

OLDHAM COUNTY PLANNING & ZONING

ANNUAL DEVELOPMENT REPORT

2005



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Letter from the Administrator

Oldham County's comprehensive plan, Outlook 2020, adopted in February, 2002 calls for the creation of an annual report:

"The Planning Commission shall provide an annual report to its legislative members and the general community which catalogues development decisions, recommendations and outcomes. The annual report should provide a status report on implementation of the Comprehensive Plan goals and objectives."

This report presents the actions taken by the Planning Commission and Boards of Adjustment during the year, as well as intermediate and long-range planning projects. 2005 was an exceptional one for major mixed-use developments. These projects will change the face of our county. A comparison of the number of approved housing units/lots to previous year's figures indicates increasing development activity in Oldham County.

Long-range planning efforts have primarily been focused on developing capacity planning regulations and ordinances as called for in our Comprehensive Plan. We also began to address community appearance issues through the I-71 Scenic Corridor regulations for signage.

Our department looks forward to planning for the many changes occurring in our County.



M. Louise Allen, AICP
Planning Administrator



Planning Staff Members, Commissioners and Board Members

Planning & Zoning Department:

M. Louise Allen, AICP
Planning Administrator
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Planning Technician
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Planning and Zoning Commission:

Kevin Eldridge
Chairperson
Kevin Jeffries
Vice-Chairperson
Warner Brown
Sam Crass
Denia Crosby
Paul Culbertson
Frank Fain
Albert Harrison
Jan Horton
Greg King
Joe McIntyre
John McRoberts
Joe McWilliams
Joyce Albertsen
W.F. (Bill) Potts, Jr.

Oldham County Board of Adjustments and Appeals:

Vickey Grace
Chairperson
Bessie Klein
Vice-Chairperson
Ron Bowley
Secretary
Tom Davis
Bob McAuliffe

LaGrange Board of Adjustments and Appeals:

Merle Purvis
Chairperson
Mary Ann Smith
Vice-Chairperson
Belinda Smith
Secretary
Jerry King
Jim Roberts

Pewee Valley Board of Adjustments and Appeals:

Dr. Alan Gould
Chairperson
Vivian Reinhardt
Vice-Chairperson
Harry Hoffer
Secretary
Greg Rose
Matthew Stuedle

2005 Training Opportunities

March 30, 2005: Regional Modern Roundabout Seminar

Location: Buckner, Kentucky

Speakers/Presenters: Wes Butch & Charles Donaldson, AICP
DLZ Corporation

This seminar included an informational and technical session about the use of roundabouts. Key topics included: defining a roundabout, pavement markings, construction issues, public relations, prime locations and roundabout design.



August 22, 2005: Fundamentals of Planning

Location: LaGrange, Kentucky

Speaker/Presenter: Greg Dale
McBride, Dale and Clarion

This workshop presented an overview of the role of the Planning Commissioner. The session included an in-depth discussion regarding the role of ethics when serving on a planning commission or board.

September 14, 2005: Randall Arendt Workshop

Location: Shelbyville, Kentucky

Speaker/Presenter: Randall Arendt
Greener Prospects

Randall Arendt is an expert and advocate of 'conservation subdivision' design. This session coordinated by the Triple S Planning Commission, explored techniques for creating residential subdivisions in rural settings.

December 12, 2005: Oldham County Major Thoroughfare Plan and Traffic Studies Training

Location: LaGrange, Kentucky

Speakers/Presenters: Matthew Dickison
Oldham County Planning and Zoning
Diane Zimmerman, PE
Jordan, Jones and Goulding

This session reviewed the Oldham County Major Thoroughfare Plan, highlighting how transportation projects are ranked and progress made since the completion of the plan. In addition, the Oldham County Traffic Consultant discussed how traffic studies are conducted for the Planning Commission.



December 20, 2005: Board of Adjustments Training

Location: LaGrange, Kentucky

Speakers/Presenters: Matthew Dickison & Tifinie Adams
Oldham County Planning and Zoning

This training included two American Planning Association Audio Conferences focusing on Zoning Boards and findings of fact needed to support variance decisions. Supplementary materials were also prepared and presented by staff with emphasis on how to make legal motions for approval/denial of variances, appeals and conditional uses.

FYI: The Kentucky Chapter of the American Planning Association (KAPA) holds biannual conferences throughout the Commonwealth. M. Louise Allen, AICP and Matthew Dickison are co-chairs of the KAPA conference planning committee and are responsible for coordinating professional sessions and activities for conferences.



Oldham County: A Changing Community

Oldham County has experienced record growth over the past several years. The latest US Census, conducted for the year 2000, reveals several trends of interest to planners and citizens. By understanding how our community continues to change, planners, decision makers and citizens will realize the benefits of strengthening our growth management tools and techniques.

Population

The 2000 US Census accounted for 46,178 Oldham County residents. This figure increased from 33,263 residents recorded during the 1990 census. Figure 6.1 shows the 2000 population density of Oldham County. The US Census Bureau has also published a projected population for Oldham County for the year 2010. The county is projected to experience a 25.9% growth rate from 2000 to 2010, with a culminating total projected population of 58,123 (Table 5.1). This projected change in population is nearly four times the statewide average of 7%. Table 5.2 shows that Oldham County's projected population growth rate ranks fifth in the commonwealth among Kentucky counties.

<i>Oldham County</i> <i>State and County Population Trends</i>				
	1990	2000	2010*	% Change 2000-2010
Oldham County	33,263	46,178	58,123	25.9%
Kentucky	3,685,296	4,041,769	4,326,490	7.0%

* Based on US Census Bureau Projections
Source: US Census Bureau

Table 5.1 State and County Population Trends

<i>Oldham County</i> <i>Population of Kentucky Counties</i> <i>Percent Change 2000-2010*</i>	
County	% Change
Spencer	64.7%
Boone	41.8%
Scott	34.1%
Trimble	27.0%
Oldham	25.9%

* Based on US Census Bureau Projections
Source: US Census Bureau

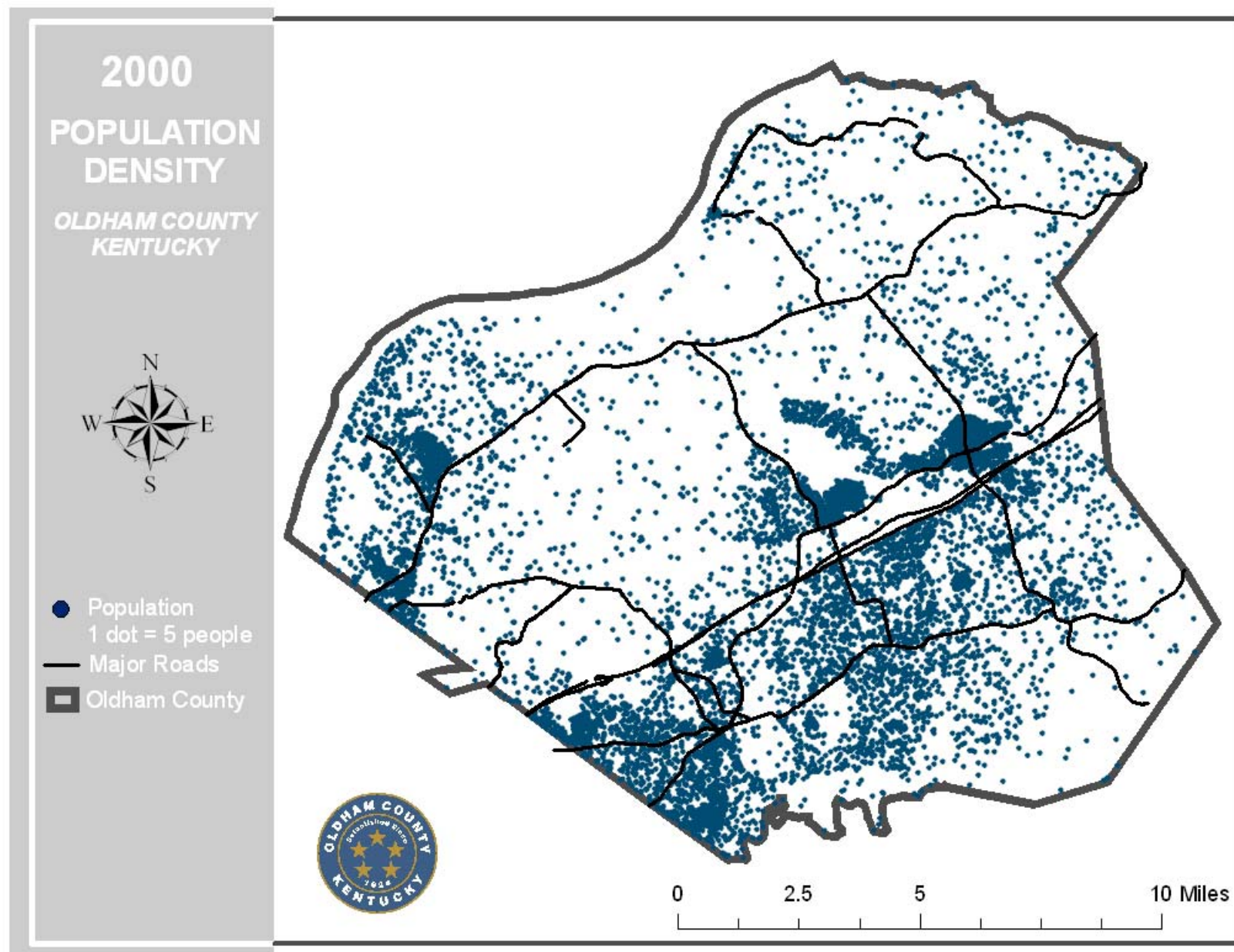
Table 5.2 Population of Kentucky Counties

