

Planning and Zoning Department Annual Report 2006

Oldham County, Kentucky



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Oldham County



Population and Development

Oldham County has experienced record growth over the past several years. The 2000 US Census accounted for 46,178 Oldham County residents. This reflects a 12,915 person increase from the 33,263 residents recorded during the 1990 census. The county is projected to experience a 25.9% growth rate from 2000 to 2010, with a culminating total projected population of 58,123. This projected change in population is nearly four times the projected statewide average of 7%. The insert following this page demonstrates how Oldham County has developed since the 1950's.

The US Census Bureau publishes population estimates for individual years between official Census collection years. The most recent population and demographic estimates were calculated for 2005. According to the 2005 estimates, Oldham County is home to 53,533 residents. This figure represents an approximate 3% increase in population from 2004. Based on statewide estimates, Oldham County ranks fourth in population growth between 2000 and 2005. (See Table 1.1)

FYI: During the 2003/2004 school year, the Oldham County School District recorded the highest scores among Kentucky public schools on Kentucky state accountability tests.

- Oldham County School District website

Oldham County Population of Kentucky Counties Percent Change 2000-2005*	
County	% Change
Spencer	33.0%
Boone	23.6%
Scott	19.1%
Oldham	15.9%
Shelby	14.6%

Source: US Census Bureau

Table 1.1 Oldham County Population Change

Insert Development Pattern Map



Planning and Zoning Department

Staff Members:

M.Louise Allen, AICP

Administrator

Emily Liu, AICP

Senior Planner

Matt Dickison

Community Planner

Tifinie Adams

Planning Technician

Marcie Wilson

*Administrative
Specialist*

Anna Tindall

*Administrative
Assistant*

Oldham County

Planning and Zoning

100 West Jefferson St.

LaGrange, KY 40031

502-222-1476

Customer Service

The Planning and Zoning Department works to provide efficient and effective customer service. Services provided are broad and range from inquires regarding land development procedures to zoning related questions from individual property owners. Staff members are also responsible for processing flood plain certification and zoning certification requests. (See Table 3.1)

The Planning and Zoning Department manages all activities related to the county's participation in the National Flood Insurance Program (NFIP). The Planning Administrator serves as Oldham County's Floodplain Coordinator. Updated flood plain maps, supplied by the Kentucky Division of Water, were implemented in 2006 to ensure that the most up-to-date floodplain information is available to the public.

The Planning and Zoning office is also responsible for educating the public on various development and zoning related procedures. A comprehensive set of applications and brochures are available. These applications are continuously updated to ensure a user-friendly development review process. Copies of these documents may also be accessed via the internet at www.oldhamcounty.net/property.

Planning and Zoning Department Development Review/Customer Service 2006	
Application	Total
Minor Subdivision Plats	106
Record Subdivision Plats	21 (787 lots/units)
Zoning Certifications	39
Flood Plain Verifications	23

Source: Oldham County Planning and Zoning

Table 3.1 Miscellaneous Planning and Zoning Processes

Continued



Development Review

Planning and Zoning staff gather information, prepare reports and make presentations on all projects requiring development review. This includes coordinating meetings and presenting significant findings to legislative bodies, the Planning and Zoning Commission and multiple Boards of Adjustment and Appeals.

All minor subdivision plats are reviewed and approved by Planning and Zoning staff. In 2006, 106 minor subdivision plats were reviewed. (See Table 3.1) Final plats for major subdivisions are also reviewed and approved by staff to ensure conformity with the approved preliminary subdivision plan and conditions of approval or binding elements. In 2006, 21 final plats were reviewed creating 787 lots. (See Table 3.1)

Applications for sign permits are reviewed and processed by the Planning and Zoning Department. In 2006, 63 sign permits were reviewed and approved by staff.

The Oldham County Technical Review Committee reviews all Planning Commission applications prior to being scheduled for public hearing.

The Committee is composed of various public agency/utility representatives and focuses on the technical elements of proposed development. Planning and Zoning staff handles all administrative tasks associated with the committee and is responsible for chairing the monthly public meeting.

Staff members are continuing to compile 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.

Note: A minor subdivision is a subdivision of land into not more than three lots and not involving a new public street or private road.

FYI: The Technical Review Committee generally meets on the third Wednesday of each month in the Oldham County Fiscal Court building.



Special Projects



Oldham County is in a period of transition from a rural county to an urbanized or suburban area. Major emphasis was placed on revising the Comprehensive Zoning Ordinance and the Subdivision Regulations during 2006. In late 2006, these revised documents were reviewed and approved by the Oldham County Planning and Zoning Commission and Oldham County Fiscal Court. Other major projects were initiated or continued during 2006. 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 2006. The Oldham County Growth Management Task Force and Roundtable Committee serve as workgroups for new ordinances and revisions of existing ordinances. In late 2006, The Oldham County Planning Commission adopted the revised Subdivision Regulations and recommended approval of the Oldham County Comprehensive Zoning Ordinance. This recommendation was approved by Oldham County Fiscal Court with an effective date of March 1, 2007.

