

Below is a revised approach to the City of Alexandria's Comprehensive Plan Goals and Objectives based on the Planning Commission's initial review as well as some revision and reorganization to better fit within the contents of a comprehensive plan. For the most part, the existing vision statement and overall goal has remained the same. The various topical goals and objectives have been divided and revised. In this revision, we have removed any of the previous objective that is truly an implementation strategy, which is essentially the actionable step the city can take to implement the goals and objectives. Those steps have been moved to a separate list below the goals and objectives with some suggestions for additional actions based on the goals. The majority of the changes to the goals and objectives are intent to enhance the language to establish a true goal. A goal is defined as a desired end state or target that, if pursued over the long term, will contribute to the attainment of the goals and community vision. They are statements of what the City WILL BE in the future rather than how to get there (i.e., implementation actions).

Vision Statement

Alexandria (the county seat of Campbell County Kentucky) is a city striving to preserve its proud past, while not losing sight of what the future may hold for the area. Surrounded by ridges and rural landscape, Alexandria benefits from its natural beauty while having "big city" benefits available nearby for residents. Through continued planning and community involvement, the controlled growth and progress of the city will be successful in maintaining our small-town atmosphere and having Alexandria as "...where the city meets the country...".

Overall Goal

Promote a sustainable natural and man-made environment that balances environmental protection and preservation with the physical, social and economic needs of the population for the long-term benefit of both.

Environment – Goals and Objectives

Goal: The City of Alexandria will protect and enhance the quality of the natural environment while allowing for appropriate development on suitable lands. Additionally, promote the most sustainable and reasonable use of the area's physical resources by ensuring that short-term use of our environment will be to the long-range benefit of all. We will accomplish this by:

Ensuring development and redevelopment contains appropriate drainage facilities for all new development in order to avoid flooding, erosion, and additional post-development runoff.

Encouraging the reduction of soil erosion by requiring appropriate erosion and sediment control measures during construction.

Encouraging the preservation of open spaces, green areas, and parks.

Ensuring appropriate handling and treatment of water, sewage and solid waste.

Focusing on the identification of developmentally sensitive areas including, but not limited to, lands containing wetlands, steep topography and scenic. Additionally, the city will strive to have minimum standards for the creation of open space/greenway corridors and the preservation and restoration of these areas.

Encouraging conservation through the reduction, reuse, recycling and composting of solid waste.

Recognizing federal, state, and local regulation regarding the environment.

Environment – Action Steps

Develop a planting manual and list of suitable street trees for Alexandria and encourage their use where appropriate.

Coordinate development proposals with county and regional agencies to ensure compliance with local and county, erosion control and stormwater rules as well as the provision of appropriate water and sewage treatment.

Develop standards for open space preservation that can increase green space and protect sensitive areas (e.g., floodplains, steep slope, wetlands, etc.). Such standards should include provisions for the city to accept the dedication of such areas, when appropriate.

Develop a program of recycling activities for the city, residents, and business owners.

Economic Development – Goals and Objectives

Goal: The City of Alexandria will encourage and promote the development of a stable and diversified economic base that fosters employment opportunities for all citizens and expands on the community's current business opportunities. We will accomplish this by:

Ensuring that the city is a vital part of a strong local and regional economy by increasing economic diversity and creating better employment opportunities.

Participating in regional economic efforts and encouraging recruitment of clean industries in designated areas when adequate infrastructure is available.

Capitalizing on the area located within the Old Town District by fostering small businesses, encouraging the continuation of investment in the area, and the creation of additional parking opportunities.

Encouraging small business development, entrepreneurship, and growth by providing adequate areas for commercial development and professional offices, and encouraging support services and technical assistance for small businesses.

Facilitating condensed, high-quality commercial development by discouraging sprawl created by linear shopping areas.

Enhancing the City of Alexandria as a tourist destination through the promotion of events such as the Alexandria Fair and Horse Show and the cultivation of tourist attractions.

Encouraging the development of hospitality and tourist related facilities such as lodging, restaurants, and entertainment facilities.

Encouraging reinvestment in the community.

Economic Development – Action Steps

Update the zoning regulations to make development of appropriate business activities as simple as possible while also including clear and predictable standards for design quality.

Develop a business program to actively work with existing businesses to identify their needs and ensure that they have the resources needed to thrive and expand within the city.

