

# Planning Matters

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## Speaker urges environmentally- and market-friendly planning

Land use planner promotes conservation subdivision design as win-win for developers and communities

Renowned planner, landscape architect, and author Randall Arendt discussed the importance of planning and designing environmentally- and market-friendly neighborhoods during a community presentation and hands-on workshop on January 19 at the Nelson County Civic Center. The presentation and workshop were sponsored by the Planning Commission, Nelson County Extension Office, Nelson County Soil Conservation, and Olde Bloomfield Holding Company.

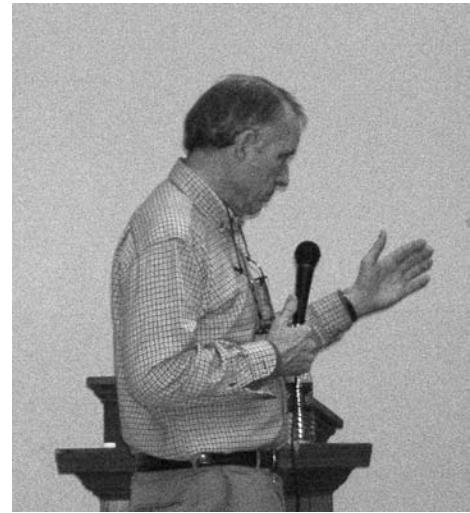
A crowd of 85 Planning Commissioners, Board of Adjustment members, city and county elected officials, surveyors, engineers, developers, contractors, farmers, property owners, and other interested citizens, listened to Arendt's 2-hour presentation. After a light supper prepared by the Extension Office, over half of the crowd participated in a 2-hour question and answer session and hands-on workshop where smaller groups designed conservation subdivisions using Arendt's 4-step process.

During his presentation, Arendt highlighted that many communities adopt comprehensive plans emphasizing the protection of rural character and natural resources and the preservation of farmland and open space but communities fail to amend zoning and subdivision

regulations to implement the Comprehensive Plan's goals and objectives. Arendt said that most zoning and subdivision regulations are outdated and inflexible, rely on lot sizes to control density, and make it difficult, if not impossible, for developers to utilize conservation subdivision design. He urged communities to amend regulations to allow conservation subdivision design as the permitted (by-right) use and only allow traditional "cookie-cutter" subdivisions as conditional uses. He further promoted easing the long, difficult, and expensive process for non-traditional subdivisions.

Arendt said that conservation subdivision design is a win-win strategy for both communities and developers. He indicated that this alternative to traditional subdivision design enhances property values and preserves the natural environment. He also said that the design not only preserves farmland and conserves environmental resources but also creates a community-wide open space network, creates new recreational opportunities, protects wildlife habitat, protects wetlands and riparian areas, and reduces stormwater runoff and flooding.

Arendt said the design tool is not only environmentally-friendly but is also market-friendly because the design



Arendt answers questions on the conservation subdivision design.

lowers development-related expenses because by allowing smaller lots and preserving open space, fewer trees are cleared, less land is cleared, and less road, water, and sewer infrastructure is needed to serve the development. Arendt highlights that the end result is a high-quality, highly marketable product. He also emphasized that the conservation subdivisions target the consumer market for homes in settings with less property to maintain yet have more environmental qualities and quality of life amenities. He said that people gladly trade lot size for proximity to natural scenery.

Arendt provided an interesting parallel of conservation subdivisions and golf course communities. He referred to conservation subdivisions as "golf course communities without the golf courses," and said that surveys of golf course community homeowners show that they don't actually play golf but rather enjoy the open space and park-like atmosphere that the golf course provides. He said



Participants use Arendt's 4-step process to design a conservation subdivision.

*continued on page 2*

## Conservation Subdivision Design (continued from page 1)

that the high home values and housing demand in golf course communities provide an example of the marketability and profit-potential associated with open space designs.

Arendt explained that the open space within the conservation subdivisions are permanently preserved via easement or dedication and managed through a homeowners' association, land trust or other conservation organization, or local government agency. He said that in some subdivisions, the conservation

areas are leased to farmers for small-scale agricultural production, used for community gardens, and used for community-owned horse farms.