Bike and Pedestrian Trail



Existing Bike & Pedestrian Trail

In 2006, Planning staff worked with the Oldham County Greenways Board and assisted the Parks Department with consultant selection and park plans. Phase 1 of the Oldham County Bike and Pedestrian Trail is a 3.2 mile trail along Commerce Parkway. Engineering and design work has been completed for a 2 mile section of the trail with right-of-way acquisition currently underway. Proposed Phase 2 will connect the city of LaGrange with the city of Pewee Valley.

Continued



Highway 53 Access Management Plan

During 2006, Planning staff continued to manage the Highway 53 Access Management Plan. 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.

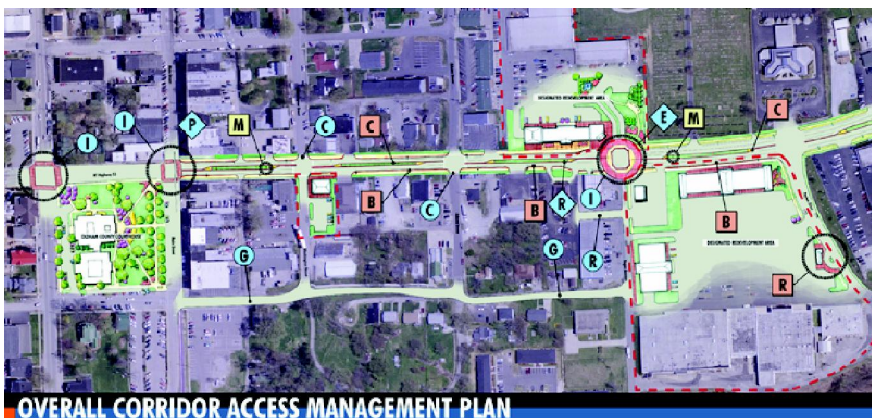
Transportation Initiatives

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.

Transportation and Parking Study

Planning and Zoning staff participated in the consultant selection and management of the Transportation and Parking Study for downtown LaGrange during 2005. During the past year, staff worked closely with the City of LaGrange to begin implementation of the study.

LaGrange Parking Study Purpose: To identify, evaluate, and improve the existing circulation system and parking facilities while maintaining the commercial viability and historic character of downtown LaGrange and Main Street.



Portion of the Highway 53 Access Management Plan



Continued

Intersection Improvement Study



Modern Roundabout

The purpose of the Oldham County Intersection Improvement Study was to explore the possible implementation of modern roundabouts in an effort to increase capacity, decrease congestion and improve safety. The study evaluated four major intersections within Oldham County. The results of the study were utilized to seek federal grant money in early 2007 to install one of the area's first modern roundabouts.

Overpass Study

In 2006, Planning staff participated in the preliminary work for a potential Interstate 71 overpass in LaGrange. This included an engineering and environmental impact study for the proposed overpass that will connect New Moody Lane and Commerce Parkway.

Brownsboro Master Plan



Major Components of the Brownsboro Master Plan

The Oldham County Comprehensive Plan calls for the creation of future land use analysis through eight distinct planning areas. The Brownsboro Planning Area is the first area to be analyzed. Planning staff members manage all stages of the planning process. The Brownsboro Master Plan will become an amendment to the Comprehensive Plan and will be utilized when reviewing future development in the Brownsboro Planning Area. The Brownsboro master planning process began in June 2006 and will take approximately 12 months to complete.



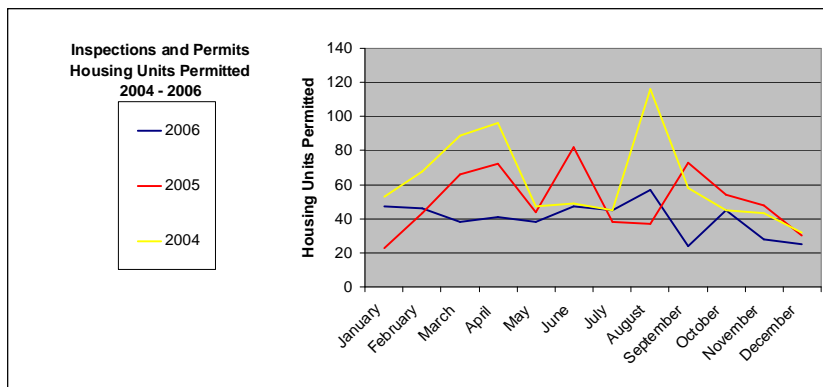
Members of the community participate in the visioning process

Building Permits



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 on the following page shows the density of permits issued by Census Tract for 2006. Residential subdivisions with ten or more permits issued during 2006 are also labeled on this map. Figure 8.1 charts the number of permits issued by month from 2004 to 2006. August 2004 recorded the greatest number of permits during this period, with a noticeable decline during September 2006.



