
Acknowledgments

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Focal Point Definition and Boundary

U.S. 68-KY 80 is a major arterial that traverses Warren County from the Logan County border in the southwest to the Barren County border in the northeast. In the early 1990's, the Kentucky Transportation Cabinet funded a major upgrade of this highway throughout the southwest portion of the county. This project aided in easing traffic congestion while drastically improving access to the area for new development. The arterial thus became a critical component for managing development in the community.

In 1995, the Bowling Green-Warren County Chamber of Commerce (now Bowling Green Area Chamber of Commerce) identified the availability of housing as an issue in attracting industry to the community. City, Chamber, and Planning Commission staff, as well as other interested individuals, began looking for sites on which large scale housing developments could occur. Several large tracts in the U.S. 68-KY 80 corridor were identified as possible locations and the City immediately pursued the possibility of annexation of these parcels. At about this same time, the Tennessee Valley Authority (TVA) requested a zoning map amendment for property in this area on which to locate a new regional service and

maintenance center. The need for sewer service to this area became immediately apparent. Warren County Water District was able to complete a major sewer extension with funding assistance from TVA and Kentucky Infrastructure Authority financing guaranteed by the City of Bowling Green and Warren County. In 1997, the City of Bowling Green was able to annex over 2,000 acres along both sides of the highway.

Walnut Valley is the historical name of this area and this name has been assigned to the Focal Point plan to help give the area its own identity. According to late 19th Century maps of the area and historical data, much of the Focal Point was cropped in corn for the distillery located on the property of the historic James Kelly House. The natural spring and fertile cropland made this an excellent location for production of Kentucky spirits. A spur railroad served the area and several warehouses and tenant houses were located here on both sides of what is now called U.S. 68-KY 80.

The 1990 Comprehensive Plan of Warren County, as amended, provides for the development of Neighborhood Focal Point plans in areas with identifiable development patterns or styles. Focal Point plans are designed to promote compatibility with pre-existing

development and to preserve unique characteristics of the Focal Point while managing new development. The U.S. 68-KY 80 area is identified in the Comprehensive Plan as part of Focal Point Number 57 which is located within the 1990 Census Block Group 111-2 (McLellan Road). Its development status has been established as “Growth” because it contains substantial amounts of undeveloped land which will have full urban services. The Comprehensive Plan points out that the focal point is presently agricultural with the recently completed major highway improvement. A subjective market status of “Weak” was assigned to the Focal Point Plan, due to the large amounts of undeveloped land in this area and a lack of substantial recent subdivision lots and building permits.

The map on the following page delineates the boundaries of the Walnut Valley Focal Point, nearly encompassing the entire annexed area. The Focal Point is basically zoned agriculture with a few limited residential, commercial, and industrial examples. This planning document will detail the current zoning and land use of the area, discuss population projections and the economic and physical implications for urban density development in the area. These thoughts are continued as community

facilities and infrastructure needs are addressed and visual displays of the area are included. The vision statement that has been developed for the Focal Point area will emphasize the strengths of the area. The bulk of land use and design recommendations are presented in the Policy Plan, followed by governmental action recommendations in the final section.

Land Use

Current land use in the area was inventoried for each parcel and then assigned a four digit coding consistent with the North American Industry Classification System (formerly Standard Industrial Classification coding). These uses were then grouped into two digit sectors.

Sector 11 - Agriculture, Forestry, Fishing, and Hunting. The Walnut Valley Focal Point is characterized predominantly by agricultural land use. Approximately 57 percent of the acreage is dedicated to agricultural use. Corn and hay are the major crops produced in this area and, until recently, nursery stock was grown here for Hillview Garden Center. Beef cattle and horses comprise the primary animal production activities. One horse boarding operation is also located in this area. Agriculture was the original zoning

in these areas and, with the exception of a few residentially zoned parcels, this zoning still dominates the area.

Sector 22 - Utilities. Warren Rural Electric Cooperative Corporation maintains an electric power substation at the end of West McLellan Road adjacent to R.J. Corman Railroad.

Sector 44-45 - Retail Trade. Only two major retailers are located in the Focal Point area. Both are dealers in mobile homes and manufactured dwellings. These sites have both been zoned for commercial use, as B-2 General Business (with binding elements) or as B-4 Highway Service. Both operations are relatively new operations and the existing permanent structures are in good condition.