Arendt described his four-step process for the design of conservation subdivision. Step 1 is the identification of primary and secondary conservation areas. Step 2 involves the selection of house sites in relation to the pre-identified conservation areas. Step 3 is the alignment of streets and

trails. And Step 4 is the drawing in of the lot lines.

Workshop participants were enthusiastic about the innovative and effective growth management tool that balances local economic growth with the preservation of environmental resources and community character.



### Planning Commission Activity January—December 2005

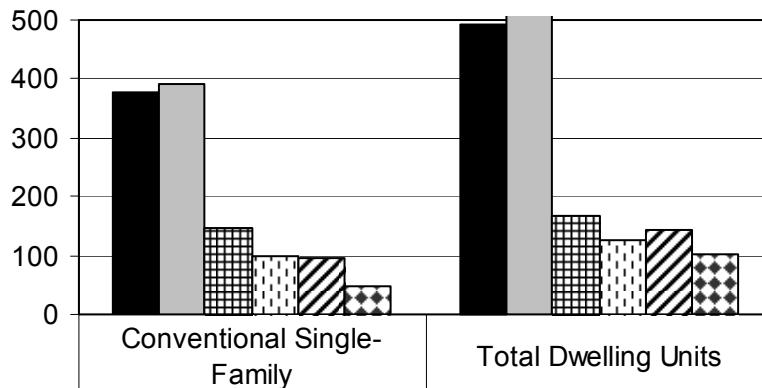
Application Type	# Applications
Administrative Appeals	1
Commercial Design Review	
New Projects—Administrative Review	8
New Projects—DRB Review	28
Revised Projects—DRB Review	9
Conditional Use Permits	31
Enforcement	
Sign Violations	84
Zoning Violations	85
Historic Review	
Certificates of Appropriateness	53
Sign Permits	
Permanent	89
Temporary	41
Subdivision Review	
Advisory Plats	25
Agricultural Divisions	20
Amended Plats	95
Minor Plats	69
Major—Preliminary Plats	12
Major—Final Plats	9
Variances	20
Zoning Map Amendments	44

