

The classic first-level planning tool is the local comprehensive plan, which should address all aspects of land development including traffic circulation, bicycle and pedestrian access, economic development, public facilities, housing, natural resources, recreation, intergovernmental coordination, and capital budgeting. Local comprehensive plans can improve regional transportation through land use planning and development strategies that help to reduce single-occupant vehicle trips, reduce trip length and increase modal choice. Comprehensive plans are treated differently by state laws in Ohio, Kentucky and Indiana. Ohio law mandates a comprehensive plan as a prerequisite to zoning and subdivision regulation but provides no requirements or guidance as to content or updates. Kentucky law requires a regularly updated comprehensive plan as a prerequisite to zoning and subdivision regulation, and includes detailed guidelines for comprehensive plan preparation. Indiana law permits comprehensive planning and provides a list of what may be included in the plan. Comprehensive plans should be implemented through local regulations and incentives, such as zoning and subdivision regulations, that are consistent with such comprehensive plans.

When requested, OKI provides technical assistance to communities in the region as local comprehensive plans are created, updated, and maintained. OKI maintains the Elements of an Effective Local Comprehensive Plan to serve as a guide for local governments in the region. OKI staff has provided technical assistance to several communities in the region and will continue to provide this service.