

# City-County Planning Commission of Warren County

The Planning Commission is comprised of twelve members appointed by the governing bodies in Warren County. Four members are appointed by the Warren County Fiscal Court, four by the City of Bowling Green and one each by the incorporated cities of Oakland, Plum Springs, Smiths Grove and Woodburn. This twelve member body has oversight of the Planning Commission office including the budget and employees. In addition to these duties, these twelve members also have the decision making

responsibility on land use and policy decisions regarding the Comprehensive Plan and the Subdivision Regulations and makes recommendations to the governing bodies on zone changes and text amendments to the Zoning Ordinance. In addition to the Planning Commission, staff acts as a liaison to 7 other boards which, in total, are comprised of approximately ninety members who are mostly citizen appointed volunteers. We could not do our job without their service. To learn more about our boards, our serving members, and our staff, please visit our website at [www.warrenpc.org](http://www.warrenpc.org).

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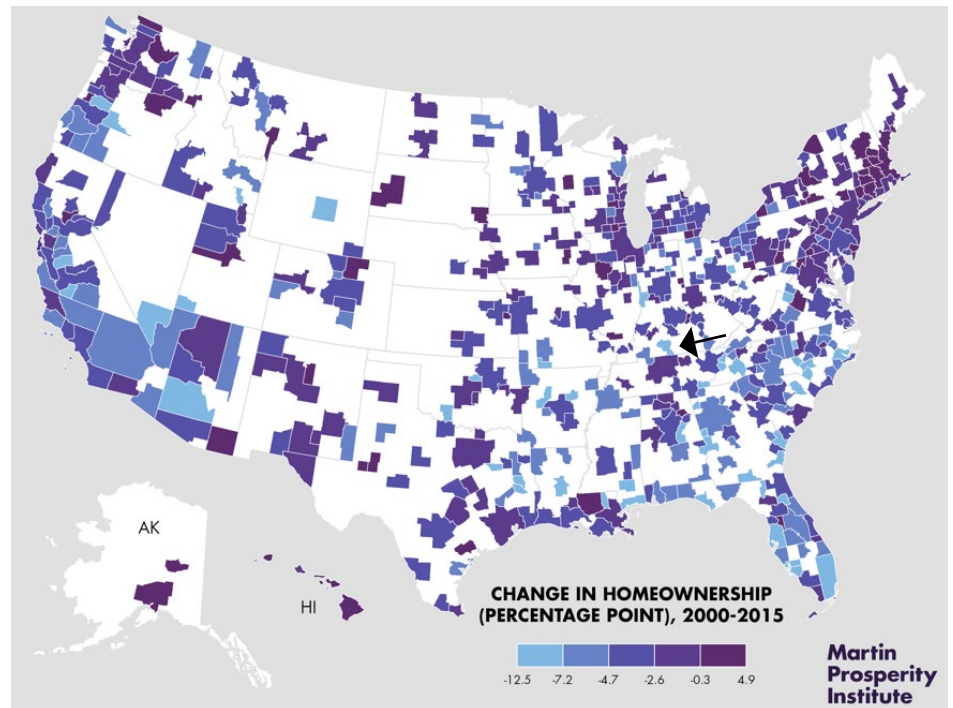
# Housing Reset

Longtime residents of Warren County may think homeownership has taken a dive in recent years; and they're right.

Warren County is one of numerous places across the country where homeownership has decreased since 2000, according to a recent study by the Martin Prosperity Institute. "The American Dream has long been defined by homeownership, but current trends suggest this aspiration is waning," said Richard Florida, who analyzed data from the U.S. Census Bureau with a colleague at MPI and authored the article "[The Great Housing Reset](#)." The article appeared on CityLab's website in May.