**Zoning Compliance Permits**  
**January— December 2005**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Structures	0	\$0	62	\$479,100	62	\$479,100
<b>Agricultural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>62</b>	<b>\$479,100</b>	<b>62</b>	<b>\$479,100</b>
Accessory Additions	1	\$987	8	\$60,900	9	\$61,887
Accessory Structures	58	\$359,750	193	\$2,067,112	251	\$2,426,862
Demolitions	1	\$0	5	\$0	6	\$0
Duplexes (22 units)	10	\$747,000	1	\$200,000	11	\$947,000
Manufactured Homes, Double-wide	1	\$37,000	20	\$1,128,228	21	\$1,165,228
Manufactured Homes, Single-wide	0	\$0	25	\$284,392	25	\$284,392
Modular Homes	0	\$0	2	\$219,992	2	\$219,992
Multi-Family Structures (10 units)	1	\$200,000	1	\$145,000	2	\$345,000
Multi-Family Alterations/Remodeling	1	\$0	1	\$25,000	2	\$25,000
Single-Family Additions	29	\$323,700	101	\$1,905,407	130	\$2,229,107
Single-Family Dwellings	49	\$6,185,125	341	\$43,248,214	390	\$49,433,339
Single-Family Alteration/Remodeling	9	\$214,000	8	\$229,626	17	\$443,626
Townhouses/Condominiums (61 units)	2	\$850,817	16	\$4,475,000	18	\$5,325,817
<b>Residential Subtotal</b>	<b>162</b>	<b>\$8,918,379</b>	<b>784</b>	<b>\$54,467,97</b>	<b>946</b>	<b>\$63,386,350</b>
Commercial Accessory Structures	4	\$38,725	1	\$2,000	5	\$40,725
Commercial Additions	2	\$523,000	4	\$265,500	6	\$788,500
Commercial Alteration/Remodeling	18	\$1,093,898	3	\$64,000	21	\$1,157,898
Commercial Demolitions	3	\$0	0	\$0	3	\$0
Commercial Relocations	1	\$21,000	0	\$0	1	\$21,000
Commercial Structures	15	\$9,318,213	16	\$5,088,900	31	\$14,407,113
Commercial Tenant Fit-Ups	9	\$1,048,000	3	\$149,000	12	\$1,197,000
<b>Commercial Subtotal</b>	<b>52</b>	<b>\$12,042,83</b>	<b>27</b>	<b>\$5,569,400</b>	<b>79</b>	<b>\$17,612,236</b>
Industrial Accessory Structures	1	\$26,000	0	\$0	1	\$26,000
Industrial Additions	2	\$200,800	1	\$115,000	3	\$315,800
Industrial Alterations/Remodeling	2	\$310,166	0	\$0	2	\$310,166
Industrial Structures	5	\$1,544,016	4	\$5,234,000	9	\$6,778,016
<b>Industrial Subtotal</b>	<b>10</b>	<b>\$2,080,982</b>	<b>5</b>	<b>\$5,349,000</b>	<b>15</b>	<b>\$7,429,982</b>
Cell Tower Structures	1	\$25,000	0	\$0	1	\$25,000
Public Accessory Structures	0	\$0	3	\$22,000	3	\$22,000
Public Structures	1	\$2,577,245	3	\$7,408,000	4	\$9,985,245
Public Addition	1	\$1,400,000	0	\$0	1	\$1,400,000
Public Alterations/Remodeling	1	\$25,000	0	\$0	1	\$25,000
<b>Public Subtotal</b>	<b>4</b>	<b>\$4,027,245</b>	<b>6</b>	<b>\$7,430,000</b>	<b>10</b>	<b>\$11,457,245</b>
<b>Total Permits Issued</b>	<b>228</b>	<b>\$27,069,44</b>	<b>822</b>	<b>\$72,816,37</b>	<b>1050</b>	<b>\$99,885,813</b>

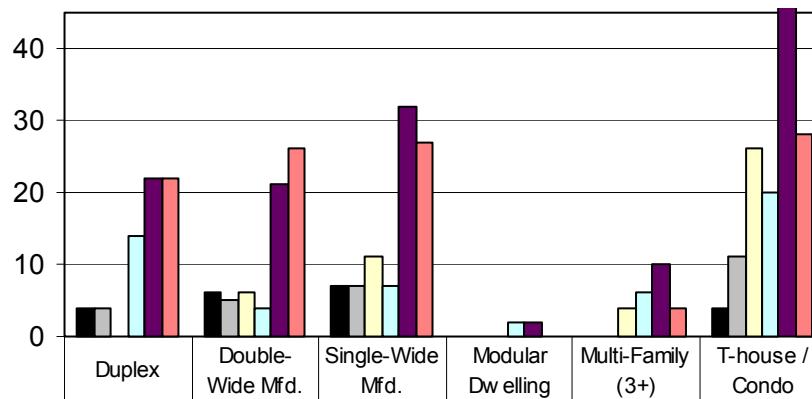
# 2005 Zoning Compliance Permit Analysis

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



■ 2004 Total	377	494
■ 2005 Total	390	538
■ Jan - Mar 2005	145	166
■ Apr - Jun 2005	100	127
■ Jul - Sep 2005	96	143
■ Oct - Dec 2005	49	102

## Other Residential Permit Analysis 2004 & 2005



■ Jan - Mar 2005	4	6	7	0	0	4
■ Apr - Jun 2005	4	5	7	0	0	11
■ Jul - Sep 2005	0	6	11	0	4	26
■ Oct - Dec 2005	14	4	7	2	6	20
■ 2005 Total	22	21	32	2	10	61
■ 2004 Total	22	26	27	0	4	28