Source: Oldham County Department of Inspections and Permits

Figure 8.1 Housing Units Permitted 2004 - 2006

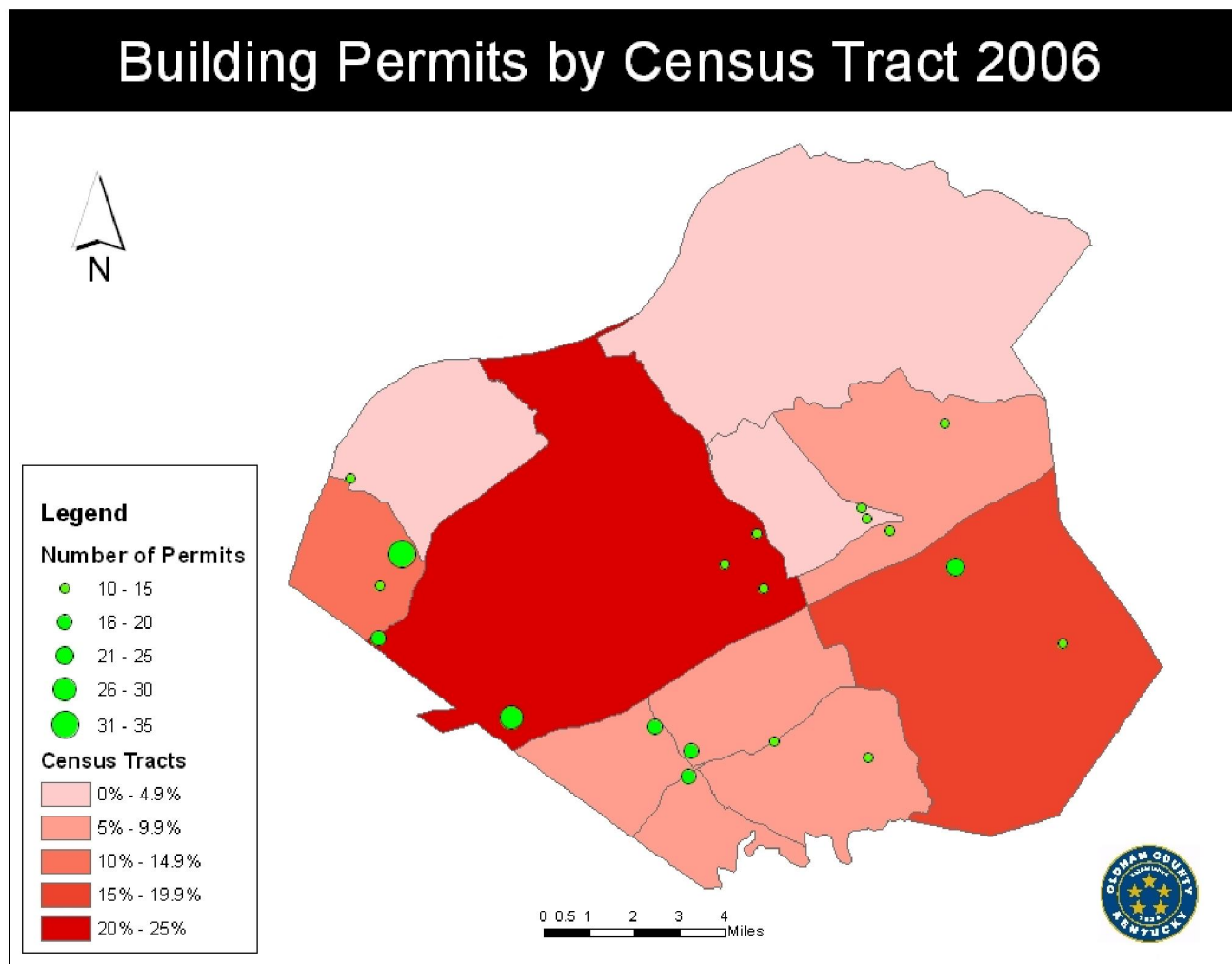
From 2002 to 2006, the number of residential building permits peaked during 2003, with a steady decline through the most recent year. Table 8.2 shows the number of permits by type from 2002 to 2006. The number of multi-family buildings permitted also peaked in 2003.

Inspections and Permits Housing Units Permitted by Type 2002 - 2006									
	Total Housing Units	Single-family Detached	% of Total	Single-family Attached	% of Total	Two-unit Building	% of Total	Three or more-unit Building	% of Total
2006	481	375	78%	102	21%	4	1%	0	0%
2005	610	509	83%	59	10%	0	0%	42	7%
2004	741	621	84%	20	3%	12	2%	88	12%
2003	831	655	79%	0	0%	4	0%	172	21%
2002	671	571	85%	0	0%	4	1%	96	14%

Source: Oldham County Department of Inspections and Permits

Figure 8.2 Housing Units Permitted by Type 2002 - 2006

Continued



Created by Oldham County Planning & Zoning; For Planning Purposes Only

Source: Oldham County Planning & Zoning, US Census Bureau

Figure 9.1 Building Permits by Census Tract 2006

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 8.1 shows the location of all zoning map amendment requests and preliminary plan applications for 2006.

