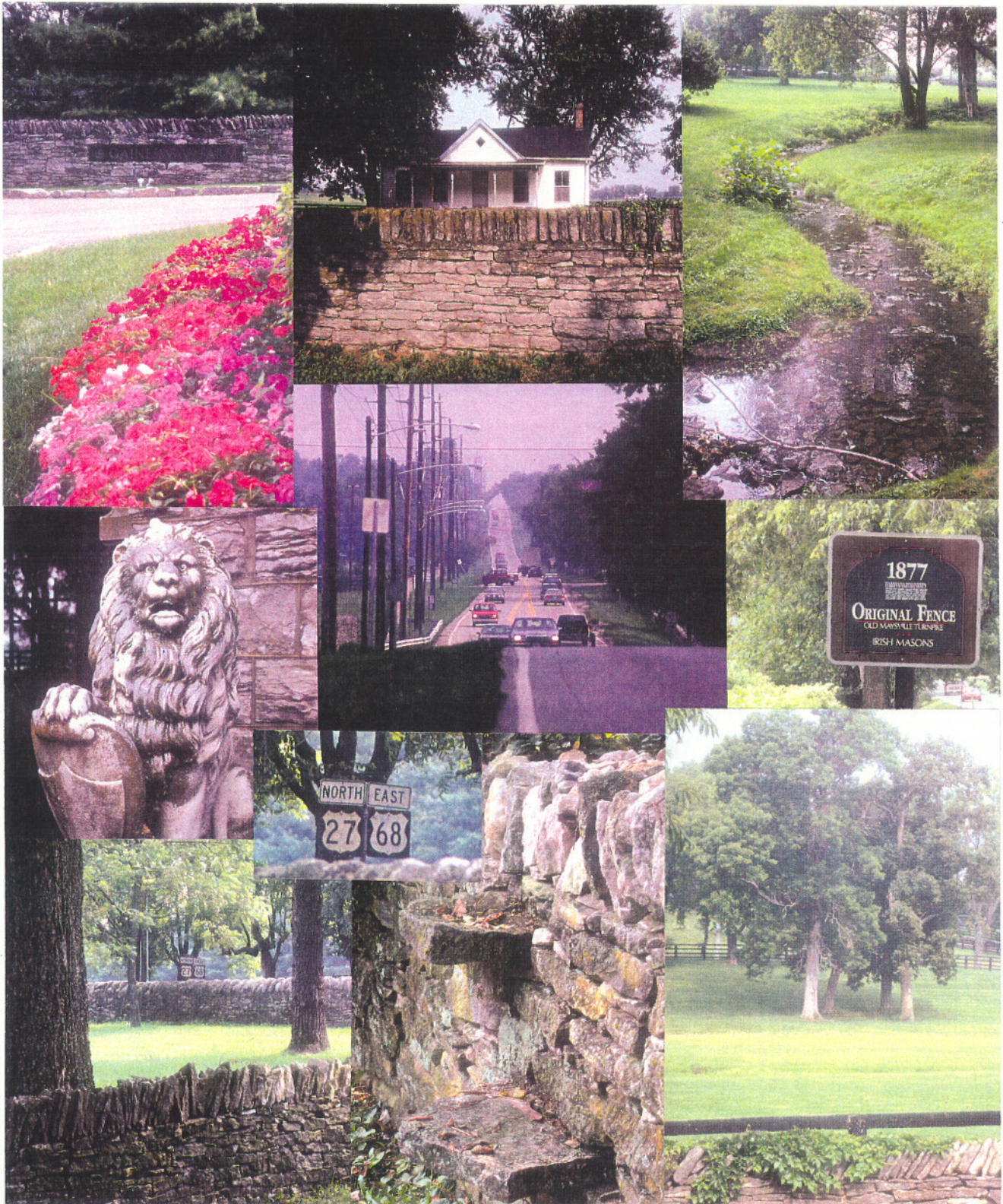


PARIS PIKE CORRIDOR

SMALL AREA PLAN



PARIS PIKE CORRIDOR COMMISSION MAY 9, 1995

COVER PHOTOGRAPHS:

Cover Design by David Greene

Photographs by James Rebmann

Clockwise from upper left:

Gainesway Farm entrance, 4701 Paris Pike Rd.,
stream Iron Works Rd. and Paris Pike Rd., Stone Fence
Marker Paris Pike Rd., 3595 Paris Pike Rd., stone
fence Gainesway Farm, stone fences Iron Works Rd.
and Paris Pike Rd., and Elmendorf Farm entrance.

PARIS PIKE CORRIDOR SMALL AREA PLAN

Prepared For

PARIS PIKE CORRIDOR COMMISSION

In conjunction with

CITY OF PARIS

BOURBON COUNTY

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

Prepared By

SCRUGGS AND HAMMOND, INC.

Landscape Architects . Planning Consultants

239 North Broadway

Lexington, Kentucky 40507

INTRODUCTION

The Paris Pike Corridor Small Area Plan recommends land uses along US Highway 1765 between the Kentucky cities of Lexington and Paris. This nationally recognized scenic and historic roadway winds through pristine Kentucky horse farms where old hand-made rock fences and mature tree lines separate the road from rolling bluegrass fields and meadows covered with grazing thoroughbred horses. The proposed reconstruction of the roadway for traffic improvements has raised many community concerns. In response, the Lexington-Fayette Urban County and the City of Paris entered into an Inter-Local Agreement. This Inter-Local Agreement established the cooperative process of reconstructing the Paris Pike in a manner which would preserve the roadway's unique historic and scenic character. The Agreement created the Paris Pike Corridor Commission to develop a small area plan and authorized the Commission

PARIS PIKE CORRIDOR SMALL AREA PLAN

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PARIS PIKE CORRIDOR SMALL AREA PLAN - report

I. INTRODUCTION

The Paris Pike Corridor Small Area Plan recommends land uses along US Highway 27/68 between the Kentucky cities of Lexington and Paris. This nationally recognized scenic and historic roadway undulates through pristine Kentucky horse farms where old hand-made rock fences and mature tree lines separate the road from rolling Bluegrass fields and savannahs covered with grazing thoroughbred horses. The proposed reconstruction of the roadway for traffic improvements has raised many community concerns. In response, the Lexington-Fayette Urban County Government, Bourbon County and the City of Paris entered into an Inter-Local Agreement on May 27, 1993. This Inter-Local Agreement established the cooperative process of reconstructing the Paris Pike in a manner which would preserve the roadway's unique historic and scenic character. The Agreement created the Paris Pike Corridor Commission to administer protection and preservation of the roadway and authorized the Commission to develop a small area plan.

The small area plan studied the entire Paris Pike Corridor in both Fayette and Bourbon Counties and has proposed land uses which would preserve the essential character and integrity of the corridor. The adopted small area plan would amend the comprehensive plans for both counties and would guide future use and development along the roadway. Plan recommendations would be implemented through subsequent ordinances.

The Commission selected the private landscape and planning consulting firm of Scruggs and Hammond, Inc. to prepare the plan for the Paris Pike Corridor. Scruggs and Hammond followed the terms of the Inter-Local Agreement in addressing specified plan elements and limitations (Appendix #1: Inter-Local Agreement). Scruggs and Hammond worked closely with the design consultants for the roadway in developing the final plan. The very detailed data collection and analysis of the Paris Pike Corridor conducted by the Design Team has been shared with Scruggs and Hammond and has provided a significant database for plan development.

II. BACKGROUND

Physical Characteristics

The Paris Pike is U.S. Highway 27/68 which connects Fayette County and Bourbon County in Kentucky. This two lane roadway covers 12.1 miles between the urban limits of Lexington-Fayette Urban County and City of Paris. (Attachment Map #1) The roadway has remained virtually unchanged since the 1830's.

The corridor encompasses the entire area along both sides of the Paris Pike which was recommended for national historic district designation in 1976 (Map: Paris Pike Historic District Boundaries). This study area measures 11,523 acres.

The land along the corridor is predominantly rural and is part of the Inner Bluegrass region. The Inner Bluegrass centers around Lexington and is physiographically a region of Ordovician limestone with fertile soils. Most of the land has been improved in modern times for pasturing livestock. The expansive fields tend to roll and are broken by tree and fence lines. The limited non-agricultural vegetation is comprised of wooded fence rows, remnants of the original savannah woodlands, and riparian woods. The corridor traverses the waterways and floodplains of the North Fork of Elkhorn Creek and Houston Creek. The karst topography with underlying rock channeled by dissolving limestone produces sinkholes throughout the entire corridor.

Social and Economic Characteristics

The corridor has an extremely low intensity, rural development pattern. Survey of property valuation and assessment records lists only 166 houses built along the corridor (See Table #1 : Housing). Based upon demographic trends from the 1990 Census, the population of the corridor is estimated to be 431 people (See Table #2 : Population). This results in an ultra-low density development of 0.01 housing units/acre at a population density of 23.9 people/square mile. The 1990 Census demographic characteristics show a predominantly white population exceeding the two-county white/black ratio. The size of families is greater than county averages reflecting the rural pattern of larger family size and greater number of children. A majority of the households own their property and there is relatively low housing vacancy. In comparison, the population of Fayette County has progressively increased from 204,165 to 225,366 people over the last decade, while Bourbon County shows slight loss of population from 19405 to 19,236 people from 1980 to 1990 (See Table #4: Comparison of Population 1980-1990).

Quite significantly, there are 29 horse farms located along the Paris Pike Corridor (See Table #5: Horse Farms). The Bluegrass region is the leading area in the world for producing thoroughbred race horses with farms stabling horses valued in the millions of dollars. These horse farm operations require significant improvements for the breeding, training and care of the horses. These are reflected in the high farm value in Fayette and

Bourbon Counties (Table #3: Rural Characteristics). The average market value of farm land and buildings/acre in Fayette County is greater than 3 times the state average and Bourbon County is greater than 1 1/2 times the Kentucky average. The size of these farms also tend to be larger than the state average farm.

TABLE 1				
HOUSING				
1990 CENSUS TRACT	TRACT PERSON/H.H.	TRACT %VACANT	TRACT %OWN/RENT	CORRIDOR HOUSING COUNT
FAYETTE COUNTY				
38.02	2.79	11.0	89/11	68
39.04	2.70	7.2	93/7	47
BOURBON COUNTY				
303	2.91	4.2	62/38	51
TOTAL				166

TABLE 2		
POPULATION		
	CORRIDOR POP. ESTIMATE	CHARACTERISTICS % WHITE/BLACK/OTHER
FAYETTE COUNTY	288	92/7.5/1.5
BOURBON COUNTY	143	98/1/0
TOTAL	431	

TABLE 3			
RURAL CHARACTERISTICS -1991 CENSUS OF AGRICULTURE			
	NO FARMS	AVG. SIZE (AC)	AVG MARKET VALUE (LAND AND BLDG.)
FAYETTE COUNTY	826	176	\$3356/ac.

BOURBON COUNTY	1026	202	\$1739/ac.
KENTUCKY	90281	151	\$1077/ac.

COUNTY	POPULATION		PERCENTAGE CHANGE
	1980	1990	
FAYETTE	204,162	222,366	10.38
BOURBON	19,402	19,236	-0.87

TABLE 2 HORSE FARMS (FARMS LOCATED ALONG CORRIDOR)	
FAYETTE COUNTY	BOURBON COUNTY
Fairway	Stonewall
Manderly	Van Clay
Whisper	Bluegrass (former)
Old Triple S	Avin Cunniff
Sterling Stud Training	John Ashman
Kentucky Training Center	Idle Hour
C.V. Whitney	Hawkeye
Gainsway	Fairplay
Payson	Bradley
Sterling Stud	Lynwood
Covely	
Rosmon	
Bowman	
Walton	
Emmendor	
Normandy	
Hazard	
Old Landmark/Twin Oaks	
Buckland	
19	10

TABLE 4			
COMPARISON OF POPULATION			
	POPULATION		
COUNTY	1980	1990	%CHANGE
FAYETTE	204,165	225,366	10.38
BOURBON	19,405	19,236	-0.87

TABLE 5	
HORSE FARMS (FARMS LOCATED ALONG CORRIDOR)	
FAYETTE COUNTY	BOURBON COUNTY
Fairway	Stoneleigh
Manderly	Jim Clay
Whitaker	Bluegrass (former)
Old Triple S	Alvin Cummins
Sterling Stud Training	John Ashman
Kentucky Training Center	Idle Hour
C.V. Whitney	Hawkeye
Gainesway	Fairplay
Payson	Bradyleigh
Sterling Stud	Lynnwood
Clovelly	
Rosemont	
Bwamazon	
Walmac	
Elmendorf	
Normandy	
Hagyard	
Old Landmark/Twin Oaks	
Buckland	
19	10

The Paris Pike has a significant heritage with a high concentration of important cultural and historic resources. The route, itself, originated from an ancient game trail. The roadway was part of the Lexington-Hopewell Turnpike Road that was constructed between 1830 and 1835. This tollway was the first road in Kentucky to be macadamized with a hard surface. Stone masonry walls, box culverts and retaining and slope walls lined the roadway. The Paris Pike became a free thoroughfare by 1900. From the 1900's to 1930's an interurban electric railway ran between Lexington and Paris. Today, the mostly two lane road serves conventional motor vehicles.

