

INTRODUCTION

If the City of Radcliff was personified, it would be described as young, ambitious, energetic, progressive and cohesive! Radcliff is a wonderful city in which to live, offering the diversity and conveniences of larger cities, while at the same time it provides residents and visitors with a sense of belonging.

Radcliff is the second largest city in Hardin County, Kentucky. The population of the City is composed of a multiplicity of ethnicity. Our close proximity to the Fort Knox military installation brings people from all over the world to Radcliff.

Radcliff is the commercial and industrial hub of the northern part of Hardin County, yet it retains picturesque tree-lined streets and rolling hills throughout its neighborhoods. Radcliff's economy is strong and competitive, providing a variety of employment opportunities to residents. Our vibrant neighborhoods contain an assortment of housing choices to meet the needs of the entire community.

The city has an abundance of open spaces and parks that bring people together. Not only are green spaces prevalent within Radcliff, but recreational opportunities flourish, promoting health and wellness.

THE COMPREHENSIVE PLAN

In order for growth to continue in an orderly and attractive fashion, a firm plan must be in place to guide future development of both public and private property. To project the future needs and priorities of citizens, this plan must account for existing conditions and characteristics of the community. The basis of the Comprehensive Plan involves making the best decisions for the good of the community, which will shape Radcliff's collective future. Fundamentals must be in place, so that a clear vision for the city, grounded in durable principles, will assure continued success.

Before land use planning can occur, the State of Kentucky mandates that all cities have an adopted Comprehensive Plan in place. This Comprehensive Plan must consist of a set of goals and objectives, which are intended to guide future development in the best interest of the community. A Comprehensive Plan is remedial in nature, but it is also forward-looking. Comprehensive Plans are intended to be pro-active rather than reactive.

Public input is a key element of developing a Comprehensive Plan. A plan is ineffective if it is not representative of the entire community's needs; therefore, public hearings and meetings are essential in order to create a functional document. There is no such thing

ELEMENT I-GOALS AND OBJECTIVES

as an isolated or purely local decision. Each of us makes choices every day about where to live, work, play, shop and how to travel. They may seem like insignificant choices, but together and over time the consequences of these choices can affect everyone's quality of life. This is why planning matters.

Decisions made today will affect future actions for years to come. Comprehensive Plans consist of long-term policies for growth, based on existing conditions within a community. Comprehensive Plans are a general vision for growth within a community over a period of approximately twenty-five years. It is critical that important issues in the community are identified within the Comprehensive Plan, since it is a long-term vision.

PRINCIPLES FOR A SUCCESSFUL RADCLIFF

A successful city is one with a competitive advantage over others on a local, national and international level. The prosperity of a community can be measured in terms of the quality of life that it offers residents and visitors alike. Quality of life attracts and retains people with capital, skills, knowledge and creativity. Quality of life is composed of factors such as substantial job growth, a low unemployment rate, a reasonable cost of living, abundant educational opportunities, the presence of technological advances, provision of quality health care and the opportunity to partake in a variety of recreational and cultural activities. Radcliff provides citizens a home of opportunity, diversity, beauty and cohesion. The City of Radcliff has all of the aforementioned attributes. Our challenge is to build on these strengths as we grow.

A CITY OF DIVERSITY AND OPPORTUNITY

Radcliff is an eclectic city that is full of opportunity. Radcliff's population is composed of a mix of Kentucky-born residents, residents born out of state and residents born abroad. Many of Radcliff's residents that were not born in Kentucky come to the city, during or after serving for the United States Army at Fort Knox. Since Fort Knox and Radcliff are only five miles apart, the military community has strong ties to Radcliff. Fort Knox has made Radcliff one of the most diverse communities in the State of Kentucky.

Even though the population composition of Radcliff is by far the most obvious indicator of diversity in the community, there are also several other unique characteristics in the city that make it a great place to live. These characteristics include the following:

- ❑ a variety of need-specific housing choices are available for all income levels and all ages;
- ❑ environmental opportunities are being preserved and nurtured for future generations;

ELEMENT I-GOALS AND OBJECTIVES

- multiculturalism is embraced and cultural diversity is the backbone of this community;
- an assortment of jobs are available to people with a wide range of education and skills;
- a number of recreational opportunities exist, which are accessible to all citizens;
- people with special needs are accommodated in order to allow them to have equal opportunities;
- an efficient transportation network allows for the brisk movement of people, goods and services;
- excellent educational opportunities are available to people of all means and abilities;
- neighborhoods provide safe, stimulating and appealing areas for children to play;
- neighborhoods are in close proximity to other amenities in the community, which is important to the elderly.

