

4.1 PROCEDURES FOR PLAN ADMINISTRATION, EVALUATION/MONITORING & UPDATES

Introduction

Plans are turned into reality only by taking action on them. This Comprehensive Plan is designed to be a living, working document that will guide County and City leaders in making decisions, establishing priorities, and committing to actions to positively shape the future of Warren County, not only regarding land use and development, but touching on every aspect of community life. Effective implementation will require coordinated and focused effort on the part of the present and future elected officials, staff, and relevant boards and commissions to actively and continuously use the Comprehensive Plan as a key reference for decisions and actions pertaining to growth management, zoning, land subdivision, development and thoroughfare construction. To exert effective leadership in addressing problems and seizing opportunities in a manner most beneficial to our County and our cities, we must first create the necessary internal organization, secure the necessary resources, and commit to “staying the course” in making the adjustments called for by the goals, policies, and actions contained in this document. For example, the current Zoning Ordinance and Subdivision Regulations have evolved over time and do not reflect a community consensus or a defined set of long-term goals and policies for the future land use and development pattern, transportation network, or economic development. Similarly, the Capital Improvement Program is not presently structured to consider the Comprehensive Plan goals, policies, and priorities for major public investments.

The individual elements of the Comprehensive Plan call for policies and specific actions to bring about the positive changes reflected in the Vision Statement, as articulated by the public and the Comprehensive Plan Task Force. This chapter lays out a program for implementation of the policies and actions consisting of three key components:

- Principles to guide decision-making for consistency with the Comprehensive Plan.
- Provisions for adopting, amending, and updating the Comprehensive Plan, as well as a protocol for monitoring progress in implementation.
- An Action Plan that synthesizes the policies and actions from the plan elements into short-term, mid-term, long-term and ongoing actions.

4.1 Principles for Comprehensive Plan Consistency

The mandate of KRS 100.187 does not specifically mention or require a Future Land Use Map (FLUM). However, such a map would be a reasonable means to meet the requirement to show proposals for the most appropriate, economic, desirable and feasible patterns for the general location, character and extent of future land uses.

Zoning Regulations and Map

While commonwealth law does not specifically require a Future Land Use Map as a component of the Land Use Element, it does require that zoning regulations include “...a map, which shall show the boundaries of the area which is to be zoned, and the boundaries of each zone”, along with the manner in which local government will regulate the use of property and the density, intensity of development and building. (KRS 100.205)

It is important to distinguish the Zoning Map from the Future Land Use Map in the Land Use Element. The Zoning Map depicts current and site specific allocations of zoning districts which set out uses and development patterns which are currently permitted. In contrast, the Future Land Use Map depicts in a generalized (i.e., non-site specific) manner, the potential long range use of land which further the goals and objectives of the comprehensive plan, irrespective of current land uses or current zoning . The connection between the Future Land Use Map and Zoning Map is that the former is intended as a guide, along with other criteria, in considering rezonings to accommodate incremental growth and change.

Legal Requirements for Zoning Map Changes

Kentucky law requires that consistency with the comprehensive plan is a primary consideration in reviewing re-zoning requests, as defined in KRS 100.213, as follows.

“Before any (zoning) 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 (1) or more of the following apply and such a 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; and*
- (b) 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.”*

This Comprehensive Plan updates and replaces the 1990 Comprehensive Plan. Upon adoption, this updated Plan will become the County’s and the cities’ key policy document, separate and distinct from zoning, but to which future zoning and development regulations must be made consistent, as per state law. The following are more specific principles that will need to be followed to assure compliance, as well as to amend, monitor, and update the Comprehensive Plan.

Principle 1: Zoning and related development regulations and ordinances shall be revised to maintain consistency with the Comprehensive Plan.

The Land Use and other plan elements propose revisions to present zoning, development regulations and ordinances, such as new standards and incentives for mixed uses in the downtown area. After adoption, the Zoning Ordinance and other regulations should be reviewed for consistency with these and other Focus 2030 Comprehensive Plan recommended actions. Where inconsistencies are identified, the ordinances will be amended. This does not suggest that, upon plan adoption, the zoning map, ordinance and its various zoning districts must undergo a wholesale revision. Instead, this principle calls a staged program to be implemented over time to align zoning and development regulations with the Comprehensive Plan policies and actions. Priorities and timeframes for regulatory changes are provided in the Action Matrix, Table IMP-1.

Except where necessary to reserve certain parcels for future employment use—or to “correct” clearly inappropriate prior zoning designations—Bowling Green and Warren County will not initiate changes in present zoning designations, but instead use the Plan to guide decisions about requests for rezoning submitted by owners of property.

It is important to remember that the Future Land Use Map does not become or replace present zoning district designations on the zoning map. While the Zoning Map, and its associated zoning districts, defines specific uses and development types currently permitted for individual properties, the Future Land Use Map depicts more broadly, the likely pattern of land uses that may exist in the future. Therefore, the FLUM does not directly determine the specific development that may be approved for a particular property. Applicants for zoning changes must demonstrate that the proposed use / development is consistent with the land use designation on the FLUM. However, consistency with the FLUM is only one of several considerations, and all other development criteria must be met for a rezoning approval, per the process laid out in the zoning code. Because FLUM designations are considerably broader than provided in specific zoning districts, several different zoning districts may conform to the provisions of a single FLUM land use category. However, in cases where a proposed development type and associated zoning district is clearly inconsistent with the FLUM, and/or other provisions of the Comprehensive Plan, such rezoning approvals shall not be granted until and unless the FLUM is amended.

Principle 2: Rezoning requests shall be reviewed for consistency with the Comprehensive Plan and shall not be approved if found contrary to the Comprehensive Plan, until and unless the Comprehensive Plan is amended.

High numbers of rezoning or variance requests often lend uncertainty to the development process and reflect the need to more clearly define expectations for development in the local ordinances. To provide a greater degree of certainty and direction to the development process, the goals, policies and actions contained in the Comprehensive Plan should be used in conjunction with the FLUM to evaluate all requests for rezoning. Proposed developments or uses that clearly support implementation of the Comprehensive Plan should be considered for approval. Conversely, proposed developments or uses that are found to be inconsistent with the Comprehensive Plan should not be granted approval, until and unless the Comprehensive Plan can be amended based on findings of fact that clearly demonstrate the need for modification (e.g., there is a material change in circumstances since the adoption of the Plan, or the proposal actually exceeds the intent of the policies in the Plan).

Because the FLUM and its policies are broader than present zoning and development regulations, most development applications that are consistent with present zoning will also be consistent with the comprehensive plan. In fact, in many cases, particularly those involving re-zoning, the Comprehensive Plan review process will add additional flexibility in the development review and zone change process. This will be true particularly in areas designated for mixed use, where underlying zoning is more rigid or limited than that provided for in the Comprehensive Plan. However, in cases where a proposed development, larger than a specified magnitude, is in clear conflict with the Comprehensive Plan, such approvals may not be granted unless and until the Plan and the FLUM is amended, in the same manner as it was adopted under the provisions of KRS 100. The Planning Commission shall base its recommendations for such amendments upon findings of fact, based on defined criteria.

Principle 3: The Planning Commission shall consider consistency with the Comprehensive Plan as a factor in making decisions on proposed programs, projects, and initiatives.

Council and Magistrates often make decisions on programs and projects that relate to the goals, policies and actions contained in the Comprehensive Plan. Effective implementation of the Plan will depend in part on the extent to which present and future councils take into account consistency with the Comprehensive Plan in the decision-making process. The following are recommended components of a protocol ensure Comprehensive Plan consistency:

- Identify specific task schedules, resources and responsibilities for revising the Zoning Ordinance and related development standards to be consistent with the Comprehensive Plan, in accordance with the timeframes and priorities established in Table IMP-1.
- Establish a framework for staff reporting to the Planning Commission regarding the consistency of relevant projects, programs and initiatives with the Comprehensive Plan.
- Adopt provisions to modify the Capital Improvement Program (CIP) process to reflect policies, actions, and priorities established in the Comprehensive Plan.

This protocol should be developed and established within one (1) year of adoption of the Comprehensive Plan.