Early settlers in the area included William and Samuel McConnell, William McDowell and James Wright whose farms originated from Virginia land grants in the eighteenth century. Residents and businesses developed at the numerous crossroads such as Hopewell (Hopewell), many structures along the roadway date from the nineteenth century. These structures and sites range from the log houses at Hopewell and Idle Hour Farm to the stately residences on Rosemont Farm, Normandy Farm, and Greenacre Farm.

The development of horse farms in the late 19th century was accompanied by the construction of many fine residences such as the main houses at Winter Hill, Cottage-in-the-Woods and Elmendorf. These large houses were located at a considerable distance from the road with formal, ornate entrances and long driveways leading to the main house. Flanking the road were meticulously stone walls. Plank fencing separated the fields of pasture. Some of these farms were of such size to include tenant residential clusters with support facilities of blacksmith and general store. Other significant non-residential structures and sites consisted of the Hopewell Church, the Masonic Lodge, the old rock fences, the savannah remnant, and the rock quarry and old road bed at Jacoby Curve. A detailed listing of historic structures and sites is included in the Appendix and Map I.

The Paris Pike is nationally recognized for the unique scenic rural landscape accompanying the roadway. Detailed study of the corridor has revealed that much of the road and adjoining lands have remained substantially unaltered since the late-nineteenth century. With the exception of the urban ends, the corridor remains intact with expansive rural features. The rolling bluegrass pastures flow seemingly without end, broken only by neat rows of stone and wood plank fences and tree-lines. These pastures support the thriving thoroughbred horses that give this region its unique character and charm. There are even remnants of the original savannah lands that covered this region. Along the road, the riparian woods, floodplains and water courses of the North Fork of Elkhorn Creek and Houston Creek provide a beautiful habitat for numerous other flora and fauna.

Historic and Scenic Qualities

The Paris Pike has a significant heritage with a high concentration of important cultural and historic resources. The route, itself, originated from an ancient game trail. The roadway was part of the Lexington-Maysville Turnpike Road that was constructed between 1830 and 1835. This tollway was the first road in Kentucky to be macadamized with a hard surface. Stone masonry walls, box culverts and retaining and slope walls lined the roadway. The Paris Pike became a free thoroughfare by 1900. From the 1900's to 1930's, an interurban electric railway ran between Lexington and Paris. Today, the mostly two lane road serves conventional motor vehicles.

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III. INVENTORY

Existing Land Use

The land use in the 11,523 acre corridor is predominantly agricultural. Over 97 percent of the land is used for agriculture and other agricultural related uses such the horse training center. Only 1.07 percent of the area is used for residential purposes and recreational land represents 1.23 percent of the corridor. Less than one percent of the land in the corridor is used for a combination of utilities, commercial and institutional uses (Map #4: Land Use and Table: Land Use).

Zoning

Zoning of land in the corridor supports the rural uses. The agricultural zones total almost 96 percent of the corridor. Rural agricultural zoning requires minimum lot sizes of 10 acres in Fayette County and 5 acres in Bourbon County. Zoning for residential uses represents around 4 percent of area. Commercial zoning is found only in Bourbon County and amounts to less than 1 percent of the area.. (Map: Zoning and Table: Zoning)

Land Parcel Study

The land parcel study counted 145 parcels of land in the corridor. The average parcel size was 76.5 acres. The parcels ranged in size from 0-5 acres to over 40 acres. The vast majority of the land over 90 percent of the total area was in parcels of 40 acres or more. These large lots constituted 10,170 acres. The remainder of the land was in smaller lots which were locate primarily at the urban ends of the corridor and at Terry's corner. (Map: Land Parcel Study) and (Table: Parcel Study)

Public Utilities

The full range of utilities are not represented throughout the corridor. At the urban ends, all major utilities are in place. However, there are limitations on the provision and location of public utilities and improvements in the rural area. Private sewage treatment plants are prohibited from being developed in the area. Public sanitary sewers are provided by the local governments which does not extend lines outside the urban limits. Water service in Lexington is provided by Kentucky-American Water Company which extends lines out Paris Pike to Muir Station and maintains a line from Antioch Road north for 800 feet. Water Service in Paris is provided by the City of Paris Combined Utilities Company which provided water along the south side of Paris Pike to the city limits. Kentucky Utilities Company serves both Lexington and Paris with electricity lines along the northwest side of Paris Pike. General Telephone of Kentucky provides services along Paris Pike from Lexington to Hutchinson Road, while services are transferred to South Central Bell from Hutchinson Road to Paris. Columbia Gas Company of Kentucky provides natural gas for both communities with lines extending out Paris Pike from Lexington to Ironworks Road and in Paris along Paris Pike to North Bourbon Hills Drive.

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TABLE 6		
LAND USE	ACREAGE	PERCENT
Utilities	0.18	0.00
Commercial	2.46	0.02
Residential	123.80	1.07
Institutional	40.00	0.35
Horse Training Center	137.00	1.19
Recreational	142.00	1.23
Agricultural	11077.56	96.13
Total	11523.00	100.00

TABLE 7		
ZONING	ACREAGE	PERCENT
R-1	252.8	2.19
B-2	2.5	0.02
R-1A	257.0	2.23
A	11010.7	95.55
R-1 and R-1A are residential zones.		
B-2 is a commercial zone in Bourbon County		
A is the agricultural zones in both counties		

IV. DEVELOPMENT RESTRAINTS / OPPORTUNITIES

A. Natural Determinants

1. Water Resources - Groundwater potential in the project area is generally modest, with the highest yields expected along North Fork Elkhorn and Houston Creeks. Wells drilled in these areas are adequate for individual domestic water supplies. However, no public potable supplies of groundwater occur in the study area. The poorest groundwater yields in the project area are in the vicinity of the Fayette-Bourbon County line, where wells are not adequate for dependable domestic supplies.

The two main surface streams in the project area are North Fork Elkhorn Creek and Houston Creek, which are part of the Kentucky River and Licking River drainages, respectively. Surface runoff from the southern 5.8 miles of the project corridor are tributary to North Fork Elkhorn, while the northern 6.4 miles are tributary to Houston Creek. In addition, underground drainage via sinkholes occurs throughout the area.

Many small ponds also exist in the project corridor. However, they are associated with horse farms and are generally not significant as water resources.

2. Floodplains - The Paris Pike corridor crosses eight areas that have been defined by the Federal Emergency Management Agency (FEMA) as 100-year floodplain. These areas were identified through the use of FEMA's Flood Rate Insurance Maps.
3. Vegetation - The Paris Pike corridor contains a variety of distinct floral components and habitat types. Most, however, are the result of over one hundred and fifty years of disturbance and alteration as a result of agricultural activity. A summary of the major habitat types is described below.
 - a. Grasslands/Pasture - Most extensive habitat in the project corridor, reflecting the predominance of the horse and cattle industry. Yards surrounding residences are also included in this category.
 - b. Row Crop - Sparsely distributed in the project area, this habitat is generally of little ecological significance.
 - c. Right-of-Way - Consists mainly of grasses and occurs as a narrow strip along roads and driveways - also of little ecological significance due to periodical disturbances such as mowing.
 - d. Oldfield - Evolved from abandoned homesteads and agricultural land. Flora generally includes a herbaceous layer with sporadic occurrences of upright woody plants to heights of four-six feet. Due to its largely undisturbed nature and more complex community structure, it has

moderate ecological significance.

- e. Wooded Fence Row - Common in the project area, they occur generally along existing roadways, other rights-of-way and along fence lines. Vegetation is generally composed of deciduous trees. Several shrubby, young wooded fence rows also occur in the area, especially in the northeastern portion near Paris. Fence row habitat often has many mature trees.
 - f. Sinkholes - Widely scattered in the Paris Pike region, sinkholes contain two types of habitat: at the larger sinkholes, woody vegetation dominates; at small ones, herbaceous species dominate.
 - g. Riparian Woods - Although sparse in the area, riparian woods consist of mature trees found along stream banks and are ecologically important. Areas of riparian woods in the area are second growth and are found along the banks of North Fork Elkhorn and Houston Creeks. The areas are generally ecologically important due to the overall lack of tree cover in the region.
 - h. Second-growth Woods - Occur infrequently in small (generally less than five-acre) patches throughout the project area. They typically consist of a mixture of deciduous trees of varying ages and a canopy that is generally incomplete. Second growth woods are ecologically important because of the lack of wooded habitat in the project area.
 - i. Savannah Remnant - Several grasslands in the project area contain a number of large deciduous trees that are remnants of original savannah woodlands that once spread over much of the inner Bluegrass region. In general, these sites are characterized by the presence of widely scattered blue ash and oaks as old as 250 years. These savannahs are located in areas currently used as pastureland. A smaller number of 'mixed savannah' areas can also be found in the project area. These sites are deciduous stands in which savannah remnant specimens generally comprise less than 50 percent of the total number of trees. These savannah areas are both historically and aesthetically noteworthy.
4. Geology and Soils - The Bluegrass is famous for its deep, silty soils which are credited with imparting important nutrients to pasture grasses that, in turn, nourish unparalleled racing thoroughbreds. Upland soils along Paris Pike fall within four upland associations and one lowland association. In Fayette County, the road travels through the Lowell-Loradale-Mercer association and enters the Maury-McAfee association soils around North Elkhorn Creek. The Lowell-Loradale-Mercer association is again evident at the Fayette-Bourbon County boundary, giving way to Lowell-Faywood Association soils in Bourbon County. The uplands around Houston Creek are dominated by the Maury-McAfee-Lowell association which also underlies Paris. Houston Creek flows through and is flanked by Nolin-Elk-Lindside association soils.

5. Wildlife - Wildlife populations in the project corridor are generally low due to ongoing disturbances and reductions of woody habitat as a result of clearing for pasture. Most animal populations are concentrated in the few seminatural wooded areas and oldfield areas with the most prevalent animal species, including raccoon, muskrat, opossum, rabbit, squirrel, skunk, and various mice varieties.

No unusual bird populations are known to occur in the project corridor. Typical species found in the corridor include crow, dove, killdeer, starling, robin, grackles, kingfishers, flycatchers, wrens and other common bird varieties. Several species of small fish are known to occur in both North Fork Elkhorn and Houston Creeks. Herpetofauna activity is generally limited and includes various frogs, turtles and lizards.

The project corridor does not include any endangered, threatened, or special concern species. However, riparian woods along Houston Creek may be of value as summer foraging habitat for the federally listed endangered Indiana bat. Permanent roosting and breeding habitat, such as caves and rock outcroppings, do not occur in the project area.

6. Wetlands - A biological field inventory of the project area, conducted in July 1987, revealed that one wetland area is located within the immediate project corridor. This wetland is classified as palustrine, is approximately 1.6 acres in size and is located about 1.4 miles north of Lexington, predominantly on the east side of the existing Paris Pike (near Carterbrook Road).

7. Hazardous Materials - A hazardous materials evaluation has revealed the presence of one potential hazardous materials site within the study corridor - a small commercial establishment which contains underground petroleum storage tanks, located at the intersection of Paris Pike and Antioch Road. However, none of the alternatives being considered would require right-of-way from this parcel and there will be no involvement with hazardous waste sites.

B. Historic Structures - Architectural surveys of Bourbon and Fayette Counties have revealed numerous historic structures in the study area. Descriptions for these buildings can be found in the files of the Kentucky Heritage Council. Although most of these structures will not suffer direct impact from proposed road improvements, a few are located very near the road and will suffer aesthetic impact at minimum. Several houses located farther from the road will be impacted to the extent that the integrity of their historic setting may be compromised. Even if the structures are preserved, archaeological remains around them may be impacted.

C. Utilities - Due to the low density rural land uses that predominate along most of the Paris Pike, the full range of utilities are not represented throughout the study corridor. All major utilities do exist, however, only at the extreme ends of the study area.

V. PARIS PIKE SMALL AREA PLAN / GOALS AND OBJECTIVES

The following statements identify the pertinent goals and objectives for the Paris Pike Small Area Plan from the adopted 1988 Comprehensive Plan and the proposed 1995 Comprehensive Plan for Lexington-Fayette County, and the adopted 1992 Bourbon County Comprehensive Plan. Additional new corridor related plan goals and objectives have been developed by staff for Commission review. These statements were based upon defining a "goal" as the end result toward which actions, activities and attitudes are aimed; and "objective" as the action, activity or attitude used to achieve the goal or the end result.

Selected Goals and Objectives from the adopted 1988 Comprehensive Plan for Lexington-Fayette Urban County

MANAGEMENT OF DEVELOPMENT DIRECTIONS

Uphold the Urban Service Area concept, and maintain an adequate supply of developable land to accommodate anticipated growth while preserving and protecting the Rural Service Area.

Enhance the existing environmental qualities of the Bluegrass and encourage high quality in new development as it may promote tourism and enhance the every day quality of life of Fayette County residents.

ECONOMIC DEVELOPMENT OPPORTUNITIES

Maintain an appropriate balance between economic development activities and the natural and human resource.

Provide full and equal employment opportunities for all citizens.

ENVIRONMENTAL CONSIDERATIONS

Protect and secure open space and scenic vistas, particularly in environmentally sensitive and physically unique areas.