Commissioners:

Kevin Eldridge
Chair

Kevin Jeffries
Vice-Chair

Joyce Albertson
Warner Brown
Sam Crass
Denia Crosby
Paul Culbertson
Frank Fain
Albert Harrison
Jan Horton
Greg King
Joe McIntyre
John McRoberts
Joe McWilliams
W.F. (Bill) Potts, Jr

2006 Zoning Map Amendment Requests:

1/24/2006
PZ-06-004: Approved; IPD to PUD and Master Plan for *Buckner Crossings*

3/28/2006
PZ-06-002: Approved; C-1 & CO-1 to C-4 & CO-1 for *Milestone Village*

4/25/2006
PZ-06-010: Denied; R-2 to C-3 for *Murphy Song Daycare*

5/23/2006
PZ-06-015: Approved; R-2 to R-4 for *The Cottages of Crestwood*

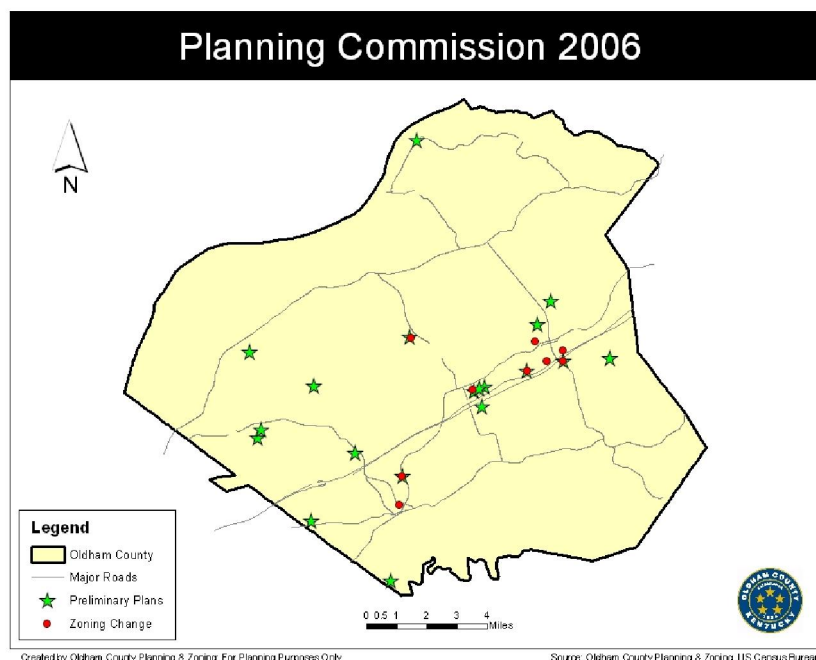


Figure 10.1 Planning and Zoning Commission Applications in 2006



Continued

2006 Zoning Map Amendment Requests, continued:

FYI: Over 60% of housing units approved during 2006 were located within 2 miles of the center of the City of LaGrange.

8/22/2006

PZ-06-030: Approved; R-2 to R-2A, R-4 & CO-1 for *Artisan Fields*

10/24/2006

PZ-06-033: Approved; AG-1 to R-2 for *The Reserves of Deer Fields*

11/14/2006

PZ-06-036: Approved; R-2 to C-3 for *Pleasant Colony*

PZ-06-041: Approved; R-2 to R-4 for *Crystal Park Place Townhomes*

PZ-06-043: No Action Taken; R-2 & CO-1 to R-4 for *Deer Meadows*

11/28/2006

PZ-06-047: Approved; R-2A to R-4 for *Applegate Property*

2006 Preliminary Plan/PUD/Development Plan Requests:

1/24/2006

PZ-06-001: Approved; PUD Development Plan for the *OCEDA Phase1 Road Infrastructure*

3/28/2006

PZ-06-003: Approved; Preliminary Plan and Development Plan for *Milestone Village*

PZ-06-006: Approved; Preliminary Plan for *Falcon Ridge Sec 2*

PZ-06-009: Approved; Preliminary Plan for *River Woods*

4/25/2006

PZ-06-012: Approved on 4/25/2006; Preliminary Plan for *Quail Creek*

PZ-06-013: Approved on 4/25/2006; Preliminary Plan for *Hidden Falls*

5/23/2006

PZ-06-016: Approved; Development Plan for *The Cottages of Crestwood*

PZ-06-017: Approved; Preliminary Plan for *Ashland*

6/27/2006

PZ-06-022: Approved; PUD Development Plan for *The Commons at Buckner Crossings*

PZ-06-023: Approved; PUD Development Plan for *The Greens at Buckner Crossings*

PZ-06-024: Approved; PUD Development Plan for *The Villas at Buckner Crossings*

FYI: Over 30% of the residential applications reviewed by the Planning and Zoning Commission in 2006 consisted of a mix of single family and multi-family housing units.