4.2 Plan Adoption, Amendments, Monitoring and Updating

4.2.1 Plan Adoption

The Comprehensive Plan shall be adopted by Warren County and the incorporated communities by applying the following recommended procedure:

- (1) **Transmittal to Planning Commission:** The Comprehensive Plan Task Force, or staff of the Planning Commission, will transmit the Comprehensive Plan to the Planning Commission for their review.
- (2) **Resolution:** The Planning Commission shall hold a public hearing to adopt, by a majority vote, a resolution adopting the plan or plan element, with specific reference to any maps and other descriptive material intended as a part of the plan. The resolution must be recorded in the minutes of the Planning Commission.

4.2.2 Plan Amendments

Plan amendments are periodic, substantive changes to the Comprehensive Plan and its associated goals, objectives and actions or changes to the Future Land Use Map which are necessary to accommodate changed or unforeseen circumstances in a manner consistent with the public interest.

While the Comprehensive Plan provides for reasonable flexibility in interpretation, to have relevance over time, it should not be ignored, nor should it be subject to continuous amendment. Therefore, the Planning Commission will accept applications for FLUM or comprehensive plan text amendments on a quarterly basis. The rezoning application that necessitates the FLUM amendment can be submitted concurrently.

Applicants shall submit all materials required for consideration of the rezoning request. In addition, applicants must submit evidence of compatibility with surrounding / adjacent land uses and with the

capacity of roads, water, sewer and stormwater infrastructure systems.

The Planning Commission's approval of a Comprehensive Plan text or map amendment request should be based on at least one of the following criteria:

- 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 (such as a planned highway construction).
- A demonstrated over-riding public benefit of the proposed development. (This may include the provision of a major public facility or amenity, the provision of a major source of employment or an economic development asset that cannot be accommodated in a location consistent with the current FLUM).

However, the following deviations shall not be considered to require FLUM amendment prior to consideration for approval.

- Emergency situations requiring immediate actions to protect public health, safety and welfare (.e.g, temporary housing required to shelter residents displaced by natural disaster).
- Corrections of mapping errors
- Residential rezoning requests for non-conforming parcels that are less than 5 acres in size and are compatible with existing residential land uses.
- Rezoning requests of 10 acres or less, where a proposed development site lies within two or more future land use designations, if at least 50% of the property lies within a zoning district which is consistent with the requested future land use designation

The following are recommended components of a protocol for Comprehensive Plan amendments, to be established within three (3) months of comprehensive plan adoption:

(1) Package proposed plan amendments quarterly for review and recommendation by the Planning Commission, unless an associated rezoning request is denied by the Planning Commission and is not appealed. Written notice of a public hearing to occur before the Planning Commission shall be sent to all owners of property, as indicated by the most current tax roll, that are located within the area of application.

(2) Plan amendments may include text modifications to goals, objectives and actions, or modifications to the Future Land Use Map. Approval for such amendments shall not be granted unless the applicant can clearly demonstrate the appropriateness of the proposed change based on the factors listed below, or others that may be adopted as part of the full-fledged protocol for amendments.

4.2.3 Plan Monitoring and Updating

If a comprehensive plan is to have value and remain useful over time, it is important to develop ways of monitoring progress on the many initiatives it calls for, to evaluate its effectiveness, and to keep it current as new information becomes available and as circumstances change.

Comprehensive planning should be thought of as an ongoing process and not as a one-time event. The comprehensive plan is not an end in itself, but rather the foundation that will guide ongoing, more detailed planning. The plan must be structured to respond to changing needs and conditions. Without the evaluation and feedback loop, the comprehensive plan can soon become irrelevant. To avoid this, the Planning Commission, on behalf of the County and cities, will monitor plan implementation progress annually, and will conduct a thorough review, revision, and update of the Comprehensive Plan at least every five (5) years.

The following checklist is recommended to guide the development of a procedure for comprehensive plan monitoring and updating, to be established within six (6) months of comprehensive plan adoption.

4.2.4 Annual Monitoring

At the anniversary of plan adoption, Planning Commission staff shall submit a report indicating actions taken and progress made toward plan implementation during the previous year.

- Measures of success should be developed as part of an overall plan-monitoring program, to evaluate the effectiveness of implementation efforts and adherence to the plan. These measures may include timeframes for specific completion of actions, or numeric indicators (e.g., number of new miles of bicycle paths; street connectivity ratio; number of acres for usable parkland reserved in new development; etc.)
- Include provisions for a process to monitor implementation progress and adopt plan amendments (per the previous section).
- Maintain dialogue with local citizens, adjacent municipalities, school districts, development interests, and other stakeholders and affected parties on a periodic, ongoing basis to monitor the effectiveness and continued relevance of the plan.

4.2.5 Updating / Plan Revision

Every five (5) years, the Planning Commission staff shall review the Comprehensive Plan in accordance with the Kentucky Revised Statutes. The revision process may include, but will not be limited to, the following:

- Creation of a Comprehensive Plan Task Force or other working group to guide the update process.
- Updating of the Comprehensive Plan base data documenting growth trends, completed projects and other factors experienced since the adoption of the current plan,
- Preparation of an Comprehensive Plan Evaluation Report, documenting Plan effectiveness and implementation efforts, identifying constraints upon implementation, and summarizing trends and challenges which have emerged or changed in the period since plan adoption.
- Revision of goals, strategies and actions to reflect changing circumstances, emerging needs and opportunities, and expressed citizen priorities.
- Revisions to Future Land Use and other maps.

4.2 ACTION PLAN

Table IMP-1 synthesizes the recommended actions to implement the Comprehensive Plan according to timeframe and relative priority. Six general types of actions are included, defined as follows. Actions may fall under more than one action type.

- **Planning:** Actions that involve additional planning or study to address specific issues. An example of this is a detailed sector plan for a specific area within the County or cities.
- **Regulation:** Actions that involve development of new regulations, revisions to existing regulations, or enhanced Code enforcement. Any regulatory changes shall follow the statutorily prescribed method for such changes and shall be done in an open and public forum involving stakeholders from around the community.
- **Program:** Actions involving a series of steps to be carried out to accomplish an objective.
- **Capital:** Actions that involve capital investment.
- **Outreach:** Actions involving outreach to the public/residents.
- **Partnership:** These include actions that involve coordination or collaboration with one or more entities to implement the action.

The actions are organized according to Comprehensive Plan element. References to relevant strategies from other elements are provided for each action. The actions are assigned to one of four timeframes:

- **Short-term:** These are actions that should be addressed within two (2) years of Plan adoption.
- **Mid-term:** These are actions that should be addressed within a range of 2-5 years from Plan adoption.
- **Long-term:** This includes actions designated to be carried out within five (5) or more years from adoption.
- **Ongoing:** These actions are currently being addressed, or should be addressed on a continuing basis.

The Action Plan is not intended to be definitive prescription, or a rigid formula. It is suggested as a framework to guide decision-making and the allocation of resources; a “task list” to ensure steady progress in implementing the Comprehensive Plan. The Action Plan does not preclude certain actions from being implemented earlier or later than indicated, subject to the availability of resources. However, the degree of success in implementing the Plan will reflect Bowling Green and Warren County’s ability to consistently act in accordance with the Action Plan.