The US Census Bureau publishes population and demographic estimates for individual years between official Census collection years. The most recent population and demographic estimates were calculated for 2004. According to the 2004 estimates, Oldham County is home to 52,100 residents. The population of Oldham County's incorporated cities also continues to grow. Table 5.3 lists the incorporated cities in the county, along with their respective 2000 and 2004 populations.

<i>Oldham County</i> <i>Incorporated City Population</i> <i>Percent Change 2000 - 2004</i>			
Incorporated City Name	2000	2004	% Change
Crestwood	1,999	2,195	9.8%
Goshen	907	945	4.2%
LaGrange	5,676	5,966	5.1%
Orchard Grass Hills	1,031	1,375	33.4%
Park Lake	537	560	4.3%
Pewee Valley	1,436	1,522	6.0%
Prospect (pt.)	93	101	8.6%
River Bluff	402	420	4.5%
Balance of Oldham County	34,097	39,016	14.4%

Source: US Census Bureau

Table 5.3 Incorporated City Population



Source: US Census Bureau

Figure 6.1 2000 Population Density

Housing

The increase of occupied housing units in Oldham County from 2000 to 2004 ranks among the highest in the state. Only Spencer County and Boone County recorded larger increases in the number of occupied housing units during this period. Table 7.1 shows an 18.5% increase in occupied housing units from 2000 to 2004 in Oldham County.

<i>Oldham County</i> <i>Total Number of Occupied Housing Units</i> <i>Percent Change 2000-2004</i>	
County	% Change
Spencer	25.9%
Boone	20.4%
Oldham	18.5%
Jessamine	14.3%
Bullitt	13.7%

Source: US Census Bureau

Table 7.1 Total Number of Occupied Housing Units

Other Characteristics

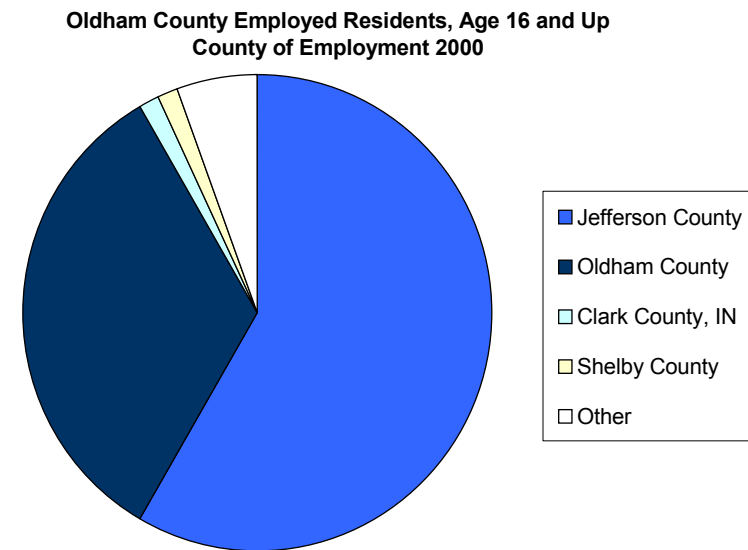
On average, Oldham County residents spend 26.1 minutes traveling to work, compared with the state average of 23.5 minutes. Nearly half of all workers, age 16 and up spend 30 minutes or more traveling to work with 86% of drivers driving alone (Table 7.2). Figure 7.3 shows where residents are commuting for employment. According to the 2000 Census, the majority of employed residents commute to Jefferson County for employment opportunities.

<i>Oldham County</i> <i>2000 US Census Bureau Data</i> <i>Oldham County and Kentucky</i>		
	Oldham County	Kentucky
Mean travel time to work (seconds)	26.1	23.5
Mean travel time, 30 minutes or more	43%	29%
% Driving Alone	86%	80%
Post Secondary Degrees ¹		
(% of population greater than 25 years)	38%	22%
% Non-white population	6%	10%

¹ Associates Degree and above

Source: US Census Bureau

Table 7.2 2000 US Census Bureau Data



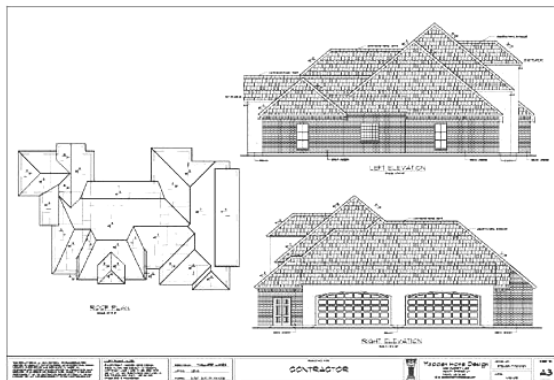
Source: US Census Bureau

Figure 7.3 County of Employment, 2000

Building Permits

The US Census Bureau requires the Oldham County Permits and Inspections Department to track all building permits issued by Census Tract. Figure 9.1 shows the density of permits issued by Census Tract for 2005. Residential subdivisions with ten or more permits issued during 2005 are also labeled on this map. Figure 8.2 charts the number of permits issued by month from 2003 to 2005. August 2004 recorded the greatest number of permits during this period, with a noticeable decline during August 2005.

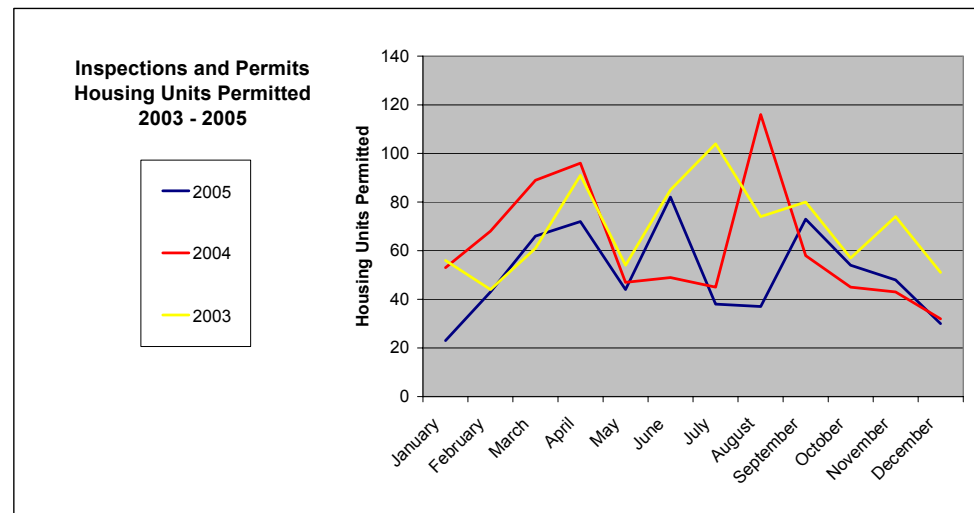
From 2001 to 2005, the number of residential building permits peaked during 2003, with a steady decline up to the most recent year. Table 8.1 shows the number of permits by type from 2001 to 2005. The number of multi-family buildings permitted also peaked in 2003.