A CITY OF BEAUTY

All successful cities have aesthetic qualities that set them apart from other cities. These qualities may be in the form of either man-made beauty or natural beauty. Beautification of the city gives residents a sense of pride. In order to capitalize on our image and improve public perception of the city, areas of beauty within the city must be enhanced and integrated. Areas of beauty within the city may be preserved by instituting the following principles:

- make natural areas and open space accessible throughout the entire city;
- actively promote arts and culture;
- embrace public art along streets and in open spaces;
- historically significant buildings and structures should be preserved;
- natural areas should be enhanced, preserved and restored;
- the design of public spaces should warrant attention to detail;
- sidewalks must be inviting and full of life, in order to attract pedestrians;
- public views and vistas should be preserved;
- general maintenance and cleanliness of public grounds is necessary to influence public perception.

A CITY OF COHESION

Perhaps one of Radcliff's best qualities is the lack of anonymity within the community. If you have lived in Radcliff for any period of time, you will find that bumping into a familiar face is common. People greet you with a smile, rather than a frown. Not only is cohesion amongst people common, but also connectivity

ELEMENT I-GOALS AND OBJECTIVES

between resources and infrastructure in the city is an essential element of growth. Every single action has a reaction; therefore, it is critical that decision-makers within the city embrace a sense of accountability. Cohesion is necessary to build and maintain a solid base for future growth. Radcliff's future is one where connections are understood and where:

- ❑ we meet the needs of the existing population without sacrificing the quality of life for future residents;
- ❑ people understand the social, economic and environmental consequences of their individual choices;
- ❑ a network of green space links our parks and other recreational amenities;
- ❑ an effective transportation network must be in place to connect residential areas to areas of commerce, areas of industry and recreational areas;
- ❑ mixed uses are welcomed, so that efficiency and convenience can be maximized;
- ❑ city services are delivered in conjunction with other private services, so as to create a cohesive infrastructure.

IMPLEMENTATION OF THE PLAN

A plan is simply a guide for future actions. If proper tools are not in place to execute the elements of the plan, it will be useless. The City of Radcliff uses several documents to implement the Comprehensive Plan. These implementation documents include the Zoning Ordinance and Development Regulations, the Subdivision Regulations and the Code of Ordinances. The Comprehensive Plan sets the framework for positive change and these supporting documents provide a means for attaining these goals and objectives.

Intergovernmental coordination and coordination of government with private stakeholders is another important implementation procedure. Coordination between departments within the City of Radcliff is an important element of implementing the Comprehensive Plan. For example, building a new highway would involve coordination between the Planning Department, the Public Works Department, the Waste Water Department and the Finance Department. Coordination is also necessary between governmental agencies and private entities. Private utility companies must be notified of any land use decisions. In addition, private developers and the engineers that they hire can dramatically affect land use decisions and development patterns. All land use decisions must be coordinated in order to effectively implement a Comprehensive Plan.

ORGANIZATION OF THE PLAN

The Radcliff Comprehensive Plan is organized into seven elements:

- Element One: Goals and Objectives
- Element Two: Land Use
- Element Three: Environment
- Element Four: Transportation
- Element Five: Commerce and Industry
- Element Six: Housing
- Element Seven: Community Facilities

GOALS AND OBJECTIVES

GOAL ONE: TO IMPROVE AND PROMOTE THE CITY OF RADCLIFF AS A PLACE OF RESIDENCE.

OBJECTIVES:

1. To preserve neighborhoods and housing.
2. To promote attractive, safe and convenient neighborhoods.
3. To promote housing alternatives through the creative design of residential developments.
4. To promote the development of neighborhood parks and conservation of open space for passive and active recreation.
5. To promote residential development in close proximity to areas of commerce.