Continued



7/25/2006

PZ-06-025: Approved; Preliminary Plan for *Hidden Falls Section 2*
 PZ-06-027: Approved; Development Plan for *Applewood Terrace Condominiums*

8/22/2006

PZ-06-021: Approved; Preliminary Plan for *Villages at L'Esprit Section 2*
 PZ-06-031: Approved; Preliminary Plan and Development Plan for *Artisan Fields*

9/26/2006

PZ-06-026: Approved; Preliminary Plan for *Jericho Pointe*
 PZ-06-032: Approved; Revised Preliminary Plan *Apple Patch*

10/24/2006

PZ-06-034: Approved; Preliminary Plan for *The Reserves of Deer Fields*
 PZ-06-035: Approved; Preliminary Plan for *The Woods of Harrods Creek*

11/14/2006

PZ-06-042: Denied; Development Plan for *Crystal Park Place Townhomes*
 PZ-06-044: No Action Taken; Preliminary Plan for *Deer Meadows*

12/12/2006

PZ-06-046: Approved; Preliminary Plan for *Kennesaw Green*

Other Requests

5/23/2006

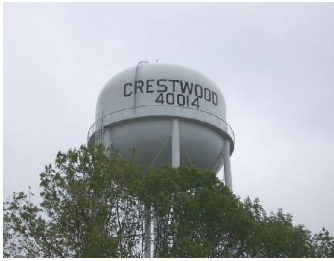
Approved; Extension of Expiration for *Pond Creek*
 PZ-06-018: Approved; Text Amendment to The Zoning Ordinance/Subdivision
 Regulations for the *Road Capacity Ordinance*

6/27/2006

PZ-06-019: Approved; Text Amendment to the Zoning Ordinance for *Sign Regulations*
 PZ-06-020: Denied; Waiver for Joint Access. Approved; Variance for Road Frontage

10/24/2006

PZ-06-038: Approved; Text Amendment to the Zoning Ordinance for the *Sign Regulations*
 PZ-06-039: Approved; Request to allow a residential use in the I-2 Zoning District
 PZ-06-040: Approved; Request to allow a residential use in the I-2 Zoning District



Continued

Other Requests, continued:

11/14/2006

Approved; Extension of Expiration for
The Reserves at L'Esprit

11/28/2006

PZ-06-045: Approved; Text Amendment to
the Comprehensive Zoning
Ordinance and Adoption of the
Revised Subdivision Regulations

Planning and Zoning Commission Net Loss/Gain by Zoning District (acres*) 2006			
	Loss	Gain	+/-
CO-1	-0.6	7.2	6.6
AG-1	-118.2	0.0	-118.2
R-2	-33.0	118.2	85.2
R-2A	-0.7	16.6	15.9
R-4	0.0	16.1	16.1
C-1	-1.1	0.0	-1.1
C-3	0.0	1.0	1.0
C-4	0.0	1.7	1.7
IPD	-206.6	0.0	-206.6
PUD	0.0	206.6	206.6

* acreage is rounded to the nearest tenth

Table 13.1 Land Area of Zone
Changes 2006

Zoning Map Amendments

Table 13.1 shows the acreage of zoning map amendment approvals in Oldham County during 2006. This acreage is broken down further by zoning district. For example, according to row one, .6 acre was approved for rezoning from CO-1 to C-4 by the Planning Commission during 2006. Table 13.2 lists the net gain or loss for each zoning district subject to a zoning map amendment before the Commission.

Note: The newly revised Oldham County Comprehensive Zoning Ordinance includes several new zoning districts including the R-4A Residential District, O-1 & O-2 Office Districts and the C-N Commercial Neighborhood District.

Planning and Zoning Commission Land Area of Approved Zoning Changes (acres*) 2006																
	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
CO-1		.	.	.	.	.	.	.	.	.	.	0.6	.	.	.	.
AG-1	.		.	.	118.2	.	.	.	.	.	.	.	.	.	.	.
R-1	.	.		.	.	.	.	.	.	.	.	.	.	.	.	.
R-1A	.	.	.		.	.	.	.	.	.	.	.	.	.	.	.
R-2	6.9	.	.	.		16.6	.	15.4	.	.	1.0	.	.	.	.	.
R-2A	.	.	.	.	.		.	0.7	.	.	.	.	.	.	.	.
R-3	.	.	.	.	.	.		.	.	.	.	.	.	.	.	.
R-4	.	.	.	.	.	.	.		.	.	.	.	.	.	.	.
C-1	.	.	.	.	.	.	.	.		.	.	1.1	.	.	.	.
C-2	.	.	.	.	.	.	.	.	.		.	.	.	.	.	.
C-3	.	.	.	.	.	.	.	.	.	.		.	.	.	.	.
C-4	0.3	.	.	.	.	.	.	.	.	.	.		.	.	.	.
I-1	.	.	.	.	.	.	.	.	.	.	.	.		.	.	.
I-2	.	.	.	.	.	.	.	.	.	.	.	.	.		.	.
IPD	.	.	.	.	.	.	.	.	.	.	.	.	.	.		206.6
PUD	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
Gain	7.2	0.0	0.0	0.0	118.2	16.6	0.0	16.1	0.0	0.0	1.0	1.7	0.0	0.0	0.0	206.6
Loss																

* acreage is rounded to the nearest tenth

Table 13.2 Net gain/loss by Zoning District 2006

Continued



Approved Housing Units/Lots

The Planning and Zoning Commission approved 1,864 housing/office units during 2006. This is a decrease from the amount of units approved during 2005. The number of multi-family units decreased by over 50% from 2005 to 2006. Table 14.1 shows the total number of subdivision lots, housing units and PUD units approved by the Planning Commission from 2002 to 2006. Figure 14.2 clearly indicates that the number of approved multi-family units experienced a sharp increase from 2004 to 2005, but decreased between 2005 and 2006.

