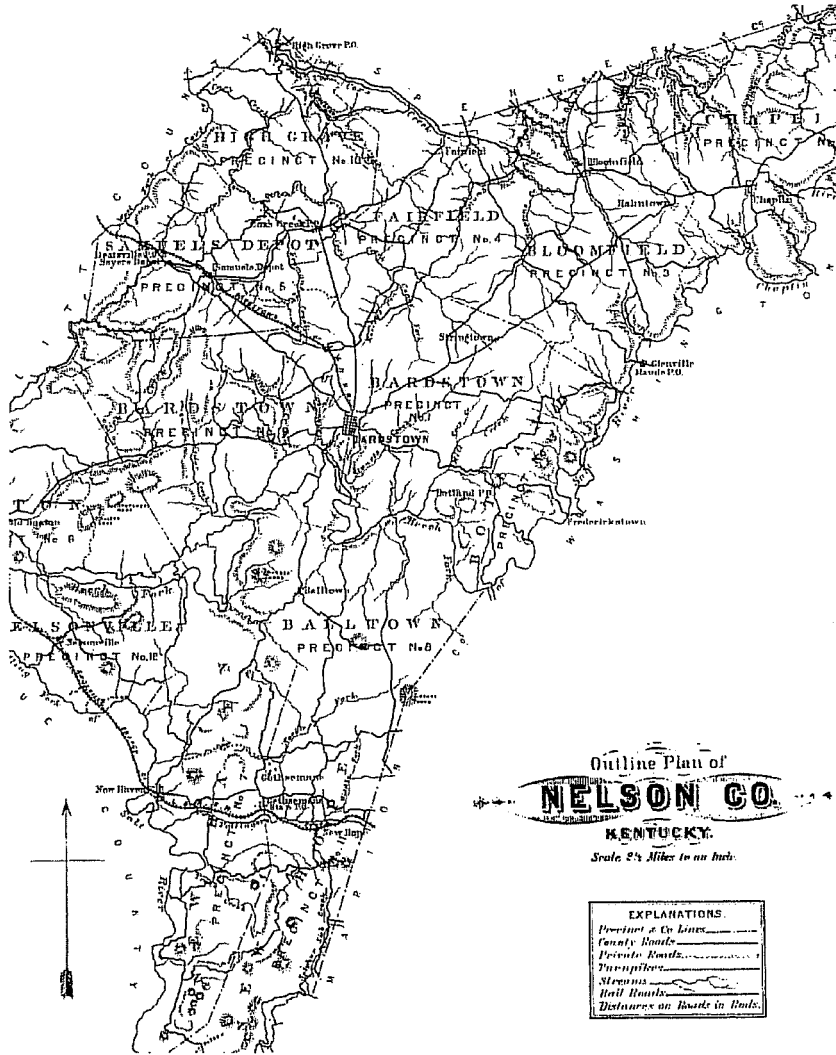


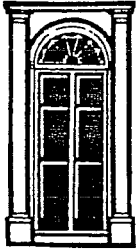
Nelson County

2020

A Comprehensive Plan
for all of Nelson County



Prepared for
The Joint City-County Planning Commission
of Nelson County



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Summary of Comprehensive Plan Amendments

Nelson County 2020: A Comprehensive Plan

Title Page

- Add date of amendment.

Page 39. Figure 12: Nelson County Future Land Classification Map.

- Establish the Hunters Village Community Character Area for mixed-use development in and around the proposed Flaget Memorial Hospital site.

Page 43. Figure 13: Urban Community Character Area Land Use Group Map.

- Historic Downtown District. 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.
- Community Uses/Landmarks. 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.
- Commercial/Retail Center – Springfield Road (US 150) & Marvin Downs Lane. Extend Commercial/Retail Center area at Springfield Road/Marvin Downs Lane to incorporate the Hamilton property rezoned to B-3 in the Spring 2003.

Page 64. Village: Unincorporated Areas.

- Establish Hunters as a Village. Add professional uses to the acceptable land uses and require future development to be served by adequate public services.

Page 66. Village Land Use Plan Matrix.

- Amend Range of Acceptable Densities as follows:
 - Allow professional and institutional uses.
 - Limit individual commercial establishments to maximum 5,000 square feet in total gross floor area per lot.
 - Allow B-1 Neighborhood Business Planned Unit Developments (PUD) with maximum building size of 10,000 square feet in total gross floor area per lot.

- Amend Illustrative Land Use Types as follows:
 - Add attached single-family dwelling units (townhouses) and multi-family units.
 - Require site plan and building design for townhome and multi-family residential developments at the time of rezoning.
 - Add professional offices.

Page 67. Hamlet/Crossroads Settlement Areas.

- Require future development to be served by adequate public services and be compatible with existing development in density and configuration.

Page 68. Hamlet Land Use Plan Matrix.

