

Table of Contents

Introduction	229	Conclusions	283
CHAPTER 1		Bibliography	284
From Then to Now...How the Use of Woodford Lands Has Changed		Methodology	284
An Historical Perspective	232	CHAPTER 4	
Land Use Patterns – From 1969 Comprehensive Plan	233	Susceptibility to Change Analysis	
The 70's and 80's	234	Procedures and Definitions	288
The 1990's	238	Quantitative Attributes	289
Land Use Patterns – Now	238	Qualitative Attributes	291
Land Use Forecasts – 2010 and 2020	245	Versailles Vacant Land Analysis	294
Actions That Influence Future Land Use	250	Midway Vacant Land Analysis	299
Summary	253	CHAPTER 5	
CHAPTER 2		Trends and Issues That Influence the Goal Setting Process	
Community Facilities and Services		Trend/Issue No. 1 – Small Communities	303
Public Safety	255	Trend/Issue No. 2 – Infill Development	304
Potable Water and Wastewater	259	Trend/Issue No. 3 – Historic Centers	305
Solid Waste	263	Trend/Issue No. 4 – Agri-Tourism Uses	307
Parks and Recreation	265	Trend/Issue No. 5 – USB Areas	308
Cultural	266	Trend/Issue No. 6 – The Workplace	309
Public Education	266	Trend/Issue No. 7 – Development “Form”	309
Public Health	270	Trend/Issue No. 8 – Urban/Rural Service	310
Other Facilities and Services	271	Trend/Issue No. 9 – Sewer Service	311
Future Requirements	273	Trend/Issue No. 10 – Annexation	311
CHAPTER 3		Trend/Issue No. 11 – Service	312
The Application of Urban Services/Growth Boundaries		Trend/Issue No. 12 – Green Space	313
Historic and National Perspective	277	Trend/Issue No. 13 – Storm Water	313
Types of Urban Boundaries	278	Trend/Issue No. 14 – Prioritizing Invest.	314
The Woodford Experience	279		
Observations Regarding...Future Map	282		

THE USE OF WOODFORD LANDS/COMMUNITY FACILITIES AND SERVICES

CHAPTER 6

Goals and Objectives

Themes from Community Workshops	317
Goal and Objective Set- Land Development	318
Goal and Objective Set – Downtown Versailles and Midway	320
Goal and Objective Set – Neighborhood/Subdivision Development	322
Goal and Objective Set – Agricultural Use	322
Goal and Objective Set – Public Use Facilities	324
Goal and Objective Set – Historic Preservation	324

CHAPTER 7

Urban Service Boundary Areas

Versailles USB Area	326
Midway USB Area	335
Summary	343

CHAPTER 8

A Plan for Preserving Town and Country

At the Urban and Rural Scale	346
The Next Level – Different Areas...Within	
Urban and Rural Service Boundaries	348
The Traditional Neighborhood District	350
The Contemporary Neighborhood Dist.	350
The Regional Commerce Center Dist.	352
The Commerce District	353
The Interchange Commerce District	355
The Workplace District	356
The Downtown District	357
The Agricultural/Equine Preserve Dist.	358
The Small Community District	359
The Kentucky River Environs District	360
The Heritage Preservation District	361
The Rural Character District	362

CHAPTER 9

Master Planned Areas

Master Plan Area 1 – Versailles East	372
Master Planned Area 2 – The Troy Pike	
Huntertown Road Triangle	377
Master Planned Area 3 – Kentucky 33	
Gateway	381

Master Planned Area 4 – Versailles Center Environs	385
Master Plan Area 5 – Woodford Middle School Redevelopment Area	389
MPA Planning and Design Guidelines	393
Downtown Versailles, Lexington Road Corridor, Versailles Center and Mortonsville	398

CHAPTER 10

Plan Implementation

Action 1: Update Zoning Regulations	399
Action 2: Update Master Facilities Plans for Potable Water, Wastewater and Storm Water Infrastructure	401
Action 3: Monitor Land Usage in the USB Areas	401
Action 4: Assemble Capital Facilities Plans into a Capital Improvements Program Format	402
Action 5: Prepare Facilities Plans for Fire Protection and Parks and Recreation Facilities and Services	404
Action 6: Increase the Capacity for Plan Implementation	405

