

# Planning Matters

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Fall 2005

## Technical Committee Drafting Plan and Regulation Amendments

Since May, the Planning Commission's Technical Committee has met bi-weekly to draft and recommend growth management measures addressing major social, economic, technical, and physical changes in the community.

The Technical Committee has identified three significant growth and development issues: (1) adequacy of public facilities for proposed developments; (2) minimum size of residential lots served by individual on-site septic systems; and, (3) suburban residential acceptable densities and land uses and development and public service policies.

### Adequate Public Facilities

The Technical Committee has spent a majority of its meetings discussing the implementation of concurrency management to direct proposed growth at a rate that will not unduly strain public facilities, including but not limited to water, sewer, fire protection, roadways, etc. The Technical Committee has drafted minimum adequate public facility standards for

certain proposed developments. The proposed regulations would require that prior to rezoning and/or subdivision approval, proposed developments must satisfy the adequate public facility thresholds and be suitable and timely for development.

The purposes of the adequate public facility standards are threefold. First, the standards will ensure that new development actually has adequate public facilities. Second, the standards will prevent inappropriate subdivision in areas with poor services. And, third, the standards will increase the cost of marginal subdivisions on remote land, making development closer to urbanized areas more attractive.

### Roadway Capacity

To evaluate the impact of a proposed development and to identify the need for roadway improvements to reduce congestion, maintain and improve safety, and provide site access, and impact mitigation associated with a proposed

development, a traffic impact study will be required for *certain* developments prior to the approval of zone changes, conditional use permits, and subdivisions. Not all developments will require a traffic impact study; only those developments that are likely to generate significant traffic. The threshold for requiring a traffic impact study will be dependent on the number of inbound and outbound vehicle trips expected to be generated by the development during peak hour traffic. The traffic impact study will show whether the development will cause the roadways and intersections to operate at a lower level of service and if improvements must be made to maintain the acceptable level of service.

### Water & Fire Protection Provisions

To ensure that public water lines are available and sufficient to meet fire protection standards, proposed developments will be required to satisfy minimum

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## Planning Commission Continues 2006 Comp Plan Update

The Planning Commission continues to work on the 2006 Comprehensive Plan Update. The Comprehensive Plan is the guide or "blueprint" for directing development and growth in the County and includes many issues affecting the quality of life and new growth, such as housing, industry, parks, infrastructure, etc.

The Planning Commission is required by statute (KRS Chapter 100) to update the Comprehensive Plan every 5 years. In May, the Planning Commission authorized the staff to initiate the 2006 update and established a yearlong schedule and timeframe for completing the update. The Planning Commission anticipates completing the 2006 update by October 2006.

The Planning Commission is currently working on the first phase of the 2006 update by reviewing and evaluating the validity of the 2001 Comprehensive Plan

research. The Planning Commission staff is drafting amendments to incorporate 2000 Census and other current research and statistical information.

The Planning Commission also has initiated the second phase of the update process by conducting informational meetings with the legislative bodies and conducting a citizen input survey. The Planning Commission staff has made presentations to each legislative body and provided information on the Comprehensive Plan process and discussed the role of each legislative body in reviewing and amending the Comprehensive Plan. The Planning Commission also developed an online citizen input survey to gather opinions on growth and development in the community, and the Staff has attended meetings of several community associations to discuss the Plan

Update and citizen input survey. The Planning Commission will continue the survey and organizational presentations through November 2005.

Upon completion of the research and citizen input survey, the Planning Commission will begin a review of the statement of goals and objectives. The Planning Commission will hold a public hearing to consider approving amendments to or re-adoption of the goals and objectives and will make a recommendation to the legislative bodies for their consideration. It is anticipated that the goals and objectives phase will be completed in January 2006.

The final phases of the Comprehensive Plan will involve the review and amendment of the land use, transportation, and community facilities and will occur through the Summer and early Fall 2006.

# Conservation Subdivision Design Workshop Scheduled January 19

Workshop description and biographical information reprinted from [www.greenerprospects.com](http://www.greenerprospects.com)

A conservation subdivision design workshop by renowned planner, landscape architect, and author Randall Arendt will be held on Thursday, January 19, 2006 from 4:00 to 9:00 p.m. at the Civic Center, 321 South Third Street, Bardstown. The workshop is sponsored by the Planning Commission, Nelson County Cooperative Extension Service, Nelson County Soil Conservation, and Olde Bloomfield Holding Company.

