway, which connects with Interstate 65 and the Bluegrass Parkway at Elizabethtown, located 32 miles to the northeast. The Western Kentucky Parkway also provides access to the William Natcher Parkway, which leads northwest to Owensboro, 60 miles from Leitchfield.

Railroads

The Paducah and Louisville Railway provide rail service to Leitchfield. The rail line transects the city in an east-west direction. On average, railroad trips occur an average rate of 8 per 24-hour day with slightly less traffic during weekends. Such rail facilities could potentially be expanded with a spur line for additional industrial users.

Air Service

The Leitchfield-Grayson County Airport provides private charter service only. Another private airstrip is located at Rough River State Resort Park, a 4,000 foot lighted facility. The nearest commercial air service is found at Louisville International Airport, 4 miles southeast of the city of Louisville. The Louisville International Airport has nearly 150 daily arrivals and departures from most of the Nation's major air carriers.

Leitchfield Street Classifications

The following classifications for the streets in Leitchfield have been determined for planning purposes by the Leitchfield Planning Commission.

Arterials

A street or highway designed to carry major traffic loads through and within the planning area. Arterials carry the highest volumes of traffic and much of this traffic is moderate to long trip length. For arterials in the planning area, the concept of service to abutting land should be subordinate to the movement of major traffic loads.

Major Collectors

A street or highway which carries moderate traffic loads within the planning area. Collectors gather traffic from local streets and empty traffic into arterials. Collectors usually are located on the outer perimeter of residential neighborhoods; they provide access and mobility within residential, commercial and industrial areas.

Minor Collectors

A street which gathers traffic from local streets and funnels it into other minor collectors, major collectors or arterials. Minor collectors normally run through residential, commercial or industrial areas gathering traffic from the local streets. Both land access and traffic movements are important functions of minor collectors.

Local Streets and Roads

Local streets are roads, which have the primary function of providing land access and those, which have a low traffic volume. Local streets comprise the largest portion of total street mileage within the city, but carry only a small portion of the total vehicle travel. Local streets offer the lowest level of traffic mobility and thru-traffic movement is often discouraged by design.

Planning and Design Criteria

The major road system within the city should provide a foundation for the logical and desirable development of the planning area and provide for the safe and efficient movement of goods and people. This is essentially the city's overall objective. The specific criteria the Planning Commission will use with respect to the movement of traffic and the interrelation of land use patterns and major streets in Leitchfield include the following:

1. That a variety of street systems are to be provided and designed to serve traffic needs of different land uses.
2. That safe and convenient access is provided to all developed or readily developable property in Leitchfield.
3. That the traffic carrying capacity of the arterial roads system be maintained by prohibiting, where required, the storage of vehicles within roadways and the limiting of side street entrances to 300 foot intervals. Traffic movements are the primary function of the arterial roads system and vehicle storage and access are incidental and secondary purposes along arterial roads.
4. That each road system and its terminal facilities, including parking and aisles, be designed with sufficient capacity to accommodate anticipated traffic based on the intensity of existing and planned land use.
5. That intensity of land use is controlled to keep traffic generation on any arterial or major collector from exceeding its planned capacity. Conversely, when it is considered desirable to increase land use intensity, that the capacities of adjacent arterials and collectors should also be increased, within reasonable limits, to keep traffic generation and road capacity in balance.
6. That arterial and collector streets be planned so that industrial and commercial traffic is directed away from residential streets and the elementary schools, neighborhood playgrounds and other generators of pedestrian traffic be protected from through traffic.
7. That arterials and collector roads provide easy access to all public and quasi-public facilities, particularly schools and parks.
8. That incompatible land uses areas be separated by arterials and major collectors where possible.
9. That pedestrian walkways and sidewalks are provided within neighborhoods and along streets where required for public safety, especially leading to and from schools and parks.

Planned Improvements

The Kentucky Transportation Cabinet’s Six Year Highway Plan and Statewide Long Range Transportation Plan outline highway and street improvements. The Six Year Highway Plan is updated every two years based on available funding. Each project within the Six Year Highway Plan goes through various stages of project development. These phases include: design (D), right-of-way acquisition (R), utility relocation phase (U), and construction (C). The Statewide Long Range Transportation Plan considers all modes of transportation from highways to waterways, but for the purposes of this plan we will consider only the highway projects. The Long Range Plan looks at specific highway corridors and is based on 20 years of funding in terms of today’s dollar. The projects listed as immediate or intermediate in the Statewide Long Range Transportation Plan are illustrated below:

County	Route	Description	Phase	Year
Grayson/Breckinridge	KY 737	Leitchfield-Harned Rd: Reconstruct KY 737 at Rough River	R	2004
			U	2004
			C	2005
Grayson	WK 9001	Add WB On-Ramp & EB Off-Ramp to the KY 224 Interchange at Clarkson	R	2004
			U	2004
			C	2005
Grayson	US 62	Leitchfield-Elizabethtown: Reconstruct KY 259 to Wal-Mart (3-lane minor widening g& reconstruction)	C	2004
Grayson	-	Northwest Bypass of Leitchfield: WK Pky to KY 259 North	P	2003
Grayson	KY 259	Relocate KY 259 from near Grayson Co. hospital to KY 920	C	2002
Grayson	KY 259	Relocate KY 259 from KY 920 to KY 259 North of Leitchfield	C	2002
Grayson	WK 9001	WK Pky-EB from MP 95.15, .05 miles W of KY 185 to MP 100.25, .5 miles W of Laurel Fork	D	2002
			C	2003
Grayson	WK 9001	WK Pky from MP	D	2002

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		112.65EB; 112.75WB to MP 114.8	C	2002
Grayson	WK 9001	WK Pky EB from MP 107.8 to MP 111.15	D C	2004 2004
Grayson	WK 9001	WK Pky WB from MP 100.25, .5 miles W of Laurel Fork to MP 103.976, KY 187	D C	2004 2004
Grayson	WK 9001	Reconstruct Interchange on WK Pky at KY 259	U C	2002 2003

Introduction

The Land Use Plan is the most important element in the Comprehensive Plan. This plan provides a foundation for the physical development of the city of Leitchfield. It indicates the areas where residential development or growth should occur, as well as the areas within which should be reserved for related commercial and industrial functions. It provides for an orderly pattern of development instead of chaotic and inefficient patterns of land development that is usually associated with an unplanned community. It can eliminate the conflicts that occur when incompatible land uses are located in close proximity without an intervening buffer or transitional area, or when non-residential traffic is routed through a residential neighborhood. The proper location and design of all land uses within a community will insure the economical and efficient use of public facilities and services, reduction of traffic congestion, protection and enhancement of property values, enhancement of the appearance of the community, safety of all inhabitants of the planning area, and a pleasant, livable community for all.

Purpose and Scope

The purpose of the Land Use Plan is to delineate and recommend the most appropriate and desirable use of land within the planning unit and to accommodate those uses, which can reasonably be expected during the coming years. It is intended to establish a beneficial and harmonious relationship between such uses and to insure the orderly growth of the community.

A Land Use Plan should provide a flexible guide for community development, rather than a rigid form or standard, to which development must conform. The Land Use Plan is subject to change and amendments to reflect physical, transportation, economic, social, or other changes at the local, state, and national levels.

By state statute, the Land Use Plan therefore must be reviewed every five years. The Planning Commission should initiate the review process and adopt land use and development policies to insure conformance with the Land Use Plan during the intervening period.

This plan places less emphasis upon static map areas and more emphasis upon policies, principles, and objectives developed and discussed during a series of meetings held by the Planning Commission's representatives and consultants. The policies, principles, and objectives that guide the development of the planning area should be flexible to allow for adaptation to the changing needs of a community and to accommodate the proposals and concepts of private enterprise.

Planning is essentially a "people process." Any planning process will succeed or fail on the basis of the relationship between various agencies and individuals and upon the support of the elected officials. The Planning Commission recognizes the significance of

this process and developed this plan in terms of the human elements involved, and worked with all interested agencies, organizations, and individuals within the planning unit.

Land Use Analysis

Agriculture

Agriculture is no longer Leitchfield's most prevalent form of land use. The continued development within the city has utilized much of the agricultural and vacant land. As the remaining farmland becomes converted for other uses, care must be taken to preserve existing land uses to protect them from the intrusion of incompatible uses nearby.

Residential

In terms of developed land use, the most prevalent use of the land in Leitchfield is for housing. Single-family homes, mobile homes, and several apartments have located throughout the city in neighborhoods as well as in a linear fashion along main streets, minor streets, and cul-de-sacs. Additional residential areas will be needed as Leitchfield's population continues to increase. New neighborhoods should add to the overall appeal of Leitchfield and should be developed with a policy to accomplish this. As new residential areas are proposed and developed, connections among and between neighborhoods should be required in order to maintain a safe and efficient circulation system throughout the city.

Public/Institutional

Public land is comprised of land devoted to the general public such as schools, churches, cemeteries, governmental uses, and the like. The general standard for public and institutional land use is ten (10) acres per 1,000 of population, which is presently met in Leitchfield. Such land includes schools and school property, and other government and institutional uses. As Leitchfield's population expands, it is recommended that additional public parks and other public facilities be developed to satisfy the increased demand that will result.

Commercial

Commercial clusters predominantly occur along the arterial streets in the city. As these major streets serve as the primary traffic movers to and from the community, they also support the commercial activity in the city.