Protect and improve significant historic and cultural features of the community.

Encourage the maintenance and preservation of soils, existing trees and other vegetation as development occurs.

Promote design quality, compatibility and preservation of existing significant structures in public and private developments and structures.

Minimize air, water and noise pollution.

Promote proper utilization and maintenance of natural resources, e.g., prime agricultural land, horse farms, etc.

In cooperation with federal, state and regional agencies ensure the adequacy and quality of the water supply, encourage conservation of water resources and expedite the abatement of pollution.

Ensure that the proper facilities and structures are employed to accommodate surface drainage in a manner that recognizes its effects on underground drainage and that is consistent with the desire to improve water quality in natural streams.

TRANSPORTATION

Provide and maintain an adequate, safe, and efficient multi-modal transportation system that facilitates the movement of people and goods in a manner that results in the least harmful social, economic and environmental impacts.

Improve the efficiency of the existing roadway network for the movement of people and goods by upgrading present facilities and by constructing segments of streets that will provide a coherent roadway network to link neighborhoods and major development areas.

Increase the utilization of public transit throughout Lexington-Fayette County by making the public transit system more efficient, by planning proper land use and transit relationships, and by improving public awareness of the system.

Encourage and develop bicycle paths to promote this mode of transportation as a viable alternative for commuter, school and recreation trips.

Provide adequate and safe walkways to encourage pedestrian traffic.

RECREATION AND OTHER FACILITIES

Provide developed active and passive recreation sites and areas to meet the changing needs of the overall community and those of the local neighborhoods.

Encourage permanent preservation of floodplains and other environmentally sensitive sites for a system of passive recreation areas by dedication or other appropriate methods.

DECISION-MAKING FOR GOVERNMENTAL SERVICES

Provide opportunities for all citizens to participate in the shaping of governmental decisions, policies and programs affecting their lives.

Promote an open governmental system that is representative, accountable and

responsible to all citizens and protects individual liberties established under the Constitution.

Encourage a regional approach to planning that will help to reduce the negative effects of one county's growth on another.

Explore with surrounding local governments and planning bodies ways in which regional cooperation in planning can enhance the positive aspects of growth for the region as a whole.

Selected Goals and Objectives for the Proposed 1995 Comprehensive Plan for Lexington-Fayette Urban County, Kentucky

SUPPORT AND UPHOLD THE URBAN SERVICE AREA CONCEPT

Objectives:

- a. Encourage new development to be compact and contiguous.
- b. Preserve the environmental qualities of the Bluegrass, encourage high quality, environmentally-sensitive development and enhance the every day quality of life of Fayette County residents.

PROVIDE BUSINESS AND EMPLOYMENT OPPORTUNITIES FOR THE ENTIRE COMMUNITY

Objectives:

- a. Promote economic development activities consistent with and complementary to the protection of the built and the natural environment and human resources.
- b. Provide full and equal employment opportunities for all citizens.
- c. Encourage the desirable qualities of the community together with necessary support services which promote tourism.
- d. Identify long range strategies for economic development that reflect the comparative advantage of Lexington and the region.

PROTECT AND PRESERVE FAYETTE COUNTY'S SIGNIFICANT HISTORIC AND CULTURAL HERITAGE

Objectives:

- a. Encourage protection of historic resources through compatible use and reuse of historic sites and structures.
- b. Encourage renovation, development and maintenance of historic residential and commercial structures.
- c. Encourage protection of significant historic resources through the documentation and designation of historic districts and historic landmarks.
- d. Encourage protection of significant archaeological sites through documentation and retention of resources.
- e. Encourage the retention and utilization of historic sites and structures during the planning process.
- f. Encourage the development of incentives for the retention, preservation or continuation of historic uses of historic sites and structures.
- g. Encourage compatible design in public and private developments and structures which serve to reinforce the fabric of the community.
- h. Encourage the citizen education about the importance of its historic resources.
- i. Encourage inter-governmental cooperation among the various units of the Urban County Government in dealing with the protection and maintenance of both private and public sites and structures.

<p>PROMOTE LAND USE WHICH IS SENSITIVE TO THE NATURAL AND BUILT ENVIRONMENT</p>
--

Objectives:

- a. Protect and secure open space and scenic vistas, particularly in environmentally sensitive and physically unique areas.
- b. Protect and improve significant historic and cultural features.
- c. Encourage the maintenance and preservation of soils, existing trees and other vegetation as development occurs.
- d. Promote design quality, compatibility and preservation of existing significant structures and areas.
- e. Monitor and Minimize air, water, visual, noise and artificial light pollution.
- f. Promote proper utilization and maintenance of natural resources.
- g. Preserve and protect natural drainageways, environmentally sensitive areas

and plant life from severe intrusion, alteration, or destruction during urban development.

- h. Ensure the use of street trees and other appropriate screening and landscaping to enhance new and existing developments and compatible land use relationships.
- i. Utilize available natural and built resource inventories and environmental impact analyses to help determine land use plans.

PROVIDE AND MAINTAIN A COMPREHENSIVE TRANSPORTATION SYSTEM

Objectives:

- a. Encourage more efficient use of streets and highways.
- b. Provide a balanced and coordinated multi-modal transportation system encouraging the use of all viable modes of urban transportation.
- c. Encourage and enhance mass transit development and use.
- d. Encourage and enhance bicycling and pedestrian alternatives to motorized modes of transportation.

PROVIDE ADEQUATE RECREATION FACILITIES AND OPPORTUNITIES

Objectives:

- a. Develop passive and active recreation sites and areas to meet the changing needs of the overall community and those of the local neighborhood.
- b. Encourage permanent preservation of floodplains and other environmentally sensitive areas for a system of passive recreation areas by dedication or other appropriate methods.
- c. Create a county-wide greenway system which includes trails and bikeways at planned locations.
- d. Preserve, protect and enhance open space for passive and active recreational

- j. In cooperation with federal, state and regional agencies ensure the adequacy and quality of the water supply, encourage conservation of water resources and expedite the abatement of pollution.
- k. Ensure that the proper facilities and structures are employed to accommodate surface drainage in a manner that recognizes their effects on underground drainage and that is consistent with the desire to improve water quality.
- l. Ensure that current landscape regulations are strengthened to improve screening and buffering along all corridors.
- m. Buffer rural land and activities from the impact of new urban development by providing a landscaping buffer along and inside of the Urban Service Area Boundary and the Rural Activity Center Boundaries at appropriate locations where other major physical barriers do not exist.

PROVIDE AND MAINTAIN A COMPREHENSIVE TRANSPORTATION SYSTEM

Objectives:

- a. Encourage more efficient use of streets and highways.
- b. Provide a balanced and coordinated multi-modal transportation system encouraging the use of all viable modes of urban transportation.
- c. Encourage and enhance mass transit development and use.
- d. Encourage and enhance bicycling and pedestrian alternatives to motorized modes of transportation.

PROVIDE ADEQUATE RECREATION FACILITIES AND OPPORTUNITIES

Objectives:

- a. Develop passive and active recreation sites and areas to meet the changing needs of the overall community and those of the local neighborhoods.
- b. Encourage permanent preservation of floodplains and other environmentally sensitive sites for a system of passive recreation areas by dedication or other appropriate methods.
- c. Create a county-wide greenway system which includes trails and bikeways at planned locations.
- d. Preserve, protect and enhance open space for passive and active recreational

opportunities.

- e. Develop stronger incentives for private dedication and public acquisition of park land.

PRESERVE, PROTECT AND ENHANCE THE NATURAL AND PHYSICAL FEATURES THAT GIVE THE BLUEGRASS ITS UNIQUE IDENTITY

Objectives:

- a. Develop and promote a Greenspace Plan system as a basic framework for resource protection, open space planning and urban growth management.
- b. Preserve, protect and enhance the greenspace elements that give the Bluegrass Region its unique identity, including natural areas, scenic areas, scenic vistas, environmentally sensitive areas, geologic hazard areas, and water resources.
- c. Create a county-wide greenway system which includes trails and bikeways at planned locations.
- d. Preserve, protect and enhance the character of significant transportation corridors throughout the county.
- e. Protect, preserve and, where appropriate, enhance the agricultural uses within the Rural Service Area.
- f. Preserve, protect and enhance open space for passive and active recreational opportunities.
- g. Utilize and manage open space to provide significant, compatible educational and economic opportunities.
- h. Encourage cooperation and communication throughout the region in order to promote greenspace, environmental protection and land conservation.
- i. Promote sensitivity to wildlife and our scenic rural landscape

MAINTAIN AND ENHANCE THE AGRICULTURAL ECONOMY, AND RURAL CHARACTER

Objectives:

- a. Support development of the Urban Service Area as planned, the Rural Service Area (RSA) for the agricultural industry.

- b. Preserve the rural characteristics and farming operations of this area.
- c. Encourage the formation of Agricultural Districts in the Rural Service Area.
- d. Discourage unregulated, non-agricultural residential development.
- e. Encourage rural economic development through support of agriculture production.
- f. Buffer rural land and activities from the impact of new urban development by providing a landscape and security buffer along and inside the Urban Service Area and Rural Activity Center boundaries to minimize the adverse short and long term effects of development on existing or potential farms.

MAINTAIN AND ENHANCE HORSE FARMS

Objectives:

- a. Encourage preservation of land for horse farms.
- b. Support and encourage existing horse breeding and racing operations and encourage expanded capital investment and new farm development.
- c. Buffer rural land and activities from the impact of new urban development by providing a landscape and security buffer along and inside the Urban Service Area and Rural Activity Center boundaries to minimize the adverse short and long term effects of development on existing or potential farms.

PRESERVE, PROMOTE AND ENHANCE THOSE ASPECTS OF OUR NATURAL AND BUILT ENVIRONMENT WHICH ENCOURAGE TOURISM.

Objectives:

- a. Recognize tourism as a significant and desirable component of the local economy.
- b. Identify, preserve, promote and enhance those cultural, historical and natural features essential to tourism.
- c. Encourage and promote the vital role of the horse industry and its related industries in tourism and tourism development.
- d. Encourage the development of attractions and supporting uses which promote and enhance tourism and tourism development.
- e. Promote and enhance facilities and activities in the Downtown area necessary to support and attract tourism.

- f. Promote and enhance existing tourist attractions.
- g. Provide for the future location of anticipated or desired major potential tourism related uses.
- h. Identify, protect and enhance Fayette County's role in regional tourism.
- i. Preserve and promote the built historic resources as they relate to tourism.

ENCOURAGE REGIONAL PLANNING AND COORDINATION

Objectives:

- a. Encourage regional planning that reduces the negative effects of one county's growth on another.
- b. Explore with surrounding local governments and planning bodies ways in which regional cooperation in planning can enhance the positive aspects of growth for the region as a whole.
- c. Pursue intergovernmental planning processes to assure proper planning of potential development along each of Fayette County's borders.
- d. Pursue regional planning to provide increased housing and job opportunities for the area.
- e. Encourage a regional planning and development of parks and greenspace.
- f. Refine and implement policies established by the Regional Planning Council to encourage coordination.
- g. Utilize and improve established procedures for encouraging regional cooperation among local entities involved in planning.
- h. Encourage policies that will promote cooperation between counties to help meet this goal.

Selected Goals and Objectives from the adopted 1992 Bourbon County Comprehensive Plan

GROWTH & DEVELOPMENT

- 1.1 Promote the extension of public water services throughout the county.

- 1.2 Encourage future land development in compact patterns.
- 1.3 Encourage growth that efficiently uses the existing and planned utility systems.
- 1.4 Designate an urban growth area around the city of Paris within which it is preferred that centralized development should occur.
- 2. To control strip development along major highways and thoroughfares.
 - 2.1 Enforce land use regulations in order to control compatible and accessible developments, particularly around the Paris By-Pass and US 68/27.

ECONOMIC DEVELOPMENT

- 1. To stimulate the economy
 - 1.1 Continued emphasis on Paris as the primary service center for agricultural and retail needs in Bourbon County.
 - 1.2 Recognize agribusiness as the largest industry in the county and encourage its diversification and expansion.
 - 1.5 The active marketing of Bourbon Counties' economic and development potential.
- 2. To develop both commercial and industrial growth centers.
 - 2.1 Provide an adequate capacity of land to care for both commercial and industrial needs in Paris, Millersburg, and North Middletown.
 - 2.2 Encourage rural communities to meet the basic commercial needs of their surrounding areas.
- 3. To develop tourism in Bourbon County.
 - 3.1 The active marketing and development of tourism activities on the local, state, regional, and national level.
 - 3.2 Encourage the renovation of homes for use as Bed and Breakfast establishments.

PRESERVATION

- 1. Recognize the history and culture of Bourbon County and encourage the enhancement and creative adaptive uses of its historic buildings.

- 1.1 Promote activities to enhance and take advantage of Paris-Bourbon County's history and culture.

- 1.2 Preserve historic structures through tax incentives.