Conservation subdivisions are developments characterized by compact lots and common open space. These developments are designed to protect the farmland and/or natural features while allowing for a density otherwise permitted in the zoning district, or in some cases, a density bonus.

Conservation subdivision design is a tool for building community-wide open space networks, and this workshop will present a practical, easy-to-use technique that enables developers and local officials to work together to accomplish their different objectives, namely the construction of full-density residential subdivisions (developer's goal) in such a way that helps to build a community-wide network of permanent conservation land (officials' goal).

This program will be extensively illustrated with numerous financially successful examples of "conservation subdivision design," together with a straightforward methodology of laying out residential developments around the central organizing principle of open space conservation. Developments of this nature are "twice green" simultaneously achieving both economic and environmental goals.

Together with the varied examples of conservation subdivisions that been designed, proposed, reviewed, approved, financed, built, sold, and lived in, this program will describe a simple four-step design process through which this kind of development can be easily laid out. In addition to illustrating several case studies in which this four-step process has been successfully followed, the program will describe some additional design enhancements that improve marketability and bottom-line profitability (through lot premiums and faster absorption).

Lastly, the program will describe how this

design process can fit into the local regulatory framework through specific provisions in comprehensive plans, zoning ordinances, and subdivision regulations. As each conservation subdivision is completed, another link — the community-wide network of open lands — is expanded, until ultimately an interconnected network of conservation areas is preserved.

This workshop will also contain a segment describing how these principles can be applied to higher-density infill projects in serviced locations, and in situations involving incremental growth around the community's outer edges. This part of the program showcases the design insights provided by the New Urbanist movement, which takes a more formal, mixed-use approach to creating compact development in areas with utility connections — complementing conservation design which is typically applied in more outlying areas.

Examples of communities that have preserved hundreds (sometimes thousands) of acres of open space within a five-year period without spending a dollar of public money will be cited, all involving situations where developers have achieved their full-density objectives at a lower production cost, and where the original equity of landowners has not been disturbed. For instance, the planning approach advocated in *Growing Greener* has conserved more than 500 acres of prime farmland in a single township (Lower Makefield, Bucks County, Pennsylvania) in just five years, and that figure continues to rise as this represents approximately \$3.5 million worth of conservation, achieved without spending public funds, without controversial down-zoning, and without complicated density transfers (TDRs). A similar per-acre savings has also occurred in Hamburg Township, Livingston County, Michigan, where approximately 2,000 acres of land have been protected through conservation subdivision design over the last ten years. And 2,500 acres have also been saved through this same technique in Calvert County, Maryland during the first two years of the new land-use techniques. The combined value of those lands is in the neighborhood of \$40 million, which makes this technique probably one of the most cost-effective planning tools available to growing communities on the metro edge.

## Hands-On Design Workshop

As a follow-up to the slide lecture, a participatory workshop will be offered to provide workshop attendees with an opportunity to learn firsthand how to design a subdivision around the special features of any given property. This workshop gives everyone the change to internalize what they have seen and heard during the previous slide lecture by applying the four-step design process to a real parcel of land, selecting house sites in relation to the pre-identified conservation areas, aligning streets and trails, and finally drawing in the lot lines. Participants typically say that this exercise really helps them understand exactly how the conservation design principles illustrated in the slides actually work on a piece of ground, and makes the lecture even more meaningful.

## About Randall Arendt

Randall Arendt is renowned throughout the United States for his work on and advocacy of conservation design and planning.

Arendt is a landscape planner, site designer, author, lecturer, and an advocate of "conservation planning." He is the founder and president of Greener Prospects, a development design firm. He was a planner for the Norfolk County Council, 1974-1976, director of planning and research for the Center for Rural Massachusetts, 1986-1991, and senior conservation advisor for the Natural Lands Trust, 1991-1999.

Arendt is the author of more than twenty publications, including *Rural by Design: Maintaining Small Town Character*, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*, *Growing Greener: Putting Conservation into Local Plans and Ordinances*, and *Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods Old and New*.