<i>Inspections and Permits Housing Units Permitted by Type 2001 - 2005</i>					
	Total Housing Units	Single-family Detached	Single-family Attached	Two-unit Building	Three or more-unit Building
2005	610	509	59	0	42
2004	741	621	20	12	88
2003	831	655	0	4	172
2002	671	571	0	4	96
2001	710	574	0	2	134

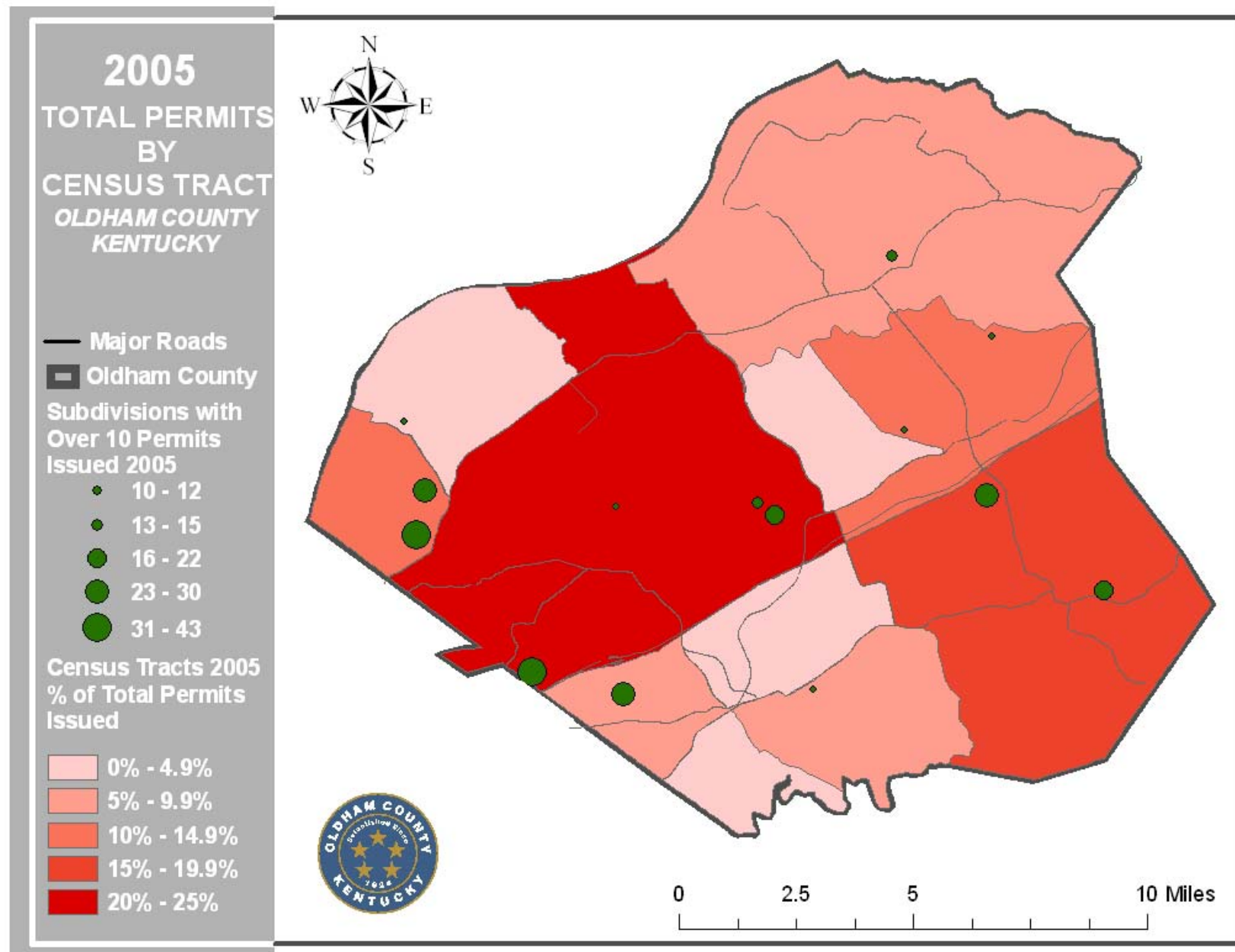
Source: Oldham County Department of Inspections and Permits

Figure 8.1 Housing Units Permitted by Type 2001 - 2005



Source: Oldham County Department of Inspections and Permits

Figure 8.2 Housing Units Permitted 2003 - 2005



Source: Oldham County Planning and Zoning

Figure 9.1 US Census Tracts by Number of Permits Issued in 2005

The Oldham County Planning and Zoning Department

The Planning and Zoning Department staff represent the Planning Commission, Board of Adjustments and the county in zoning and community planning related matters. Responsive customer service remains a key responsibility and priority for all staff members.

Staff members are currently compiling a “Development Handbook.” The Development Handbook is intended to make the Planning and Zoning process in Oldham County more user-friendly, for the development community and the general public. This will help streamline the Oldham County development review process and strengthen the effectiveness of customer service.

During 2005, the Planning and Zoning Department created an updated inventory of applications, with user-friendly submittal checklists and site plan requirements. Several informational brochures were also created that detail the procedures of various development review processes. All documents are clearly displayed in a central location for current and future customers.

The Planning and Zoning Department handles all activities related to maintaining the county’s participation in the National Flood Insurance Program (NFIP). This includes investigating non-compliance

complaints submitted by national and state officials, providing technical assistance to property owners who wish to build or alter properties in the floodplain, and reviewing and maintaining a database of all stream construction permits within the county.

The Planning and Zoning Department also coordinates training and educational programs for Planning Commissioners, Board of Adjustment Members and local officials. Staff recognizes that education and training is an important component of community planning. During 2005, staff hosted both regional and local training opportunities while keeping Commissioners and Board Members informed of other available training opportunities within the region.



Planning staff gathers information, prepares reports, and makes presentations on all projects requiring development review. Planning staff coordinates the review of proposed developments and presents significant findings to various commissions and boards, including:

- Oldham County Fiscal Court
- City of LaGrange
- City of Crestwood
- City of Pewee Valley
- Oldham County Planning Commission
- Oldham County Board of Adjustments
- LaGrange Board of Adjustments
- Pewee Valley Board of Adjustments

Later sections of this report detail the cases before the Planning Commission and Boards of Adjustment.

Table 11.1 highlights several additional development review and customer service duties provided by staff. During 2005 staff reviewed more than 100 minor subdivision plats, reviewed 19 record subdivision plats (569 housing units) and completed 30 zoning district certification and 43 flood plain verification forms.

<i>Planning and Zoning Department Development Review/Customer Service 2005</i>	
Application	Total
Minor Subdivision Plats	101
Record Subdivision Plats	19 (569 lots/units)
Zoning Certifications	30
Flood Plain Verifications	43

Source: Oldham County Planning and Zoning

Table 11.1 Development Review/Customer Service

<i>Planning and Zoning Department Total Number of Lots Reviewed through Minor Plats 2003 - 2005</i>	
Year	Total
2003	106
2004	132
2005	101

Source: Oldham County Planning and Zoning

Table 11.2 Total Number of Lots Reviewed through Minor Plats

FYI

FYI: A minor subdivision is allowed when an applicant creates no more than two new parcels. The minor plat cannot involve the creation of a new private or public road.

Intermediate and Long-Range Planning Projects

Oldham County is in a period of transition from a rural county to an urbanized or suburban area. Current efforts are primarily focused on revising the Comprehensive Zoning Ordinance and the Subdivision Regulations. Progress is being made through a combination of staff and consultant driven efforts.

This section highlights the major projects undertaken or completed during 2005 by Planning and Zoning Department staff. Several projects include the selection and management of professional consultant services. Consultant management generally includes organizing public/stakeholder involvement, assisting with background data and inventories, controlling the quality of the products and processing invoices.

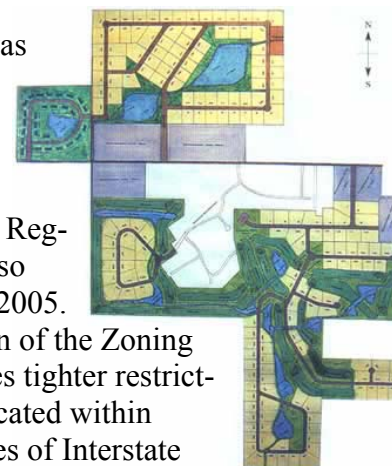
Zoning Ordinance and Subdivision Regulations

Staff continued to expand and revise the Oldham County Zoning Ordinance and Subdivision Regulations in 2005. The Oldham County Growth Management Task Force and Roundtable Committee serve as the workgroups for new ordinances and revisions of existing ordinances. The Sewer Capacity Ordinance was successfully adopted and will be implemented in 2006. Substantial



progress was also made on the proposed Road Capacity Ordinance during 2005.