ENVIRONMENTAL

1. To maintain clean air, clean water, clean soils and manage solid waste throughout Bourbon County.
 - 1.1 Designate areas having physiographic limitations, such as sinkholes, steep slopes, wetlands . . . , and only permit environmentally sensitive development of these areas.
 - 1.2 Control of flooding in the developed and natural environment through compliance with the Federal Flood Insurance Program requirements.
 - 1.3 Enforce the Federal Clean Air and Water Act.
 - 1.4 Monitor industries and their emissions, wastewater, and solid waste disposal.
 - 1.5 Properly treat water and wastewater.
 - 1.6 Monitor soils for proper wastewater disposal in areas that are not served by public or private wastewater treatment systems.
 - 1.7 Provide for the use of alternative state approved wastewater disposal systems in areas designated for rural residential and cluster housing.
 - 1.8 Encourage mandatory garbage collection throughout Bourbon County.
 - 1.9 Analyze the long-term need for the development and protection of alternative water supplies.

INFRASTRUCTURE

1. To provide for proper maintenance of all existing infrastructure.

HOUSING

1. To provide affordable, decent, and safe housing for all Bourbon County residents.
 - 1.1 Adopt flexible land use regulations to encourage growth and development, i.e., PUD's, cluster housing, townhouses, condominiums, zero lot line development, and mixed use housing.
 - 1.2 Locate mobile (not modular) homes only in appropriate zones and PUD's.

ENVIRONMENTAL

1. To maintain clean air, clean water, clean soils and manage solid waste throughout Bourbon County.
 - 1.1 Designate areas having physiographic limitations, such as sinkholes, steep slopes, wetlands . . . , and only permit environmentally sensitive development of these areas.
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 - 1.7 Provide for the use of alternative state approved wastewater disposal systems in areas designated for rural residential and cluster housing.
 - 1.8 Encourage mandatory garbage collection throughout Bourbon County.
 - 1.9 Analyze the long-term need for the development and protection of alternative water supplies.

INFRASTRUCTURE

1. To provide for proper maintenance of all existing infrastructure.

- 1.1 Continued evaluation and maintenance of all existing water and sewer lines, sidewalks, curbs, gutters, street lighting, roads, and bridges.
- 1.2 Provide for ongoing capital improvement plans for maintaining and upgrading of existing facilities.
2. To develop a plan for the expansion of infrastructure as it relates to growth and development.
 - 2.1 Coordination of future land use plans with the expansion of utilities at a rate that is economically feasible.
 - 2.2 Continue ongoing efforts to secure financial resources to implement the capital improvements plans.

TRANSPORTATION

1. Provide for an efficient transportation system throughout the County.
 - 1.1 Insist that the State honor its commitment to widen Paris Pike to a four lane highway.
 - 1.2 Continue to coordinate and plan future subdivision design so as to facilitate proper traffic circulation.
 - 1.3 Improve traffic conditions and circulation within the County by encouraging, where appropriate and conducive to the character of the existing neighborhood, the extension of dead end streets, loop streets and widening of existing thoroughfares.
 - 1.4 Minimize the number of new roadway and curb cuts to increase the efficiency and safety of all roads.
 - 1.5 Provide adequate and safe pedestrian ways.

COMMUNITY FACILITIES

1. To provide adequate public facilities which will meet the growth demands of the county.
 - 1.1 Ensure that all proposed new developments will be provided the necessary, desirable, and advantageous community services and facilities in an orderly and efficient manner.
 - 1.2 Coordinate land development decisions with service providing organizations, (i.e. schools, utilities,...)

Purpose of the Plan:

The purpose of the Paris Pike Corridor Plan is to make recommendations on the appropriate land uses to maintain the unique character of this historic scenic corridor. The plan shall promote land uses which are consistent with the rural character of the corridor, preserve and protect the natural and built environment along the corridor, and provide for safe, efficient movement along the Paris Pike. In addition, the planning process shall encourage inter-county participation and cooperation in the development and administration of plan elements.

TRANSPORTATION

- I. Provide for an efficient transportation system throughout the County.
 - 1.1 Insist that the State honor its commitment to widen Paris Pike to a four lane highway.
 - 1.2 Continue to coordinate and plan future subdivision design so as to facilitate proper traffic circulation.
 - 1.3 Improve traffic conditions and circulation within the County by encouraging where appropriate and conducive to the character of the existing neighborhood, the extension of dead end streets, loop streets and widening of existing thoroughfares.
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 - 1.2 Coordinate land development decisions with service providing organizations (i.e. schools, utilities...)

VI. PLAN CONCEPTS / PROCESS

Alternative conceptual land use plans were developed and evaluated in light of the natural and physical constraints, historic and cultural aspects, the existing quality of development and the community mandate for preserving and protecting the rural and historic character of Paris Pike.

Two concepts were developed which met in varying degree the planning objectives and were within the physical constraints of the corridor area. Concept "A" was driven by a "purist" approach, which followed very closely the major objectives of the advisory groups. This concept designated all lands along the corridor between Paris and Lexington to remain in rural agricultural use. All natural elements that had been identified as "critical" to the environmental quality of the corridor were designated within scenic, or conservation, easements.

Concept "B" was developed, recognizing the existing zoning of business and residential areas and the structures that house them. Further recognizing their existence, the concept of "village clusters" surrounding these existing enclaves was designated as possible limited growth areas.

Likewise, at the "urban ends" of the corridor the concept was developed, recognizing the existence of commercial land use, designating the limits of its potential growth and providing guidelines for its design/development.

The concept of "viewsheds" has been paramount in determining the appropriateness of any specific land use as it may coincide or conflict with the character and quality of the Paris Pike Corridor. The viewshed concept has also been useful in establishing organizational limits or landscape units which may have implications of land use controls - i.e. historical districts, zoning classifications and preservation easements.

Through this process, concepts were developed and presented to the appropriate groups. The preferred concept was chosen and refined and is presented in the following section of this document.

VII. PLAN

LAND USE PLAN

The area designated as a Small Area Plan for the Paris-Lexington Road Corridor is as shown on the map of the area. Based upon the Inter-Local Agreement and as further stipulated in the Goals and Objectives, drafted by the Small Area Plan Committee, the primary goal for the Lexington-Paris Road is to retain the Agricultural/Historic/Scenic qualities of the corridor. Other goals are, as approved by the Commission, listed elsewhere in this report.

VIEWSHED CONCEPT

The quality of the corridor is perceived by what is seen as one drives through the countryside. Whether it is a distant view with rolling fields, paddocks, fences, walls, berms or large mansions and their beautifully kept grounds, it is all a part of the unique scenic and historic character of the roadway. Viewsheds are determined by various landscape features i.e.: ridges, valleys, hedge rows, tree massings, or other elements which contain or limit one's view of the landscape from a particular location, or point of view.

The concept of viewsheds has been an important basic consideration with the Design Group in determining the location, type of cross-section, alignment and the special character of the roadway.

Likewise, in determining the land use plan for the corridor, the viewshed concept has been utilized as an important tool in an attempt to preserve the integrity of the corridor.

LAND USE

The corridor breaks down into basically three distinct areas of land use. The two "urban ends" occur at the Paris end and the Lexington end, and the third area is the land area between. The urban "ends" create a transition zone approximately 1 1/2 +/- miles long where farm land meets urban lands. It is within these ends that traditional development, which has occurred over the past 50 years, has formed the suburban fringe. On the Lexington end, it has resulted in small estate acreage tracts in a "piano-key" fashion, narrow road frontage with very deep lots. On the Paris end there are mixed uses of commercial and residential with smaller lots and frontage.

Within these areas, the gateway to the two communities should be created, both by proper land use and by appropriate parcel size and design guidelines. Land use for these areas is proposed to be consistent with and/or recommended land use designations already in place in the current comprehensive plans in Bourbon and Fayette Counties.

PARCEL STUDY

There are 11,523 acres of land involved in the Paris Pike Corridor Small Area Plan. A parcel study was conducted to determine existing parcel sizes, quantity, total acres and percentage of total area. The results are shown below.

TABLE 8

PARIS PIKE CORRIDOR SMALL AREA PLAN PARCEL STUDY			
Parcel Size / Acres	No. of Parcels	Total Acres/Percentage	
0-5	33	38	0.3%
5-10	23	180	1.6%
10-20	28	652	5.2%
20-40	9	307	2.4%
40+	52	10,170	90.5%
Total Acres		11,523	

Parcel sizes average approximately 80 acres and frontages vary from 200 feet to more than one mile along the corridor. The average frontage along the entire length of the corridor is 1,159 feet. Major structures, particularly the main farm residences, have deep set-backs. These vary from 250 feet to 450 feet from the right-of-way.

CONSERVATION EASEMENTS

Conservation/Scenic Easements are proposed in the vicinity of Houston Creek in the "gateway" section of the roadway for a distance of approximately two miles.

Conservation Easements are proposed, also, along and on both sides of the corridor, extending to the limits of the viewshed of the Elkhorn Creek. At the Elmendorf Bridge a scenic conservation easement is recommended. The large Savanna remnant on both sides of the corridor should also be designated as a conservation scenic easement.

TRANSITIONAL ZONE

Lexington-Fayette County End

The land uses within this agricultural/rural transition zone should remain in agricultural uses with only farmsteads and estate-type residential permitted as land use, requiring a minimum of 10 acres per dwelling unit and requiring a minimum setback of 300 feet and a minimum frontage of 250 feet. The land use data for this area is as follows:

TABLE 9

Lexington-Fayette County End

Land Use

Acres

(Inside urban service boundary)

148

Rural "B"

1,476

Floodplain

151

Total Acres

1,775

Paris-Bourbon County End

The land uses within this agricultural/rural transition zone should remain in agricultural uses with only farmsteads and estate type residential permitted as land use, requiring a minimum of 5 acres per dwelling unit and requiring a minimum setback of 300 feet and a minimum frontage of 250 feet. The land use data for this area is as follows:

TABLE 10

Paris-Bourbon County End Inside City Limits	
<u>Land Use</u>	<u>Acres</u>
(As recommended by Comprehensive Plan)	685
Rural "B"	165
Floodplain	193

Total Acres	1,043
Paris-Bourbon County End Outside City Limits	
<u>Land Use</u>	<u>Acres</u>
Rural "B"	345
Floodplain	162
(As recommended by Comprehensive Plan)	60

Total Acres	567

RURAL AREAS

Rural Area "A"

Land uses between the two urban/rural transition zones that fall WITHIN THE PRIMARY VIEWSHED of the corridor are generally agricultural/rural uses that are compatible with the uses and character of the Paris Pike. This zone, or district, is typified by large acreage, land parcels, and generous set-back of major structures.

It is proposed to maintain the existing, traditional character and scale of the corridor, as well as the historic and cultural qualities within the Primary Viewshed, by a New Agricultural/Rural Land Use which would, in part, designate the following:

1. Fayette County - no more than one house per fifty acres.
Bourbon County - no more than one house per fifty acres.
2. Minimum frontage on Paris Pike 500 feet.
3. Minimum set-back from Paris Pike R.O.W. 300 feet.

The land uses within this agricultural transition zone should remain in agricultural uses with only farmsteads and estate type residential permitted as land use, requiring a minimum of 5 acres per dwelling unit and requiring a minimum setback of 300 feet and a minimum frontage of 350 feet. The land use data for this area is as follows:

TABLE 10

Paris-Bourbon County Road Inside City Limits	
Land Use	Acres
(As recommended by Comprehensive Plan)	685
Rural "B"	165
Floodplain	193
Total Acres	1,043
Paris-Bourbon County Road Outside City Limits	
Land Use	Acres
(As recommended by Comprehensive Plan)	345
Rural "B"	165
Floodplain	60
Total Acres	569

RURAL AREASRural Area "A"

Land uses between the two urban/rural transition zones that fall WITHIN THE PRIMARY VIEWSHED of the corridor are generally agricultural uses that are compatible with the uses and character of the Paris Pike. This zone or district is typified by large acreage, land parcels, and generous set-back of major structures.

It is proposed to maintain the existing traditional character and scale of the corridor, as well as the historic and cultural qualities within the Primary Viewshed, by a New Agricultural/Rural Land Use which would, in part, designate the following:

1. Payette County - no more than one house per fifty acres.
Bourbon County - no more than one house per fifty acres.
2. Minimum frontage on Paris Pike 300 feet.
3. Minimum set-back from Paris Pike R.O.W. 300 feet.

Rural Area "B"

Land uses OUTSIDE THE PRIMARY VIEWSHED shall conform to the agricultural zone requirements for the respective county.

TABLE 11

Rural Areas (Acreage Between "Urban Ends")	
<u>Land Use</u>	<u>Acres</u>
Rural "A"	3,800
Rural "B"	3,012
Floodplain Conservation	1,326

Total Acres	8,138

VIII. RECOMMENDATIONS

1. A new Agricultural Zone (Rural "A") be drafted and presented to the appropriate government bodies for adoption. This zone would be constituted on the basis of the viewshed concept as outlined above.
2. A Conservation/Scenic Easement provision be adopted for the preservation and protection of such landscape elements as the Savanna woodlands and Riparian landscape of Elkhorn and Houston Creek Corridors.
3. Design Guidelines be developed which will control architectural character, siting, mass, landscape treatment, fences, walls, and other site design elements that must be compatible to the character of the area.
4. Historic Overlay Zone be established for the entire designated area in the M.O.A. and the I-LCA.
5. Create an "Oversight" committee, or commission, to monitor, review plans and make recommendations to the government bodies as to appropriateness and compliance with the Paris Pike Historic Ordinance Zone.