Sector 48-49 - Transportation and Warehousing. R.J. Corman Railroad is located along the eastern border of the Focal Point. This rail service makes two round trips daily between Russellville and Bowling Green. An early morning trip is made at approximately 5:00 a.m. and then another trip later in the day between 11:00 a.m. and 3:00 p.m. Average speed of the trains through this area is 20 to 25 miles per hour with train lengths of 10 to 75 cars. The trains whistle at Morehead Road, Murphy Road, and Memphis Junction Road. One entry is found in the

other half of this sector; Colonial Bread bakery goods are distributed from a warehouse located on Memphis Junction Road.

Sector 53 - Real Estate and Rental and Leasing. One six acre tract within the Focal Point contains a self-storage mini-warehouse. AB&B Self Storage is located on U.S. 68-KY 80 and offers units available for leasing. The parcel is zoned I-1 Light Industry (with binding elements). The mini-warehouses have been constructed recently and are in good structural condition. This development is removed from the frontage along U.S. 68-KY 80 and sets back approximately 600 feet from the public right-of-way.

Sector 71 - Arts, Entertainment, Recreation.

Tee-to-Green golf driving range is the sole entry in Sector 71 activities in the area. This property is zoned B-4 Highway Service (with binding elements). This activity involves only one permanent structure and can be considered to be an "interim" use.

Sector 72 - Accommodation and Food Services. One drinking establishment, Rodeo's, is located in the Focal Point area. Other current uses of this property include an antique shop and auto sales. This particular property has been used for several activities over the years, from

antique dealerships to pottery and craft sales to restaurant/dance clubs. This parcel is currently zoned B-4 Highway Service.

Sector 81 - Other. There are 36 single family residences in the Focal Point area, several of which are farmhouses located on larger agricultural parcels. Of these 36 residences, 25 (or 70 percent) are owner occupied. Two-thirds of these residences were classified in good or very good condition by the Warren County Property Valuation Administrator's office. Two houses are of historic significance: the Gladdish-Asher House (WA-132) located at 6309 Russellville Road has been determined eligible for listing on the National Register and the James Kelly House (Meyler Place) (WA-133) located at 5463 Russellville Road is listed on the National Register. In addition to residential land uses, two religious organizations, Southside Baptist Church and Living Word Worship Center, are located in the northern edge of the Focal Point on Memphis Junction Road.

Sector 92 - Public Administration. The Tennessee Valley Authority recently relocated several of its regional and local services to a new Kentucky headquarters facility within the Focal Point area. This facility presently employs 19 people on a full-time basis and provides customer

support as well as transmission maintenance functions for the entire Kentucky service area.

Sector 99 - Vacant or Right of Way. Sixteen parcels, comprising nearly 40 percent of the acreage in the Focal Point, are classified as vacant and, in limited cases, as right-of-way. Vacant parcels are identified as open spaces that do not appear to have any land use, including agriculture, defined. The right-of-way sites are primarily residual parcels from the reconstruction of U.S. 68-KY 80. The map on the following page displays the zoning and existing structures in the Focal Point area.

Population and Economy

The Walnut Valley Focal Point area is located within the 1990 Census Block Group (CBG) 111-2. Because the Focal Point is part of a much larger area, 1990 Census statistics could not be readily adapted for the purposes of this document. Assuming zero vacancy based on visual appraisal, the known total of 36 housing units is used to project population of the area. In 1990, 2.97 persons per household were documented for occupied units in the 111-2 CBG. Coupled with the actual housing unit total, a population of 107 was calculated for the Focal Point area. According to 1990 Census data,

approximately 60 percent of the population in this area was working age (18 to 64 years) and 19 percent was elderly (age 62 and above). The population was primarily white (99 percent).

Land use recommendations found later in this document were used in estimating site build-out of the Focal Point area. Based on the carrying capacity of the land at reasonable densities, projections for future land use of the Focal Point area total 4,950 single family housing units and 1,400 multi-family units. With growth trends for the past decade and Kentucky Data Center population projections, it is estimated that such build-out could occur within 20 to 30 years. Using a conservative factor of 2.0 persons per household, the population of this area could increase by 12,700 persons or more over the next two to three decades.

