

## **Benton Comprehensive Plan 2021 Update**

### **Goals and Objectives DRAFT**

**January 29, 2021**

#### **OVERALL GOAL:**

The City of Benton is a safe, caring, welcoming, and thriving community that offers great opportunities for residents, businesses, and visitors.

Overall Objective:

- To utilize the community planning process as the process by which the community's goals are achieved.

#### **Economic Recovery Goal**

The City of Benton will emerge from the Covid-19 pandemic stronger than before.

Objectives

- Strive to find every efficiency possible in continued delivery of high-quality public services.
- Encourage the community to follow best practice health guidelines.
- Support community members facing job, food and/or housing insecurity.
- Encourage community support of local businesses.
- Develop a list of community priorities for possible stimulus proposals, i.e., ensure "job and investment-readiness" of the community should recovery funds become available.

#### **Economic Development Goal**

The City of Benton offers a range of economic opportunities for residents, existing businesses and industry, and new businesses and industry.

## Objectives

- Ensure alignment of community economic goals across for-profit, government and non-profit sectors.
- Ensure adequate space and infrastructure to support existing businesses, expansions, and relocations.
- Work with community to develop “Local First” entrepreneurial business and service strategies, especially supporting local food initiatives.
- Support K-12 education initiatives to prepare youth to be higher education and/or workforce ready.
- Support childcare provision as an essential economic development infrastructure.
- Provide a range of housing opportunities and prices.
- Revisit business regulations on a regular basis to ensure efficiency and effectiveness.

## **Central Business District Goal**

Downtown Benton is the thriving heart of the community, offering a variety of economic, cultural and social opportunities.

## Objectives

- Promote the Central Business District as Kentucky Lake’s Downtown and develop a downtown business support, development and recruitment package to support that vision.

- Work to ensure that a visit to Kentucky Lake is not complete without a visit to downtown Benton.
- Work with downtown-oriented entrepreneurs to position downtown as a personal service, food, art, and entertainment destination.
- Explore options to reduce the barriers to entry to new businesses by allowing such things as temporary pop-up shops and eating establishments.
- Craft guidelines to allow more outdoor use of public space for eating and entertainment.
- Create strong linkages from downtown to local and regional trails.
- Identify and protect historic resources in the district.

### **Land Use Goal**

The City of Benton is recognized as having a desirable land use pattern that promotes quality of life, efficient services, and economic development.

#### **Objectives**

- Direct growth into appropriate areas, those with an ability to efficiently provide infrastructure and services without reducing capacity within the city.
- Develop guidelines for compatibility between surrounding land uses and for suitable transitions between land uses.
- Prioritize contiguous new development, including infill and redevelopment, in the interest of providing community services and public facilities in the most cost-effective manner.

- Promote annexation and expansion of the city limits to eliminate unincorporated islands and peninsulas and to provide definable natural and governmental boundaries of the city's service area.
- Connect land uses with alternative transportation options.

### **Transportation Goal**

The City of Benton offers safe and convenient accessibility across the community.

#### Objectives

- Work to provide multiple means of accessibility in the community beyond the private automobile, including trails, bike lanes and sidewalks.
- Ensure that city streets retain acceptable levels of service.
- Ensure that new developments retain continuity and connectivity with the existing street pattern as well as allowing for future extension into appropriate areas.
- Work to ensure that parking is adequate but not over-required in development regulations.
- Ensure best engineering practices with new streets within the city.
- Develop guidelines for "Complete Streets" in appropriate locations.

### **Housing Goal**

The City of Benton offers a range of housing that is affordable, high quality, and appealing.

#### Objectives

- Ensure that adequate and affordable housing opportunities are available for both rental and purchase.
- Review development regulations to ensure that new neighborhoods are attractive, safe, and compatible with and well connected to the rest of the community.
- Develop guidelines to govern the redevelopment of existing areas in the community to ensure compatibility with surrounding land uses.
- Utilize appropriate building codes and inspection procedures to promote proper construction and maintenance.
- Promote the reconstruction, redevelopment, or demolition of blighted residential properties.
- Ensure multiple modes of transportation connection between neighborhoods and the city.