For more information on Arendt or Greener Prospects, visit [www.greenerprospects.com](http://www.greenerprospects.com).

## Zoning Compliance Permits January—September 2005

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structures	0	\$0	48	\$419,800	48	\$419,800
<b><i>Agricultural Subtotal</i></b>	<b>0</b>	<b>\$0</b>	<b>48</b>	<b>\$419,800</b>	<b>48</b>	<b>\$419,800</b>
Accessory Additions	1	\$987	7	\$57,900	8	\$58,887
Accessory Structures	46	\$282,550	151	\$1,841,050	197	\$2,123,600
Demolitions	1	\$0	3	\$0	4	\$0
Duplexes (8 units)	3	\$257,000	1	\$200,000	4	\$457,000
Manufactured Homes, double-wide	1	\$37,000	16	\$937,535	17	\$974,535
Manufactured Homes, single-wide	0	\$0	25	\$284,392	25	\$284,392
Multi-Family Structure (4 units)	0	\$0	1	\$145,000	1	\$145,000
Multi-Family Alterations/Remodeling	1	\$0	1	\$25,000	2	\$25,000
Single-Family Additions	27	\$311,700	93	\$1,799,557	120	\$2,111,257
Single-Family Dwellings	38	\$4,625,125	303	\$37,586,937	341	\$42,212,062
Single-Family Alteration/Remodeling	6	\$186,500	6	\$81,626	12	\$268,126
Townhouses/Condominiums (41 units)	1	\$500,817	12	\$3,305,000	13	\$3,805,817
<b><i>Residential Subtotal</i></b>	<b>125</b>	<b>\$6,201,679</b>	<b>619</b>	<b>\$46,263,997</b>	<b>744</b>	<b>\$52,465,676</b>
Commercial Accessory Structures	3	\$33,725	1	\$2,000	4	\$35,725
Commercial Additions	1	\$80,000	4	\$265,500	5	\$345,500
Commercial Alteration/Remodeling	11	\$471,800	3	\$64,000	14	\$535,800
Commercial Demolitions	1	\$0	0	\$0	1	\$0
Commercial Relocations	1	\$21,000	0	\$0	1	\$21,000
Commercial Structures	14	\$9,018,213	14	\$4,572,900	28	\$13,591,113
Commercial Tenant Fit-Ups	8	\$948,000	3	\$149,000	11	\$1,097,000
<b><i>Commercial Subtotal</i></b>	<b>39</b>	<b>\$10,572,738</b>	<b>25</b>	<b>\$5,053,400</b>	<b>64</b>	<b>\$15,626,138</b>
Industrial Additions	2	\$200,800	1	\$115,000	3	\$315,800
Industrial Alterations/Remodeling	1	\$279,471	0	\$0	1	\$279,471
Industrial Structures	3	\$1,286,000	3	\$5,218,000	6	\$6,504,000
<b><i>Industrial Subtotal</i></b>	<b>6</b>	<b>\$1,766,271</b>	<b>4</b>	<b>\$5,333,000</b>	<b>10</b>	<b>\$7,099,271</b>
Public Accessory Structures	0	\$0	3	\$22,000	3	\$22,000
Public Structures	1	\$2,577,245	2	\$51,600	3	\$2,628,845
Public Addition	1	\$1,400,000	0	\$0	1	\$1,400,000
Public Alterations/Remodeling	1	\$25,000	0	\$0	1	\$25,000
<b><i>Public Subtotal</i></b>	<b>3</b>	<b>\$4,002,245</b>	<b>5</b>	<b>\$73,600</b>	<b>8</b>	<b>\$4,075,845</b>
Voided/Renewed Permits	0	\$0	1	\$0	1	\$0
<b><i>Total Permits Issued</i></b>	<b>173</b>	<b>\$22,542,933</b>	<b>702</b>	<b>\$57,143,797</b>	<b>875</b>	<b>\$79,686,730</b>

# Nelson County Growth Barometer

The 3rd Quarter of 2005 realized a slight decrease in the number of zoning compliance permits issued for residential additions and accessory structures and single-family dwelling units but realized an increase in the number permits issued for townhouses, condominiums, and commercial, industrial, and public structures.