Two additional sections were amended to the Oldham County Zoning Ordinance in 2005. The Planned Unit Development (PUD) Zoning District was created and adopted. PUD permits mixed use developments in Oldham County. The first PUD rezoning case was heard in April, 2005.



The I-71 Scenic Corridor Regulations were also adopted during 2005. This new section of the Zoning Ordinance places tighter restrictions on signs located within specific distances of Interstate 71.

Bicycle and Pedestrian Trails & Parks

In 2005, Planning staff worked with the Oldham County Greenways Board and assisted the Parks Department with consultant selection and parks plans. Funds were also secured for the Inter-Urban Greenway, with consultant selection for the design and construction of the next phase of the interurban bicycle and pedestrian trail taking place at the end of 2005.

Transportation Initiatives

During 2005, staff represented Oldham County's needs in the Transportation Improvement Plan. Oldham County staff works closely with the Judge-Executive's office and interacts with agencies such as KIPDA, the Kentucky Transportation Cabinet, and TARC to help meet the wide variety of transportation needs of the county.



Horizon 2030

Planning staff has been working closely with KIPDA staff to help identify needed transportation projects for the Horizon 2030 Plan. The Horizon 2030 plan identifies transportation investments through the year 2030 for the region and is directly related to local, state and federal transportation funding sources. Staff also provided local technical assistance to KIPDA's staff to update Oldham County's socio-economic data for the transportation model being used in the Horizon 2030 plan.

Oldham/I-71 Express Bus Service

Planning and Zoning Department staff, working closely with the Judge-Executive's office and the Transit Authority of River City (TARC), coordinated express bus service to downtown Louisville via Interstate 71. The Oldham Express stops at park and ride lots just off of exits 14, 18 and 22.



Oldham County Mobility Study

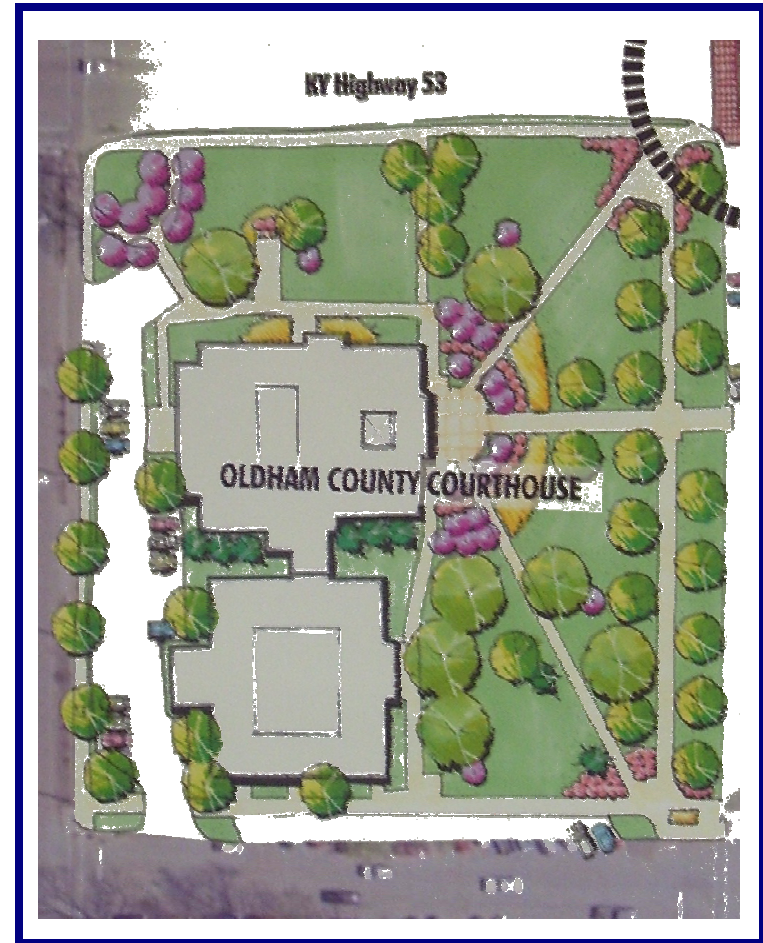
Oldham County secured federal transit funds and hired Wilbur-Smith and Associates to prepare an Oldham County Mobility Study during 2005. The purpose of the study was to examine current and future mobility needs throughout the county and determine what transportation services and facilities should be considered to meet those needs. This study recommends that Oldham County encourage Transit Oriented Development (TOD) principles near proposed Park and Ride facilities at exits 14, 18, and 22. TOD principles encourage compact, mixed-use development near transit facilities with high quality walking environments.

Highway 53 Access Management Plan

With recently awarded Congestion Management and Air Quality funds, Oldham County hired HNTB to prepare an “Access Management Plan” for Highway 53. The planning area stretches from I-71 to Main Street in LaGrange. The purpose of this plan is to improve the operation and aesthetic characteristics of this important gateway into Oldham County and the City of LaGrange.

Modern Roundabouts Feasibility Study

Oldham County recently secured planning funds to study the feasibility of the use of roundabouts at specific intersections around the county. A scope of work for the project was developed and a selection committee was formed to select a professional consultant in 2005.



The Oldham County Planning and Zoning Commission

The Oldham County Planning and Zoning Commission is a fifteen member body appointed by the Oldham County Judge Executive and the mayors of LaGrange, Crestwood and Pewee Valley. All Zoning Map Amendments, Preliminary Subdivision Plans, Planning and Zoning Ordinances and Waivers from the Subdivision Regulations are reviewed by the Commission. Figure 16.1 shows the location of all zoning map amendment requests and preliminary plan applications for 2005.

2005 Zoning Map Amendment Requests:

Docket PZ-05-001
Approved on 2/22/2005
R-2 to R-2A for *Artisan Park* Subdivision

Docket PZ-05-005
Approved on 3/22/2005
AG-1 & CO-1 to AG-1, CO-1 & R-1 for *Villages of Ballard Glen* Subdivision

Docket PZ-05-010
Approved on 4/26/2005
I-2 to R-4 for *Cedar Point* Condominiums

Docket PZ-05-014
Approved on 4/28/2005
R-2, R-4 & CO-1 to PUD for *OCEDA Economic Development Campus* Master Plan

Docket PZ-05-015
Approved on 5/24/2005
CO-1 & R-2 to R-2 & R-4 for *Carter Manor* Patio Homes and *Wolf Lake Estates* Subdivision

Docket PZ-05-017
Approved on 5/24/2005
I-2 to R-4 for *Apple Patch* Communities

Docket PZ-05-007
Denied on 6/28/2005
R-1A to R-4 for *Framing Corporation* Office

Docket PZ-05-020
Approved on 6/28/2005
R-2 to R-2A for *Compton Place* Subdivision

Docket PZ-05-023
Approved on 7/26/2005
R-2 to C-1 for *Oldham County Farm Bureau* Office

