

Joint City-County Planning Commission of Nelson County
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Summary of Comprehensive Plan Amendments

November 28, 2006 Amendments

- Amend amendment date on title page.
- Amend Chapter 3, Demand and Projection Analysis (pages 15-23) to update population, economic, and social research, analysis, and projections.

January 27, 2004 Amendments

- Amend amendment date on title page.
- Amend Figure 12: Nelson County Future Land Classification Map (page 39) to establish the Hunters Village Community Character Area for mixed-use development in and around the proposed Flaget Memorial Hospital site (page 39).
- Amend Figure 13: Urban Community Character Area Land Use Group Map (page 43) as follows:
 - Reduce the boundary of the Historic Downtown District and expand the Traditional Urban Neighborhoods in order to preserve and minimize adverse impact of incompatible uses in the historic residential neighborhoods.
 - Designate Bardstown Middle & High School Complex, St. Joseph's/City Hall Complex, Bardstown Primary School, Community Park, Wickland; OKH Middle School and Civic Center; Nelson County Justice Center; and, Dean Watts Park as Community Uses/Landmarks.
 - Extend Commercial/Retail Center area at Springfield Road/Marvin Downs Lane to incorporate the Hamilton property rezoned to B-3 in the Spring 2003.
- Amend Village: Unincorporated Areas land use plan (page 64) to establish Hunters as a Village.
- Amend Village Land Use Plan Matrix (page 66) to as follows:
 - Allow professional and institutional uses, B-1 Neighborhood Business Planned Unit Developments (PUD) with maximum building size of 10,000 square feet in total gross floor area per lot, attached single-family dwelling units (townhouses) and multi-family units.
 - Limit individual commercial establishments to maximum 5,000 square feet in total gross floor area per lot
 - Require site plan and building design for townhome and multi-family residential developments at the time of rezoning.
- Amend Hamlet/Crossroads Settlement Areas land use plan (page 67) to require future development to be served by adequate public services and be compatible with existing development in density and configuration.
- Amend Hamlet Land Use Plan Matrix (page 68) as follows:
 - Allow professional and institutional uses, B-1 Neighborhood Business Planned Unit Developments (PUD) with maximum building size of 10,000 square feet in total gross floor area per lot, attached single-family dwelling units (townhouses) and multi-family units.
 - Limit individual commercial establishments to maximum 5,000 square feet in total gross floor area per lot.
 - Require site plan and building design for townhome and multi-family residential developments at the time of rezoning.
 - Add policy "encourage development to concentrate around existing development areas, discouraging rezonings unless adjacent to existing development areas."