- Amend Range of Acceptable Densities as follows:
 - Allow professional and institutional uses.
 - Limit individual commercial establishments to maximum 5,000 square feet in total gross floor area per lot.
 - Allow B-1 Neighborhood Business Planned Unit Developments (PUD) with maximum building size of 10,000 square feet in total gross floor area per lot.
 - Amend Illustrative Land Use Types as follows:
 - Add attached single-family dwelling units (townhouses) and multi-family units.
 - Require site plan and building design for townhome and multi-family residential developments at the time of rezoning.
 - Add professional offices.
 - Amend Development Policies as follows:
 - Add policy “encourage development to concentrate around existing development areas, discouraging rezonings unless adjacent to existing development areas.”
-

**NELSON COUNTY 2020:
A COMPREHENSIVE PLAN**
*As Re-Adopted October 23, 2001
and Amended January 27, 2004*

Re-Adoption & Amendment Prepared by:

Joint City-County Planning Commission of Nelson County
Comprehensive Plan Committee

Readopted October 2001
Amended January 2004

Original Plan Submitted By:

Pflum, Klausmeier & Gehrum Consultants, Inc.
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Nelson County 2020: A Comprehensive Plan

Chapter 1. Plan Overview and Introduction



Nelson County 2020: A Comprehensive Plan is the result of a community planning process that brings together past experience, an understanding of the present and a strategy for the future. *Nelson County 2020* communicates a combination of policies and goals for the County with plans, maps and projections to form a comprehensive plan for Nelson County's future.

The strength of this planning process will be measured by the commitment of Nelson County leaders and residents to strive to achieve a future that maintains the quality of life that is so attractive today. This Plan is intended to define key elements of this quality of life so that they may be preserved and replicated for the future. Action is required to effectively maintain the qualities of life of Nelson County. *Nelson County 2020* outlines a strategy for such actions.

BACKGROUND AND PURPOSE

Nelson County 2020: A Comprehensive Plan is the official update to the 1972 Nelson County Comprehensive Plan and the Land Use Plan for Bardstown and Vicinity adopted in 1988. *Nelson County 2020* was developed based on projections for the County 25 years in the future. As such, the Plan takes a comprehensive long range approach to addressing anticipated conditions and needs in 2020.

In order to achieve a 25 year vision, a focused incremental strategy is required. This strategy must incorporate the immediate actions necessary to address current concerns without jeopardizing the overall vision for Nelson County. *Nelson County 2020* establishes both the vision and strategy to accomplish this.

25 Year Vision for Nelson County

Maintain the quality of life and encourage SMART GROWTH through development of a plan that guides the anticipated growth in Nelson County in a manner that (1) maintains community character and services; (2) ensures that growth occurs in appropriate areas based on existing development patterns, utility services and environmental constraints; and (3) ensures that growth respects the rural, historic appearance of the Community.

The vision for Nelson County emphasizes the Community's desire to maintain the strong qualities that make life in Nelson County attractive (i.e. rural character, historic neighborhoods, beautiful natural environment, farming communities) with the understanding that growth is needed to remain vital. Nelson County recognizes the need to accommodate growth for the future in order to provide jobs and resources for public services. However, residents demand that growth that comes to Nelson County respect the quality of life the Community is attempting to maintain. Nelson County does not want to encourage growth or development that detracts from the community quality of life or that threatens to deteriorate the strengths of the County.

It is upon this premise that the Plan recommendations have been formulated. The

recommendations have been developed based on an analysis and evaluation of the impact they will have on Nelson County's character, on agriculture, on job growth, on the quality of housing and public services, and on the environment. *Nelson County 2020* is first an illustration of the vision for the Community in 25 years and second a guide for decision makers to use when determining policy and planning budgets for the future.

**LEGAL BASIS FOR
*NELSON COUNTY 2020***

Kentucky law requires that local governments prepare and adopt a comprehensive plan to guide decisions regarding development within the community. The process for preparing and adopting a comprehensive plan is outlined by the State Legislature in KRS 100. *Nelson County 2020* has been prepared based on the guidelines established in KRS 100 and represents the County's Comprehensive Plan as required by law.

The KRS 100 legislation established by the State requires that the governing planning body oversee the preparation of a comprehensive plan. The Joint Planning Commission of Nelson County/Bardstown, working with Pflum, Klausmeier & Gehrum Consultants, Inc. (PKG), established a process that was comprehensive in scope. The planning process included analysis of population, housing, land use composition, zoning, public infrastructure and services, economics, agriculture, transportation and other facilities. The planning process involved opportunities for citizen input as well as professional analysis as provided by the planning consultant and the Zoning Administrator for the Joint Planning Commission.

The intent of KRS 100 is to establish rational approaches to dealing with issues related to development and planning of public infrastructure. *Nelson County 2020* meets the requirements of KRS 100 and provides a long range vision for Nelson County and its communities. *Nelson County 2020* contains recommendations for coordination of land use, transportation improvements and community infrastructure in a way that maintains the quality of life and community character important to current and future residents.