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Future Land Use Element				
LU 1	Adopt and utilize the FLUM to guide decision-making regarding rezoning and development proposals.	Regulation	Short, then ongoing	LU-1.1, LU 1.1.1, LU-1.1.2
LU 2	Adopt procedures and protocols for amending and updating the FLUM.	Regulation	Short, then ongoing	LU 1.1.3
LU 3	Consider increasing/refining open space standards in new residential development to ensure it is usable and of scenic or ecological value.	Regulation	Short	LU-2.1.1, NCR-1.3.4
LU 4	Consider adopting a “roadway connectivity index” for any development with a significant residential component (40% or more)	Regulation	Mid	LU-2.1.2, TR-2.6, TR-2.7
LU 5	Consider encouraging new developments to incorporate planned greenway links or to provide connections to the greenway system, when possible.	Regulation	Long	LU-2.1.3, NCR-1.3.4 NCR-1.4.2, PR-1.7, PR-3.1, PR-4.1
LU 6	Consider adopting incentives to promote the preservation of existing trees on private property before, during and after development, and standards that discourage clear cutting of trees.	Regulation	Mid	LU-2.1.4, NCR-1.1.6 PR-1.7
LU 7	Establish guidelines and incentives for: provision of land, location and design of schools, parks, emergency services, local commercial or other local serving community facilities and services.	Regulation, Partnership	Mid	LU-2.1.5, CF-1.1, CF-6.1, CF-6.2
LU 8	Modify zoning regulations to promote compact mixed-use development and Traditional Neighborhood Development (TND).	Regulation	Mid	LU-2.2, NCR-2.3.5
LU 9	Modify zoning to provide greater flexibility and incentives for innovative development types and multiple housing types, such as dwellings suited to empty nesters and other smaller, more affordable units.	Regulation	Mid	LU-2.2.1; HN-2.1, HN-4.1, HN-4.2, HN-5.8, HN-6.1, HN-6.6
LU 10	Establish guidelines and incentives to promote infill development in underutilized areas, where practical and economically feasible.	Regulation, Program	Short	LU-2.2.2; HN-1.1
LU 11	Improve standards for access management in order to reduce traffic “friction” and enhance safety.	Regulation	Mid	LU-2.3.1
LU 12	Prepare landscape and building design guidelines to improve the aesthetics of commercial development.	Regulation	Mid	LU-2.3.2, NCR-1.3.11
LU 13	Adopt building design (mass articulation, façade transparency, etc.) and locational guidelines for “big-box” and “mid-box” commercial development.	Regulation	Mid	LU-2.3.3

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
LU 14	Require that proposals for heavy industrial development in areas with a DRASTIC index of greater than 160 include a detailed geologic analysis.	Regulation	Short	LU-2.3.4
LU 15	Modify regulations to ensure that the local of industrial development considers the karst landscape, the carrying capacity of soils and prevailing wind direction to minimize impacts on surrounding uses and the environment.	Regulation	Short	LU-2.3.5
LU 16	Identify candidate areas for sector planning because of susceptibility to change based on growth pressures, availability of land for development or obsolescence/decline.	Planning	Mid, then ongoing	LU-2.4.1; HN-3.4, NCR-2.5.2
LU 17	Develop local design guidelines and regulations for areas where sector plans are prepared.	Regulation	Mid	LU-2.4.2, CF-7.2
LU 18	Review conditions in transitional neighborhoods to assist in establishing tools and policies designed to preserve older neighborhoods.	Program	Long, then ongoing	LU-2.5.1, HN-2.4
LU 19	Prepare guidelines for infill development to ensure compatibility, particularly next to historic structures and sites.	Regulation	Mid	LU-2.5.2, HN-1.2, HN-3.6, NCR-2.3.3, NCR-2.3.4
LU 20	Continue to identify and promote opportunities for revitalization and redevelopment.	Planning	Ongoing	LU-2.5.2, LU-2.5.3, LU-2.4.1, LU-2.5.5, LU-2.5.6, HN-1.3
LU 21	Monitor public and private initiatives to preserve and enhance historic downtown resources.	Program, Outreach	Ongoing	LU-2.5.4, HN-3.7
LU 22	Ensure that zoning and building regulations are supportive of adaptive reuse of historic structures.	Regulation	Mid	LU-2.5.5
LU 23	Revisit and, as necessary, adjust zoning in neighborhoods which are predominantly single family, but designated for multi-family use.	Regulation	Mid	LU-2.5.6, HN-3.6
LU 24	Consider revisions to zoning regulations to promote "Conservation Development" as an alternative to large-lot sprawl.	Regulation	Short	LU-2.6, LU-2.6.1, LU-2.6.2, NCR-1.3.2, NCR-2.4.4, PR-1.8
LU 25	Consider adoption of a voluntary agricultural conservation easement program	Program	Mid	LU-2.6.3
LU 26	Consider available resources to pursue a "purchase of development rights" program in Warren County.	Program	Long	LU-2.7, LU-2.7.1, NCR-2.3.1, NCR-2.4.2
LU 27	Continue to apply selected policies established in prior focal plans and overlay districts, in particular those pertaining smaller incorporated cities and corridors.	Regulation	Ongoing	LU-2.8
LU 28	Continue to implement the adopted focal point plans for Lovers Lane, Cemetery Road, the Cedar Ridge neighborhood, Walnut Valley, and the rural villages.	Program	Ongoing	LU-2.8.1

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
LU 29	Identify techniques to protect the County's small municipalities and rural settlements from development that is out-of-character.	Planning	Mid	LU-2.9; LU-2.9.1; NCR-2.4.4
LU 30	Adjust zoning and subdivision regulations to require development in rural village centers to be compatible in design and placement with existing structures, and to contribute to the historic character of the community.	Regulation	Short	LU-2.9.1, NCR-2.4.3
LU 31	Consider the development of new engineering standards or modify existing standards to protect the scenic character of designated "rural character roads" and "scenic corridors."	Regulation	Mid	LU-2.10.1

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Transportation Element				
TR 1	In reviewing development applications, identify the need to retain rights-of-way for roadways depicted in the long-range plans of the MPO and the KYTC.	Planning, Regulation	Ongoing	TR-1.1
TR 2	Identify those roadway links and intersection improvements not currently included in the long-range plans, but which may be necessary to support the future land use pattern. Bring these to the attention of the MPO and KYTC or prioritize through the capital improvements process.	Planning, Capital, Partnership	Mid, then ongoing	TR-1.2, TR-1.3
TR 3	Encourage attention by the KYTC and MPO to cost-effective improvements to address congestion “hot spots” through such means as intersection capacity improvements, signal timing and synchronization, dedicated turn lanes, etc.)	Partnership	Ongoing	TR-1.3, TR-1.2
TR 4	Continue to require that private and public development is undertaken in a manner which promotes connectivity and minimizes traffic congestion on the existing road network.	Regulation	Ongoing	TR-2.1, LU-2.1.2
TR 5	Strengthen and clarify requirements and thresholds for the conduct of traffic impact analyses for new developments.	Regulation	Short	TR-2.2
TR 6	Consider the practicability of a variety of tools to ensure the equitable financing of roadway infrastructure.	Capital	Mid	TR-2.3
TR 7	Modify development standards in the zoning ordinance and subdivision regulations to further support efficient mobility and mitigate congestion on arterial and collector streets.	Regulation	Short	TR-2.4, LU-2.1.2, LU-2.3.1
TR 8	Promote a Travel Demand Management Program, working with major employer and transit providers to reduce peak-hour commuter congestion.	Program	Long	TR-2.5
TR 9	Consider requiring that proposed roadway modifications that could result in reduced network connectivity provide a determination of acceptable LOS impacts.	Regulation	Mid	TR-2.6
TR 10	Consider adopting a “roadway connectivity index” for new residential subdivisions or other developments that include a significant residential component (40% or more).	Regulation	Mid	TR-2.7, TR-2.1, LU-2.1.2,
TR 11	Consider establishing a “complete streets” program that includes accommodation for bicyclists and pedestrians, as well as cars.	Program, Capital	Mid	TR-3.1, TR-3.2, LU-2.1.3, PR-4.1
TR 12	Support the continued implementation and periodic updating of the Greenbelt (Greenways), Sidewalk and Bicycle Facilities Master Plan.	Planning, Program, Capital	Ongoing	TR-3.2, TR-3.5, LU-2.1.3, NCR-1.3.8, NCR-1.4.1, PR-3.2