Historic Preservation – Goals and Objectives

Goal: The City of Alexandria will ensure the protection of important historic and cultural resources. We will accomplish this by:

Encouraging the identification, maintenance and protection of all significant historic buildings, structures, fences, archeological resources and other features through education and where appropriate designation of local historic districts and places.

Supporting the efforts of local organizations such as the Campbell County Historical Society and the Kentucky Heritage Council to inform residents and visitors of the unique historic and cultural features of the community through promotional and interpretive activities.

Encouraging efforts to preserve the heritage of the city as a crossroads community.

Promoting the City of Alexandria as a regional historic attraction through the revitalization and the preservation of the historic features of Alexandria's Old Town District.

Historic Preservation – Action Steps

Incorporate some basic historic preservation standards and guidelines within the zoning ordinance to require the preservation of identified resources to the maximum extent possible and buffer such resources from adjacent, modern development.

Document all local historic resources in a manner that will allow the city to showcase the heritage of the community.

Housing – Goals and Objectives

Goal: The City of Alexandria will remain a community with decent, safe, and sanitary housing for all of its citizens in both existing and new development. We will accomplish this by:

Encouraging the development of single-family residential neighborhoods while providing for housing options through the creation of strategic multi-family development in appropriate places.

Encouraging property owners to maintain and rehabilitate (when necessary) the community's existing housing stock and neighborhoods while preserving structures of architectural significance.

Adopting and enforcing property maintenance requirements to improve the utility and appearance of such structures and lots.

Encouraging and supporting efforts to construct and maintain affordable housing for elderly, handicapped and other disadvantaged persons in areas where there is convenient access to recreation, commercial activity and other services.

Encouraging quality and diversity of design by developing subdivisions and housing which is compatible with existing land uses, transportation patterns, and the spatial arrangement of existing housing and neighborhoods while avoiding "cookie-cutter" subdivisions.

Promoting residential development with amenities, such as aesthetically pleasing, decorative street lighting, sidewalks, green space and recreational facilities such as golf courses, ball fields, tennis courts and swimming pools.

Providing for the fair, equal and uniform enforcement of building and zoning codes.

Housing – Action Steps

Develop and adopt a property maintenance code to address litter, substandard and dilapidated structures, and general property issues.

Revise the zoning code and zoning map to clearly establish the desired housing options for the community including basic design principles for various housing types.

Community Facilities and Services – Goals and Objectives

Goal: The City of Alexandria will have adequate community facilities and services that will be available and provided in an efficient manner to conserve human and natural resources. We will accomplish this by:

Coordinating the rehabilitation, development and expansion of community facilities with land development activities by requiring, at the time of development, infrastructure sufficient to accommodate projected growth.

Encouraging inter-local and regional cooperation and coordination in the provision of regional community services.

Adopting creative ways of funding the expansion and improvement of public services and facilities in order to ensure that costs are fairly distributed.

Seeking a balanced approach between annual increases in revenue and annual improvements for all services and facilities.

Encouraging an overall combination of land uses (residential, commercial, industrial, public, etc.) that yields a balance between the public revenues generated from those uses and the public expenditures required to support those uses.

Ensuring adequate water, sewer, solid waste services and other utilities are provided in an efficient, safe and environmentally sound manner.

Encouraging the extension of natural gas, fiber optics, and internet services in all areas.

Encouraging innovative street lighting in all new developments.

Encouraging efficient public safety services including police, fire and ambulance by coordinating the addressing of all new development during subdivision review.

Maintaining the low crime rate of the city through education, enforcement and other social programs.

Encouraging and support affordable local health facilities, nursing homes and child care establishments.

Community Facilities and Services – Action Steps

Develop cooperative funding agreements between the private and public sectors to help fund future utility extensions.

Develop and internal review protocol for all new development to ensure that all major departments have an opportunity to provide feedback on the impacts of proposed development.

Require the placement of utilities underground, wherever practicable, especially in the Old Town District of Alexandria as well as for all new developments.

Update the city's ordinances to address traditional cell towers and small-cell wireless facilities in a manner that will minimize the need for multiple facilities and minimize the negative aesthetic impacts of such facilities while providing safe and secure telecommunication access.

Develop a beautification program to enhance the city's main gateways.²

² This is a variation of the original objective related to the city's entrances that was found under the Economic Development. While an important objective, these tend to be more of an amenity to the community than an economic development tool.