Such a huge increase in population has serious implications for the infrastructure and public services which will be required in the area. The capacity of current infrastructure and the potential for expansion is addressed in the next section "Community Facilities and Infrastructure". Public services that may be impacted by a population increase include schools, fire and police service, public works, and parks. As residential

development occurs, the Warren County Board of Education will need to evaluate the capacity of its current and planned school facilities for possible impact of a population increase. The City of Bowling Green Fire and Police Departments will service the Focal Point. The Fire Department is currently seeking possible sites for relocation of its Eleventh Street station closer to the Focal Point to decrease run-times to the area. The Police Department is continually evaluating the City's needs in allocation of its police force. Additional officers have been hired in recent years as the City's population has grown. The Public Works' Street Department will also be impacted by the development of this Focal Point as new subdivision streets are constructed and accepted by the City for future maintenance. The City's Parks and Recreation Department seeks to provide recreation opportunities in all areas of the City and may find opportunities for service as this area develops. As development occurs and land is set-aside for open space or public needs, the City and other local entities will have opportunities for providing services directly within the community.

Early in the Focal Point planning process, a projected build-out schedule was prepared by the Planning Commission

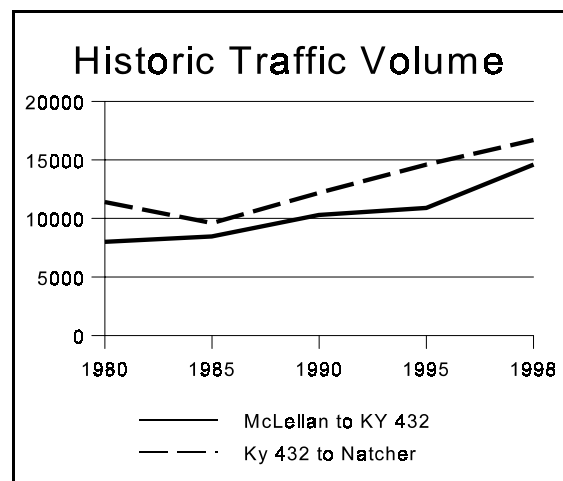
for the annex area and an adjacent industrial tract. Appendix II contains that projected schedule and the City's potential for tax revenue from the Focal Point and adjacent area. Using ad valorem tax rates of 0.237 and 0.127 for Bowling Green and Warren County respectively, an annual tax revenue of nearly \$2.3 million was projected for the Focal Point and adjacent area upon build-out. The schedule also shows how this revenue is projected to phase in over the first 10 years.

Community Facilities and Infrastructure

U. S. 68-KY 80 is a primary urban arterial that has undergone a major upgrade in the Focal Point area. The state project was funded under the Wallace Wilkinson administration through the issuance of road bonds. Design of the roadway began in the late 1980's, and in 1992 and early 1993, the sections in southwest Bowling Green and Warren County were completed. Although no corridor study was required or completed by the Kentucky Transportation Cabinet at that time, several years of data were provided by them for review in this Focal Point Plan. U.S. 68-KY 80 was designed, based on a normal growth pattern, to meet the needs of Bowling Green and Warren County for the next 20 years. The chart,

“Historic Traffic Volume”, displays average daily traffic counts collected by the Division of Transportation Planning of the Kentucky Transportation Cabinet. It illustrates the steady increase in traffic volume that this corridor has experienced since the reconstruction was completed in 1993. This pattern is expected to continue through the year 2000. With development of the Focal Point area and an expected population increase of 12,000 to 15,000 persons, the traffic volume on this section of U.S. 68-KY 80 will experience a sharp increase over the next 20 years. The Kentucky Transportation Cabinet will be monitoring this volume for its impact on the expected life of the highway.

While the U.S. 68-KY 80 highway is extremely important to the development of the Focal Point, there is a deficiency in the collection system for the large acreage



parcels that have the potential to transform into major urban density residential developments. The City of Bowling Green recognized this need for infrastructure and began looking at the design of a residential boulevard to collect traffic flow on the east side of U.S. 68-KY 80. This street would connect U. S. 68-KY 80, following along major property boundaries, to East McLellan Road. Providing an east-west connection would enable traffic to flow from the proposed residential areas to both the major arterial of U.S. 68-KY 80 and to the industrial park and Nashville Road. In addition to this construction, local roads such as John D. Jones Road would require upgrading before major development could occur. Upon completion of Southern Parkway, traffic flow onto Nashville Road will increase. Widening of Nashville Road (U.S. 31-W) from Natcher Parkway to the South Industrial Park is currently in the Transportation Cabinet's Six-Year Highway Plan. With Southern Parkway being entered into the Official Maps Program, however, the widening of Nashville Road should be extended to beyond Dillard Road and McLellan Road.