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
TR 13	Review, revise and expand zoning and subdivision ordinance provisions for pedestrian and bicycle facilities in to promote connectivity and safe access between public and private developments, bicycle routes, and exterior roadways	Regulation	Short	TR-3.3, TR-3.1, TR-3.2
TR 14	Coordinate with the KYTC and MPO to ensure bicycle and pedestrian ways are established along with the construction, reconstruction, or other change in any state transportation facility, especially those projects located in or within 1 mile of an urban area.	Program, Capital, Partnership	Ongoing	TR-3.4, TR-3.1, TR-3.2, TR-3.5, PR-3.3
TR 15	Consider bicycle and pedestrian mobility in all future transportation plans coordinated by the City-County Planning Commission, Western Kentucky University, the Barren River Development District, MPO and local jurisdictions.	Planning, Capital, Partnership	Ongoing	TR-3.5, TR-3.1, TR-3.2, TR-3.4, PR-4.1
TR 16	Evaluate materials such as the AASHTO Guide for the Development of Bicycle Facilities for ideas to better accommodate cycling concerns into infrastructure projects.	Program	Mid	TR-3.6, TR-3.5
TR 17	Consider changes in the zoning ordinance to incentivize the provision of bicycle racks for new development or redevelopment.	Regulation	Mid	TR-3.7
TR 18	Support the expansion of the Go BG bus system with a new downtown transfer hub and hubs at other outlying locations, and additional bus routes serving Transpark and other new or emerging activity centers.	Program, Partnership	Long	TR-4.1
TR 19	Consider the feasibility of long-range commuter rail service using existing rail connections to Nashville and Louisville.	Program, Partnership	Long	TR-4.3
TR 20	Pursue Federal, state and local funding sources for the construction and operation of a new, relocated airport at Transpark.	Capital, Partnership	Ongoing	TR-5.1
TR 21	Ensure application of development limitations, consistent with FAA safety standards, related to height, safety/setback zones and noise for development surrounding the proposed airport.	Regulation	Ongoing	TR-5.2
TR 22	Plan for the redevelopment of the existing airport property in a manner that best supports the sound growth and economic strengthening of Warren County and Bowling Green consistent with the FLUM.	Planning	Long	TR-5.3, TR-5.4
TR 23	When the current airport relocates, assist the airport authority to conduct a highest and best use economic study; prepare and evaluate alternative development scenarios with public input; prepare and airport re-use master plan.	Planning, Partnership	Long	TR-5.4, TR-5.3

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
TR 24	Consider designating specific arterials in the Thoroughfare Map as Major Truck Streets, and identify intermodal connector points. Improve pavement conditions on those truck access routes.	Planning, Capital	Mid	TR-6.1
TR 25	As industrial development continues, identify and prioritize infrastructure projects (roadway or rail) that may be necessary to maintain adequate freight mobility.	Planning, Capital	Ongoing	TR-6.2, TR-6.1
TR 26	Coordinate with CSX Transportation improvements involving rail capacity, speed and safety.	Capital, Partnership	Ongoing	TR-6.3, TR-6.2
TR 27	Maintain an inventory of infrastructure height and weight restrictions (roads and bridges) facing trucks in Warren County and make available to the trucking community via the Internet.	Program	Ongoing	TR-6.6, TR-6.1
TR 28	Consider developing a freight mobility strategic action plan to help support and protect the freight transportation infrastructure.	Planning	Mid	TR-6.7

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Community Facilities Element				
CF 1	Proactively plan all public facilities to support desired land use patterns. Complete plans within timeframes sufficient to allow strategies for meeting future needs to be implemented before current planned capacities are exceeded.	Planning	Ongoing	CF-1.1
CF 2	Consider the practicability of a variety of tools to ensure the equitable financing of public facilities and services.	Planning	Ongoing	CF-1.2
CF 3	Consider the application of land dedication requirements for schools and other community facilities.	Planning, Regulation	Ongoing	CF-1.3, CF-1.2
CF 4	Consider establishing a process for coordinated development review with utility providers, Planning Commission staff, parks department representatives, school district representatives, postal service representatives, fire and police representatives, and other such relevant agencies, to expedite and more effectively coordinate development reviews.	Regulation	Short	CF-1.4
CF 5	During the next update of the long-range sewer facility master plan and related capital investment plans, ensure consistency with the Tiered Growth concept described in the Land Use Element.	Capital	Ongoing	CF-2.1,
CF 6	Give priority to upgrading and maintaining existing water and sewer infrastructure to encourage reinvestment in existing developed areas and to support existing and projected demands.	Capital	Ongoing	CF-2.2
CF 7	Consider creating an equitable financing structure for the efficient and cost-effective provision of water and sewer infrastructure improvements necessary to serve new development in Tier 2.	Capital	Long	CF-2.3
CF 8	Encourage developers to take advantage of statutory funding alternatives for infrastructure as provided in Chapter 107 of the Kentucky Revised Statutes.	Capital	Ongoing	CF-2.4
CF 9	Require that all new residential development in Tiers 1 and 2 (other than as specifically excepted by the Land Use Element) and all new commercial and industrial development (except those types specifically allowed in Tier 3) be serviced by public sanitary sewer.	Regulation	Short	CF-2.5
CF 10	In coordination with the Health Department, establish an on-site sewage disposal system preventive maintenance program to ensure continued proper functioning of these systems, particularly in areas where there may be a risk of water quality problems and threats to public health.	Regulation	Short	CF-2.7

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
CF 11	Continue the practice of evaluating the entire water and sanitary sewer systems every five (5) years in order to maintain a high level of service.	Program	Ongoing	CF-2.8
CF 12	Maintain and update city- and county-wide solid waste management plans that include short and long-term waste reduction and recycling goals.	Planning	Ongoing	CF-3.1
CF 13	Continue to modernize design standards for stormwater structures and outlets to reflect an emphasis on water quality, protection of stream ecology, and conformity with state regulations. Where feasible, such structures should be designed as (scenic or recreational) amenities.	Regulation	Ongoing	CF-4.1
CF 14	Continue to implement best management, "low impact" and "green" development standards and techniques to reduce the quantity and improve the quality of stormwater runoff from new and existing development.	Regulation	Ongoing	CF-4.2, NCR-1.2.3
CF 15	Continue to require that all stormwater plans, construction and approvals be based on the 100-year flood event.	Regulation	Ongoing	CF-4.3, NCR-1.1.1, NCR-1.1.2, NCR-1.1.5
CF 16	Continue to prohibit the construction of structures or on-site waste disposal systems in areas affected by the 100-year flood event.	Regulation	Ongoing	CF-4.4, NCR-1.1.1, NCR-1.1.2, NCR-1.1.5
CF 17	Consider enacting a "facility planning system" based upon objective level of service standards, such as response times, for fire and police facilities and services.	Program	Long	CF-5.1
CF 18	Establish consistent zoning and subdivision standards to require that all development in Tiers 1 and 2 be provided with a minimum fire flow of 600 GPM (except for a continued exemption for subdivision with no more than four lots).	Regulation	Short	CF-5.2
CF19	In Tier 3, require that any new subdivision encompassing 5 lots or more shall be required to provide a minimum fire flow of 250 GPM.	Regulation	Short	CF-5.3
CF 20	Periodically, and as may be consistent with the proposed "facility planning system" described in CF-1.5.1, review the fire flow standards to ensure their adequacy to serve future growth.	Regulation	Ongoing	CF-5.4
CF 21	Pursue neighborhood conservation, economic development and other programs and policies that will foster a "safe community."	Program	Ongoing	CF-5.5
CF 22	Review and revise zoning and subdivision regulations as necessary to promote the application of CPTED and "safe-by-design" principles and techniques in new and existing development.	Regulation	Long	CF-5.6

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
CF 23	Support the School districts in providing quality public education, including school facilities that adequately meet future enrollment projections.	Partnership	Ongoing	CF-6.1, LU-2.1.5
CF 24	Pursue an interlocal agreement between the County and Warren County Public Schools to jointly identify and reserve appropriately located sites for new schools.	Partnership	Mid	CF-6.2, LU-2.1.5
CF 25	Emphasize shared rather than single-use facilities to promote cost and land efficiencies, and to provide more comprehensive services to residents.	Capital	Ongoing	CF-6.3
CF 26	Work with the School districts to establish shared or joint facilities (e.g., school/library/recreation area), to promote cost and land efficiencies, take advantage of locations convenient to neighborhoods, and provide more comprehensive services to residents.	Capital	Ongoing	CF-6.3
CF 27	Continue to develop a collaborative review process with WKU that assesses the impacts of proposed campus development on local and regional resources and facilities.	Partnership	Mid	CF-7.1
CF 28	Establish overlay zoning or tailored development and design guidelines to ensure compatibility of uses, development intensities, and designs at the “town/gown” interface.	Regulation	Mid	CF-7.2
CF 29	Jointly explore and pursue opportunities to leverage the university’s presence into resources for improving the community.	Partnership	Ongoing	CF-7.3
CF 30	Explore non-traditional means to use libraries to provide multiple government services to residents, including exhibit spaces, service kiosks, etc.	Program	Ongoing	CF-8.1
CF 31	Support the library’s effort to respond to the unique needs of Warren County’s increasingly diverse population in the provision of library services.	Program	Ongoing	CF-8.2
CF 32	Continue to advance the establishment of a Countywide broadband and wireless infrastructure.	Capital	Ongoing	CF-9.1
CF 33	Support the use of wireless technologies by the County’s and City’s public safety services (i.e., police and fire).	Capital	Ongoing	CF-9.2
CF 34	Review zoning and other related regulations to ensure that appropriate locations and standards are provided for free-standing, co-located or attached telecommunications facilities throughout the County.	Regulation	Mid	CF-9.3, NCR-2.3.4, ED-7.1