IX. APPENDICES

INTER-LOCAL COOPERATION AGREEMENT

THIS AGREEMENT, pursuant to KRS 65.210 et seq., made and entered into this 5th day of May, 1993, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government organized pursuant to KRS Chapter 67A, BOURBON COUNTY, a political subdivision of the Commonwealth of Kentucky, and the CITY OF PARIS, a third class city.

W I T N E S S E S

WHEREAS, Paris Pike is an historic and scenic corridor between Bourbon and Fayette counties; and

WHEREAS, the unique character and charm of Paris Pike generates significant tourism and publicity as the archetypical example of the beauty of the Bluegrass region; and

WHEREAS, the reconstruction of Paris Pike is essential to the safety of the public as well as being critically important to the economic development of Bourbon County; and

WHEREAS, it is essential that the reconstruction of Paris Pike be undertaken in a manner which will preserve the unique historic and scenic character of the Paris Pike Corridor; and

WHEREAS, it is the intention of the parties to facilitate the creation of a well designed scenic and enhanced Paris Pike Parkway sensitive to preserving the best of what currently exists, to the maximum extent possible, and that once constructed, the road shall be carefully protected from pressure to develop so as to maintain the truly unique agricultural character of the Paris Pike corridor

INTER-LOCAL COOPERATION AGREEMENT

THIS AGREEMENT, pursuant to KRS 65.210 et seq., made and entered into this 27 day of May, 1993, by and between LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, an urban county government organized pursuant to KRS Chapter 67A, BOURBON COUNTY, a political subdivision of the Commonwealth of Kentucky, and the CITY OF PARIS, a third class city.

W I T N E S S E T H:

WHEREAS, Paris Pike is an historic and scenic corridor between Bourbon and Fayette counties; and

WHEREAS, the unique character and charm of Paris Pike generates significant tourism and publicity as the archetypical example of the beauty of the Bluegrass region; and

WHEREAS, the reconstruction of Paris Pike is essential to the safety of the public as well as being critically important to the economic development of Bourbon County; and

WHEREAS, it is essential that the reconstruction of Paris Pike be undertaken in a manner which will preserve the unique historic and scenic character of the Paris Pike Corridor; and

WHEREAS, it is the intention of the parties to facilitate the creation of a well designed scenic and enhanced Paris Pike parkway sensitive to preserving the best of what currently exists, to the maximum extent possible, and that once constructed, the road shall be carefully protected from pressure to develop so as to maintain the truly unique agricultural character of the Paris Pike corridor

for the benefit of the general public, tourists and the area landowners; and

WHEREAS, the Report of the 1992-1993 Paris Pike Committee is recognized and its recommendations are intended to be implemented.

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual agreements contained herein, it is agreed as follows:

SECTION I

The term of this Agreement shall be perpetual unless sooner terminated in accordance with the further provisions of this Agreement.

SECTION II

The area included within the jurisdiction of this Agreement shall be the entire area along both sides of Paris Pike which was previously recommended for national historic district designation and which was made subject to the federal injunction in Land and Nature Trust of the Bluegrass, et al. v. Andrew H. Card, Secretary, United States Department of Transportation, et al., Civil Action No. 7765, including properties along Paris Pike which are within the Lexington-Fayette County Urban Services Area boundary or the city limits of Paris in Bourbon County. Attached hereto and incorporated herein by reference as Exhibit "A" is a map showing the boundary of the area included within the jurisdiction of this Agreement.

SECTION III

A separate administrative entity is hereby created and known as the Paris Pike Corridor Commission, a body corporate, herein-

after referred to as "Commission". The Commission shall be composed of nine (9) voting members to be selected as follows:

(a) Four members of the Commission shall be Fayette County residents appointed by the Mayor of the Lexington-Fayette Urban County Government subject to the approval of the Urban County Council;

(b) Four Commission members shall be Bourbon County residents. Two out of the four members shall be selected by the Bourbon County Judge/Executive subject to the approval of the Fiscal Court and two members shall be appointed by the Mayor of the City of Paris subject to the approval of the City Commission;

(c) The ninth Commission member shall be selected by the other eight Commission members and must be a resident of either Fayette or Bourbon County;

(d) At least one of the members from Fayette County and one from Bourbon County shall be property owners within the national historic district designated area.

Appointees to the Commission shall be selected from names submitted by the general public residing in the county from which the appointees reside. Appointees shall have expertise or knowledge in areas such as law, planning, landscape architecture, agriculture, historic preservation or the like, except that appointees who are property owners within the national historic district designated area shall be considered qualified to serve by virtue of their residence within the jurisdictional area. The chief executive officer of each party shall provide to the appropriate legislative body for approval the names of appointees along with

brief biographical summaries of their backgrounds. The names of appointees to the Commission which are approved by the appropriate legislative body shall be sent to the other parties to this Agreement.

The ninth member of the Commission shall be selected by the other eight Commission members from a list of candidates proposed by each chief executive officer and approved by the appropriate legislative body. Each party shall have the right to submit two (2) names to the Commission to fill the ninth member's position.

The Commission members shall serve a four-year term from the date of appointment, provided that the terms of those originally appointed shall be staggered in the following manner: two members appointed from each county shall be appointed for four years and two members appointed by the Lexington-Fayette Urban County Government, one member appointed by Bourbon County and one member appointed by the City of Paris shall be appointed for two years. The ninth member selected by the Commission members shall serve an initial four (4) year term. No member may be reappointed to serve more than two consecutive terms. Vacancies shall be filled in the same manner as provided for in the preceding paragraphs to serve any unexpired terms. Members of the Commission shall draw no compensation for their membership but shall be compensated for any officially incurred expenses. Members who fail to attend meetings regularly without an excused absence may be removed for cause by their appointing authority and replaced as provided above.

SECTION IV

The purpose of the Commission shall be threefold:

(a) The Commission shall be authorized to work with the planning commissions, legislative bodies and other interested citizens in both counties in developing a Small Area Plan for the Paris Pike Corridor for adoption as part of the Comprehensive Plans of Bourbon and Fayette counties. The Commission shall be authorized to solicit proposals from professional planners in the private sector to draft the Small Area Plan and to contract with the successful bidder for such purposes. The parties agree that the cost for the Small Area Plan shall not exceed the sum of \$15,000.00.

The Small Area Plan should include within the area of study the entire area contained within the Paris Pike Corridor previously recommended for national historic district designation, although particular emphasis shall be given to the land bordering Paris Pike. It is not the intention of the parties by establishing the area of study as the properties recommended for national historic district designation to limit or control development on properties located far from Paris Pike on Bryan Station Road, Bethlehem Road or other areas which are not adjacent to Paris Pike. Rather, it is the intention of the parties to focus primarily upon the area adjacent to Paris Pike, taking into consideration its context within the larger area of the national historic district boundary. The Small Area Plan should address appropriate land uses, including conditional uses, within the corridor, as well as recommendations for the location of scenic, conservation, agricul-

tural or other easements which may be deemed critical to preserving the essential character and integrity of the Paris Pike Corridor. In addition, the Small Area Plan should include a statement continuing the current ten acre minimum lot size in Fayette County and five acre minimum lot size in Bourbon County. The Small Area Plan should further address limitations on the provision and location of public utilities and improvements, including the prohibition of private sewage treatment plants.

For that portion of the Small Area Plan which may deal with properties either within Paris city limits or within the Lexington-Fayette Urban County Urban Service Area boundary, the parties agree to the extent of their authority to do so, that the Plan shall be consistent with existing and/or recommended land use designations already in place in the current comprehensive plans in Bourbon and Fayette Counties.

The Commission shall hold public meetings and encourage public comment as part of its effort to develop the Small Area Plan before it is finally submitted to the planning commissions in each county for adoption as part of the Comprehensive Plan.

The Commission shall require as part of its solicitation for proposals that the planner selected for performing the Small Area Plan shall have it completed within six months from the award of the contract.

(b) The Commission shall review all land use applications or proposals along the Paris Pike Corridor which are submitted to the planning commission or board of adjustment in the county in which the property lies. The Commission shall promptly

review the proposal and make a recommendation to the appropriate body prior to its deliberation on the proposal as to whether it is in conformity with the Small Area Plan, and whether it is in conformity with the existing uses and character of the Paris Pike Corridor.

The Commission's jurisdiction shall include the review of all zone change applications, text amendments, land subdivisions, variances, conditional uses or administrative appeals which would affect specific properties or land use generally in the Paris Pike Corridor. Proposals to annex land or to extend the Urban Service Boundary in the area shall also be subject to review as well as any proposals to add or revise access points onto Paris Pike. It is the intention of the parties that the appropriate deliberating body not take final action before receiving and considering recommendations from the Corridor Commission. Accordingly, the Commission shall be empowered to call special meetings as necessary to ensure that its recommendation shall be made to the appropriate deliberating body in time for consideration of the proposal without the necessity of a postponement or a continuance.

The Commission shall publish a synopsis of its recommendations made to the planning commissions, legislative bodies or boards of adjustment in the newspapers of both counties prior to the meeting in which the appropriate body considers the proposal. In cases where more than one newspaper in a county may exist, publication shall be in the newspaper with the highest circulation within the county. In addition, the Commission shall send its written recommendations to the chief executive of each party to

this Agreement. The advance publication requirement shall not apply in cases where prior publication would not be possible due to the fact that the newspaper is published weekly. In such cases, the Commission's recommendations shall be published on the first publication day after the recommendation is delivered to the newspaper.

(c) The Commission shall be authorized to devise a Paris Pike Corridor District ordinance for the purpose of preserving and protecting the character and integrity of Paris Pike by setting forth objective standards to regulate setback, square footage of structures, sign restrictions, landscaping, certain types of fencing, removal of trees, and similar restrictions. The Commission shall hold public meetings and solicit public comment as part of its process to develop the ordinance. In addition, the ordinance shall require that an applicant must obtain a permit prior to removing any large trees, significant tree stands or stone walls. The ordinance shall also address spacing requirements for access onto Paris Pike. The ordinance shall state that each jurisdiction shall provide an enforcement officer to implement the requirements of this ordinance. The Paris Pike Corridor District ordinance shall specify that the area included within its jurisdiction shall extend to a point 1,000 feet behind the existing and future right-of-way limits along both sides of Paris Pike which are located within the area which was previously recommended for national historic district designation, including those properties at each end of Paris Pike within either the Lexington-Fayette Urban County Service Area boundary near the Interstate 75 overpass and

Paris city limits in Bourbon County. Upon completion of the ordinance the Commission shall submit it to the appropriate body within each county for consideration for adoption and implementation.

SECTION V

The Commission shall adopt bylaws and rules for the conduct of affairs of the Commission including the capability of being able to call special meetings. However, the Commission shall be required to meet on a rotating basis, first in one county and then the next. The Commission shall meet at least once monthly until after both of the following have occurred: (a) the planning commissions of each county have adopted the Small Area Plan as part of the Comprehensive Plan; and (b) the Paris Pike Corridor District Ordinance has been passed by the appropriate legislative body of each county. Thereafter, the Commission shall be permitted to adopt a bylaw to set a different meeting schedule not to be less than four (4) meetings a year. Meetings and documents of the Commission shall be subject to the Open Meetings and Open Records statutes contained in KRS Chapter 61. The Commission shall be authorized to elect officers, adopt bylaws, devise procedural rules for conducting meetings, and adopt any other rule to carry out the purpose of their creation. The Commission shall keep on file for public review a copy of its official minutes. Members may not vote on any proposal for which they have a conflict of interest. In such cases they must reveal such conflict and may not take part in the discussion or the vote on such matter.

A quorum shall consist of six (6) members and shall include at least three (3) members who are residents of each county. It shall take at least five (5) votes to transact any business of the Commission.

The Commission shall prepare and present annually to the legislative body of each county a Corridor Report which shall include a summary of actions taken by the Commission and the extent to which the unique character of the Paris Pike Corridor is being enhanced and protected.

SECTION VI

The parties agree that the Commission members shall be appointed by no later than one month after the effective date of this Agreement. The parties shall provide staff, including legal counsel from appropriate governmental divisions, to assist the Commission as necessary. In addition, the parties agree to provide meeting rooms, office space, documents, maps and other materials which are necessary for the Commission to perform its duties.

The parties agree to establish and approve a budget annually to cover costs such as printing materials and newspaper publication costs. Reasonable anticipated costs should not exceed \$4,000.00 annually. The Commission shall be bound to expenditures within the budgetary limits established in advance by the parties and based on the following formula: Lexington-Fayette Urban County Government shall contribute fifty percent (50%) of the funds for the Commission's budget and Bourbon County and the City of Paris shall each contribute twenty-five percent (25%) of the budgeted amount. The Commission shall be required to request in advance additional

appropriations from the parties based on the above-described formula for amounts exceeding the annual approved budget in the event the Commission anticipates unusual expenses, but the parties shall not be obligated to provide funds in excess of the annual budgeted amount.