Planning and Zoning Commission Total Number of Approved Lots & Units ³ 2002 - 2006					
	2002	2003	2004	2005	2006
Single Family Lots	554	353	477	626	919
Multi-family Units ¹	263	243	48	995	366
Non-Residential Lots	0	6	0	16	7
PUD Housing/Office Units ²	N/A	N/A	N/A	1107	572
Total Lots/Units	817	602	525	2744	1864

Note: Multi-family units include condominiums, apartments and patio homes.

¹ Includes apartment units, condominium units and patio homes

² The PUD zoning district was not created until 2005

³ Includes revised plans

Table 12.1 Total Number of Approved Lots & Units 2006

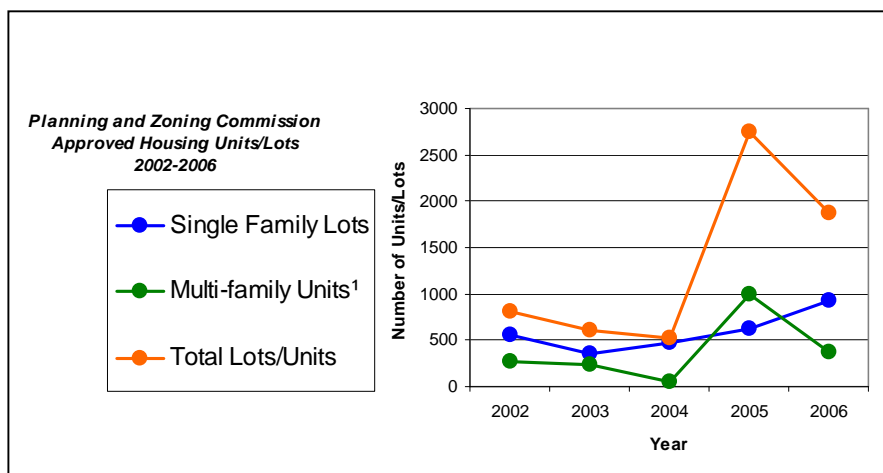


Table 12.2 Approved Units 2002-2006



Continued

Summary of Applications

The total number of applications, reviewed by the Planning and Zoning Commission, decreased by five applications between 2005 and 2006. The Commission reviewed a total of 45 applications during 2006, compared to 50 in 2005. Table 15.1 shows the type of applications reviewed by the commission from 2002 to 2006. Figure 15.2 shows the application trends since 2002. During 2006, the Commission reviewed 21 Preliminary Plans and 10 Zoning Map Amendments. Both application types are still greater than the period from 2002 to 2004.

Planning and Zoning Commission Total Number of Applications¹ 2002 - 2006					
	2002	2003	2004	2005	2006
Preliminary Plans	9	15	16	23	21
Zoning Map Amendments	6	8	9	17	10
Waivers	0	2	3	2	1
Other Applications ²	4	8	5	8	13
Total	19	33	33	50	45

¹ Does not include tabled, withdrawn or postponed applications

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

Table 15.1 Total Number of Applications 2002-2006

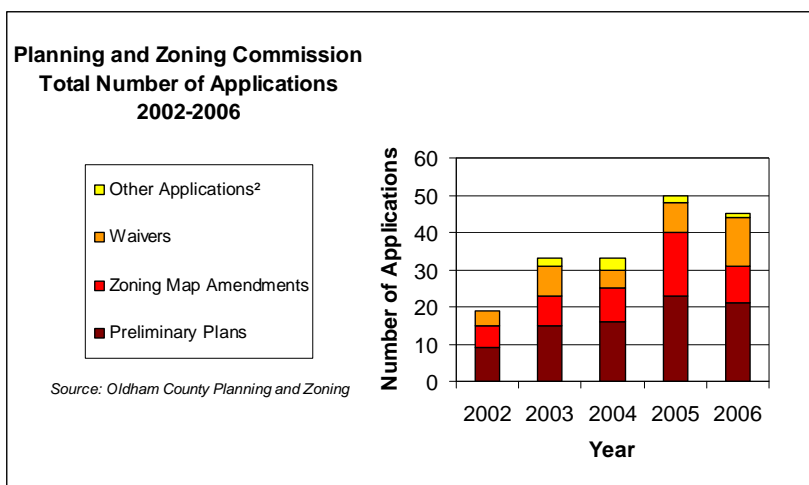


Table 15.2 Total Number of Applications 2002-2006



Continued

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 2006, the Commission reviewed one individual waiver. The most requested waiver in relation to a Zoning Map Amendment or Preliminary Plan in 2006 was a waiver of the maximum lot-depth-to-width ratio requirement.

Note: A waiver is defined as a relaxation by the Commission of certain provisions of the subdivision regulations where such action will not be contrary to the public interest.