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
CF 35	Promote technologies that reduce the impact of development and human activities on the environment, including sustainable development patterns, green building (e.g., encourage the use of green technologies in new construction, but also place an emphasis on adaptive reuse of existing buildings, and responsible deconstruction and reuse of building materials) alternative transportation, etc.	Regulation	Mid	CF-10.1
CF 36	Identify and promote long-term alternative methods to provide increased water capacity while reducing consumption (cooperative arrangements, indirect potable water reuse, conservation measures, etc.)	Planning, Program, Regulation, Outreach	Ongoing	CF-10.2
CF 37	Identify the potential for joint utility corridors to promote land and cost efficiencies, after determining corridor compatibility among systems and combining system maps to indicate the location of potential corridor alignments. Coordinate the timing of system improvements to lessen impacts on resources and uses.	Capital, Partnership	Ongoing	CF-10.3

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Parks and Open Space Element				
PR 1	Increase the array of recreational facilities to meet the needs of the community.	Planning	Ongoing	PR-1.1
PR 2	Prepare and regularly update strategic City and County master plans for open space and recreation to coordinate and prioritize the expansion, maintenance, and replacement of recreational facilities—including parks, community centers, schools, libraries, etc.	Planning	Ongoing	PR-1.2, CF-1.1
PR 3	Use City and County master plans in conjunction with the Future Land Use Map to identify general locations for future park sites taking into account projected needs for number, extent and type of facilities.	Planning	Ongoing	PR-1.3, LU-2.1.5, CF-1.1
PR 4	Focus any future/potential land acquisition efforts for parkland on areas where development pressure threatens resources or may inhibit the creation of needed parks, as identified in the City's and County's master plans.	Planning, Capital	Ongoing	PR-1.4, LU-2.1.5, NCR-1.3.7
PR 5	Pursue opportunities to combine park areas with schools or other appropriate public facilities to control taxpayer costs.	Partnership	Ongoing	PR-1.5, CF-6.3
PR 6	Establish (Warren County/Bowling Green jointly or separately) a minimum level of service standard for park and recreation facilities.	Planning, Regulation	Short	PR-1.6
PR 7	As necessary, review and enhance design standards for new residential developments to ensure connectivity to the greenway system, protection of stream corridors and floodplains and protection and enhancement of tree canopy.	Regulation	Ongoing	PR-1.7, LU-2.1.3, LU-2.1.4, NCR-1.1.6, NCR-1.4.2
PR 8	Revise zoning regulations to promote the protection of open space and rural character through the application of Conservation Development as an alternative form of development in the AG zoning districts, to promote retention of open space and rural character.	Regulation	Short	PR-1.8, LU-2.6, NCR-1.3.2
PR 9	Prepare, implement, and periodically update a plan to identify, preserve and track environmentally sensitive lands, including, but not limited to: wildlife habitats, wetlands, marsh lands and flood plains associated with both streams and sinkholes.	Planning	Mid	PR-1.9, NCR-1.3.7
PR 10	Revise current open space requirements to incorporate a minimum ratio of gross site area as usable open space.	Regulation	Short	PR-2.1, NCR-1.3.4
PR 11	Develop regulatory options for the ownership and management of parks required as part of planned developments, taking into account present and anticipated resources and capacity to take over those parks at the time of dedication.	Regulation	Mid	PR-2.2

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
PR-12	Consider the use of easements or land dedication upon development or redevelopment of a parcel where necessary to extend greenways or trails consistent with the Greenbelt System Master Plan.	Regulation	Mid	PR-3.1, LU-2.1.3, NCR-1.4.2
PR 13	Support the continued implementation and periodic updating of the Greenbelt System Master Plan, with the goal of achieving a comprehensive network of greenways throughout Bowling Green and Warren County.	Planning	Ongoing	PR-3.2, NCR-1.4.1, TR-3.2
PR 14	Encourage and coordinate with the KYTC and the MPO to ensure that bicycle and pedestrian ways are established in conjunction with the construction, reconstruction or other change of any state transportation facility, with special emphasis on those projects that are located in or within one mile of an urban area.	Program, Capital, Partnership	Ongoing	PR-3.3, TR-3.4
PR 15	Take steps to incorporate scenic areas along the major surface streams of Warren County into a system of protected open space, scenic trails and parks.	Planning, Capital	Ongoing	PR-3.4
PR 16	Incorporate the community's extensive park, trail and greenway system into future economic development efforts, and consider economic development when planning and prioritizing future extensions of the park, trail and greenway system.	Planning, Program	Ongoing	PR-3.5
PR 17	Explore ways to build upon the framework established in the Greenbelt System Master Plan to build an ever-more interconnected network of safe bicycling ways, including on trails, roadways and in parks and other open spaces.	Planning	Ongoing	PR-4.1, TR-3.1, TR-3.4, TR-3.5, LU-2.1.3, NCR-1.4.2
PR 18	Encourage the provision of bicycling accommodations as unique transportation links between the County's numerous historic, cultural, educational, scenic, and recreational destinations to support tourism activities.	Program	Ongoing	PR-4.2
PR 19	Coordinate the designation of blueways with the County's Greenways Commission to help connect blueway resources and facilities to the pedestrian and bicycle system, as well as with destinations around the County.	Planning	Ongoing	PR-5.1
PR 20	Provide and encourage appropriate levels of public access and amenities along the County's blueways, where feasible.	Program	Ongoing	PR-5.2
PR 21	Continue to pursue the development of riverside walkways and bicycle paths avoiding conflict with natural habitat.	Program	Ongoing	PR-5.3
PR 22	Continue to support the development of a whitewater course on the Barren River.	Program	Ongoing	PR-5.5

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Natural and Cultural Resources Element				
NCR 1	Continue to require that all stormwater plans, construction and approvals consider the 100-year flood event.	Regulation	Ongoing	NCR-1.1.1, CF-4.3, CF-4.4
NCR 2	Maintain current prohibitions on the construction of structures or onsite waste disposal systems in the 100-year flood plains and 10-year frequency sinkhole flood zones.	Regulation	Ongoing	NCR-1.1.2, CF-4.3, CF-4.4
NCR 3	Establish a protocol and mechanism for continually tracking scientific research and findings regarding the karst landscape, and adjust or recommend adjustments in development regulations based on those findings.	Program, Regulation	Ongoing	NCR-1.1.3
NCR 4	Continue to require submission and approval of an engineering plan to fill a sinkhole.	Regulation	Ongoing	NCR-1.1.4
NCR 5	Continue to prohibit any construction or on-site sewage system to take place within the 100-year flood zone associated with an existing sinkhole or engineered detention/retention basin.	Regulation	Ongoing	NCR-1.1.5, NCR-1.1.1, CF-4.4
NCR 6	Consider amending the Zoning Ordinance and/or Subdivision Regulations to include standards and incentives for the protection of existing trees on infill and redevelopment sites before, during and after land development.	Regulation	Ongoing	NCR-1.1.B, PR-1.7
NCR 7	Consider amending the Zoning Ordinance and/or Subdivision Regulations to ensure appropriate protection of environmentally-susceptible areas, such as steep slopes, flood plains, etc.	Regulation	Ongoing	NCR-1.1.7
NCR 8	Continue to monitor and modernize local design standards for stormwater structures and outlets to reflect an emphasis on water quality, protection of stream ecology and conformity with state regulations.	Regulation	Ongoing	NCR-1.2.1
NCR 9	Monitor the effectiveness of well-head protection programs and standards to ensure they continue to protect our drinking water supplies.	Program	Ongoing	NCR-1.2.2
NCR 10	Continue to implement best management, "low impact" and "green" development standards, incentives and techniques to reduce the quantity and improve the quality of stormwater runoff from new and existing development.	Regulation	Ongoing	NCR-1.2.3, CF-4.2
NCR 11	Identify and promote long-term alternative methods to provide increased water capacity while reducing consumption (e.g., cooperative arrangements, indirect potable water reuse, conservation measures, etc.).	Regulation	Ongoing	NCR-1.2.4