The Planning Commission reviewed and issued a total of 294 zoning compliance permits with an estimated construction cost of \$30,782,686.

A total of 96 permits at an estimated construction cost of \$12 million were issued for new single-family dwellings. To date, the median estimated construction cost for new dwellings in 2005 is \$115,000, and the median size of new dwellings is 1,440 square feet of living space and 1,382 square feet of non-living area.

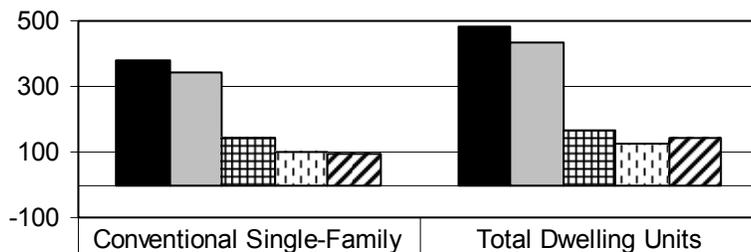
New townhouses and condominiums at Woodlawn Springs, Ashton Park, Maywood, and Windsor Gardens accounted for 9 permits at an estimated cost of \$2.5 million.

A total of 13 permits were issued for new commercial structures at \$5.3 million and included Huddle House, Porter Paints, Advanced Auto, Wilson Muir Bank branch, retail centers at Keystone Park and Culpeper/Wal-Mart, Bardstown Medical Arts building at Liberty Business Park.

New industrial structures accounted for 5 permits at \$5.2 million and included 2 Jim Beam distillery warehouses.

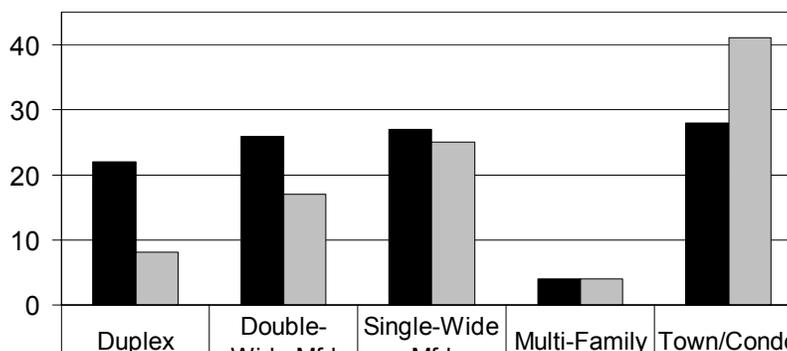
And, two new public structures, including the Bardstown Early Childhood Center, were issued at an estimated cost of \$2.6 million. ♦

## Conventional Single-Family & Total Dwelling Units 2004 & January - September 2005



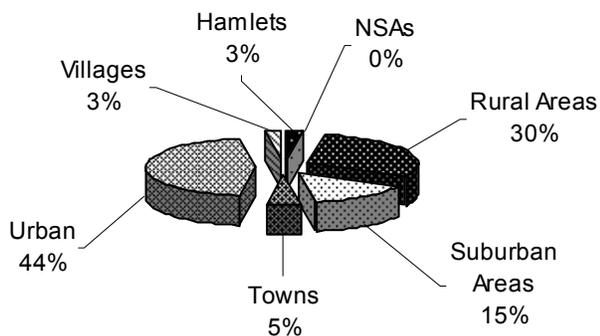
	Conventional Single-Family	Total Dwelling Units
■ 2004 Total	377	484
□ 2005 To Date	341	436
▣ Jan - Mar 2005	145	166
▤ Apr - Jun 2005	100	127

## Other Residential Permit Analysis 2004 Total & Jan - Sep 2005

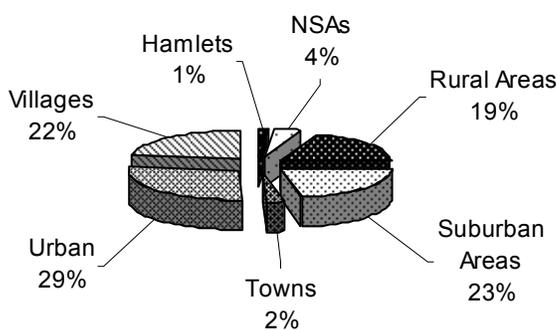


	Duplex	Double-Wide Mfd	Single-Wide Mfd	Multi-Family	Town/Condo
■ Total 2004	22	26	27	4	28
□ Jan-Sep 2005	8	17	25	4	41

## Comprehensive Plan Reorientation Policy Goals



## Dwellings by Comp Plan Area January - September 2005



## Proposed Amendments

*continued from page 1*

threshold requirements, and public water suppliers must review and certify availability and capacity prior to approval of zone changes, conditional use permits, and major subdivisions.