As additional residential growth occurs, additional commercial areas may be needed to serve the increase in city residents. In addition, more residents may comprise a market large enough to support larger commercial ventures such as those found in other areas of

the Commonwealth. New commercial land use should be focused in the areas the Planning Commission approves using the guidelines found in this Comprehensive Plan.

Future Land Use

New development within the city should be developed in accordance with certain principles, standards, or location and developmental criteria, which will ensure the greatest convenience, provide the greatest safety and ensure the lowest ultimate cost to the public. The Planning Commission has recommended that for each type of land use, the following principles or standards be followed as new development is proposed and built within the planning area.

Residential Development

In order to protect against the formation of new blighted areas and to enable the community to provide the required public services at the lowest possible costs, it is necessary to ensure that new residential development will occur within areas which are appropriate for such development, and that residential development will occur in accordance with desirable development standards. The principles or standards that are to be followed are as follows:

1. Residential areas should be located on land that is well drained, free from the danger of flooding, in close proximity to other developed areas and which has a sub-surface or soil condition that is suitable or is capable of supporting such development safely.
2. Residential areas should be free from the adverse effects and influences of encroaching incompatible uses.
3. Residential areas should have a street or road system which provides convenient and safe road access to neighborhood facilities, neighboring arterial and collector roads, and will discourage through and non-residential traffic.

In addition, a continuing program of residential improvement on a community level, including conservation, rehabilitation, and general programs of civic beautification should be developed and instituted at the earliest opportunity.

Commercial Development

It is the objective of the Planning Commission to provide for commercial development which will be located for that it is economically feasible to operate a business and provide the goods and services required by the planning area in a clean, attractive, safe and convenient manner.

When considering new commercial development, or a zoning map amendment to permit such development, the Planning Commission recommends the principles or standards as follows:

1. Protecting the investments of existing and future commercial concentrations through the application of sound planning principles.
2. Residential neighborhoods should be protected from the depreciation of property values, which would result from the intrusion of undesirable commercial areas or use.
3. Assure the maximum traffic capacity of arterial streets and highways through the proper location, grouping, and design of commercial uses and their access points.
4. Improve the economic base and tax structure of the planning area through the promotion of healthy and stable commercial concentrations.
5. Encourage attractiveness by designing commercial areas, which are integrated, with adjacent residential areas through the liberal use of landscaping and buffer areas.
6. Assure traffic safety by locating and designing commercial areas, which have safe and convenient access, provide off-street parking, and separate vehicular traffic from pedestrian traffic using sidewalks and other techniques.
7. Provide for sufficient flexibility within the Comprehensive Plan and adopt planning policies to provide for and encourage new commercial development and recognize the changing demands for this type of land use.
8. Assure the health and welfare of residents by making screening and/or buffer zones mandatory where commercial development is visible or allowed in close proximity to residential areas.

In addition to the above general development principles for commercial uses, it is important that new commercial development be properly located and constructed in order to insure the best possible use of the property involved.

Industrial Development

It is the objective of the Planning Commission to provide a variety and range of industrial sites with respect to size, location, and availability of transportation, so that it will be economically feasible to manufacture and provide goods, services, and employment in areas that are attractive, convenient, and safe. Such uses should be located on land which will permit future expansion of industrial facilities involved, and which will be properly located with respect to future residential development and the major road network.

When considering new industrial development, or a zoning map amendment to permit such development, the Planning Commission recommends the principles or standards as follows:

1. Protect industrial land from encroachment by incompatible uses.
2. Provide for and encourage the elimination of industrial nuisances.
3. Adopt development standards, which will prevent environmental pollution.
4. Encourage industrial parks and planned industrial uses.
5. Provide development standards, which are flexible so as to permit industrial uses to adapt to new technological advances.
6. Provide industrial access roads and adequate routes to adjoining major streets and highways.
7. Provide for and require the provision of adequate municipal services such as sanitary sewer, water, police and fire protection.
8. Protect residents and residential areas from industrial traffic where possible.
9. Protect residents by requiring buffer zones and/or screening between industrial and residential development as a requisite to a zoning change.

Future Land Use Plan

The most appropriate and preferred locations of the above described agricultural, commercial, industrial and public uses are illustrated on the Future Land Use Map found at the end of this document. The map was prepared with the goals and objectives, the information and data analysis, the projected future populations, and planned improvements as its base. Not all activities can be foreseen, and not all planned public improvements were outlined in the plan, as some may have been unavailable to the Planning Commission. Such changes, as well as economic and other forces may ultimately make some portions of the Future Land Use Map inappropriate at some point in the future. However such occurrences will be addressed as part of the planning process and also as required updates of this plan are completed.