In 1991, the City-County Planning Commission completed a frontage road plan for the entire length of U.S. 68-KY 80 from Natcher Parkway to the Logan

County line. This plan was developed in conjunction with the reconstruction design of this major arterial highway, using its center line, proposed rights-of-way, and median cross-overs. Limiting access to this arterial was an important issue in order to maximize its traffic capacity. The Planning Commission found that the right-of-way lines along the highway varied greatly and that rather than having a "jogging" building setback line, it was determined that an average of 200 feet from the center line or 100 feet from the right-of-way line would be established as the building setback line. The plan also set a standard for any property having more than 500 feet of frontage on U.S. 68-KY 80; only one access point would be allowed onto that major arterial and the property would need to be served by a frontage road. Suggested locations for the frontage roads were graphically illustrated in that study.

As discussed in Section I, Warren County Water District has already begun addressing the need for sanitary sewer infrastructure in the area to help provide the proper environment for high density development. A main sewer interceptor was constructed parallel to U.S. 68-KY 80. This 15 inch line ends just south of the TVA regional service center. Additional public sewer is being planned

for the Southern Parkway construction project, furthering the community's goal of providing public sewer to within 1,000 feet of development (thus requiring all development to connect to sanitary sewer). Warren County Water District also provides public water to the Focal Point area. As shown on the following map, public water supply is accessible along all local roads and U.S. 68-KY 80. Lines vary in size with the 12 inch main line along U.S. 68-KY 80 providing fire flow at greater than 600 gallons per minute. A few additional areas have lines that can provide flow greater than 250 gallons per minute and greater than 20 pounds per square inch (PSI) residual pressure.

Environmentally sensitive areas such as wetlands, 100-year flood plain, land with slopes exceeding 25 percent or with soils subject to slumping, karst topography, and historic sites, will need to be carefully considered when designing and installing any development within the Focal Point area. High water areas that have been observed in recent years have been highlighted on the topographic map on the following page. Some of these areas can remain wet even through extended dry seasons. As the Focal Point develops, though, the high water areas may be subject to expansion and



Preservation of environmentally sensitive areas may offer economical drainage solutions in some developments.

additional sites may appear. Prime farmland, as determined by the U. S. Department of Agriculture, makes up approximately 60 percent of the acreage in the Focal Point. The remainder is considered additional farmland of statewide importance.

Drainage improvement design will be complicated by the seasonal high ground water table. Each site's natural hydrology must be respected and integrated into site design. In some situations, the natural hydrologic systems may provide valuable

engineering functions at little or no cost. Preservation of environmentally sensitive areas, though possibly consuming more land area, may offer the most economical drainage solutions for some developments. Watershed catchment areas or drainage basins need to be reviewed on the sub-basin and the overall basin retention area. Potential surcharge from the karst system would need to be



Innovative storm water management systems are encouraged in the Focal Point area.

considered in all drainage features.

Soil in the Focal Point is composed almost entirely of Pembroke silt loam and Fredonia silt loam. According to the Soil Survey of Warren County, Kentucky, Pembroke soil typically displays a surface layer of dark brown silt loam about 9 inches thick. The subsoil of reddish brown and red silty clay loam generally reaches a depth of 75 inches. Permeability is moderate. Pembroke soil is generally suited to urban uses with the

main limitations being the shrink-swell potential and clayey subsoil materials. Design and installation procedures can help overcome these limitations. Low strength of the soil can limit its use for local roads and streets.