ELEMENT I-GOALS AND OBJECTIVES

GOAL TWO: TO IMPROVE AND PROMOTE THE CITY OF RADCLIFF AS A PLACE OF DIVERSE AND INDEPENDENT COMMERCE AND INDUSTRY.

OBJECTIVES:

1. To promote the expansion and/or revitalization of existing business and industry.
2. To encourage new business on land suited to meet the commercial and industrial needs of the community.
3. To promote creative and attractive design in commercial and industrial development.

GOAL THREE: TO ENCOURAGE DEVELOPMENTS TO BE SENSITIVE TO THE ENVIRONMENTAL CONSTRAINTS AND NATURAL CONDITIONS OF THE SITE.

OBJECTIVES:

1. To encourage the preservation of streams, trees, sinkholes or other natural characteristics through reasonable review.
2. To promote the use of open space for the protection of the natural landscape.
3. To ensure that no development occurs in floodplains of 100 years of frequency or greater, without reasonable review.
4. To discourage noise sensitive land uses near major noise generators such as railroads or highways.
5. To discourage the development of noise generating industry near residential areas.
6. To require measures which reduce water and air pollution.
7. To establish minimum standards which promote the protection of the public from increased storm water runoff.

ELEMENT I-GOALS AND OBJECTIVES

GOAL FOUR: TO PROMOTE RECREATIONAL FACILITIES FOR THE CITIZENS OF RADCLIFF.

OBJECTIVES:

1. To promote the improvement and expansion of existing recreational facilities to the extent reasonably feasible to meet the needs of the community.
2. To promote new recreational facilities to support the current and future needs of the community.
3. To encourage the development of recreational facilities that are compatible with surrounding land uses.
4. To promote attractive, safe, convenient and accessible recreational facilities.

GOAL FIVE: TO PROVIDE THE CITIZENS OF RADCLIFF WITH SOUND PUBLIC INFRASTRUCTURE, COMMUNITY FACILITIES AND PUBLIC SERVICES.

OBJECTIVES:

1. To require that all new non-residential developments be connected to the public sanitary waste water system.
2. To require that all new developments have fire protection.
3. To require that all new developments have police protection.
4. To require that all new developments have an adequate water supply.
5. To promote the organization and location of community facilities to meet the public need.

ELEMENT I-GOALS AND OBJECTIVES

GOAL SIX: TO ENCOURAGE THE LOCATION AND DEVELOPMENT OF DIFFERENT LAND USES IN THE MOST APPROPRIATE MANNER.

OBJECTIVES:

1. To encourage growth in areas where capital facilities and services are currently available and not being utilized to full capacity.
2. To promote planned development to ensure the best possible utilization of land within the city.
3. To require that all land uses be developed in a manner that is compatible with adjoining or surrounding land uses.

GOAL SEVEN: TO ENCOURAGE THE RECOGNITION AND RESTORATION OF HISTORICALLY SIGNIFICANT SITES.

OBJECTIVES:

1. To recognize historically significant sites and encourage preservation and/or documentation.
2. To promote the utilization of historically significant sites in ways that are compatible with their historic character.
3. To promote the development of areas surrounding historically significant sites in a manner that is compatible with the historic site.

GOAL EIGHT: TO PROMOTE ENERGY EFFICIENCY AND CONSERVATION ON A COMMUNITY-WIDE BASIS.

OBJECTIVES:

1. To discourage urban sprawl.
2. To encourage in-fill development.
3. To encourage alternative transportation modes.
4. To encourage the adaptive re-use of buildings and sites.

ELEMENT I-GOALS AND OBJECTIVES

GOAL NINE: TO PROMOTE QUALITY TRANSPORTATION FACILITIES FOR THE MOVEMENT OF PEOPLE AND GOODS.

OBJECTIVES:

1. To ensure that proposed developments do not adversely affect the level of service on existing streets.
2. To ensure that the streets proposed in new developments meet minimum design standards and are designed in a manner that promotes continuity with the existing street system.
3. To ensure that proposed streets allow for the extension into surrounding vacant properties where appropriate. New developments should not land-lock adjacent properties.
4. To promote the installation of sidewalks throughout the city, in order to facilitate pedestrian movement.
5. To encourage the use of traffic calming techniques in residential areas.
6. To require that all new developments provide adequate parking and insure the safe and efficient flow of vehicles and pedestrians.