### **Sanitary Provisions**

Proposed developments will also be required to meet minimum sanitary provisions prior to the approval of zone changes, conditional use permits, and major subdivisions. The proposed amendments may require developments within a defined proximity of a public sanitary sewer to be served by sewer, and if proposed developments are not within a defined proximity to public sanitary sewer, then individual on-site septic systems may be used.

### **Minimum Size of Residential Lots Not Served by Public Sanitary Sewer**

The Technical Committee has also discussed, in detail, the minimum size of residential lots not served by public sanitary sewer. The Technical Committee met with Health Department representatives to discuss the state requirements for individual on-site septic systems and to identify constraints and issues with the existing 0.69-acre requirement. The Health Department representatives addressed issues related to soil types, larger house sizes and accessory structures, required septic system setbacks, repair areas, floodplain, and utility and drainage easements.

### **Suburban Residential Area**

Due to the county's growth patterns over the last 9 years, the Technical Committee has been evaluating the Comprehensive Plan's reorientation policy. In particular, the Committee has been reviewing the land use plan and future land use map of the Suburban residential area, the area immediately surrounding the Bardstown Urban area and is characterized by primarily low-density residential uses and varying degrees of public facilities. The Comprehensive Plan's reorientation policy encourages 15 percent of the county's growth in the Suburban area over a 25-year period. However, approximately 23 percent of the county's new dwelling units on lots less than 5 acres in size have been developed within the Suburban area within the last 9 years.

### **Public Hearing**

The Technical Committee will continue to discuss and draft proposed amendments in early November. Upon finalizing the proposed amendments, the Planning Commission will conduct a public hearing. Then based on the public hearing, the Planning Commission will either recommend for approval or disapproval the proposed amendments. If recommended for approval, the proposed amendments will be transmitted to all legislative bodies for two readings of an ordinance and publication. ♦

A good zoning decision is full of the possibility of long-lasting, great achievement.

Poor zoning decisions, on the other hand, often establish protracted conflict and result in a diminished quality of health, safety, and welfare.



## 2006 Comprehensive Plan Citizen Input Survey



Complete online at  
[www.ncpz.com](http://www.ncpz.com) or  
contact the Planning  
Commission for a  
hard copy.

# Joint City-County Planning Commission of Nelson County

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Cities of Bardstown,  
Bloomfield, Fairfield,  
& New Haven  
&  
Nelson County**

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## NEWS

**Mr. Allen Parker**, member of the Nelson County Board of Adjustment since May 1993, was recently inducted into the Farmers Hall of Fame at the annual meeting of the Nelson County Farm Bureau. He was recognized for his 37 years of service as the district conservationist for the Nelson County Conservation District. Congratulations, Mr. Parker!!

**Mr. William R. King** resigned from the Nelson County Board of Adjustment after thirty years of service. Mr. King served from January 1975 to June 2005 and served as chair from January 1980 to June 2005. He was appointed by Nelson County Fiscal Court in January 1975 and served on the first Nelson County BOA. On October 13, 2005, the Nelson County BOA, Nelson County Judge/Executive Dean Watts, and Planning Commission staff honored Mr. King at a lunch at Stephen Foster Restaurant. Judge Watts presented Mr. King with a proclamation, and Planning Commission Director Janet Johnston presented Mr. King with resolutions from the Nelson County BOA and Planning Commission and a gift certificate. Thank you, Mr. King, for your public service!

**Mr. Bill Luckett** resigned from the Development Review Board after serving two terms (2001-2005). Mr. Luckett has served on the DRB since its establishment under the Commercial Establishments Design Standards Ordinance in 2000. Thank you, Mr. Luckett, for your service on the DRB.