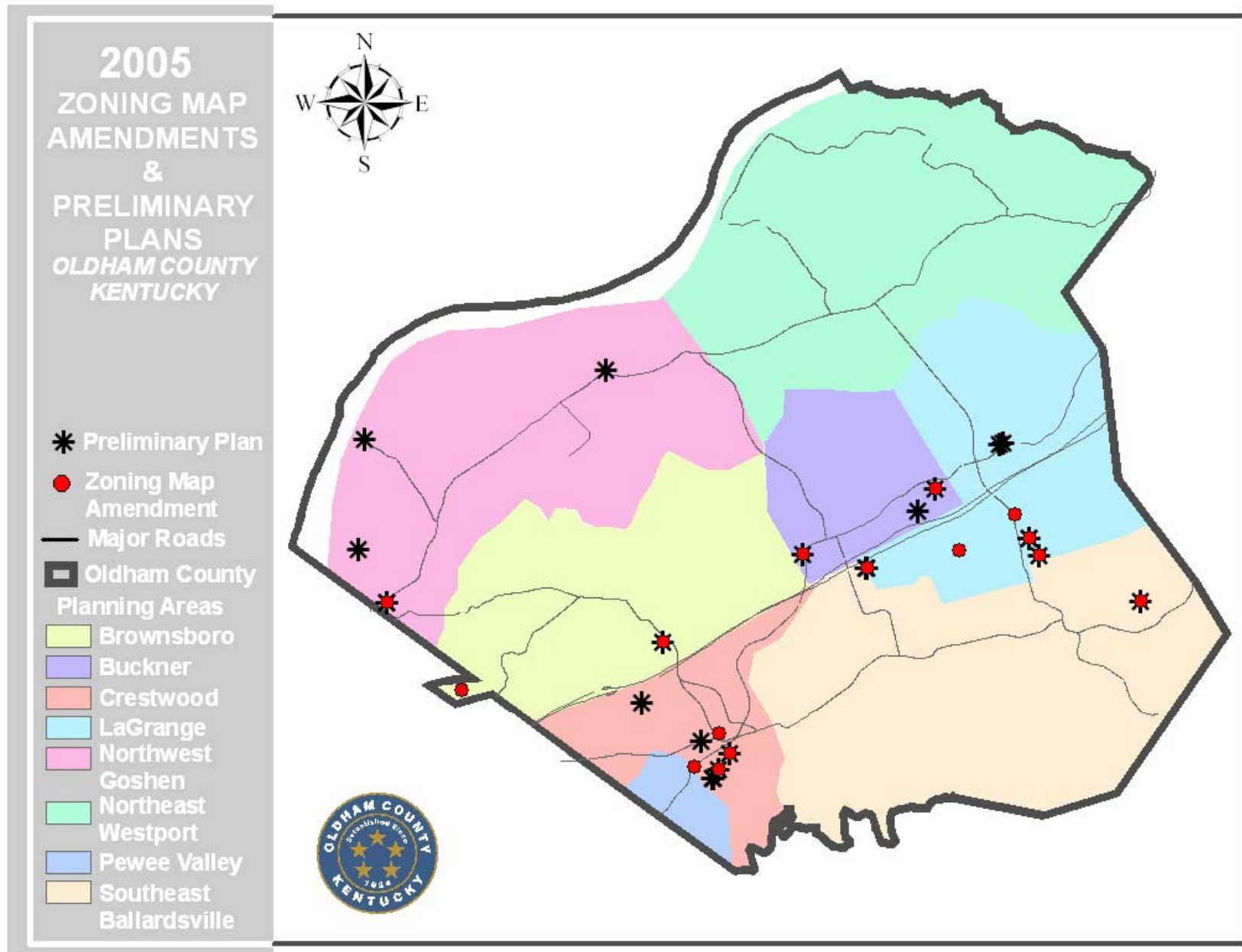
Docket PZ-05-027
Denied on 8/23/2005
R-2 to R-4 for *Kavanaugh Road* Townhomes

Docket PZ-05-029
Approved on 8/23/2005
R-2 to C-3 for *Greathouse* Office

Docket PZ-05-036
Approved on 10/25/2005
CO-1 & R-1 to CO-1, R-2, R-2A and R-4 for *Quail Creek* Subdivision and *Patio Homes*

Docket PZ-05-039
Denied on 12/13/2005
R-2 to R-4 for *Villages at L'Esprit* Condominiums

Docket PZ-05-040
Approved on 12/13/2005
AG-1 to PUD for *Norton Commons* Master Plan



Source: Oldham County Planning and Zoning

Figure 16.1 2005 Zoning Map Amendments and Preliminary Plans

Table 17.1 shows the acreage of zoning map amendment requests in Oldham County during 2005. This acreage is broken down further by zoning district. For example, according to row one, a total of 82.6 acres was approved for rezoning from CO-1 to R-1 by the Planning Commission during 2005. Table 17.2 lists the net gain or loss for each zoning district subject to a zoning map amendment before the Commission.

Planning and Zoning Commission Land Area of Approved Zoning Changes (acres*) 2005																		
	CO-1	AG-1	R-1	R-1A	R-2	R-2A	R-3	R-4	C-1	C-2	C-3	C-4	I-1	I-2	IPD	PUD	Loss	
CO-1		.	82.6	.	29.5	5.4	.	.	.	.	.	.	.	.	.	59.2	176.8	
AG-1	.		176.1	.	.	.	.	.	.	.	.	.	.	.	.	158.6	334.7	
R-1	31.6	.		.	52.4	1.8	.	31.4	.	.	.	.	.	.	.	.	117.2	
R-1A		
R-2		19.0	.	59.0	1.5		0.5	.	.	.	.	1000	1079.9	
R-2A		
R-3		
R-4	10.5	10.5	
C-1	8.6		.	.	.	.	.	.	.	8.6	
C-2		
C-3	6.6	.			.	.	.	.	.	6.6	
C-4		
I-1		
I-2	29.8	.	.	.	.	.		.	.	29.8	
IPD		
PUD			
Gain	31.6		258.7		81.9	26.3		135.4	1.5		0.5					1228.3	1764.1	

* acreage is rounded to the nearest tenth

Source: Oldham County Planning and Zoning

Table 17.1 Land Area of Approved Zoning Changes

Planning and Zoning Commission Net Loss/Gain by Zoning District (acres*) 2005			
	Loss	Gain	+/-
CO-1	-176.8	31.6	-145.2
AG-1	-334.7	0.0	-334.7
R-1	-117.2	258.7	141.5
R-2	-1079.9	81.9	-998.0
R-2A	0.0	26.3	26.3
R-4	-10.5	135.4	124.9
C-1	-8.6	1.5	-7.1
C-3	-6.6	0.5	-6.1
I-2	-29.8	0.0	-29.8
PUD	0.0	1228.3	1228.3

* acreage is rounded to the nearest tenth

Table 17.2 Net Loss/Gain by Zoning District

2005 Preliminary Plans for Major Subdivisions:

Docket PZ-04-034

310 units approved on 1/25/2005

Revised Plan for *Cherry Glen* Condominiums

Docket PZ-04-036

43 units approved on 1/25/2005

Wilhoite Gardens Condominiums and Commercial Property

Docket PZ-04-038

Denied on 2/22/2005

Quail Creek Subdivision and Patio Homes

(continued on page 18)

Docket PZ-05-002
58 lots approved on 2/22/2005
Artisan Park Subdivision

Docket PZ-05-003
16 lots approved on 2/22/2005
C&W Park Industrial Subdivision

Docket PZ-04-031
60 units approved on 3/22/2005
River Landings Condominiums

Docket PZ-05-004
32 lots approved on 3/22/2005
River Glades Subdivision

Docket PZ-05-006
188 lots approved on 3/22/2005
Ballard Glen Subdivision

PZ-05-011
65 units approved on 4/26/2005
Cedar Point Condominiums

Docket PZ-05-009
Denied on 4/26/2005
Brentwood Subdivision

PZ-05-016
201 units/lots approved on 5/24/2005
Carter Manor Patio Homes/Wolf Lake Estates Subdivision

Docket PZ-05-018
130 units/lots approved on 5/24/2005
Apple Patch Communities

Docket PZ-05-019
43 units approved on 5/24/2005
Revised Plan for *Gardens of
Hunter's Ridge* Condominiums and Commercial Property

Docket PZ-05-012
Denied on 6/28/2005
Beechdale Place Subdivision

Docket PZ-05-021
8 lots approved on 6/28/2005
Compton Place Subdivision

Docket PZ-05-025
Denied on 7/26/2005
Axton Meadows Subdivision

Docket PZ-05-026
8 lots approved on 8/23/2005
Stamper Addition Subdivision

Docket PZ-05-028
Denied on 8/23/2005
Kavanaugh Road Townhomes

Docket PZ-05-031
24 lots approved on 9/27/2005
Beechdale Place Subdivision

Docket PZ-05-032
310 units approved on 9/27/2005
Revised Plan for *Cherry Glen* Condominiums

Docket PZ-05-033
87 lots approved on 9/27/2005
Williamsgate Subdivision

Docket PZ-05-037
Denied on 10/25/2005
Quail Creek

Docket PZ-05-039
Denied on 12/13/2005
Villages at L'Esprit Condominiums

The Planning and Zoning Commission approved a record 1,637 housing units during 2005. This is nearly three times the amount of housing units approved during 2004. While only 48 multi-family units were approved in 2004, nearly 1000 units were approved in 2005. Table 19.1 shows the total number of subdivision lots and housing units approved by the Planning Commission from 2001 to 2005. Figure 19.2 clearly indicates that the number of approved multi-family units experienced a sharp increase from 2004 to 2005.