Florida and his colleague, Karen King, seem to be onto something. Data indicates that Warren County's population living in owner-occupied housing units dipped 7.5 percentage points between 2000 and 2015. In 2000, when the population of Warren County was 92,522, 94 percent of the population was counted in occupied housing units, according to the Census Bureau. Nearly 67 percent resided in owner-occupied units, while 33.5 percent resided in renter-occupied units. Fast forward to 2015, the year up to which Florida and King measured. Our county's population was estimated at 122,851, with 91.4 percent of the population in occupied housing units. The percentage of that population living in renter-occupied units picked up the 7.5 percentage points owner-occupied units lost.

This trend isn't unique to Warren County. Florida stated in his article that the homeownership rate declined in 90 percent of all American metros. (Although Warren County is not technically defined as a metropolitan area, MPI's map shows the county included in the study.)



In spite of the rental gains in a decade and a half, homeownership still holds the majority in our area. Not only do most people live in homes, but there are also more owner-occupied housing units than renter-occupied housing units, though the statistics still reflect a decline in ownership. In 2000, there were 35,365 occupied housing units in Warren County. Sixty-four percent of those – or 22,622 – were owner-occupied. Renter-occupied units made up just 36 percent – or 12,743. Fifteen years later, with 45,387 occupied housing units, an estimated 26,135 (57.6 percent) were owner-occupied, and an estimated 19,252 (42.4 percent) were renter-occupied.

The Census Bureau also had predictions for occupied housing units in 2016. With 45,974 estimated occupied housing units, 26,377 (57.4 percent) were owner-occupied, while 19,597 (42.6 percent) were renter-occupied. Based on those predictions, the percentage of owner-occupied housing units has decreased by 6.6 percentage points. Conversely, renter-occupied units have increased by 6.6 percentage points.

So what's the cause? The MPI study found that, although "coastal superstar cities and knowledge hubs" had the lowest overall rates of homeownership, places located in the Sunbelt and the Rust Belt – between which Kentucky is wedged – saw bigger declines, "where rates had the furthest to fall." Florida and King also observed that gentrifying areas tended to experience the most increase in homeownership. Increased income went hand-in-hand with that.

While Warren County's housing may not convert to majority rental within five or even 10 years, the ratio of homeownership to renting is approaching 50/50. With the next census coming up in less than two years, we'll soon know if the "housing reset" has continued.



# New Process Streamlines Development Approvals

Developers and investors have responded to the market demand within the city and county to provide residential and commercial products to meet the high level of growth seen over the last several years. Maintaining the checklist of requirements from all city and county agencies while staying on a timeline can create serious challenges for those looking to invest into our community as well as those reviewing the projects. The Comprehensive Development Review (CDR) process looks to meet the demand for the growing marketplace within our community by streamlining the review time for plan submittals.

The Planning Commission staff in cooperation with city and county staff, and appropriate sister agencies are all participants in the CDR Committee. Previously, an applicant may have had to approach an agency individually for approval. Now, the CDR Committee will review the plans jointly to ensure that all regulations and requirements are satisfied. The CDR process provides a single point of contact for applicants to funnel questions regarding the development requirements.

A weekly meeting has been scheduled by the CDR Committee and will provide the opportunity for an applicant to ask questions and get feedback on a proposed project from all public and private agencies involved in the development process. Applicants are encouraged to schedule time to meet with the committee during the early stages to discuss the scope of the project to better understand what is required to begin construction. By providing this level of coordination and planning on the front end of the project, a majority of unforeseen development cost can hopefully be avoided.

One goal of the CDR process is to provide improved communication and coordination from the initial idea stage, through permitting, during construction, to final project completion. The CDR process looks to simplify and streamline that process from start to finish. For more information please contact Eric Druen, Development Specialist, at [eric.druen@bgky.org](mailto:eric.druen@bgky.org) or by phone at (270) 842-1953.