Fredonia silt loam in this area can be very rocky. The soil is moderately deep and well-drained, with some rock outcrops. The surface layer is typically reddish brown silt loam about 6 inches thick with a subsoil of dark red silty clay and dusty red clay. Bedrock is generally found at a depth of 37 inches. Permeability of Fredonia soil is moderately slow to slow and is poorly suited to urban uses. Major limitations include depth to bedrock, slow permeability, steepness of slope, shrink-swell potential, and rock outcrops. Some of these limitations may be overcome through innovative design and carefully monitored installation procedures. As with Pembroke, Fredonia's low strength limits the use of the soil for local roads and streets.

Other minor soil types in the Focal Point area include Nolin silt loam, which is subject to frequent flooding, Crider silt loam, and Caneyville-Rock outcrop complex.

Visual Survey

The pastoral setting of the Walnut Valley Focal Point is very attractive and appealing from the U.S. 68-KY 80 corridor. Its gently rolling landscape is primarily agricultural the production



The James Kelly House (Meyley Place) is listed on the National Register of Historic Places. The house sits on an especially important farm containing natural springs and a sinking creek. The area is designated as an environmentally sensitive area for this Focal Point Plan.

provides a pleasing entrance into City of Bowling Green. Photographs throughout this section demonstrate the visual assets



The costs of economic development - this industrial horizon can be viewed from most locations in the Focal Point.

of the area. But, there are visual liabilities as well. As one drives eastward from U.S. 68-KY 80 on a local road such as the John D. Jones Road, the horizon speaks of the industrialized community that Bowling Green and Warren County has become. Metal rooflines and tall stacks provide a view that may be undesirable



Over half of the acreage in the Focal Point is currently in agricultural use.



Beef cattle and horses are the primary animal production activities.

for potential homeowners. The north-south R. J. Corman Railroad is situated on an earthen berm several feet above grade, further obstructing the eastern horizon. Crude oil tanks and pumps, some in operation, are scattered on private property throughout the Focal Point, further identifying the area in an industrial sense.

Many of the visual weaknesses in the Focal Point area can be overcome through strategic landscaping and buffering. In addition to typical plantings at single family residences, the City of Bowling Green has adopted a landscape and land use buffering ordinance for multi-family, commercial, and industrial sites. The ordinance is intended to aid in improving the appearance of vehicle use areas and property abutting public rights-of-way; in the buffering between incompatible land uses; in protecting, preserving, and



U.S. 68-KY 80, a major arterial traversing Warren County from the southwest to the northeast, was upgraded in the early 1990's.

promoting the aesthetic appeal, character, and value of the surrounding neighborhoods; and, in promoting public health and safety through reduction of undesirable environmental effects. The ordinance requires property perimeter landscaping, interior landscaping for 6,000 or more square feet of parking space, and screening of any service structures.

Existing structures within the Focal Point area include mobile homes, modern brick homes, large historic farm homes, and limited commercial and industrial buildings. Entering the Focal Point from the north, the most immediate commercial land use is a large mobile home dealership. This land use is similar to several other dealerships that are dispersed around the U.S. 68-KY 80 and Natcher Parkway interchange just north of the Focal Point. Dozens of mobile homes are set up in the graveled inventory lots. Most houses in the Focal Point are modern one-story brick single family homes. The two historic homes, as discussed in "Land Use", and several other farm residences are accompanied by outbuildings and barns in fair condition that are used for current farming activities.

Vision Statement

Walnut Valley Focal Point offers an

opportunity for innovative and attractive development for the southwest entrance into the City of Bowling Green. Urban density development patterns will be encouraged and neighborhood centers will provide needed services for residents of the area. Visual appeal will be enhanced through variations in housing types, patterns, and densities. Innovation in storm water management and drainage will be advocated and environmentally sensitive areas will be protected. Public-private partnerships will be encouraged for the development of green ways and public facilities.

Policy Plan

The objective of the Walnut Valley Focal Point Plan is to create a highly urban and attractive entrance to the City of Bowling Green, making the most effective and efficient use of each acre. In meeting that objective, the timing of development is critical. Overall land use, development intensity, and density are provided for by the Zoning Ordinance/Resolution of Warren County and guided by the Comprehensive Plan and this Focal Point Plan. All development must be governed by an approved General Development Plan prepared by the applicant for a zoning map amendment. No development will be considered until an application for

the zoning map amendment has been approved; all applications must be consistent with the Comprehensive Plan and this Focal Point Plan. The intent of this Focal Point Plan is to permit greater design flexibility than otherwise permitted by the conventional standards of the Zoning Ordinance/Resolution, fostering innovative urban design, higher quality urban development, affordable housing opportunities, and allowing a greater range of urban services to residents of the area.

