



Introduction

How will, or should, Woodford lands be used? Can future land uses be adequately served by community facilities and services?

This document provides the background analysis and plans for the Land Use and Community Facilities and Services elements of the Comprehensive Plan Update. The background chapters examine how land uses in the community have changed over time, and how those changes are related to population, employment and other factors such as the availability of essential public services. Traditional comprehensive planning methods utilize this information to develop “land use forecasts” that are useful in estimating requirements for everything from potable water service to the size of urban growth areas.

While this document includes the information necessary to produce “forecasts”, it has two other primary objectives. The first is to merge the Land Use Element from the 1997 Plan with the principles of the more recent *Preserving Town and Country in the Woodford Bluegrass*. The latter effort laid the groundwork for a significant “about-face” in terms of how urban and rural land uses will be organized and “designed” in the future. *Preserving Town and Country* brings a new emphasis to the creation of mixed use, walkable, and sustainable neighborhoods, commerce centers and workplaces.

The second objective is to review and evaluate the history and experience of Woodford County with the Urban Service Boundary (USB) Areas for Versailles and Midway. This “tool” in Woodford’s land use management toolbox has been effective in shaping the form of these communities and preserving much of Woodford’s scenic, cultural and agricultural character. In order for this “tool” to remain effective over the next two decades, additional

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work is needed to upgrade the principles and assumptions upon which the USB's are based. This document focuses attention on the elements of a methodology for accomplishing the necessary upgrade. For the reader, think of this effort as upgrading your computer with additional memory or a new operating system – the shell of the computer looks the same but hopefully, it works much faster and is more useful for you.