Community Facilities and Services – Action Steps

Update the subdivision requirements to:

- Require the dedication of easements and rights-of-way to meet future infrastructure needs when development or redevelopment occurs.
- Require the provision of adequate facilities such as sidewalks, proper drainage, utilities and landscaping in new developments.
- Require developers to conduct impact studies where existing infrastructure and services are not adequate.³ Developers shall be encouraged to phase construction to ensure that the provisions of these available services are adequate to support their developments.

³ We have removed the reference to public schools only because the city is fairly limited to saying no to subdivision based solely on school capacity but have more control over infrastructure.

Transportation – Goals and Objectives

Goal: The City of Alexandria will develop and maintain an accessible, safe and efficient multi-modal transportation system that effectively addresses regional and local development patterns. We will accomplish this by:

Promoting the development of a pedestrian friendly atmosphere within the City of Alexandria by requiring the maintenance of existing walkways, benches and green spaces and requiring these amenities in all new development where appropriate.⁴

Promoting the coordination between local, county and regional jurisdictions for transportation improvements.

Minimizing air quality impacts from existing transportation systems and proposed improvements.

Providing a balanced multi-modal transportation system by increasing public transit opportunities and encouraging citizens to walk or bicycle whenever possible by providing safe sidewalks, street crossings, bike paths and other alternatives to vehicular transportation.

Studying and implement ways to improve traffic flow in the commercial areas and along all streets within the City of Alexandria.

Encouraging the provision of additional parking within Old Town Alexandria with appropriate locational signage.

Requiring all developers to provide adequate off-street parking, rights-of-way and paved travel surfaces that meet city specifications.

Limiting the number of direct access points along arterial streets by encouraging the use of frontage roads and other access management techniques.

Concentrating highway commercial uses in close proximity to highway interchanges for maximum convenience and economy to the travelling public, while minimizing the impact to the community in terms of traffic congestion, local commuting patterns and access.

Encouraging new residential developments to provide interconnections between sections of their developments and with adjacent developments to promote safe and easy transportation access and a sense of neighborhood interaction.

Transportation – Action Steps

Redevelop and encourage the extension of existing sidewalks and alternative pedestrian systems to create linkages between existing and proposed developments.

Street extensions shall be developed where needed and feasible. The interior street system shall also coordinate with and continue the evolving multi-modal transportation system (pedestrian, bicycle facilities and mass transit stops).

⁴ This may be better located in the community facilities section.

Land Use – Goals and Objectives

Goal: The City of Alexandria will designate adequate land uses in appropriate locations that encourage quality design while minimizing the adverse impacts of development. We will accomplish this by:

Promoting development patterns that follow guidelines for planned growth, respect urban service areas, and frame development with open space.

Identifying, establishing, and maintaining open space and greenway corridors to enhance the natural environment, increase linkages between various recreational opportunities and protect environmentally sensitive areas.

Providing guidelines for residential development that stresses flexibility and creativity in neighborhood design, focuses on neighborhood character, landscaped streets, open spaces, the human scale and walkability.

Viewing development issues in terms of promoting overall quality of life. Mixing of residential and other land uses shall be encouraged, but only in appropriately planned and designed neighborhood developments.

Balancing developmental needs with the preservation and protection of the city's existing assets and character.

Prohibiting development in sensitive development areas including, but not limited to, wetlands, floodplains, and steep slopes.

Requiring adequate preventive measures to minimize environmental degradation during construction in all areas.

Requiring quality development and land use through fair, equal, and uniform review processes, land use designations, subdivision regulations and other activities relating to planning.

Keeping existing infrastructure efficient by promoting restoration and redevelopment of property already in commercial areas. New commercial, multi-family housing and other high-density land uses should be near similar existing uses.

Promoting aesthetically pleasing commercial development with appropriate access, signage and landscaping.

Encouraging effective site placement, architectural and landscape design for commercial and industrial uses to facilitate aesthetically pleasing developments while eliminating adverse impacts to adjacent land uses. Nuisances such as smoke, dust, noise, light and odor shall be kept at a minimum. Site development and enforcement of such nuisances shall be carefully coordinated and require the necessary approvals of other regulatory agencies.

Revising and enforcing sign regulations that enhance the natural environment and minimize visual clutter.

Encouraging coordination and cooperation between the planning commission and various other government entities.

Land Use – Action Steps

Utilize the future land use map in making decisions regarding the placement of various land uses as well as extension of utilities.

Update the zoning ordinance to address the types and designs of land uses the city wants to encourage.