In 1995, Dave Gottfried, Architect, was contracted to refine and illustrate a conceptual master plan for land use proposed by the Planning Commission in the annexed area. Using the proposed Southern Parkway as the east-west arterial, Gottfried illustrated a possible scenario for development of single family and multi-family residential uses within the Focal Point area. Commercial use of the property was generally limited to 200 to 300 feet depths on either side of U.S. 68-KY 80 and the entrance of Southern Parkway. Access to U.S. 68-KY 80 and environmental sensitivity issues will be major limiting factors on the commercial development of this area. The concept plan illustrates buffering of several natural drainage areas with use of parklands and open green space. The design included a

central community services hub as well as typical designs for a single family residential node and commercial development area. Appendix IV contains the concept plans prepared by Gottfried.

Taking into consideration the concept plan, the existing environmentally sensitive areas, and the potential for development of the area, a proposed land use plan was then outlined. The map on the following page shows the general development pattern that is expected and recommended for this area. Vehicle trips can be reduced if an appropriate mix of land uses are located within the same area. With traffic congestion a growing concern in Bowling Green, development that is more compact and/or that incorporates a diversity of uses can help to alleviate those traffic problems. A mix of uses also enables those who do not drive (or who would prefer not to drive) such as the elderly and children, to become more active members of a community. Based on the proposed land use plan developed by the Planning Commission, the following policy plan is recommended for adoption for the Focal Point area.

LU-1-WV

Setting minimum sizes for development will minimize uncoordinated development of the area and encourage planning of

each development. Applications for zoning map amendments should be governed by a General Development Plan for these minimum tract sizes:

1. *For Homogenous Residential Developments* - a single style or density that can be accomplished under a single zoning district designation. *3 acres*

(Note: Minimum size development for homogenous residential developments may be waived by Planning Commission staff if in-fill development is proposed.)

2. *For Mixed Density Residential Developments* - multiple styles or densities that would require more than one zoning district designation.

5 acres

3. *For Free standing Commercial or Office Developments* - Development of a single lot or multiple lots for freestanding retail or office based businesses not in common ownership. Multi-lot commercial subdivisions must provide for common parking and access from the principal street. All common public improvements must be in place before any building permit is issued. Business identification signs are limited to building signs and monument signs. *10 acres*

4. *For Mixed Commercial or Office*

Developments - Retail or office based businesses in a planned shopping center with or without out-parcels. The entire project must be pre-planned and must provide for at least one 30,000 square foot building area (including multiple tenancy).

20 acres

5. *For Mixed Density Residential and Freestanding Commercial* -

Freestanding commercial may occupy no more than 20 percent of the entire development parcel. When coupled with residential development, sites as little as 2 acres in size can be developed for freestanding strip commercial lots.

10 acres

5. *For Mixed Density Residential and Mixed Commercial* -

Planned shopping center portions may occupy no more than 30 percent of the entire development parcel. When coupled with residential development, sites as little as 6 acres in size can be developed for planned shopping centers.

20 acres

General Development Plans are intended to provide a single uniform procedure for total review of a proposed development; in this manner, the Planning Commission can review all aspects of a proposed development simultaneously,

thus reducing the time required for review before the Commission and appropriate legislative bodies. A General Development Plan for all land within the Focal Point area should include scaled drawings and necessary reports as required by the Subdivision Regulations and Zoning Ordinance/Resolution then in effect for Warren County. The following items should be included to assist in adequately describing the development:

- a. A preliminary concept plan showing proposed building envelopes and other pertinent site development items.
- b. Development approaches to be employed to comply with the Storm Water Management ordinance;
- c. Landscape and buffer areas required by City ordinance;
- d. The general location and size of existing and proposed water and sewer lines required to service the development; general traffic routes to and from the development with major access points identified;
- e. Tabular data sufficient to demonstrate compliance with all applicable provisions of this Focal Point Plan, including the range and scope of proposed land uses,

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- proposed densities, floor area ratios, impervious surface ratios, and land areas devoted to each type of general land use and phase of development;
 - f. Full identification, description and supporting rationale for any proposed exception from the typical design standards of this Focal Point Plan or the Subdivision Regulations or the Zoning Ordinance/Resolution;
 - g. Location, description, size and supporting rationale addressing any environmentally sensitive areas (identified or assumed) within the project area; and
 - h. A traffic impact study, unless waived by the Executive Director.