### **Public Services Goal**

The City of Benton provides first class community services and facilities at a reasonable cost.

#### Objectives

- Maintain water and sewer treatment and transmission systems in proper working order and expand and upgrade facilities as needed to meet demand.
- Require all new development to comply with city laws by connecting to the public waste-water treatment system.

- Promote interconnection and coordination of utility planning to minimize development and maintenance costs and to maximize efficiency.
- Ensure that the city has adequate fire and police protection for existing and future growth.
- Protect the city's water supply by continuing the designated well-head protection area and ensure compatibility with all related development proposals.
- The community should continue to support, through appropriate policies and financing, the provision of community facilities, such as schools, library and hospital.

### **Recreation Goal**

The City of Benton offers citizens a variety of high-quality recreational opportunities.

#### **Objectives**

- Support adequate recreation funding as an economic and quality of life investment.
- Plan and develop adequate public greenspace for passive recreation in downtown and across all neighborhoods to enhance the quality of life for all residents.
- Plan for maintenance and improvement of existing active recreation facilities as well as developing new venues as the community grows.

- Support trail development in the community and the region, including the study of a Trails from Benton to the Ohio River along the Clarks River, from Benton to Jonathan Creek at Kentucky Lake, and to Kentucky Dam State Park.

### **Landscape Conservation Goal**

The City of Benton is recognized for conservation of sensitive landscapes.

#### Objectives

- Develop a plan to identify appropriate areas for conservation and how such lands should be managed and used.
- Encourage cooperation between public and private sectors for conservation planning.

### **Historic Preservation Goal**

The City of Benton values historically important sites and activities.

#### Objectives

- Develop a historic preservation inventory.
- Promote appropriate restoration and use of sites and activities and develop incentive plans to accomplish this.
- New development should respect and be compatible with existing historic sites and activities.
- Promote development of activities related to historic events and locations within the City.

## Environment Goal

The City of Benton is recognized for its healthy environment.

### Objectives

- Surface and subsurface water sources should be protected from adverse impacts associated with urbanization.
- New development planning should identify and protect streams, wetlands, unsuitable soils, significant trees, and other significant natural features.
- Ensure that no new development is in 100-year floodplains, with floodplain maps updated as needed. **State and local permitting are required before projects begin.**
- New developments should incorporate appropriate stormwater management to ensure that runoff rate does not increase from pre-development conditions.
- Ensure that new industrial or business development does not degrade air or water quality.

## Community Health Goal

The citizens of Benton lead healthy, active lives.

### Objectives

- Develop plans for active lifestyle opportunities in the community.

- Continue the relationship with the Marshall County Health Coalition which is structured to offer citizens healthy goal choices, assistance and training.
- Support healthy food initiatives and access for all citizens.
- Discourage residential land uses in areas with high noise activity from industrial, business, or transportation uses.
- Encourage safe alternative mobility options.
- Continually monitor air and water quality to ensure safe levels for citizens.

### **Growth Management Goal**

The City of Benton is recognized for its high-quality growth.

#### Objectives

- Review and revise when needed for innovation, fairness, consistency, and efficiency growth management tools such as Zoning and Subdivision and Development Regulations.
- Where transition of land use types and intensities occur, appropriate screening and buffering should be used.
- Develop infill redevelopment plans to encourage market action.
- Ensure highest engineering standards for streets, stormwater, infrastructure, and other related areas in new developments.

- New construction or development occurring along arterial roadways should incorporate access control measures in order to promote efficient traffic movement.
- Development or redevelopment occurring in areas served by inadequate roadways should be required to make provisions for upgrading those roadways.
- Appropriate landscaping and other site amenities are encouraged for all development.
- Ensure that review of new development plans include review by water and sewer officials, police and fire departments, street departments, other utility providers, and health department officials.
- Revise Subdivision and Development regulations to require more engineering detail on subdivision plats and development plans and to clarify submission and approval procedures.