The Planning Commission felt that while certain areas of the city were appropriate for certain types of development, other areas may be suitable for development at a later time, or not at all. Such areas are shown on the Future Land Use Map as Agricultural or Vacant. The Planning Commission reserves the right to update the Map as population or other growth causes a significant change in conditions. However, at this time the Map is intended to serve the city for the near future, as required.

Introduction

The recommendations in the Comprehensive Plan are based upon research and analysis and should be implemented by dividing the City of Leitchfield into designated zones restricted as to the type of land use permitted and density of development. Implementation is also accomplished by the use of subdivision regulations and capital improvement programs. The Comprehensive Plan, whether it is traffic flow in proposed subdivisions or zoning map amendments, must guide each planning decision. It is also necessary that any and all development guides or regulations be coordinated with the Comprehensive Plan to ensure consistency and compatibility.

Local Leadership

The key to implementation of planning policies rests on the Leitchfield City Council. The local governing body adopts the City's goals and objectives, approves zoning map amendments, adopts the subdivision and zoning regulations, and in general guides the City's growth. Therefore, the Leitchfield City Council and Leitchfield Planning Commission should maintain a close affiliation to coordinate and fulfill the goals of the City.

Subdivision Regulations

Subdivision regulations provide a means to ensure that land development takes place in accordance with the local goals and objectives. Subdivision regulations control and direct the separation of one or more parcels of land from a larger parcel and establish standards for development. A well-designed subdivision has two very important functions within the overall development of a community. The subdivision is a plot of land divided into sections or lots and is where residents of the community can build their homes. The subdivision also serves an extension of the community's orderly growth. Thus, subdivisions only fulfill their primary functions with an appropriate circulation pattern integrating streets, homes, and utilities into the existing community.

Community leaders, acting through the planning commission, must strive to insure that all subdivisions proposals have allowed for proper integration of the subdivision into the community. This subdivision review should include basic traffic considerations to insure that the circulation system provides access to individual property, accommodates traffic, allows for easy access of maintenance and emergency equipment, and is logically related to local topography.

Zoning

The zoning ordinance is an implementation tool that separates various land uses, such as residential, commercial, industrial, and agriculture into districts and establishes a set of permitted uses and regulations for each district. The zoning ordinance may further subdivide districts to provide for various intensities of use. The zoning ordinance

imposes controls on setbacks, height, lot size, parking, signage, and other development elements appropriate to each district.

The zoning ordinance should provide for an appropriate number of zoning districts, including but not limited to:

1. Agricultural districts for farming activities and single-family residential uses with restrictions, as well as some related commercial and industrial uses permitted as seen fit.
2. Residential districts restricted to single-family detached houses and multi-family units or two or more dwellings per lot. A number of residential districts may be established to provide different densities of dwellings per acre.
3. Commercial districts for differing intensities of activities, such as neighborhood business, highway business and general business districts.
4. Industrial districts differentiated by a heavy or light designation.
5. Special use districts for mobile homes, planned unit development, historic preservation, or other uses.

Other sections of the ordinance include the official zoning map, general regulations, definitions, and administration and enforcement guidelines.

The Zoning Process

Kentucky Revised Statutes outlines the procedure for reviewing zoning decisions. These regulations stress the importance of basing zoning decision on the recommendations and guidelines contained in the Comprehensive Plan. KRS 100.201 states:

Except as provided in subsection (2) of KRS 100.137, when the planning commission and legislative bodies have adopted the statement of goals and objectives, and the planning commission has additionally adopted at least the land use element for the planning unit, the various legislative bodies and fiscal courts of the cities and counties, which are members of the unit may enact land use regulations, including zoning or other kinds of growth management on an interim or permanent basis to promote public health, safety, morals, and general welfare of the planning unit, to facilitate orderly and harmonious development and the visual or historical character of the unit, and to regulate the density of population and intensity of land use in order to provide for adequate light and air. Land use and zoning regulations may be employed to provide for adequate light and air. Also, land use and zoning regulations may be employed to provide for vehicle parking and loading space, as well as to facilitate fire and police protection, and to prevent the over crowding of land, light, blight, danger, and congestion in the circulation of people and commodities, and the loss of life, health, or property from fire, flood, or other dangers. Land use and zoning regulations may also be employed to

protect airports, highways, and other transportation facilities, public facilities, schools, and public grounds, historical districts, central business districts, prime agricultural land and other natural resources, and other specific areas of the planning unit which need special protection by the planning unit.

Zoning Map Amendments

The Zoning Ordinance is comprised of two parts: text and map. While zoning map amendments are more common than text amendments, both can be amended with in compliance with notification and public hearing requirements set forth by Kentucky Revised Statutes.

Most Planning Commission business consists of zoning map amendments, and KRS 100.212 sets forth the procedures for zoning map amendments. KRS 100.213 dictates the relationship between zoning map amendments and Comprehensive Plan and mandates the following process:

1. Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court.
 - (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.

That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.