## Conventional Single-Family Dwelling Data

### Construction Cost

#### Range

2004 \$9,000—\$500,000

2005 \$10,000—\$700,000

#### Average

2004 \$113,601

2005 \$126,752

#### Median

2004 \$100,000

2005 \$115,000

#### Mode

2004 \$100,000

2005 \$60,000

### Size—Living Space

#### Range

2004 640—9,430 square feet

2005 600—7,800 square feet

#### Average

2004 1,671 square feet

2005 1,775 square feet

#### Median

2004 1,440 square feet

2005 1,448 square feet

#### Mode

2004 1,350 square feet

2005 1,250 square feet

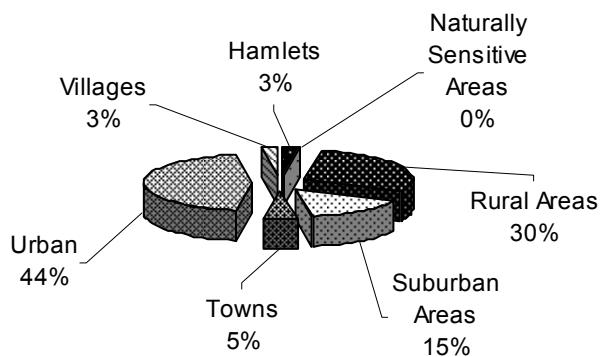
## Conventional Single-Family Dwellings by Subdivision

### Subdivision      # Units

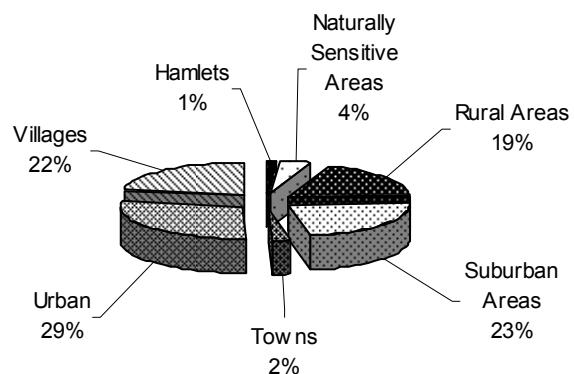
Corman's Crossing	77
Big Springs	21
Woodlawn Springs	18
Copperfields	18
Salem Hills	14
Castle Cove	12
Saddlebrook	11
Miller Springs	10
Cottage Grove	10
Blazer Heights	10
Maywood	9
Wellington	7
Farmington	7
Beech Fork	2

## 2005 Zoning Compliance Permit Analysis (continued from page 4)

### Comprehensive Plan Reorientation Policy Goals by Community Character Area



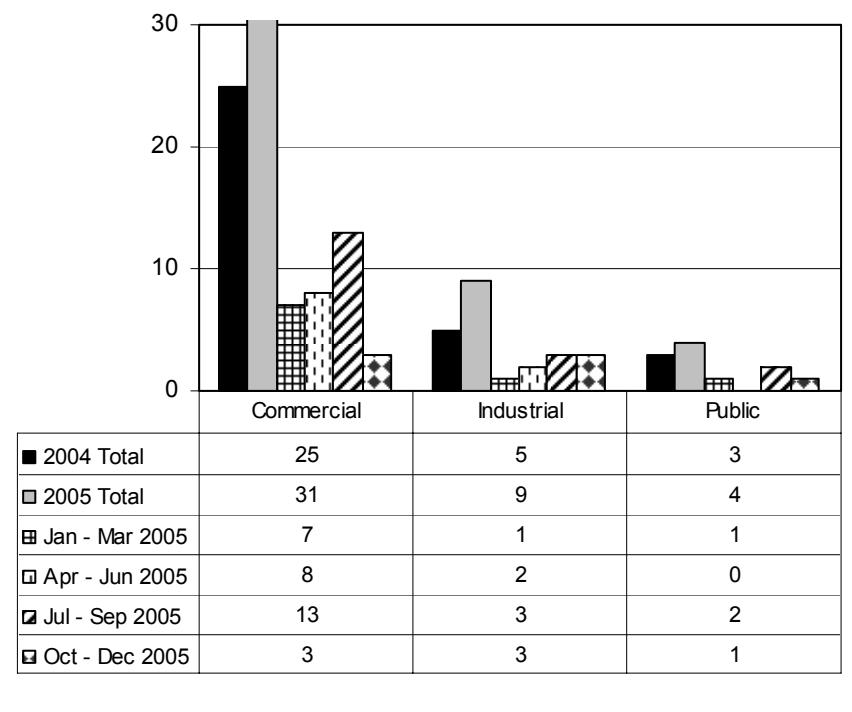
### Total Dwelling Units by Community Character Area January - December 2005



