



Shovel-Ready Site Criteria

Updated July 10, 2020

The objective of the following criteria is to determine shovel-ready sites in the Commonwealth of Kentucky that are readily available for the location of business and industry. A site lacking any major criteria may still be listed but will not be considered a shovel-ready site.

Site Size Requirement: A site should have at least 10 contiguous, buildable acres that are free of known environmental and development impediments, including but not limited to slopes greater than 5%, contaminants, wetlands, flood plain, protected species and cultural resources.

Treated Water Requirement: A 6-inch water line that is within 2,500 feet of the site and 50,000 gallons per day in excess water treatment capacity is required. **Exception:** If the nearest water line is farther than 2,500 ft away from the site, the site can still be listed if a cost estimate and line extension plan with a construction timetable is provided.

Sites served by water systems that have line extension bans or tap-on sanctions cannot be listed unless an Agreed Order from the Division of Water is in place and the water system is in compliance with it or exceptions to the sanctions are allowed.

Sanitary Sewer Requirement: A 4-inch force main or an 8-inch gravity sewer line within 2,500 feet of the site as well as 50,000 gallons per day in excess sewer treatment capacity is required. **Exception:** If the nearest sewer line is farther than 2,500 ft away from the site, the site can still be listed if a cost estimate and line extension plan with a construction timetable is provided.

Sites served by wastewater treatment systems that have sewer line extension bans or tap-on sanctions will not be listed, unless an Agreed Order from the Division of Water is in place and the community is in compliance with it or exceptions to the sanctions are allowed.

Natural Gas: Natural gas is not required to be listed as shovel ready, but it is a greatly desired commodity. If a community does have natural gas, it should be at least a 2" line within 2,500 feet from the site.

General Road Access: Must have access to the site either by road or through an easement.

Electricity: Site is required to have an electric service provider or providers.

Zoning: Sites in communities with zoning should be in a zoning classification that is permitted for industrial, mixed-use or other businesses. If the site is located in a community that does not have zoning but is located in an area conducive to industrial or other business uses, it can still be listed. Protective covenants are highly encouraged in areas with no zoning.

Flood: At least 10 contiguous, buildable acres must be outside of the 100-year flood zone.

Environmental/Geotech Reports: Environmental Phase I reports and a general Geotechnical review or report are highly suggested for all sites that are considered to be shovel ready.

Remediated Sites: If there are environmental issues on a site, the site will not be listed until a No Further Action letter or its equivalent from the Energy and Environment Cabinet (EEC) is provided or remediation efforts have been completed and documented.

Property Control/Ownership: The local economic developer representing the community should obtain control of the site through option, purchase or letter of agreement. In addition, if the property is not zoned (in communities without zoning), the owner(s) should agree in writing that the site is for sale or lease for industrial purposes. If the property is privately owned, the local economic developer representing the community must agree to have the site published by the Kentucky Cabinet for Economic Development.

Price per Acre: A price per acre, range of price per acre, or leasing price is greatly preferred for listing a site as shovel ready.

<https://ced.ky.gov/edis/PDF/Site/SiteCriteria.pdf>

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To learn more, contact:

Kentucky Cabinet for Economic Development

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