The parties agree that any proposal affecting land use within the Paris Pike Corridor which is filed with the appropriate governmental division within each jurisdiction shall be forwarded immediately to the Commission to ensure prompt review. The term "land use proposal" as used herein shall include any proposal pertaining to land use, including, but not limited to, zoning, the subdivision of land, access points or any conditional use, variance or administrative appeal which affects land within the Paris Pike Corridor. Text amendments to the Zoning Ordinance which could affect the Paris Pike Corridor shall be included as well as proposals to either extend the Urban Services Boundary or annex any portion of the Paris Pike Corridor.

The parties shall have the right to inform the appropriate body of the adjacent jurisdiction concerning its support or opposition of the proposed land use within the Paris Pike Corridor. In addition to providing a written recommendation to the appropriate body within the adjacent jurisdiction, the legislative body and/or chief executive officer shall have the right to attend the hearing, in person or by sending a representative, in order to state its position on the land use proposal.

SECTION VII

The parties agree to exercise their best efforts to ensure the full cooperation of the planning commission in each county in adopting the Small Area Plan and in carrying out the full spirit of this Agreement. The parties further agree to exercise their best efforts to adopt the Paris Pike Corridor District Ordinance which will be prepared for their consideration by the Commission.

SECTION VIII

The City of Paris agrees that it shall comply fully with all the terms and provisions of this Agreement as to property along Paris Pike within the existing or future city limits. In addition, the City of Paris agrees that the Paris Pike Corridor District Ordinance, described more fully in Section IV(c) above, shall apply to properties within Paris city limits which are within the jurisdiction of the Paris Pike Corridor Commission and this Agreement.

The Rankin farm, formerly known as Bluegrass Farm which was annexed by the City of Paris in 1992 necessitates that it be given special consideration due to its beauty and strategic location on Paris Pike. Accordingly, the City of Paris agrees that it fully supports preservation of that portion of the Rankin farm between Paris Pike and the flood plain and shall cooperate fully in efforts to obtain a scenic easement or the like to protect and preserve this parcel from development. The City of Paris further agrees that no development shall take place on that portion of the Rankin farm within the flood plain as designated on the Federal National Flood Insurance Maps, nor shall any development or modification,

including fill, of the flood plain be permitted in a manner inconsistent with the City of Paris Conservation District Ordinance contained in Article 3.254 et seq. of the City of Paris Zoning Ordinance in effect as of the date of this Agreement.

SECTION IX.

This Agreement may be altered or amended in whole or in part upon the written agreement of all parties.

SECTION X

This Agreement shall be submitted to the Attorney General of the Commonwealth of Kentucky for approval pursuant to KRS 65.260(2). The Agreement shall be filed with the Secretary of State and the county clerks of Fayette and Bourbon counties pursuant to KRS 65.290 after the Attorney General approves it or fails to disapprove it within sixty (60) days of its submission to him pursuant to KRS 65.260(2).

SECTION XI

This Agreement shall become effective upon the date the last of all of the following shall occur: (i) the federal injunction in the case styled Land and Nature Trust of the Bluegrass, et al. v. Andrew H. Card, Secretary, United States Department of Transportation, et al., Civil Action No. 77-65, has been dissolved; (ii) the Report of the Paris Pike Committee is adopted; and (iii) all the requirements set forth in Section X of this Agreement have been met. The parties desire Design Implementation to begin as soon as possible upon the effective date of this Agreement.

SECTION XII

This Agreement may be terminated by agreement of all the parties at any time. None of the parties may terminate this Agreement without the written consent of the other two parties.

SECTION XIII

The financial obligations of each party to this Agreement shall be subject to adequate budgetary appropriations being made in each applicable fiscal year. Such obligations shall be automatically renewable on July 1 of each year during the term of this Agreement unless notification is given sixty (60) days prior to such date of any party's intention to not appropriate funds for the next succeeding fiscal year.

SECTION XIV

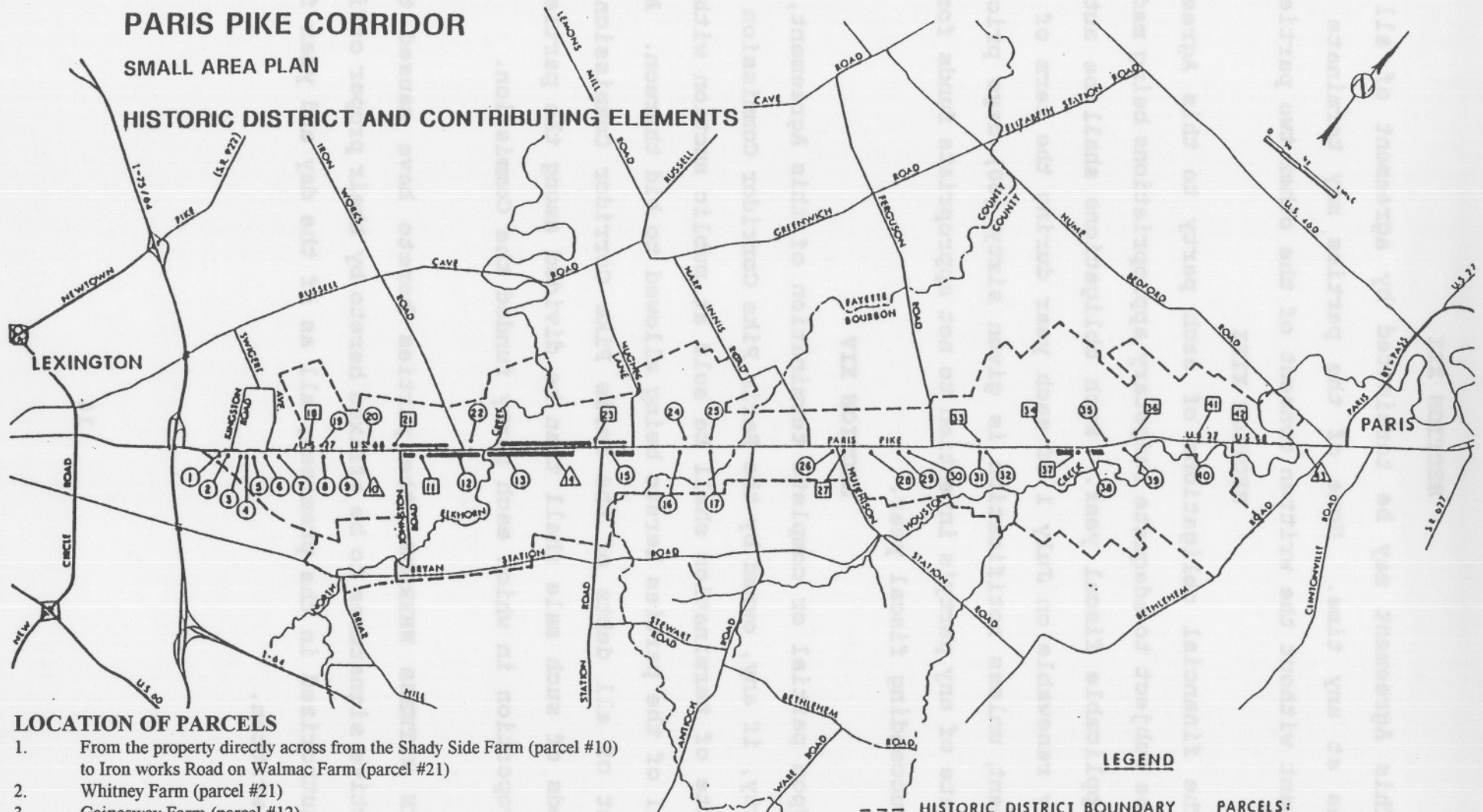
Upon partial or complete termination of this Agreement, all property, if any, owned by the Paris Pike Corridor Commission upon the date of termination shall be sold at public auction with any and all of the parties hereto being allowed to bid thereon. After payment of all debts of the Paris Pike Corridor Commission the proceeds of such sale shall then be divided among the parties in the proportion in which each party funded the Commission.

IN WITNESS WHEREOF, the parties hereto have caused their respective signatures to be affixed hereto by their proper officers duly authorized in the premises, all as of the day and year first above written.

PARIS PIKE CORRIDOR

SMALL AREA PLAN

HISTORIC DISTRICT AND CONTRIBUTING ELEMENTS



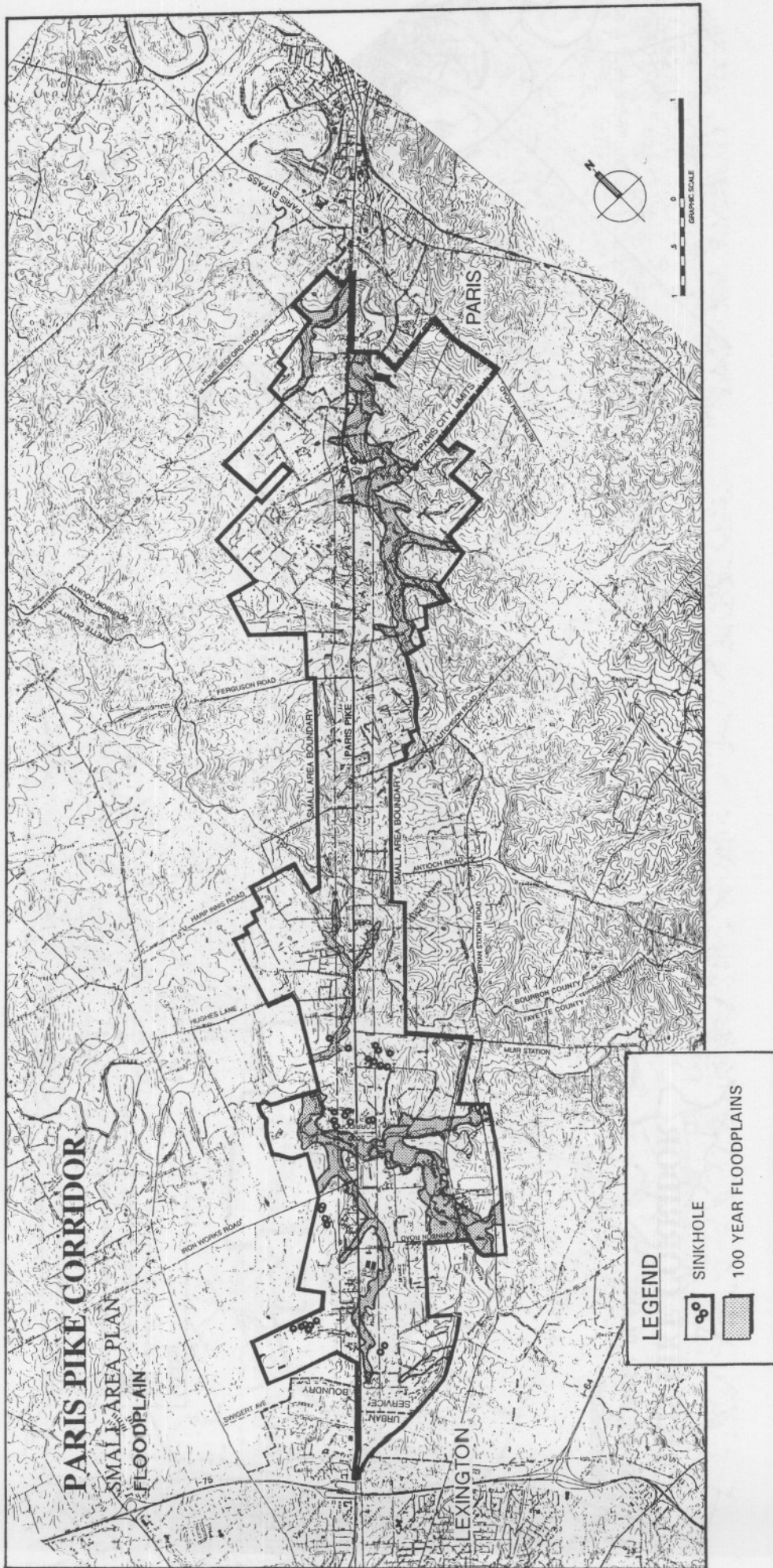
LOCATION OF PARCELS

1. From the property directly across from the Shady Side Farm (parcel #10) to Iron works Road on Walmac Farm (parcel #21)
2. Whitney Farm (parcel #21)
3. Gainesway Farm (parcel #12)
4. Elmendorf and Normandy Farms (parcels # 22 and 23) on the east side of North Elkhorn Creek
5. Payson Stud (parcels #14 and 15)
6. Spears Property (parcel #37)
7. Front of the Rassenfross Property (parcel #41)