### Total Dwelling Units by Area 2005

Area	#	%
Samuels Hamlet	5	0.9%
Botland Hamlet	1	0.2%
Boston NSA	16	3.0%
New Haven NSA	9	1.7%
Bloomfield Rural	41	7.6%
Boston Rural	1	0.2%
Cox's Creek Rural	12	2.2%
KY 245 Rural	10	1.9%
New Haven Rural	22	4.1%
Woodlawn Rural	16	3.0%
Bloomfield Suburban	27	5.0%
Boston Suburban	7	1.3%
Cox's Creek Suburban	11	2.0%
KY 245 Suburban	8	1.5%
New Haven Suburban	4	0.7%
Woodlawn Suburban	53	9.9%
Bloomfield Town	10	1.9%
New Haven Town	1	0.2%
Urban Industrial Center	4	0.7%
Outer Urban	77	14.3%
Traditional Urban	97	18.0%
Chaplin Village	1	0.2%
Deatsville Village	105	19.5%
Total	538	100.0%

### Commercial, Industrial, & Public Structures 2004 & 2005



Visit the  
Planning Commission's  
website, [www.ncpz.com](http://www.ncpz.com),  
for additional information and maps.

# Joint City-County Planning Commission of Nelson County

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## Planning Commission

Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County (#3)  
Wayne Colvin, Nelson County (#5)  
Andy Hall, City of New Haven  
Bob Hite (Vice-Chair), City of Bardstown  
Todd Johnson, City of Bardstown  
Shea Koger, Nelson County (#4)  
Shane Kirsch, City of Fairfield  
Mark Mathis (Secretary/Treasurer), Bardstown  
Linda Wells, Nelson County (#2)  
Mike Zoeller (Chair), Nelson County (#1)

# denotes Magisterial District

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

## Planning Commission Staff

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Joanie Wathen, Receptionist/Clerk  
Phyllis Horne, Receptionist/Clerk  
David Hall, CLG Coordinator  
Mike Coen, Legal Counsel  
Edwardine Luckett, Court Reporter

# News

**Bardstown Historical Review Board.** *Julie Wilson* was reappointed by the Bardstown City Council to serve a second 4-year term on the Bardstown Historical Review Board. Julie was first appointed to the HRB in January 2002.

**Bardstown Board of Adjustment.** *Susan Sloane* was reappointed by the Bardstown City Council to serve a second 4-year term on the Bardstown BOA. Susan was first appointed in April 2002.

**Development Review Board.** Ben Wathen was reappointed for a third 3-year term as a joint appointment by Nelson County Fiscal Court and Bardstown City Council. Ben was first appointed in 2001. Scott Dennison also was reappointed for a third 3-year term by the Bardstown City Council and was first appointed in 2001.

**Nelson County Board of Adjustment.** *Ken Stone* was appointed by Nelson County Fiscal Court to serve a 4-year term on the Nelson County BOA. Ken has lived in Nelson County for 37 years and is a retired teacher with the Nelson County Board of Education. Ken is married to Margaret (Peggy Foster) and has 2 sons and 5 grandchildren. Ken is interested in ". . . helping the county grow in the proper way for the changes that are needed in the coming years."

**Planning Commission.** *Shea Koger* and *Wayne Colvin* were reappointed by Nelson County Fiscal Court to serve 4-year terms as representatives of the County's Magisterial District #4 and #5, respectively. Shea was first appointed in March 2004 to serve the unexpired term of Gam Hurst, and Wayne was appointed in February 2005 to serve the unexpired term of Roger Burns.