Planning and Zoning Commission Total Number of Approved Lots & Housing Units 2001 - 2005					
	2001	2002	2003	2004	2005 ²
Single Family Lots	282	554	353	477	626
Multi-family Units ¹	26	263	243	48	995
Non-Residential Lots	0	0	6	0	16
Total Lots/Units	308	817	602	525	1637

¹ Includes apartment units, condominium units and patio homes

² PUD housing units are not considered approved until the Development Plan stage

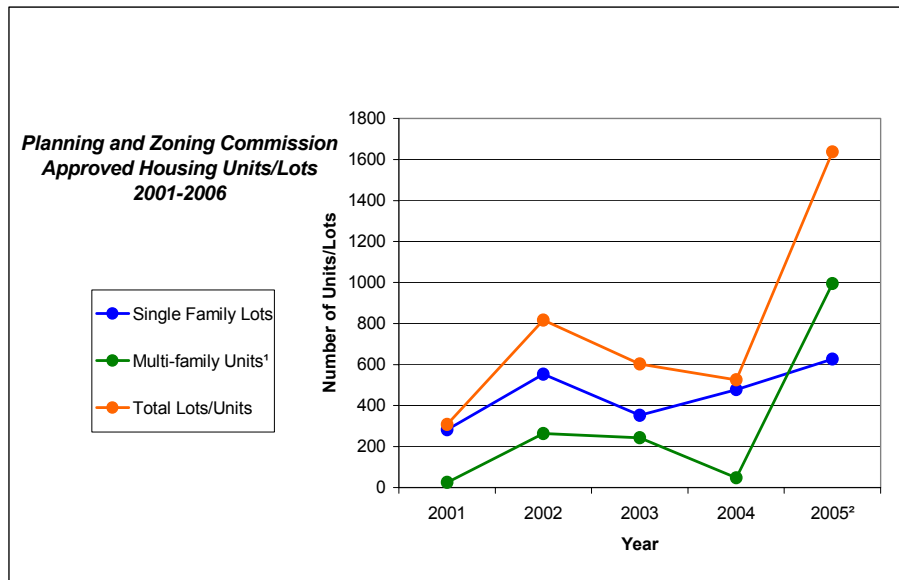
* Includes revised plans

Source: Oldham County Planning and Zoning

Table 19.1 Total Number of Approved Lots and Housing Units

Waivers

The Oldham County Subdivision Regulations authorize the Planning Commission to grant Waivers from the Subdivision Regulations. Typically, these requests are attached to a Zoning Map Amendment or Preliminary Plan application, though individual waivers may be requested from the Commission. In 2005, the Commission reviewed two individual waivers from applicants wishing to provide less than the minimum right of way width along an access easement. The most requested waiver in relation to a Zoning Map Amendment or Preliminary Plan in 2005 was a waiver of the maximum lot-depth- to-width ratio requirement. This was followed by sidewalk waiver requests.



Source: Oldham County Planning and Zoning

Figure 19.2 Approved Housing Units/Lots 2001 to 2005

Summary of 2005 Applications

The total number of applications, reviewed by the Planning and Zoning Commission, increased by more than 400% from 2001 to 2005. The Commission reviewed a total of 50 applications during 2005, compared with 33 in 2004. Table 20.1 shows the type of applications reviewed by the commission from 2001 to 2005. Figure 20.2 shows the increase in the number of applications since 2001.

During 2005, the Commission reviewed 23 Preliminary Plans and 17 Zoning Map Amendments. Both application types have experienced a steady increase since 2001.

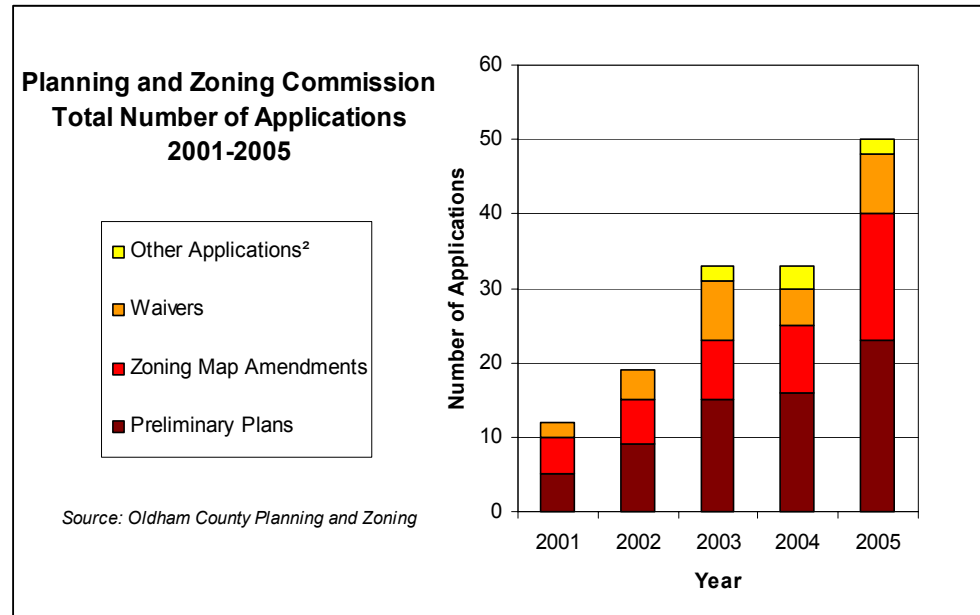


Figure 20.2 Total Number of Applications 2001-2005

Planning and Zoning Commission Total Number of Applications¹ 2001 - 2005					
	2001	2002	2003	2004	2005
Preliminary Plans	5	9	15	16	23
Zoning Map Amendments	5	6	8	9	17
Waivers	0	0	2	3	2
Other Applications²	2	4	8	5	8
Total	12	19	33	33	50

¹ Does not include tabled, withdrawn or postponed applications

² Examples of other requests include: variances, text amendments to ordinances, extensions of expiration, etc.

Source: Oldham County Planning and Zoning

Table 20.1 Total Number of Applications 2001-2005

Board of Adjustments and Appeals

The Planning and Zoning Department supports three Boards of Adjustments and Appeals, including:

- Oldham County Board of Adjustments and Appeals
- LaGrange Board of Adjustments and Appeals
- Pewee Valley Board of Adjustments and Appeals

Each board is authorized to grant variances from the Zoning Ordinance, conditional use permits and appeals of administrative decisions.

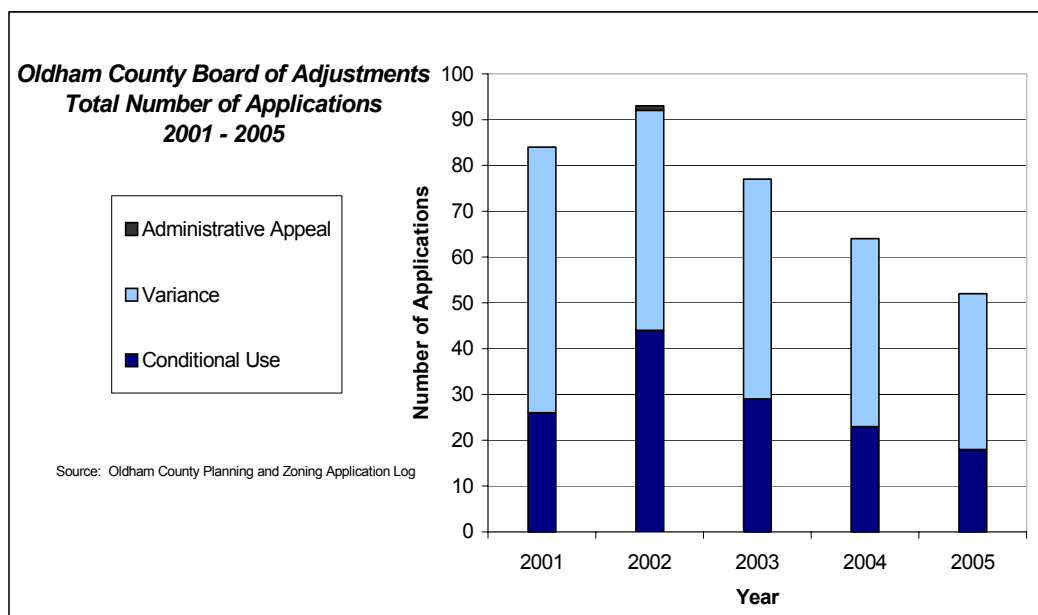
Oldham County Board of Adjustments and Appeals

The Oldham County Board of Adjustments and Appeals has experienced a steady decline in the number of applications received since 2002. The Board reviewed a total of 52 applications during 2005, compared with 64 in 2004. This trend is most likely related to the similar decrease in the number of building permits issued in Oldham County over the same period. Table 21.1 shows the type of applications reviewed by the board from 2001 to 2005. Figure 21.2 shows the decline in the number of applications since 2002.