LIST OF TABLES

Table 52 Summary of Existing Land Use, Versailles and Midway Urban Areas	233
Table 53 Summary of Existing Land Use, Versailles and Midway Incorporated Areas, 1975	235
Table 54 Summary of Existing Land Use, Versailles and Midway Urban Areas, 1989-2010	236
Table 55 Land Use Demand Factors, Versailles and Midway, 1989	237
Table 56 Summary of Existing Land Use, Land Use Factors and Projected Needs, Midway 1990-2010	237
Table 57 Summary of Existing Land Use, Versailles and Midway USB Areas	238
Table 58 Summary of Existing Land Use, Versailles and Midway USB Areas and Non-Urban Woodford County, 2002	239
Table 59 Summary of Current Land Use, Future Land Use Projection Factors, Versailles and Midway Urban Areas, Non-Urban Woodford County	246

THE USE OF WOODFORD LANDS / COMMUNITY FACILITIES AND SERVICES

Table 60 Summary of Existing Land Use Factors and Projected Needs, Versailles USB, 2010 and 2020 249

Table 61 Summary of Existing Land Use, Land Use Factors and Projected Needs, Midway USB, 2010 and 2020 250

Table 62 Criminal Incidents Reported and Cleared, City of Versailles, 2000-2002 257

Table 63 Water Production – City of Versailles, 1990-1997 260

Table 64 Waste Water Flow – City of Versailles, 1997-1999 263

Table 65 Woodford County Public Schools, Enrollment and Capacity, 2003 267

Table 66 Woodford County Public Schools, Enrollment, 2000-2003 268

Table 67 Public Facilities and Services Multipliers 273

Table 68 Public Facilities and Services Needs, 2010 and 2020, Woodford County 276

Table 69 Comparison of Land Available and Land Needed, 2010 and 2020 348

Figure 64 Midway Vacant Land Inventory 300

Figure 65 Susceptibility to Change, Midway 301

Figure 66 Distribution of Parcels/Parcel Groups by STC Rankings, Midway USB 302

Figure 67 Versailles Urban Services Boundary Area – 1.25 Market Factor Projections 2010 327

Figure 68 Versailles Urban Services Boundary Area – 2.0 Market Factor Projections 2010 329

Figure 69 Versailles Urban Services Boundary Area – 1.25 Market Factor Projections 2020 331

Figure 70 Versailles USB Area – 2.0 Market Factor Projections 2020 333

Figure 71 Midway USB Area – 1.25 Market Factor Projections 2010 336

Figure 72 Midway USB Area – 2.0 Market Factor Projections 2010 338

Figure 73 Midway USB Area – 1.25 Market Factor Projections 2020 340

LIST OF FIGURES

Figure 52 Versailles Urban Area: Existing Land Use 240

Figure 53 Versailles Urban Area: Zoning 241

Figure 54 Midway Urban Area: Existing Land Use 242

Figure 55 Midway Urban Area: Zoning 243

Figure 56 Woodford County: Existing Land Use 244

Figure 57 Environmental Constraints: Water and Waste Water Service Areas 261

Figure 58 Environmental Constraints: Soils 264

Figure 59 Environmental Constraints: Community Facilities and Services 272

Figure 60 Versailles Vacant Land Inventory 295

Figure 61 Susceptibility to Change, Versailles 297

Figure 62 Susceptibility to Change, Versailles USB 298

Figure 63 Distribution of Parcels/Parcel Groups by STC Rankings, Versailles USB 298

Figure 74 Midway USB Area – 2.0 Market Factor Projections 2020 342

Figure 75 Versailles Urban Area – Land Use Districts 365

Figure 76 Midway Urban Area – Land Use Districts 366

Figure 77 Rural Service Area – Land Use Districts 367

Figure 78 Versailles Urban Area: Master Plan Areas 371

Figure 79A Illustrative Plan and Guidelines – MPA 1 375

Figure 79B Illustrative Plan and Guidelines – MPA 1 376

Figure 80A Illustrative Plan and Guidelines – MPA 2 379

Figure 80B Illustrative Plan and Guidelines – MPA 2 380

Figure 81A Illustrative Plan and Guidelines – MPA 3 383

Figure 81B Illustrative Plan and Guidelines – MPA 3 384

Figure 82A Illustrative Plan and Guidelines – MPA 4 387

THE USE OF WOODFORD LANDS/COMMUNITY FACILTIES AND SERVICES

**Figure 82B Illustrative Plan and Guidelines –
MPA 4 388**

**Figure 83A Illustrative Plan and Guidelines –
MPA 5 391**

**Figure 83B Illustrative Plan and Guidelines –
MPA 6 392**

**Figure 84 Implementation Tasks:
Responsibilities, Timeline and Cost 406**