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## Plano Focal Point Plan Proposes Future Land Use Revisions

We've talked quite a bit in previous issues about the transportation study that was recently conducted along Plano Road that focused on recommendations for future roadway improvement projects for Plano Road. While this study concentrated primarily on roadway-related improvements, it was made clear from the first public meeting held on May 9, 2017, that the community of Plano wanted to talk more about land use and policy, and growth and development. From there,

staff at the Planning Commission held several additional public meetings to discuss the land use planning process – from zoning classifications to development approvals. We wanted to learn more about what the residents of Plano wanted to see for the future of their community, but we also wanted to try to explain why policies are in place, how the process works, and who makes the final decisions. As planners, we want to realistically capture the growth and development trends happening both locally and globally, in order to adequately make decisions for the future.

Taking the input we received from the public meetings, surveys, and land use related activities, we began developing what is now the Plano Focal Point Plan. This plan outlines existing conditions of the Plano community and establishes land use recommendations and priorities to help shape future development and accommodate future growth. We can't deny the growth occurring in the southeastern portion of Warren County, and we certainly can't ignore it. As an agency here to help plan for the future of our community, we want to equip ourselves with the proper documentation to ensure compliancy with a realistic approach to accommodating growth while maintaining desirable land use designations as voiced by the Plano community. The Focal Point Plan is nearly complete, with a public meeting set for later this summer/early fall. All final documents will be posted on our [website](#).



The image above shows what the Planning Commission has classified as Section 1 of the Plano Focal Point Plan. Follow us on Facebook for more details about this plan.

# Planning Commission by the Numbers

As part of the development process, the City-County Planning Commission oversees pre-application meetings, the application process, and a variety of other services. Our agency has been undergoing some changes lately - from updating the Zoning Ordinance and 2030 Comprehensive Plan to revamping the development approval process and now we'll be adding a staff member dedicated to code enforcement and compliance. The numbers provided in the table below show just some of the services we have provided thus far in 2018. These numbers have been continually growing at a steady pace over the last couple of years. As our community grows and changes, the services we provide, and how we provide them, will also continue to change. Overall, 2018 numbers are slightly ahead of where we were this time last year.



	2018 OVERALL TOTAL	2018 TOTAL (BG)	2018 TOTAL (COUNTY)
<b>Planning</b>			
Single Family Lots Approved	260	1	259
Multi-Family Units Approved	600	60	540
Zone Changes Approved	25	8	17
Detailed Development Plans Approved	4	4	0
Subdivision Approvals	97	32	65
<b>Code Enforcement</b>			
Zoning Complaints	110	53	57
Site Inspections	104	50	54
Notices of Violation	51	23	28
<b>Plan Review Services</b>			
Building Permits Reviewed	1,206	591	615

*If you would like a more extensive report of our office's activity, you may call (270) 842-1953 or visit us at 1141 State Street from 8 a.m. to 4:30 p.m., M - F.*



# Bowling Green-Warren County Metropolitan Planning Organization

## What's a MPO?

Metropolitan Planning Organizations (MPOs) exist in urbanized areas with populations greater than 50,000. MPOs hold the responsibility of implementing transportation planning, programming, and coordinating federal highway and transit investments. With the input of community stakeholders, MPOs gain knowledge on issues influencing the efficiency and effectiveness of the area's roadways, sidewalks, and transit systems, which allow the organization to implement transportation policies for Bowling Green and Warren County.

## Grant Spurs Awareness & Update of Bike/Ped Maps & Resources

The Paula Nye Memorial Grant fund awards money to communities throughout Kentucky to carry out efforts highlighting bicycle and pedestrian safety and education. These funds are made possible through the purchase of the share-the-road license plates. Our community has been fortunate to receive these funds a number of times. In 2016, three 30-second PSAs were created highlighting safety reminders for cyclists, pedestrians, and motorists. A bike skills "rodeo" kit was also purchased for the use of teaching kids bike safety and allowing them to learn various skills. Earlier this spring, the MPO was awarded funds to execute a bike/ped education campaign.