<i>Oldham County Board of Adjustments Total Number of Applications 2001 - 2005</i>					
Application Type	2001	2002	2003	2004	2005
Conditional Use	26	44	29	23	18
Variance	58	48	48	41	34
Administrative Appeal	0	1	0	0	0
	84	93	77	64	52

Source: Oldham County Planning and Zoning

Table 21.1 Total Number of Applications



Source: Oldham County Planning and Zoning

Figure 21.2 Total Number of Applications

Figure 22.1 shows the number of applications reviewed by the Board within each planning area in 2005. The Crestwood planning area was subject to the greatest number of conditional uses, while the Crestwood and Northwest planning areas were subject to the greatest number of variance requests. In total, the Crestwood planning area generated 27% of Oldham County Board of Adjustments activity. (The LaGrange and Pewee Valley planning areas do not include the incorporated cities of LaGrange and Pewee Valley, respectively). Figure 23.1, located on page 23, shows the location of these applications within Oldham County.

The Oldham County Board of Adjustments reviewed 18 requests for conditional use permits (Table 22.2). In 2005, The most frequent requests were related to signs, followed by home occupations and accessory buildings.

There were 34 applications for variances from the Zoning Regulations during 2005. Table 22.3 breaks down each variance application by the type of request. Further explanation of the types of front yard setback variances are also listed in Figure 22.3 During 2005, the most frequently requested variance was for front yard setback, followed by variances for road frontage.

Oldham County Board of Adjustments Number of Applications by Planning Area¹ 2005				
Zipcode	Conditional Use	Variance	Total	% of Total
Northeast/Westport	4	6	10	19%
Southeast/Ballardsville	3	2	5	10%
LaGrange	1	5	6	12%
Northwest/Goshen	2	8	10	19%
Crestwood	6	8	14	27%
Brownsboro	0	2	2	4%
Buckner	2	3	5	10%
Pewee Valley	0	0	0	0%
	18	34	52	100%

¹Oldham County Planning Areas are determined by the Comprehensive Plan Outlook 2020

Source: Oldham County Planning and Zoning

Table 22.1 Number of Applications by Planning Area

Oldham County Board of Adjustments Conditional Uses by Type 2005	
Conditional Use	Number
Accessory Building	3
Air Strip	1
Aviary	1
Boat Storage	1
Home Occupation ¹	3
Kennel ²	1
Mini-Storage	1
Second Residence ²	1
Signs	6

¹ Home Occupation Applications included: Jewelry Business, Beauty Salon, Lawn Care & Food Service

² These applications were denied

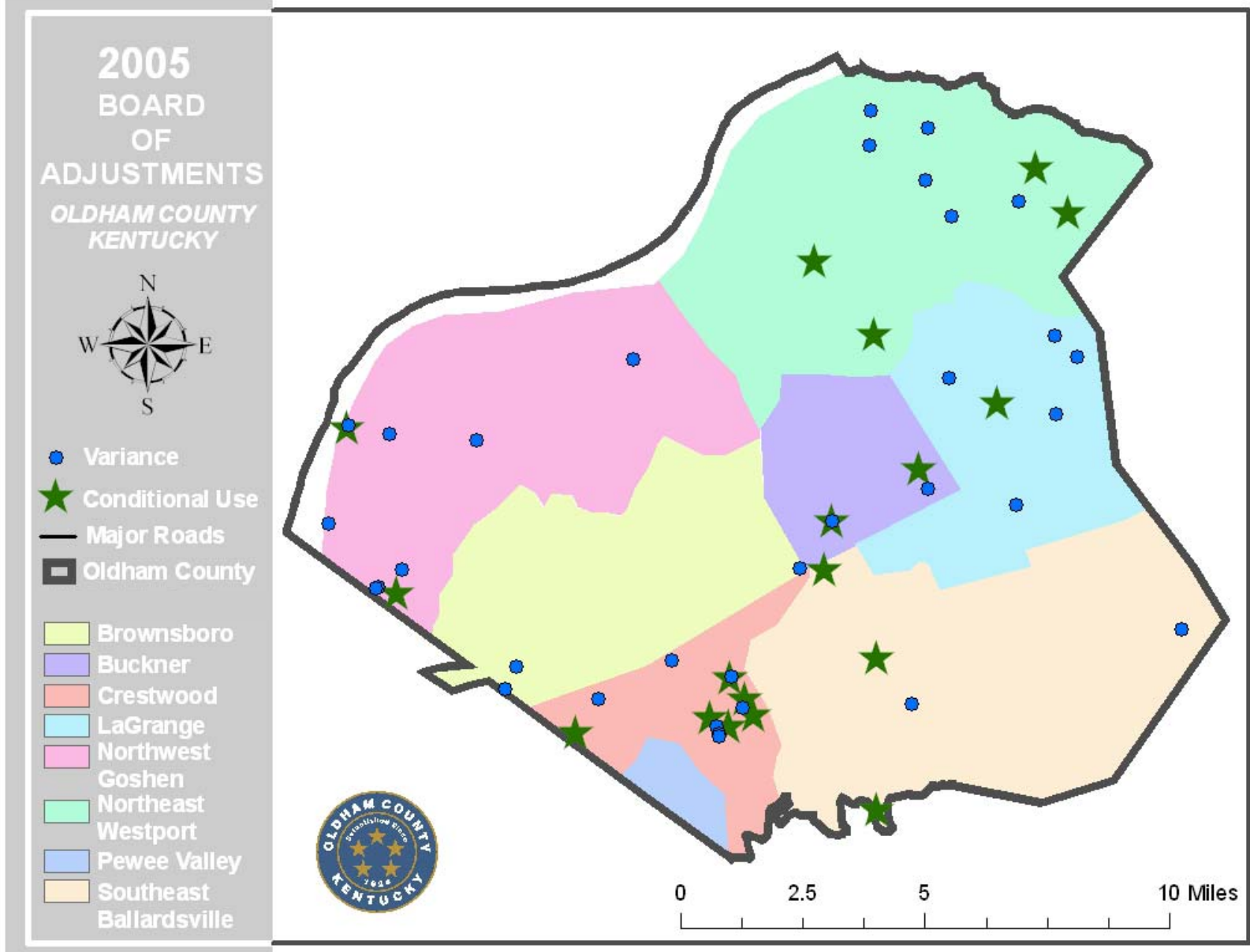
Table 22.2 Conditional Uses by Type

Oldham County Board of Adjustments Variances by Type 2005	
Variance Type	Number
Front Yard Setback	20
Side Yard Setback	2 ¹
Height	1
Road Frontage	11
Total	34
Front Yard Setback	20
- Parking:	5
- Signage:	7
- Structure:	8

¹ Includes an application for multiple lots

Source: Oldham County Planning and Zoning

Table 22.3 Variances by Type



Source: Oldham County Planning and Zoning
Figure 23.1 Oldham County Board of Adjustments 2005