Boards of Adjustment and Appeals

Board Members:

Oldham County:

Vickey Grace

Chair

Bessie Klein

Vice-Chair

Ron Bowley

Secretary

Tom Davis

Bob McAuliffe

LaGrange:

Merle Purvis

Chair

Mary Ann Smith

Vice-Chair

Jim Roberts

Secretary

Donald Endriss

Jerry King

Pewee Valley:

Dr. Alan Gould

Chair

Vivian Reinhardt

Vice-Chair

Harry Hoffer

Secretary

Matthew Steudle

Greg Rose

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 33 applications during 2006, compared with 52 in 2005. 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 17.1 shows the type of applications reviewed by the board from 2002 to 2006.

Oldham County Board of Adjustments					
Total Number of Applications					
2002 - 2006					
Application Type	2002	2003	2004	2005	2006
Conditional Use	44	29	23	18	13
Variance	48	48	41	34	18
Administrative Appeal	1	0	0	0	2
	93	77	64	52	33

Source: Oldham County Planning and Zoning

Figure 17.1 Total Number of Applications 2002 - 2006

Figure 17.2 shows the number of applications reviewed by the Board within each planning area in 2006. The LaGrange planning area was subject to the greatest number of conditional uses, while the Northwest planning area was subject to the greatest number of variance requests. In total, the Northwest planning area generated 22% 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 18.1, located on the following page, shows the location of these applications within Oldham County.

Oldham County Board of Adjustments				
Number of Applications by Planning Area¹				
2006				
Zipcode	Conditional Use	Variance	Total	% of Total
Northeast/Westport	1	3	4	15%
Southeast/Ballardsville	2	0	2	7%
LaGrange	3	2	5	19%
Northwest/Goshen	1	5	6	22%
Crestwood	2	2	4	15%
Brownsboro	2	2	4	15%
Buckner	1	1	2	7%
Pewee Valley	0	0	0	0%
	12	15	27	100%