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
NCR 12	Increase financial support for non-motorized transportation improvements and mass transit to reduce dependence on the automobile and improve air quality.	Program	Ongoing	NCR-1.2.5
NCR 13	Support the growth management framework established in the land use element as a way to encourage development in already built-up areas and conserve resources through the most efficient use of existing and future infrastructure.	Planning, Regulation	Ongoing	NCR-1.3.1
NCR 14	Modify zoning regulations as necessary to allow Conservation Development as an alternative form of development in the AG zoning district, to promote retention of open space and rural character.	Regulation	Short	NCR-1.3.2, LU-2.6, PR-1.8
NCR 15	Identify and introduce into the County's and City's codes and regulations state-of-the-art techniques and technologies that reduce the impact of development and human activities on the environment, including green building technologies, best management practices, sustainable development techniques, etc.	Regulation	Mid	NCR-1.3.3
NCR 16	Explore design standards to retain significant, usable open space, create green linkages, and increase stream corridor/floodplain protection in new urban and suburban development.	Regulation	Mid	NCR-1.3.4, LU-2.1.1, LU-2.1.3, PR-2.2
NCR 17	Explore and support partnerships with private land trusts, foundations, and other organizations that can assist the County in acquiring land, obtaining conservation easements, and maintaining and managing open space and natural resources.	Partnership	Ongoing	NCR-1.3.5
NCR18	Continue to coordinate with other responsible agencies the development and implementation of programs to manage stormwater runoff, address water pollution, and improve the quality of the County's and the region's water bodies.	Partnership	Ongoing	NCR-1.3.6
NCR 19	Prepare, implement, and periodically update a plan to identify, preserve, and track environmentally sensitive lands, including, but not limited to: wildlife habitats, wetlands, marsh lands and flood plains associated with both streams and sinkholes.	Program	Mid	NCR-1.3.7, PR-1.9
NCR 20	Identify and prioritize potential areas to be added to the County's Greenbelt (Greenways) Plan, and explore funding mechanisms for acquisition, planning and design, as appropriate.	Planning, Capital	Ongoing	NCR-1.3.8, TR-3.2
NCR 21	Seek coordination between local governments, utility providers and property owners, to prevent conflicts between tree and utility locations, including utility maintenance needs.	Partnership	Long	NCR-1.3.9

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
NCR 22	Initiate a dialogue between County governments and utility providers to consider changes to utility location standards in new development to mitigate this infrastructure's visual impacts.	Partnership	Mid	NCR-1.3.10
NCR 23	Review the adequacy of existing tree planting standards for: parking lot landscaping; buffering and screening; and, application of xeriscape principles.	Regulation	Mid	NCR-1.3.11, LU-2.3.2
NCR 24	Consider establishing a street-tree planting requirement within the right-of-way of residential developments, and, potentially of commercial developments, in order to increase and restore the County's and cities' tree canopy.	Regulation	Short	NCR-1.3.12
NCR 25	Support the continued implementation and periodic updating of the Greenbelt (Greenways), Sidewalk and Bicycle Facilities Master Plan.	Planning, Program	Ongoing	NCR-1.4.1, TR-3.2, PR-3.2
NCR 26	Review, revise and expand zoning and subdivision ordinance provisions for pedestrian and bicycle facilities in private developments when appropriate, including encouraging extension of greenways, trails and other elements of the Greenbelt (Greenways) Master Plan into future conservation subdivisions through easements or land dedication.	Regulation	Mid	NCR-1.4.2, LU-2.1.3, PR-1.7, PR-3.1, PR-4.1
NCR 27	Continue to promote the development of the Lost River as a nature center, botanical garden, and karst education center for the education and enjoyment of all ages.	Program	Ongoing	NCR-1.4.3, PR-1.9
NCR 28	Maintain a local inventory of historic landmarks, places and districts, with photographs, descriptions and information on history, ownership and current conditions. Track structures, districts and landmarks that could become eligible for historic designation (50-year threshold) during the time span of this plan.	Program	Ongoing	NCR-2.1.1
NCR 29	Establish a neighborhood inventory program to identify and document the location, size, individual characteristics, appearance and inhabitants of residential areas which will exceed the Secretary of the Interior's threshold for historic designation during the time span of this plan.	Program	Mid	NCR-2.1.2
NCR 30	Continue methods and procedures to update local surveys and registers of cultural resources on a regular basis.	Program	Ongoing	NCR-2.1.3
NCR 31	Partner with civic and preservation groups, historical societies and museums, schools and others to inform the community about the benefits of historic preservation. Working with these groups, prepare or promote educational tools and activities.	Outreach, Partnership	Ongoing	NCR-2.2.1

Implementation Framework

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
NCR 32	Explore the use of mechanisms such as cluster zoning, land swaps, purchase of development rights and transfer of development rights programs to discourage destruction of historic structures or properties.	Planning, Program, Regulation,	Ongoing	NCR-2.3.1, NCR-2.4.2, LU-2.7
NCR 33	Identify areas that include historic, archaeological, or other valuable cultural resources for potential detailed (sector, corridor, or district) planning. Such detailed plans should include recommendations for the preservation and enhancement of those resources, and may be implemented in the Zoning Ordinance through overlay districts.	Planning, Regulation	Ongoing	NCR-2.3.2
NCR 34	Continue to consider adjustments to current zoning regulations and/or creation of new zoning districts or overlay districts to encourage continuity of historic neighborhood patterns as evidenced by setbacks, building heights, location of parking, landscape character, and open space.	Regulation	Mid	NCR-2.3.3, LU-2.5.2
NCR 35	Continue to consider revising zoning regulations pertaining to telecommunication towers to take into account potential effects in historic and archaeological resources.	Regulation	Mid	NCR-2.3.4, CF-9.3
NCR 36	Consider the use of brownfield sites for clustered traditional neighborhood development along with the preservation of extant industrial structures.	Planning	Ongoing	NCR-2.3.5, LU-2.2
NCR 37	Adopt subdivision regulations that allow and encourage the incorporation of significant natural features and archaeological sites into new developments in ways that will ensure their protection and enjoyment.	Regulation	Long	NCR-2.3.6
NCR 38	Continue, as appropriate, to designate and establish eligible neighborhoods as local historic districts in Bowling Green and Warren County to protect and maintain historic buildings and sites.	Planning, Regulation	Ongoing	NCR-2.3.7
NCR 39	Review Chapter 34 of the Kentucky Building Code (variances for historic structures) and ensure that all appropriate provisions have been incorporated into local regulations.	Regulation	Short	NCR-2.3.8
NCR 40	Bowling Green should promote its tax moratorium program to encourage rehabilitation of historic structures.	Program	Ongoing	NCR-2.3.9
NCR 41	Provide technical assistance to property owners for federal and state rehabilitation tax credit programs.	Program, Outreach	Ongoing	NCR-2.3.10
NCR 42	Continue to support the historic property discounted paint program provided by local paint vendors.	Program	Ongoing	NCR-2.3.11