LU-4-WV General Standards

To maximize the use of land in the Focal Point in the most efficient and effective means possible and to provide for an attractive and cohesive development, minimum design standards should be required and incorporated into all General Development Plans submitted for consideration:

1. All new streets should have curbs, gutters, and sidewalks. Streets, utilities, and drainage features should be of adequate capacity to serve the

- proposed development. No lot should be developed without connecting to public sanitary sewer. All utility lines should be placed underground. A property owner could offer to upgrade or otherwise provide adequate facilities to support the proposed intensity of the development. Public facilities already included in an adopted Capital Improvements budget could be considered a demonstration of adequate capacity if properly timed with anticipated construction of the development.
2. A minimum of 50 percent of all required parking should be to the rear of the front building line for office, commercial, and multi-family development. Parking should not be located within any required building setback line. The General Development Plan must provide for vehicular access and internal circulation to adequately support the operational needs of the development itself in a manner which maintains and protects the operational integrity of the community's major streets and highways. Further, the traffic circulation system should be designed in a manner which directs commercial traffic away from residential streets.
3. Any project should be designed and

developed in a manner that will not impair the reasonable long term use of nearby properties in fulfillment of the land use policies of this Focal Point Plan and the Comprehensive Plan.

4. Any General Development Plan should be designed to afford opportunity for eventual implementation of the Greenbelt System Master Plan for Warren County and Bowling Green. It should take all reasonable measures to protect the visual and operational integrity of an existing or proposed green way corridor by means of sensitive orientation and placement of improvements to the land and the protection of mature vegetation and natural land forms. All reasonable measures should be taken to incorporate features of historical or archaeological significance into the design and development of each General Development Plan in a manner which contributes to the protection and preservation of those features.

LU-5-WV Residential Standards

The Focal Point Plan is intended to encourage highly urban residential development offering a variety of styles, design, size, and tenancy. Highly urban



Implementation of the Greenbelt Master Plan should be considered in the design of subdivisions in the Focal Point.

residential development is encouraged on the majority of land while preserving the prime space for planned shopping centers to be built when the market is right. Residential design standards, in addition to the general standards listed above, are recommended as follows:

1. Residential development should be compatible with adjacent land uses. New development should not exceed the overall density of adjacent development by more than 50 percent.
2. To create visual interest in single family residential neighborhoods, no single facade or elevation should be repeated on adjacent lots or more than twice within the same block. Variation in exterior building covering material is encouraged.

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3. To encourage the development of rear service drives, no more than 25 percent of the units should utilize front loaded garages. The garage portion of any house structure should have staggered alignment extending beyond the front building line of the house or recessed back from the front building line of the house.
 4. The minimum lot size normally required for the zoning district could be lessened so long as the net residential density of the development is not greater than that allowed by a conventional lot arrangement. Lot widths at the building line may vary depending on the topography, but the average of widths should meet the minimum under the specific zoning district.
 5. A minimum of 20 percent of the tract to be developed should be set aside and maintained as open space. All open spaces should interconnect by a minimum of a three feet wide walking trail. Actual construction of paved walking trails dedicated to public use may substitute for some portion of the minimum open space requirement. Likewise,



Variation in building materials, floor plans, and setbacks creates a visually appealing setting.

- dedication, and acceptance by a public entity, of a portion of land for a public purpose may substitute acre for acre for the minimum open space requirement. Density bonuses should be considered for setting aside additional developable land as open space.
6. To prevent future traffic complications, no residential lot should directly access the proposed collector street referred to herein as “Southern Parkway” or the major arterial U.S. 68-KY 80.

7. In order to provide for the development of housing that is affordable to residents throughout the community, incentives should be considered for construction of such within the Focal Point area. These incentives may include some density or other bonus for a commitment to providing affordable housing.
8. Multi-family developments should be under a singular management unless the development is undertaken under condominium ownership provisions.