LEGEND

- HISTORIC DISTRICT BOUNDARY
- SIGNIFICANT ROCK FENCES
- - - PROPOSED EXTENSION TO DISTRICT

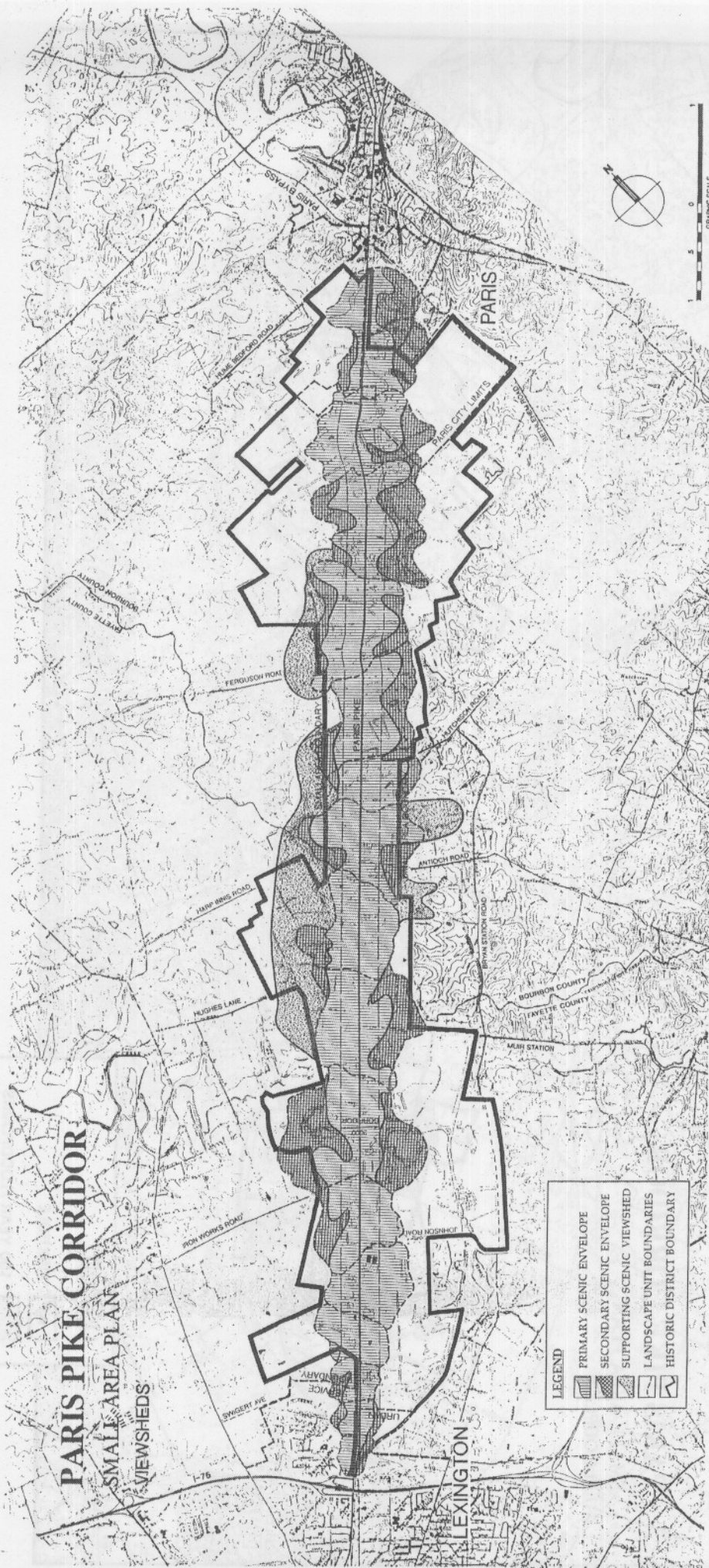
- PARCELS:
- ④ SUPPORTIVE
 - 18 SIGNIFICANT, ELIGIBLE FOR NATIONAL REGISTER
 - △ SIGNIFICANT, ON NATIONAL REGISTER

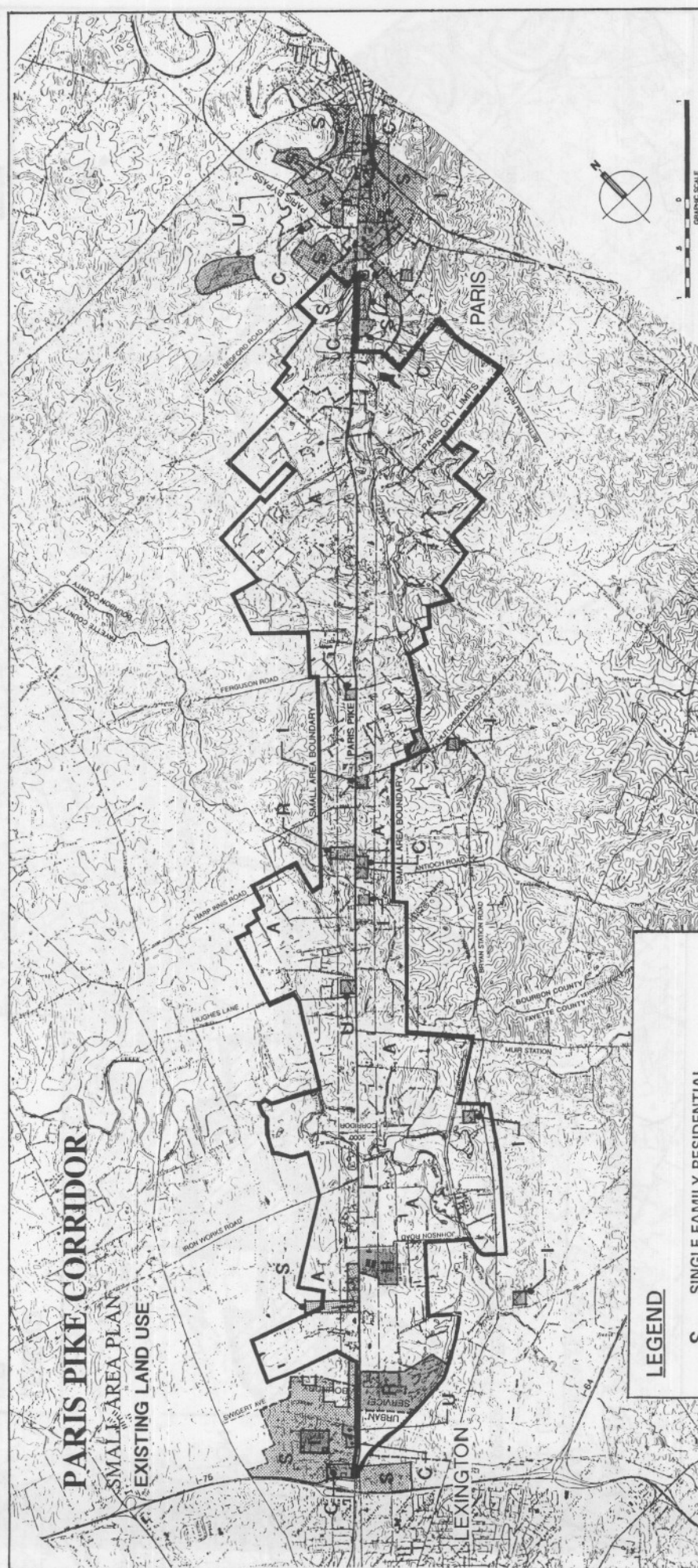


PARIS PIKE CORRIDOR

SMALL AREA PLAN

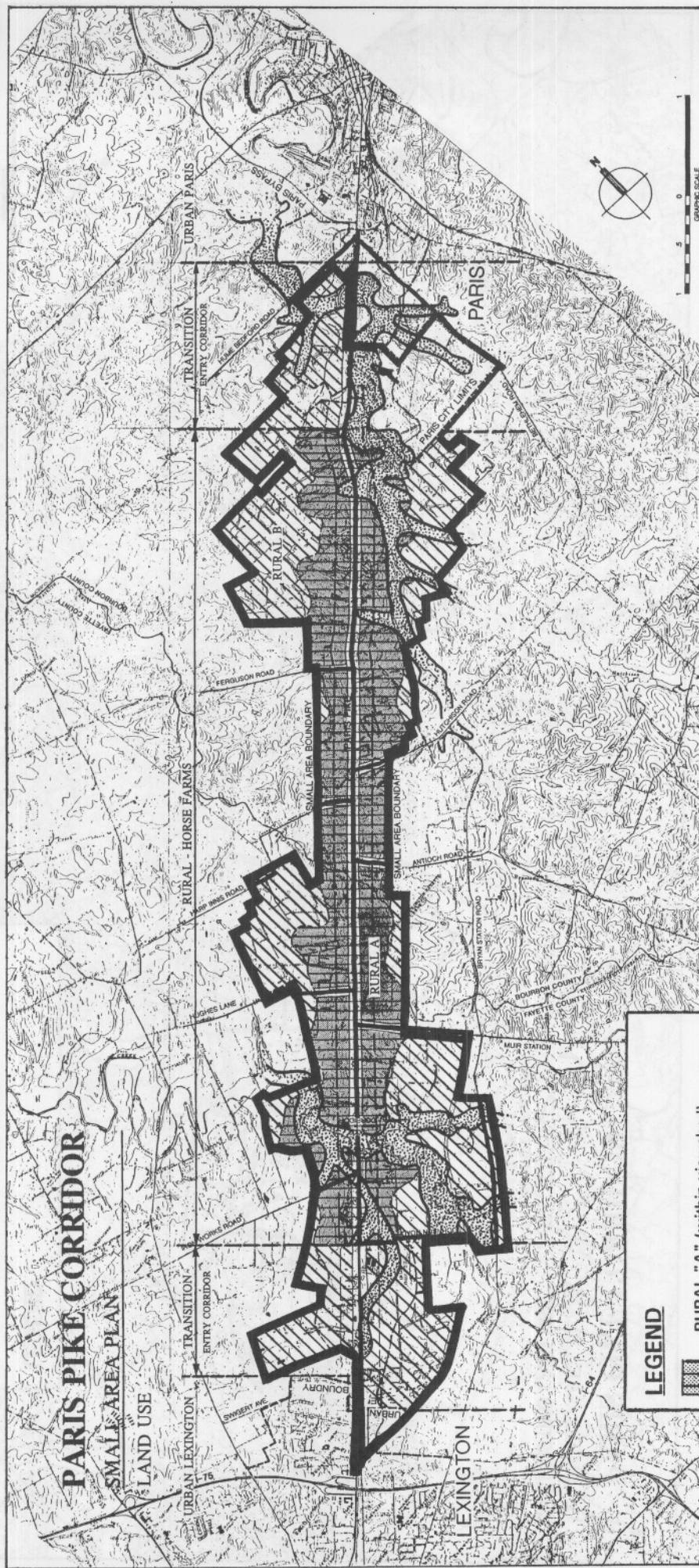
VIEWSHEDS









LEGEND

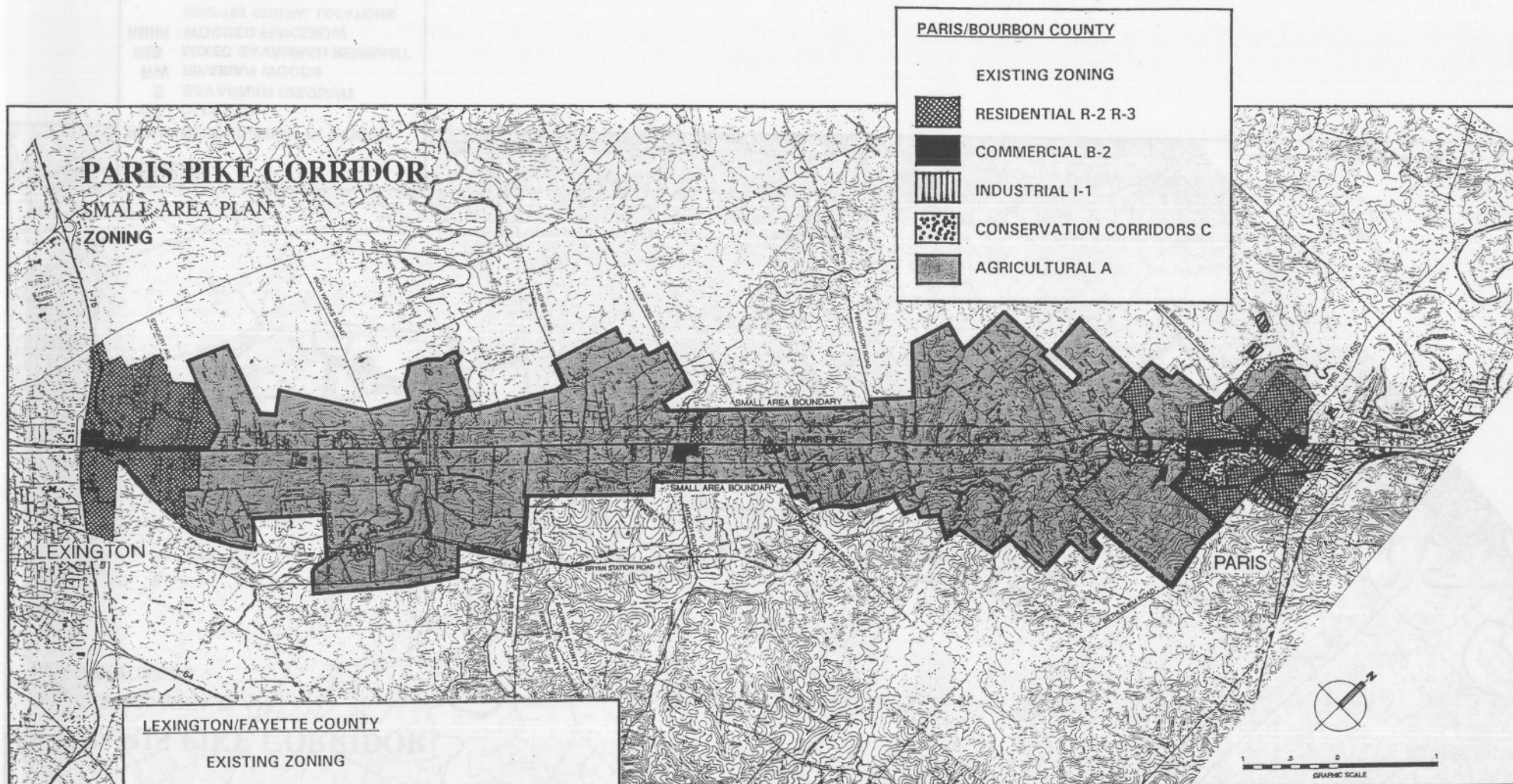
SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
RECREATIONAL
INSTITUTIONAL
COMMERCIAL / OFFICE
INDUSTRIAL / UTILITY
HORSE TRAINING & SALES FACILITY
AGRICULTURE / VACANT*
LEXINGTON-FAYETTE CO. URBAN SERVICES