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
NCR 43	Continue to support the grant program for historic properties offered by the Landmark Association.	Program	Ongoing	NCR-2.3.12
NCR 44	Review zoning and building regulations to ensure they allow and promote adaptive reuse of historic structures.	Regulation	Mid	NCR-2.3.13, LU-2.5.5
NCR 45	Direct development to areas where infrastructure already exists, in order to reduce the premature development pressure on the countryside.	Planning, Regulation	Ongoing	NCR-2.4.1
NCR 46	Explore the use of tools such as conservation easements, purchase of development rights and transfer of development rights for rural preservation. Develop mechanisms and protocols to establish land conservation trusts in coordination with local preservation groups.	Planning, Program, Outreach	Mid	NCR-2.4.2, NCR-2.3.1, LU-2.7
NCR 47	Adjust zoning and subdivision regulations to require development in rural village centers to be compatible in design and placement with existing surrounding structures, and to contribute to the historic character of the community.	Regulation	Short	NCR-2.4.3, LU-2.9.1
NCR 48	Consider adopting design principles for transition areas between rural, rural residential, and suburban residential. Such rural/suburban edge principles should include standards for new development compatibility (density, landscaping, etc.), as well as guidance for the preservation of existing rural features and structures.	Planning, Regulation	Long	NCR-2.4.4, LU-2.9, LU-2.6
NCR 49	Encourage community anchors (i.e. post offices, community centers, churches, theaters, etc.) to remain in historic districts. Consider tax exemptions, rehabilitation tax credits, conservation or façade easements, or similar incentives to retain these uses, as applicable.	Program, Outreach, Partnership	Ongoing	NCR-2.5.1
NCR 50	Consider the continuation of Main Street, Distinctive Designation, and Preserve America, or similar programs that utilize preservation alongside other methods to revitalize historic districts.	Program	Ongoing	NCR-2.5.2
NCR 51	Continue efforts to improve collaboration between local officials and historic preservation groups.	Outreach, Partnership	Ongoing	NCR-2.5.4

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Housing and Neighborhoods Element				
HN 1	Establish incentives for the development of infill sites in urban areas.	Regulation, Program	Short	HN-1.1, LU-2.2.2
HN 2	Establish in the Zoning Ordinance clear compatibility criteria for new redevelopment and infill projects based on such factors as building scale, setbacks, parking location, landscaping and architectural character.	Regulation	Mid	HN-1.2, HN-3.7, HN-3.11, HN-3.14, HN-4.1, HN-4.2, LU-2.5.2
HN 3	Continue to identify and promote opportunities for infill and redevelopment, particularly projects which may strengthen existing neighborhoods and districts.	Planning, Program	Ongoing	HN-1.3, HN-1.1, HN-1.2, LU-2.2.2, LU-2.4.1, LU-2.5.3, LU-2.5.2
HN 4	Promote the diversification of new housing stock by applying variable zoning densities and allowing a range of housing types in suitable locations.	Regulation	Ongoing	HN-2.1, HN-5.8, HN-7.1, LU-2.2.1
HN 5	Continue and, if possible, expand housing rehabilitation revolving loan programs.	Program	Mid	HN-2.2
HN 6	Where housing is in severe disrepair such that rehabilitation is financially unfeasible, explore the possibility of acquiring and razing the structure to facilitate developing housing for low- and moderate-income families.	Program	Ongoing	HN-2.3
HN 7	Consider establishing mechanisms to monitor conditions in transitional neighborhoods to identify and monitor the number, location, occupancy, and condition of rental units.	Regulation, Program	Mid	HN-2.4
HN 8	Continue targeted code enforcement efforts in neighborhoods where lack of property maintenance is identified as a major issue.	Program	Ongoing	HN-2.5
HN 9	Continue existing or adopt new programs to reinforce and stabilize areas with concentrations of low and moderate priced housing.	Program	Ongoing	HN-3.1
HN 10	Undertake revitalization activities in the "Shake Rag" neighborhood.	Program	Short	HN-3.2
HN 11	Develop a process for assessing and implementing the services Warren County and Bowling Green deliver to neighborhoods.	Program	Short	HN-3.3
HN 12	Consider adopting a comprehensive neighborhood conservation and improvement program for areas identified as needing protection or revitalization, as determined by the City-County Planning Commission or local legislative body.	Planning, Program	Mid	HN-3.4, LU-2.4.1
HN 13	Develop tailored design guidelines for targeted neighborhoods as identified on the Neighborhood Stability and Revitalization Map addressing potential infill development, conversion of existing structures to new uses or changes in intensity and redevelopment.	Planning	Long	HN-3.5, HN-1.2, HN-3.6, HN-3.8, LU-2.2.2, LU-2.4.2, LU-2.5.3, LU-2.5.6

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
HN 14	Revisit and, as necessary, adjust zoning in neighborhoods which are predominantly single family, but designated for multi-family use.	Regulation	Ongoing	HN-3.6, LU-2.5.6
HN 15	Assist county officials in investigating a method to coordinate neighborhood issues and problems.	Program	Mid	HN-3.7
HN 16	Revise zoning regulations to provide incentives for developments that include a mix of housing types and densities within the development.	Regulation	Mid	HN-4.1, HN-2.1, HN-4.2, HN-5.8, HN-5.9, LU-2.2.1
HN 17	Provide greater flexibility through the Zoning Ordinance and the Zoning Map to meet the shifting demand for housing types due to demographic changes.	Regulation	Ongoing	HN-4.2, HN-2.1, HN-4.1, HN-5.8, HN-7.1, HN-7.6, LU-2.2.1
HN 18	Consider a variety of incentives to promote the development of affordable housing.	Program	Ongoing	HN-5.1, HN-5.9, HN-6.1
HN 19	Review existing regulations to determine if excessive and unnecessary infrastructure requirements (street / sidewalk widths, etc.) are being imposed that may raise the cost of housing.	Regulation	Mid	HN-5.2
HN 20	Seek out opportunities for public/private partnerships to increase the supply of affordable housing.	Partnership	Ongoing	HN-5.3
HN 21	Support the efforts of non-profit housing providers, and seek opportunities for practical actions to make their projects more feasible.	Partnership	Ongoing	HN-5.4, HN-5.12
HN 22	Identify, and maintain information regarding, sites that may be suitable for affordable housing development, and use this information to actively market to potential affordable housing developers.	Program, Partnership	Ongoing	HN-5.5
HN 23	Before adopting regulations affecting residential land development, evaluate such regulations for probable impacts on the affordability of housing.	Regulation	Ongoing	HN-5.6
HN 24	Ensure that sufficient land is zoned to meet projected affordable housing needs, based on the latest information and studies.	Regulation	Ongoing	HN-5.7, HN-2.1, HN-4.1, LU-2.2.1
HN 25	Consider reducing or waiving permit fees for developments that include affordable housing, commensurate with the proportion of units that will be affordable.	Regulation	Short	HN-5.8, HN-4.1, HN-5.1
HN 26	Explore the possibility of a community land trust for affordable housing in partnership with private and/or non-profit housing agencies.	Program, Partnership	Long	HN-5.9
HN 27	Take steps to inform potential home buyers to consider the future land use plan, in addition to current zoning, when making home purchasing decisions, especially when there is vacant land nearby.	Outreach	Mid	HN-5.10, HN-5.8

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
HN 28	Continue to support, and where possible increase, the efforts of non-profit and other agencies to provide affordable housing.	Partnership	Ongoing	HN-5.11, HN-5.5, HN-5.6
HN 29	Assist city and county officials in investigating a designated point of contact for potential affordable housing project.	Program	Short	HN-5.12
HN 30	Take steps to inform the general public about the importance of affordable housing in the community, including the economic necessity.	Outreach	Ongoing	HN-5.13
HN 31	Ensure that this Comprehensive Plan and Bowling Green's Consolidated Plan remain consistent.	Planning	Ongoing	HN-5.14
HN 32	Encourage affordable housing using any available subsidies to include energy conservation measures to reduce the overall cost burden of housing on low and moderate income households.	Program	Ongoing	HN-5.15
HN 33	Continue to seek increased funding for housing voucher programs for lower income households	Program	Ongoing	HN-5.16
HN 34	Review existing zoning regulations to ensure that use of properties for assisted-living facilities and transitional housing (i.e. extended stay hotels, domestic violence shelters, etc.) is not unduly limited.	Regulation	Short	HN-6.1, HN-2.1, HN-4.2, LU-2.2.1
HN 35	Consider revisions to the zoning ordinance to permit more than 25 percent or 500 square feet of a residence for a home business, subject to specified conditions.	Regulation	Mid	HN-6.2
HN 36	Ensure that sufficient housing assistance funds (i.e. CDBG) and programs are directed to elderly affordable and transitional housing.	Program	Ongoing	HN-6.3, HN-6.1
HN 37	Continue to support the elderly and disabled programs of the Housing Authority of Bowling Green.	Program	Ongoing	HN-6.4
HN 38	Develop guidelines that any housing development receiving a local government subsidy must meet standards for disabled access. Also consider creating a point system taking into account disabled access to evaluate housing projects competing for public subsidy.	Program	Mid	HN-6.5
HN 39	Consider revisions to single-family zoning districts to permit "mother-in-law" apartments/granny flats."	Regulation	Mid	HN-6.6, HN-4.2, LU-2.2.1