LaGrange Board of Adjustments and Appeals

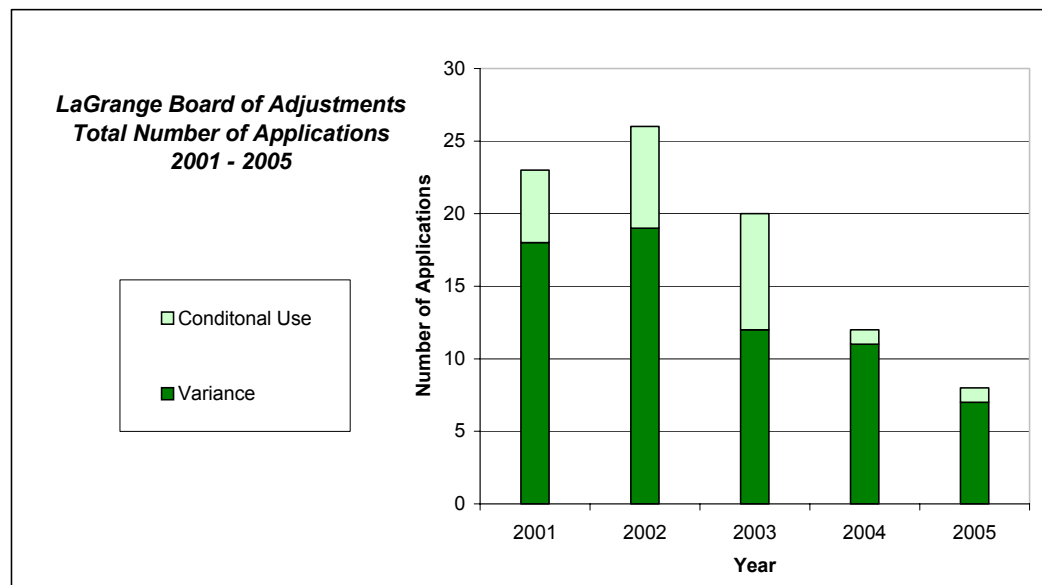
The LaGrange Board of Adjustments and Appeals has experienced a steady decline in the number of applications received since 2002. The Board reviewed a total of 8 applications during 2005, compared with 12 in 2004. This trend is most likely related to the similar decrease in the number of building permits issued in Oldham County over the same period. Table 24.1 shows the type of applications reviewed by the board from 2001 to 2005. Figure 24.2 shows the decline in the number of applications since 2002.

The LaGrange Board of Adjustments reviewed one conditional use permit application, for a mobile building, during 2005. There were 7 applications for variances from the Zoning Regulations. Table 24.3 breaks down each variance application by the type of request and further explains the types of front yard setback variances reviewed by the Board. During 2005, the most frequently requested variance was for front yard setback.

<i>LaGrange Board of Adjustments Total Number of Applications 2001 - 2005</i>					
Application Type	2001	2002	2003	2004	2005
Variance	18	19	12	11	7
Conditional Use	5	7	8	1	1
Administrative Appeal	0	0	0	0	0
	23	26	20	12	8

Source: Oldham County Planning and Zoning

Table 24.1 Total Number of Applications 2001 to 2005



Source: Oldham County Planning and Zoning

Figure 24.2 Total Number of Applications 2001 to 2005

<i>LaGrange Board of Adjustments Variances by Type 2005</i>	
Variance Type	Number
Front Yard Setback	4
Side Yard Setback	2 ¹
Rear Yard Setback	1
Total	7
Front Yard Setback	4²
- Parking:	2
- Signage:	1
- Structure:	3

¹ Includes an application for multiple lots

² Applications may include multiple requests for front yard setback variances

Table 24.3 Total Number of Applications 2001 to 2005

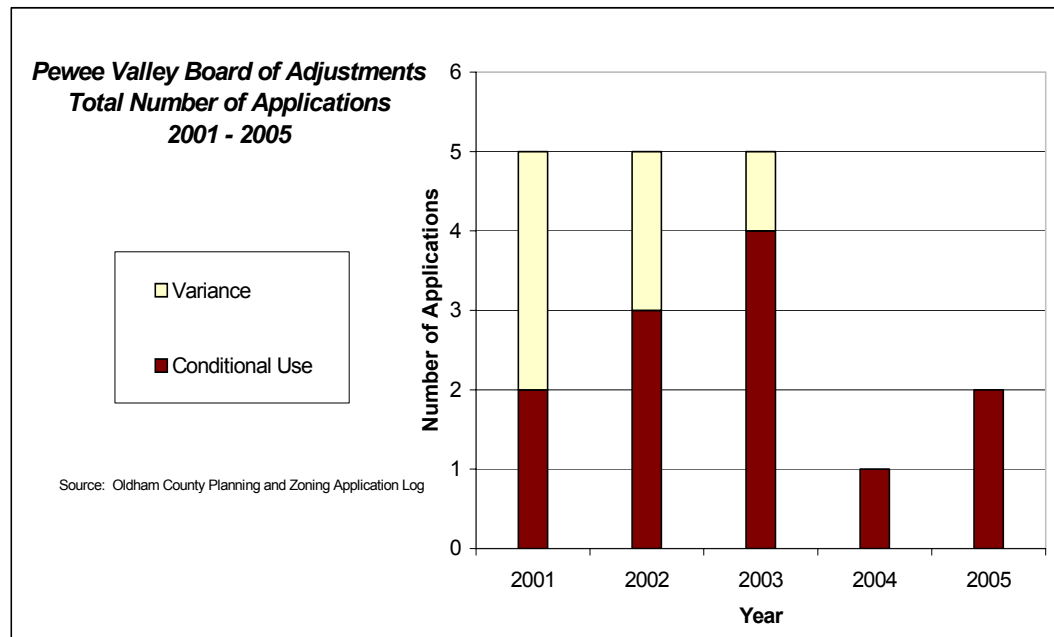
Pewee Valley Board of Adjustments and Appeals

The Pewee Valley Board of Adjustments reviewed two applications during 2005, compared with one in 2004. Table 25.1 shows the type of applications reviewed by the Board from 2001 to 2005.

The Pewee Valley Board of Adjustments reviewed two conditional use permit applications, both for free standing signs, during 2005. There were no applications for variances from the Zoning Ordinance received.

<i>Pewee Valley Board of Adjustments Total Number of Applications 2001 - 2005</i>					
Application Type	2001	2002	2003	2004	2005
Conditional Use	2	3	4	1	2
Variance	3	2	1	0	0
Administrative Appeal	0	0	0	0	0
	5	5	5	1	2

Table 25.1 Total Number of Applications 2001 to 2005



Source: Oldham County Planning and Zoning
Figure 25.2 Total Number of Applications 2001 to 2005

Comprehensive Plan Implementation

The Comprehensive Plan is implemented through the actions of Planning and Zoning Staff, The Planning Commission, Boards and Oldham County's Legislative Bodies. Plan policies are carried out through the adoption and revision of ordinances, such as the zoning ordinance and subdivision regulations and through on-going decisions on future development proposals.

The following measures have been addressed since the creation of Oldham County's Comprehensive Plan, *Outlook 2020*:

Land Use Elements:

- ✓ Capacity of community facilities and services (School Capacity/Sewer Capacity)
- ✓ Incentives to encourage the development of a variety of housing types (PUD Zoning District)
- ✓ Development Review Procedures (Technical Review Committee)
- ✓ Prepare Annual Report

Transportation Elements:

- ✓ Develop a Major Thoroughfare Plan
- ✓ Prepare Functional Classification Map (Major Thoroughfare Plan)
- ✓ Scenic Corridor Standards (Interstate 71 Scenic Corridor Regulations)
- ✓ Develop Traffic Impact Analysis Standards (County Traffic Consultant)

Environmental Element:

- ✓ Develop specific limitations on outdoor advertising (Interstate 71 Scenic Corridor Regulations)

Community Facilities Element:

- ✓ Develop an approved projects database

Planning for the Future: 2006 Department Goals

The growing challenges of increased traffic, demands for public services, development of land, and loss of open space requires very wise and thoughtful planning for the future. In order to accomplish community planning goals, staff intends to:

- Complete the update and adopt the Oldham County Subdivision Regulations;
- Continue to update the Oldham County Zoning Ordinance;
- Begin preparation of Oldham County's first planning area master plan;
- Begin the development of a Capital Improvement Budget/Programming Plan;
- Continue to update available information and services to enhance customer service;
- Adopt the Road Capacity Ordinance;
- Create an inventory of Oldham County's environmental resources;
- Continue coordinating Pedestrian and Bicycle/Greenway planning and design;
- Develop conservation subdivision development regulations;
- Manage an airport feasibility study;
- Evaluate the needed revisions to update the Comprehensive Plan.

These goals are representative of a much longer set of community needs that will strengthen our ability to plan for continued growth. The Oldham County Planning and Zoning Department is prepared for the challenges of a changing community.

Mission Statement:

The Oldham County Planning and Zoning Department provides exceptional customer service while furnishing advice and technical expertise to assist:

- *Citizens*
- *Public Agencies; and*
- *Elected and Appointed Officials*

Our department serves the community with integrity and high ethical and professional standards.

Our department focuses our efforts on a long term commitment to:

- *Public Safety, Health and Welfare*
 - *Economic Vitality*
- *Environmental Integrity; and*
- *Quality Design and Development*