What does this mean? Well, we're teaming up with design professionals to create better maps, infographics, and useful materials for you to use when walking, running, or cycling. While safety for people is critical, we also want to encourage our community to be active and have fun. By equipping the public with awareness of facilities and the tools enabling activity, we

hope to encourage more users to access the facilities currently in place, which in turn will support a need for building more bike/ped infrastructure. Of course, we want your input if you have any requests for useful bike/ped resources or tools. Please send us an email at [planninginfo@bgky.org](mailto:planninginfo@bgky.org)!

# Transportation News

There's a lot going on in the world of transportation, from autonomous vehicles and bike share programs to parking policies and social equity debates, just to name a few. While there are many great stories and resources out there, our staff picked a few to share with you. Check out what we're reading:

- Is free parking really free? A professor's take on parking policy ([CityLab](#) and [The New York Times](#))
- Driverless car experiments will likely change more than just the car ([MIT Tech Review](#))
- Tech & Data: Transparency and benefits of open data ([CityLab/Esri](#))
- Tariffs may impede infrastructure improvements ([AASHTO](#))
- Where do you stand? One perspective of gentrification ([The Economist](#))

## Nashville Road Widening Design Underway | KYTC Projects

The Kentucky Transportation Cabinet District 3 office has had a busy summer so far and expects it to get even busier over the next few months. A stakeholders meeting was held in late June with area residents and other stakeholders for the US 31W Nashville Road widening project between Campbell Lane (US 231) and the roundabout intersection with University Boulevard (US 231X). From Campbell Lane to Newman Way, US 31W will be five lanes. From Newman Way to just south of Oaklawn Way, two options were presented. One option is to widen US 31W just between Newman Way and Oaklawn Way to four lanes. The other option is to widen US 31W between Newman Way and Oaklawn Way to four lanes with a raised median in the middle. The purpose of the raised median is to slow traffic in this residential-dominated section. The presentation is available on the [District 3 website](#) and a full public meeting will be held at a later date.

While public meetings have been held and some scheduled in the future, roadway construction is going to be picking up as well. Motorists traveling on the Natcher Parkway in Bowling Green will notice some major traffic impact in the coming months. Upgrades to transform the Natcher Parkway to the Interstate 65 spur will begin late July/early August. The work will include widening the bridge over the railroad track between US 31W Nashville Road and US 68 Russellville Road. Extending the on and off ramps



Part of the Nashville Road widening project offers various design options for this portion of the roadway near Newman Way. While turning lanes will be installed regardless, landscaped medians are being considered.

will also be done as well as shoulder work and resurfacing in some areas. More information about this project will be released; motorists should expect major impacts for several months when the project starts.

In addition to the Natcher Parkway construction, a major resurfacing project on I-65 in the northern part of Warren County is expected to take place later this summer. The timeline details have not been finalized, but once that information is available more information will be released.

The KYTC continues its dedication to fixing and upgrading current infrastructure with multiple resurfacing projects on other routes in Bowling Green and Warren County. We encourage folks to follow the District 3 [Twitter](#) and [Facebook](#) accounts @KYTCDISTRICT3 for all project updates and information.



# City Public Works Continues Neighborhood & Roadway Improvement Projects

The second phase of the Smallhouse Road widening project is anticipated to commence in August, pending bid award and the completion of property acquisition. This portion of the project focuses on the widening to three lanes from Highland Way to Ridgecrest Way, as well as construction of an eight-foot multi-use path on one side of the roadway. Currently, Atmos Energy is continuing work on gas line relocation along the corridor that will allow for construction of the roadway widening to begin.

The City's Fiscal Year 2018 Annual Paving contract was completed in early June. Currently, the City is finalizing the list of streets for the upcoming FY19 contract that will include paving approximately 20 miles of streets as well as associated repairs and ADA improvements. The City anticipates awarding this contract in August.

As part of the City's Annual Sidewalk Program, construction was recently completed along sections of Logan Way and Hogle Drive. Additionally, designs were recently completed for new sidewalk along sections of Park St., Kenton St., Magnolia St., and North Lee Drive. Once complete, these projects combined will add approximately 8,700 feet to the City's sidewalk network.