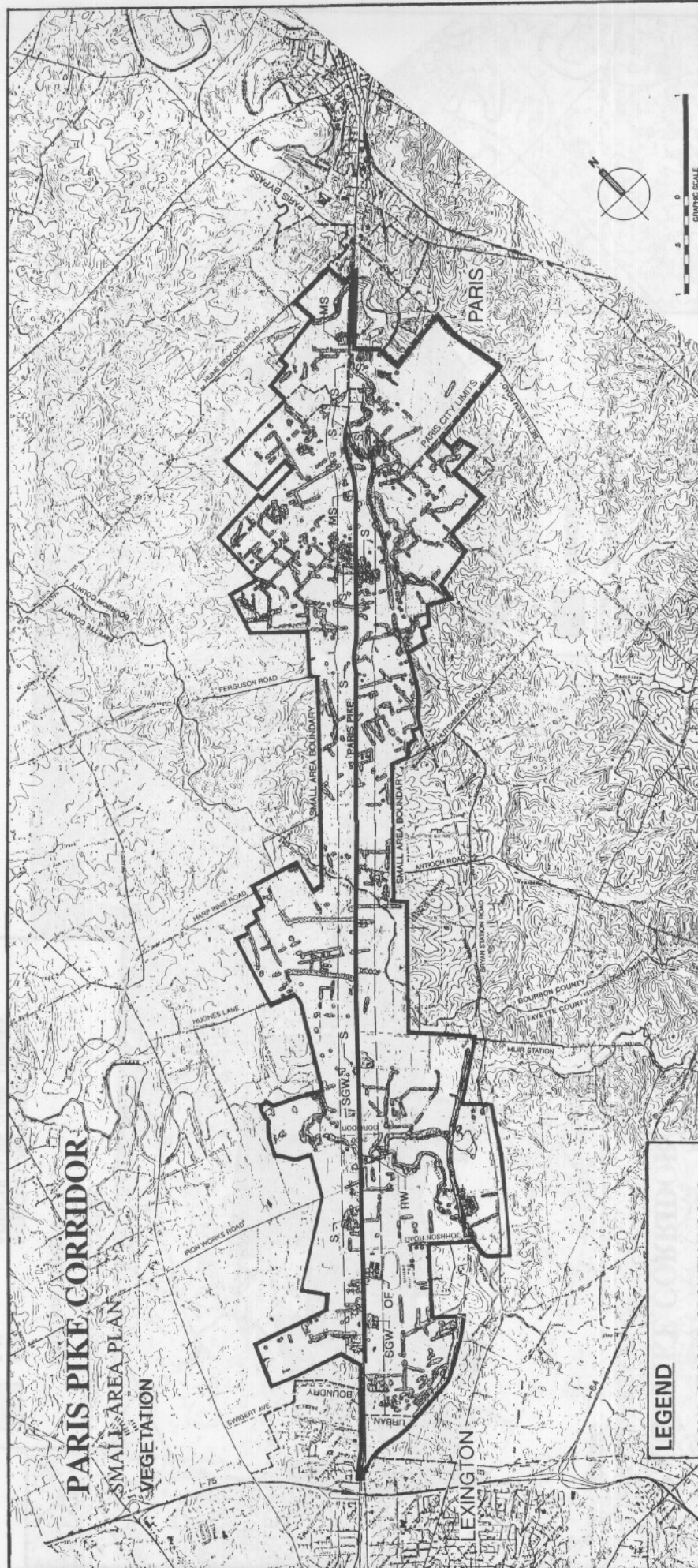


LEGEND

-  **RURAL "A" (within viewshed)**
-  **RURAL "B" (outside viewshed)**
-  **GREENWAY / SCENIC EASEMENT**
-  **VIEWSHED**

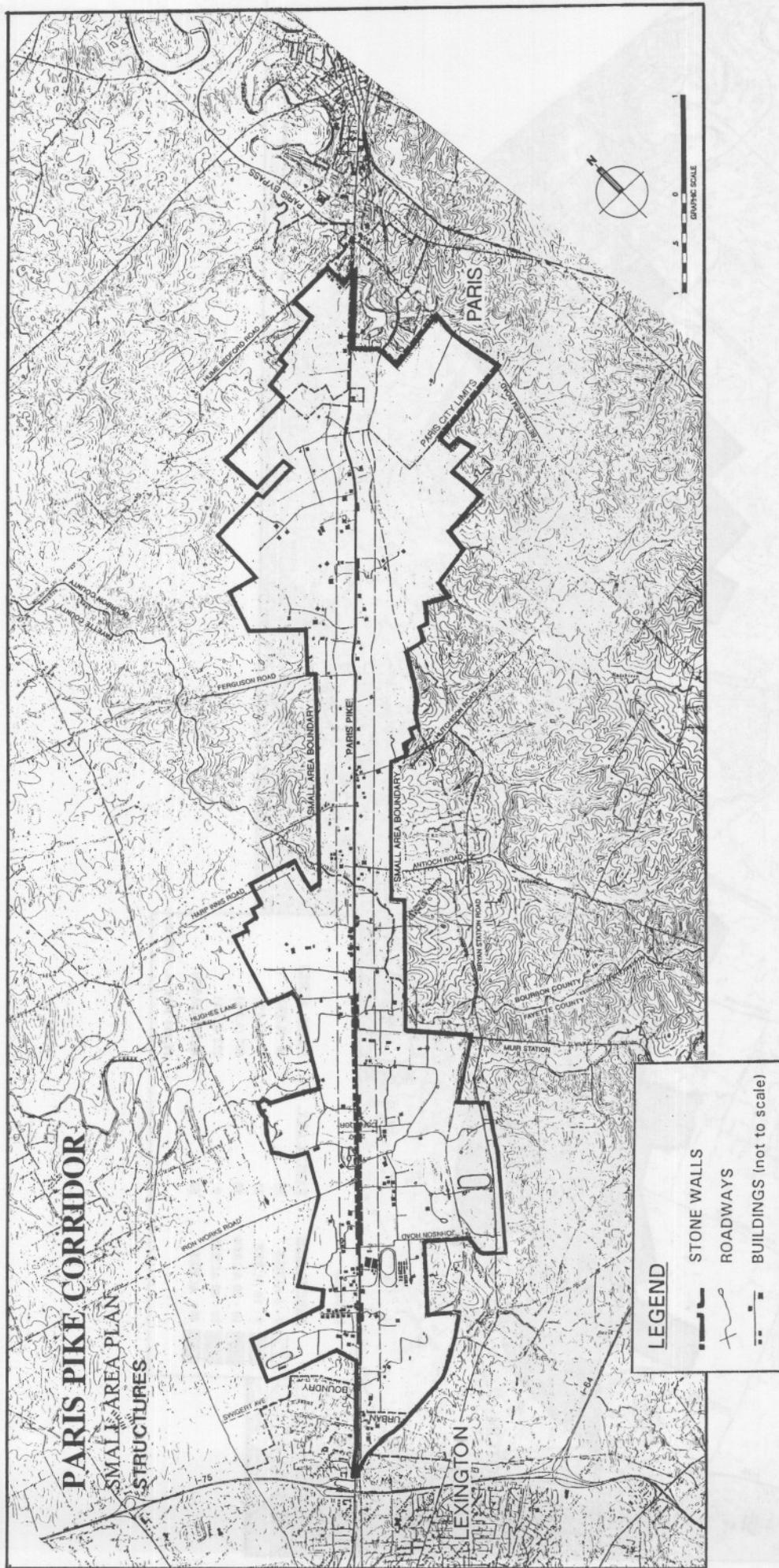
10 DOTS ON MAP
 THEY BEING NOT SHOWN BY
 OTHERS WHOSE TOYARD
 WITH MOVED LANCER
 AND FIXED BY/VIRGIN MOUNTAIN
 IN SILVERWOOD
 IN SWANSON DENIAL

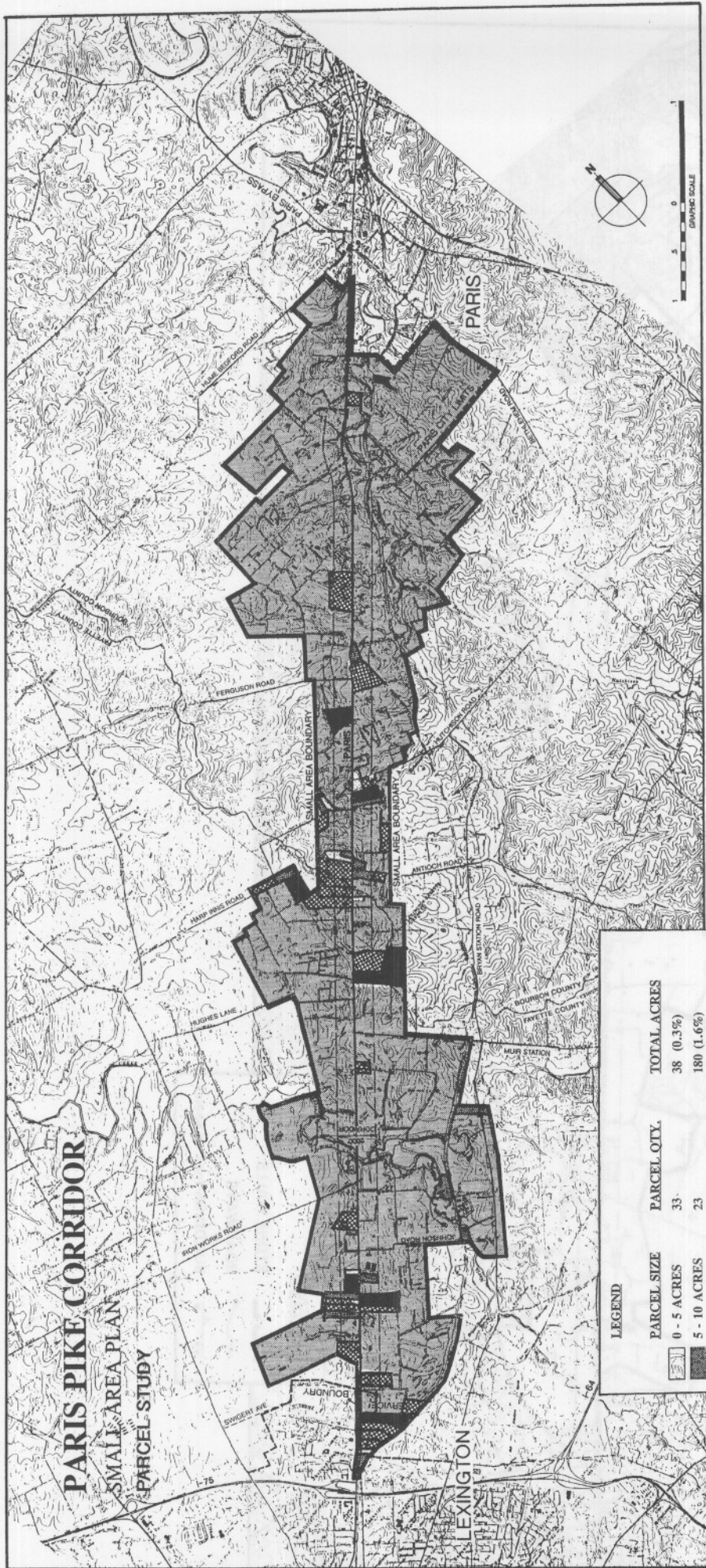




LEGEND

- SGW SECOND-GROWTH WOODS
- OF OLDFIELD
- S SAVANNAH REMNANT
- RW RIPARIAN WOODS
- MS MIXED SAVANNAH REMNANT
- ||||| WOODED FENCEROW
- DENOTES GENERAL LOCATIONS;
- AREA EXTENT NOT SHOWN DUE
- TO SCALE OF MAP





LEGEND

PARCEL SIZE	PARCEL QTY.	TOTAL ACRES
0 - 5 ACRES	33	38 (0.3%)
5 - 10 ACRES	23	180 (1.6%)
10 - 20 ACRES	28	587 (5.2%)
20 - 40 ACRES	9	272 (2.4%)
40+ ACRES	52	10,170 (90.5%)
		11,247 TOTAL ACRES