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

Source: Oldham County Planning and Zoning

Figure 15.2 Applications by Planning Area 2006

Boards of Adjustment and Appeals

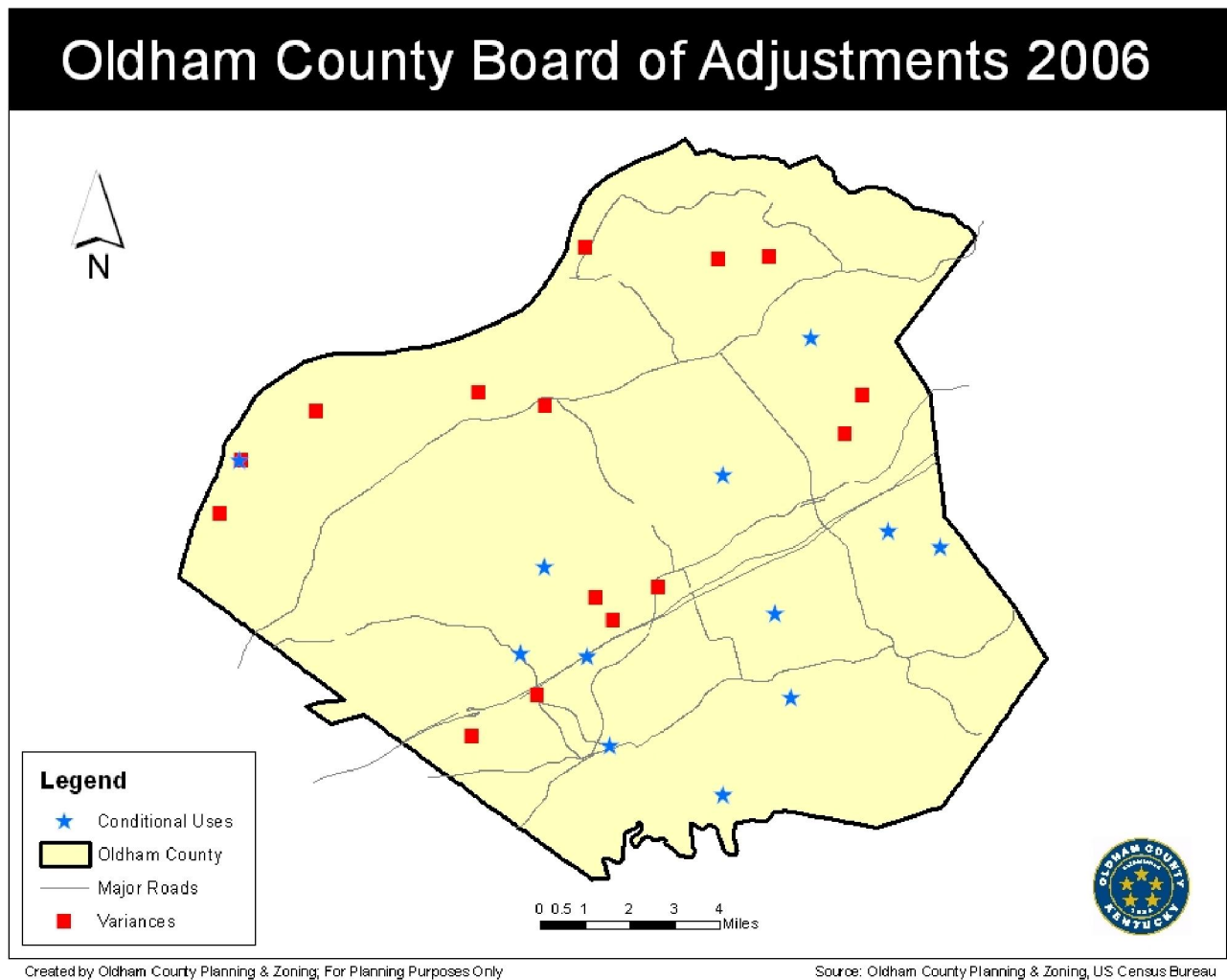


Figure 18.1 Location of Oldham County Board of Adjustment Applications 2006



Continued

The Oldham County Board of Adjustments reviewed 13 requests for conditional use permits (Table 19.1). In 2006, The most frequent requests were related to home occupations and accessory buildings.

Oldham County Board of Adjustments Conditional Uses by Type 2006	
Conditional Use	Number
Accessory Building	4
Mobile Home ²	1
Mini-Storage	1
Garden Tractor Pulling ²	2
Home Occupation ¹	3
Private Clubhouse	1
Bed and Breakfast	1

¹ Home Occupation Applications included: Lawn Care, Personal Chef and Video Production.

² These applications were denied

Source: Oldham County Planning and Zoning

Figure 19.1 Conditional Use Requests 2006

FYI: A conditional use is a use which is essential, desirable, or would promote the public health, safety or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless additional restrictions are considered.

There were 18 applications for variances from the Zoning Regulations during 2006. Table 19.2 breaks down each variance application by the type of request. Further explanation of the types of front yard setback variances are also listed in Table 19.2 During 2006, the most frequently requested variance was for front road frontage, followed by variances for front yard setback.

Oldham County Board of Adjustments Variances by Type 2006	
Variance Type	Number
Front Yard Setback	5
Side Yard Setback	4
Road Frontage	9
Total	18
Setback Variances	9
- Parking:	3
- Signage:	1
- Structure:	5

¹ Includes an application for multiple lots

Source: Oldham County Planning and Zoning

Figure 19.2 Variance Requests 2006

Continued

LaGrange Board of Adjustments and Appeals

The LaGrange Board of Adjustments and Appeals had experienced a steady decline in the number of applications received since 2002. The Board experienced an increase in applications from 2005 to 2006. The Board reviewed a total of 14 applications during 2006, compared with 8 in 2005. Figure 20.1 shows the number and type of applications received since 2002.

LaGrange Board of Adjustments Total Number of Applications 2002 - 2006					
Application Type	2002	2003	2004	2005	2006
Variance	19	12	11	7	12
Conditional Use	7	8	1	1	2
Administrative Appeal	0	0	0	0	0
	26	20	12	8	14

Source: Oldham County Planning and Zoning

Figure 20.1 Total Number of Applications 2006

The LaGrange Board of Adjustments reviewed two conditional use permit applications during 2005. There were 12 applications for variances from the Zoning Regulations. Table 20.2 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 2006, the most frequently requested variance was for front yard setback.

LaGrange Board of Adjustments Variances by Type 2006	
Variance Type	Number
Front Yard Setback	9
Side Yard Setback	1
Rear Yard Setback	2
Total	12
Front Yard Setback	9
- Parking:	4
- Signage:	3
- Structure:	2

Source: Oldham County Planning and Zoning

Figure 20.2 Variance Request by Type 2006

FYI: A variance is a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures and the size of yards and open spaces.



Comprehensive Plan

Outlook 2020 was initially adopted on February 26, 2002 and serves as Oldham County's Comprehensive Plan. The plan will be reviewed for readoption in 2007.

"Oldham County is a highly desirable place to live in 2020. Our county contains all the facilities and public services necessary to maintain a vibrant community today and in the future..."

- taken from Outlook 2020

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 of future development proposals. The following measures have been addressed during 2006 in a continued effort to satisfy the recommendations of *Outlook 2020*:

Land Use Elements:

- ü Prepare Master Plans (Brownsboro Master Plan)
- ü Update Zoning Ordinance and Subdivision Regulations
- ü Prepare Annual Report

Transportation Elements:

- ü Develop Access Management Standards (Highway 53 Access Management Plan)
- ü Develop Traffic Impact Analysis Standards (Road Capacity Ordinance)

Environmental Element:

- ü Develop specific limitations on outdoor advertising (Sign Regulations)
- ü Include a new landscaping and land use buffers section in the zoning ordinance (Landscaping Regulations)

Community Facilities Element:

- ü Develop a Capital Improvement Budget Plan Program (Secured funding and hired CIP Coordinator)

2007 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 and adopt Oldham County's first planning area master plan;

Begin preparation of other area master plans;

Complete and adopt the Capital Improvement Budget/Programming Plan;

Continue to update available information and services to enhance customer service;

Receive and manage federal and state grants to fund community planning projects;

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;

Readopt 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.