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
Economic Development Element				
ED 1	Supplement current efforts—such as southcentralky.com—to provide local data to those considering relocating a business, with active promotion of Warren County as a prime business location.	Program, Partnership	Ongoing	ED-1.1
ED 2	Promote recruitment of businesses and industries that provide high-wage employment and those that will help in diversifying Warren County’s economy to minimize the effects of cyclical shifts affecting specific industries.	Program, Partnership	Ongoing	ED-1.2
ED 3	Support the continued recruitment of new businesses to locate in the Kentucky Trimodal Transpark and the South Central Kentucky Industrial Park.	Program	Ongoing	ED-1.3
ED 4	Continue to disseminate information regarding the availability of vacant property and business space via the southcentralky.com website, and ensure that the information remains up-to-date.	Program	Ongoing	ED-1.4
ED 5	Support the location of State and Federal facilities in Warren County.	Program, Partnership	Ongoing	ED-1.5
ED 6	Periodically review the Zoning Map to ensure that it allows sufficient area for industrial, commercial and office development to accommodate projected job growth and the location/expansion needs of existing and potential businesses.	Regulation	Ongoing	ED-1.6
ED 7	Promote Warren County as a potential upscale retirement community.	Program	Ongoing	ED-1.7
ED 8	Encourage the development and expansion of healthcare facilities and support facilities for those of retirement age.	Program, Regulation	Ongoing	ED-1.8
ED 9	Identify and assist in marketing potential sites for business parks that generate high-paying jobs and focus on clean industries.	Program	Ongoing	ED-2.1
ED 10	Assist in the pursuit and marketing to companies in the field of business applications and product development.	Program	Ongoing	ED-2.2
ED 11	Plan for the development and improvement of technology infrastructure (e.g., connectivity, bandwidth, dual access, etc.), as well as traditional infrastructure improvements, to support new business parks.	Program, Capital	Ongoing	ED-2.3
ED 12	Review and, as necessary, revise zoning and land development standards to provide flexibility in facility design and layout for corporate business parks.	Regulation	Mid	ED-2.4
ED 13	Facilitate the establishment of new small and/or home-based businesses.	Program, Regulation	Mid	ED-3.1
ED 14	Work with private sector partners to identify and promote specialty shopping niches (i.e. antique corridors, furniture rows, arts districts, etc.)	Partnership	Long	ED-3.2

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
ED 15	Continuously improve the availability of information on the Internet.	Program	Ongoing	ED-3.3
ED 16	Continue to support Western Kentucky University's Small Business Development Center the Small Business Development Center, Innovation and Commercialization Center (ICC) and Small Business Accelerator. Such economic development initiatives provide business incubator programs, small business training and reference information and programs to foster transference of academic discoveries to commercially marketable products.	Partnership	Mid	ED-3.4
ED 17	Encourage and participate in promotional events that benefit local businesses.	Partnership	Ongoing	ED-3.5
ED 18	Review the Zoning Ordinance to ensure it allows work-live units in appropriate locations to reduce costs for certain types of businesses.	Regulation	Short	ED-3.6
ED 19	Explore the increasing demand for alternative management systems as a potential growth area for the agriculture sector in the County.	Program	Ongoing/	ED-4.1
ED 20	Assist farmers in reducing barriers to selling Warren County farm products.	Partnership	Ongoing	ED-4.2
ED 21	Support and enhance agricultural infrastructure.	Capital	Ongoing	ED-4.3
ED 22	Support the continuance and expansion of Western Kentucky University's agri-related activities at the university Farm.	Program	Ongoing	ED-4.4
ED 23	Support farmers' markets, local Co-ops, agricultural festivals, equestrian events, and other activities that help to support a viable agriculture economy.	Program, Outreach	Ongoing	ED-4.5
ED 24	Work with local public and private schools, WKU, Bowling Green Technical College, the Chamber of Commerce and other organizations to ensure that learning tools and workforce training programs are aligned with business recruitment efforts and the changing global marketplace.	Partnership	Ongoing	ED-5.1
ED 25	Establish partnerships between local schools and employers to provide high school students the opportunity for paid or unpaid internships to gain work experience and skills.	Partnership	Ongoing	ED-5.2
ED 26	Endeavor to maintain a reasonable cost of living in Warren County by addressing the cost of housing and transportation issues. Consider the impact of land use, transportation and related decisions on the cost of living.	Program	Ongoing	ED-6.1
ED 27	Continue to implement the Greenbelt System Master Plan in order to improve multimodality, connectivity and recreational opportunities.	Program, Capital	Ongoing	ED-6.2, TR-3.2

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
ED 28	Continue to support the provision of cultural, sports and other entertainment venues and facilities to make the community more attractive to visitors and residents, as well as more self-reliant.	Partnership	Ongoing	ED-6.3
ED 29	Expand the availability of high-speed internet and wi-fi technology. Ensure that existing regulations do not unduly prevent the widest possible access to wi-fi technology.	Regulation	Mid	ED-7.1, CF-9.3
ED 30	Periodically evaluate whether infrastructure constraints, such as traffic congestion or lack of adequate utilities in strategic locations, are inhibiting economic development and employment growth opportunities; take steps to address any deficiencies.	Program, Capital	Ongoing	ED-7.2
ED 31	Plan for the redevelopment of the existing airport property in a manner that best supports the sound growth and economic strengthening of Warren County and Bowling Green and is consistent with the Future Land Use Map and Comprehensive Plan.	Planning	Long	ED-7.3, TR-5.3, TR-5.4
ED 32	All governments in Warren County should coordinate to collectively increase the community's influence at the State and Federal government levels.	Partnership	Ongoing	ED-7.4
ED 33	Coordinate infrastructure investment policies between Warren County and its municipalities.	Partnership	Ongoing	ED-7.5
ED 34	Continue to actively pursue State and Federal grants to improve the business climate in disadvantaged parts of the community.	Program	Ongoing	ED-8.1
ED 35	Utilize targeted financial assistance, incentives and technical support to encourage reinvestment in older commercial properties.	Program	Ongoing	ED-8.2
ED 36	Support the development of new cultural and entertainment venues, such as the development of a whitewater course on the Barren River and completion of the Heritage Trail (a walking path from Fountain Square Park to the Riverfront), in Downtown Bowling Green, that complement current establishments such as the minor league baseball stadium, the Southern Kentucky Performing Arts Center and the Historic Railpark and Train Museum.	Program, Partnership	Ongoing	ED-9.1
ED 37	Improve the availability of information on the Internet regarding the tourist attractions available in Warren County, particularly in Downtown.	Program	Mid	ED-9.2
ED 38	Consider the need for tourist support facilities (hotels, restaurants, etc.) when making land use and zoning decisions.	Planning, Regulation	Ongoing	ED-9.3

Implementation Framework

Action ID	Action	Type	Timeframe	Related Objectives and Strategies
ED 39	To encourage the provision of additional residential, retail and office facilities in Downtown Bowling Green, review the Zoning Ordinance to remove impediments to and provide incentives for the development of mixed-use projects that include upper floor residential, live/work units, and other innovative types of development suited in a vibrant downtown environment.	Regulation	Mid	ED-9.4, LU-2.2.1
ED 40	The governments of Warren County should establish partnerships with private and non-profit organizations to gather and maintain economic data that can be used to improve decision making in the future.	Program	Ongoing	ED-10.1
ED 41	Establish formal communication channels with local businesses, the Bowling Green Area Chamber of Commerce, Western Kentucky University's (WKU) Small Business Development Center and Innovation and Commercialization Center, the local governments in Warren County and other entities involved in economic development; coordinate the activities of these various organizations toward achieving a common vision of Warren County's economic future.	Partnership	Ongoing	ED-10.2
ED 42	Coordinate with local business groups to make information on existing resources and/or financing programs to business retention or expansion readily available.	Partnership	Ongoing	ED-10.3
ED 43	Continue to develop and maintain the community's on-line Geographic Information System (GIS) as a means to provide the most up-to-date data for the citizens of Warren County and encourage national on-line mapping system providers to utilize local resources for their mapping needs	Program	Ongoing	ED-10.4