The Public Works Department continues to work with the City's Parks & Recreation Department and Neighborhood & Community Services to provide better connections in, around, and through Lampkin Park as well as the entirety of Census Tract 112



Smallhouse Road widening project Phase II is underway, extending from Highland Way to Ridgecrest Way. Once utility work and right of way acquisition is complete, the roadway construction will commence.

in the west end of Bowling Green. Together, these two projects will construct sidewalks and crosswalks in an effort to improve safe pedestrian travel in the West End. This project installed approximately 6,000 linear feet of new six foot wide asphalt walking paths throughout Lampkin Park. While this project focuses on Lampkin Park alone, the Census Tract 112 Sidewalks Project will offer sidewalk improvements throughout the West End. Some of these improvements will be along portions of: North Lee Dr., Crewdson Dr., North Sunrise Dr., Woodway St., Cove Dr., and Old Barren River Rd. This sidewalk project also coincides with a Transportation Improvement Program (TAP) grant awarded to the City in conjunction with the Greenways Commission. Design is underway for various improvements on the West End that focus on safe pedestrian and bicycle routes. The project(s) would provide connections between existing downtown greenways facilities, key destinations in the West End, and would ultimately improve problematic intersection crossings.

Also included in the City's fiscal year 2019 budget, staff is preparing for improvements on Shive Lane between Scottsville Road and Ken Bale Boulevard, traffic signal installation at Dishman Lane and Industrial Drive, and some localized traffic improvements within residential neighborhoods in the upcoming year.

## UPCOMING MEETINGS

	JULY	AUG	SEPT
<b>MPO TECHNICAL ADVISORY COMMITTEE</b> <i>Meets 4th Mon. at 1 P.M.*</i>	23	27	24
<b>MPO POLICY COMMITTEE</b> <i>Meets 2nd Mon. of new quarter at 9 A.M.**</i>	-	SC <sup>†</sup>	-
<b>BICYCLE &amp; PEDESTRIAN ADVISORY COMMITTEE</b> <i>Meets 2nd Mon. of even months at 4 P.M.*</i>	-	13	-
<b>HISTORIC PRESERVATION BOARD</b> <i>Meets 4th Thurs. at 5 P.M.**</i>	26	23	27
<b>UNIVERSITY DISTRICT REVIEW BOARD</b> <i>Meets 1st Mon. at 5 P.M.**</i>	-	6	3
<b>BOARD OF ADJUSTMENTS</b> <i>Meets 2nd Thurs. at 5 P.M.**</i>	12	9	13
<b>DESIGN REVIEW BOARD</b> <i>Meets 3rd Wed. at 5 P.M.**</i>	18	15	19
<b>PLANNING COMMISSION</b> <i>Meets 1st and 3rd Thurs. at 6 P.M.**</i>	19	2, 16	6, 20

All meetings overseen by the CCPC have a filing deadline; deadlines can be viewed on the CCPC website.

<sup>†</sup>Special-Called Policy Committee meetings will likely be held and are under the discretion of the MPO and participating parties.

\*Meetings are held at the City-County Planning Commission, 1141 State Street, 2nd Floor Conference Room.

\*\*Meetings are held at BG City Commission Chambers, 1001 College Street.

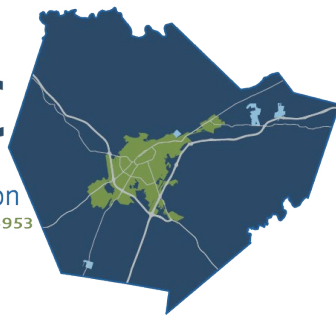
Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status.

## TELL US WHAT YOU THINK!

Do you have questions, comments or concerns regarding land use planning, development patterns, or our transportation system? Send us your input to help us plan for the future of our community.



**CCPC**  
City-County  
Planning Commission  
warrenpc.org | (270) 842-1953



City-County Planning Commission

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