LU-6-WV Commercial Standards

Highly urban commercial development contains pre-planned, fully developed, multiple tenant centers of 100,000 square feet or more with separate access and parking, rather than freestanding,



Open spaces should be interconnected with walking trails.

independent commercial buildings. Strip commercial development is more dependent on traffic volume along its frontage than on the amount of resident population within an immediate service area. Moderate cost land fronting highly traveled streets is becoming increasingly rare in Bowling Green. As a result, the Focal Point area is under significant pressure for strip development of highway oriented business. Commercial standards, in addition to the general standards listed previously, should include:

1. To ensure the quality of commercial development in the Focal Point, minimum acceptable design standards should be established. Limited building materials and prohibition of slab floor construction could be included in these standards. All building exterior facades and materials should be reviewed by a committee of professionals such as architects, planners, and others.
2. Commercial zoning should be limited to Planned Shopping Center (PSC) Neighborhood and General, Office/Professional (O/P), B-1 Neighborhood Business, and B-2 General Business.
3. To ensure visual compatibility and

suitability in all commercial zoning districts, except Planned Shopping Center, signage should be limited to two signs, one freestanding and one wall sign, per property. Any freestanding sign should be ground-mounted, monument style with proper landscaping; the sign should be set back from the road sight triangle as to prohibit obstruction of view. Free-standing pole signs should be prohibited. For Planned Shopping Centers, one ground-mounted, monument style sign should be allowed on each street frontage; the sign should carry the name of the shopping center only. Each tenant in the Planned Shopping Center should be allowed one wall sign. Billboards and temporary signs should be prohibited within the Focal Point.

6. Lighting in commercial areas should be compatible with the surrounding property uses. It should be directed away from any nearby residential uses and focused only on the intended property.

Recommendations for Action

The final step in the Focal Point planning



Careful planning and design can create an aesthetically pleasing commercial district while preserving natural features of the area.

process is outlining recommendations for public action to implement the Plan. To complete the objectives set forth by this planning document, public action would be required for several items. It is imperative that the Planning Commission approve the incorporation of this planning document into the Comprehensive Plan in order to fully implement this document's recommendations. The City of Bowling Green and Warren Fiscal Court are also strongly encouraged to adopt the planning document. After adoption of the planning document by the Planning Commission, it must follow with the adoption of an overlay district and development standards.

The City of Bowling Green must continue and complete the proposed Southern Parkway. As discussed earlier, this residential boulevard will open up the large acreage tracts to development of

housing while providing east-west access to the Industrial Park and U.S. 68-KY 80. Sewer and water infrastructure must be included in the construction project. Due to the delicate environmental nature of much of the acreage, every effort should be made to extend sanitary sewer to within 1,000 feet of all properties, thereby forcing connection to the sewer system. Extension of the Nashville Road widening project to beyond Dillard and McLellan Roads will also become extremely important as traffic generation increases in the Focal Point over the next 20 years.

A Focal Point Planning Committee was formed in March, 1999. This Committee's task was to review policy recommendations in the Focal Point Plan and advise Planning Commission staff in the planning process. Two open houses for the Focal Point area were held April 19 and 29, 1999, to allow comment and questions from the general public. A formal public hearing must be properly advertised and held at a regular meeting of the Planning Commission. Following these opportunities for public input, the Planning Commission will be asked to approve the Focal Point Plan and incorporate it into the Comprehensive Plan. With the plan established, an overlay district will then be developed and brought to the Planning Commission for

approval to aid in implementation of the plan. The chart below illustrates the time frame for completion of these actions.

Schedule for Completion of Public Actions

	Immediate (1999)	Short-Term (1 to 2 years)	Long-Term (3 years or more)
Focal Point Plan Public Hearing	XX		
Adoption of Focal Point Plan by the Planning Commission	XX		
Ratification of Focal Point Plan by member governments	XX		
Development of Overlay District	XX		
Overlay District Public Hearing		XX	
Adoption of Overlay District by Planning Commission and member governments		XX	
Design of Southern Parkway	XX		
Construction of Southern Parkway			XX
Widening of Nashville Road			XX

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Appendices

- I Individual Parcel Listing
- II Estimated Build-out Schedule
- III Gottfried Concept Plans

Appendix I

Individual Parcel Listing

Appendix II

Estimated Build-out Schedule

Appendix III

Gottfried Concept Plans