KRS 100 states that a Comprehensive Plan should contain the following elements at a minimum: a statement of goals and objectives; a land use plan element; a transportation plan element; and a community facilities plan element. *Nelson County 2020* provides a statement of goals and objectives in Chapter 5 - Public Vision and Policy Foundation; the Land Use Plan is discussed in Chapter 6 - *Nelson County 2020* Land Use Plan; the transportation plan is provided in Chapter 7; and community facilities are discussed in Chapter 4 - Public Services and in the Public Service Policies of the Land Use Plan Matrices in Chapter 6.

An important component of *Nelson County 2020* is that it attempts to recognize the community relationships and inner dependence of the County as a whole. The success of the County in maintaining community character and achieving quality growth relies on an understanding that development within Bardstown has an impact on the quality of life of residents throughout the County. Similarly, it is important to recognize that the development patterns in the rural areas are important for the urban centers. This comprehensive plan has attempted to develop recommendations that recognize the independence and individual identities of each community in the County while at the same time providing a coordinated development policy that achieves the quality of

life that will make Nelson County an attractive community today and 25 years from today.

NELSON COUNTY TODAY AND TOMORROW

Although comprehensive planning is required by State law, the timing of the update to the County's Comprehensive Plan corresponds to an increased amount of development pressure in recent years. Nelson County has been an attractive location for residents and industry since its establishment in 1784. Early in the history of Nelson County, Bardstown was designated as a key city for the region. Founding Fathers established Bardstown as a center for government, commerce, religion and industry capitalizing on the natural beauty and historic significance of the early settlements. Nelson County continues to build on its reputation of high quality industry, education and civic leadership.

Today Nelson County finds itself in the path of growth. While the development trend has always been steady in Nelson County, there has recently been an upward shift in growth. Building permits in Nelson County have increased substantially over the last six to seven years and this trend is continuing as this document is being published. There are several factors that contribute to Nelson County's current growth trend. A vision for the future of Nelson County has been established based on these growth factors and a concern for maintaining Nelson County's quality; Chapter 5 discusses Public Vision and Policy Foundation.

Chapter 2. Community Character



COMMUNITY CHARACTER

An important factor necessary to make intelligent land use decisions is an understanding of the physical character of the community. This chapter documents the existing community character of Nelson County as a whole, and individually looks at the Bardstown, Bloomfield, Fairfield and New Haven communities. The existing community character determines the capacity of land and services to meet the demand for housing and employment within Nelson County.

Existing community character refers to a variety of current physical conditions. Existing community character encompasses existing land use, vacant land, natural constraints, public service areas, and the transportation network. These physical conditions identify where development has occurred and where development potential is located in relation to service and natural feature constraints. From this, an understanding of the County's capacity for growth can be derived.

The existing community character for Nelson County is presented at several levels. A general analysis of community development patterns in Nelson County as a whole was conducted. Based on the general analysis, seven character areas have been identified within the County and are described in this section.

More specific analysis of existing land use was conducted for Bloomfield, Fairfield and New Haven because of the concentrated mixture of land uses and services in these incorporated areas. A still more detailed evaluation of Bardstown and vicinity was necessitated due to the complexity of the urban development in the City. Although the existing community character of the incorporated areas are presented separately, the community character designations and general characteristics and development policies established for Nelson County as a whole are applicable to these areas.

NELSON COUNTY COMMUNITY CHARACTER AREAS

It is estimated that Nelson County has an area of approximately 279,780 acres or 437.2 square miles. Given this amount of land area, it was not feasible nor necessary to conduct a property by property evaluation of the current uses. The objective of developing a County Comprehensive Plan is to conduct a general, though thorough, analysis and evaluation of the County to determine those areas that require more detailed focus and planning attention. Because a large amount of Nelson County remains dedicated to agricultural uses or is severely constrained by natural features (i.e. knobs), *Nelson County 2020* concentrates on establishing common community character areas that share development issues and planning concerns. In this way comprehensive policies can be developed for common community areas.

As mentioned above, seven community character areas are identified for the County. These character areas are based on field surveys of existing development, community input and experience, and analysis of natural

features. The Community character areas are as follows:

- Urban Area
- Suburban Area
- Town: Incorporated Areas
- Village: Unincorporated Areas
- Hamlet/Crossroads Settlements
- Rural Areas
- Naturally Sensitive Areas
 - steep knobs
 - flood plains

Figure 1 illustrates the locations of the existing character areas in Nelson County. These character areas, which represent distinct geographic areas that share similar characteristics within the County, are the framework upon which land use recommendations have been established.

Each of the community character areas are described in the Existing Character Matrix on pages 7 and 8. A definition of each character area is provided with an explanation of common community characteristics that are representative of each area. The land use character areas become the basic framework for applying land use development and public service policies for the future.

Policies for land use development, and utility extension are identified for each community area in Chapter 5. These policies are based on an evaluation of the needs and concerns evident from the common characteristics defined here. The policies also reflect the concerns expressed by Nelson County residents throughout the planning process at public meetings, workshops and interviews. The characteristics established in the Existing Character Matrix for each community area are the basis for the Land Use Plan recommendations presented in Chapter 6.

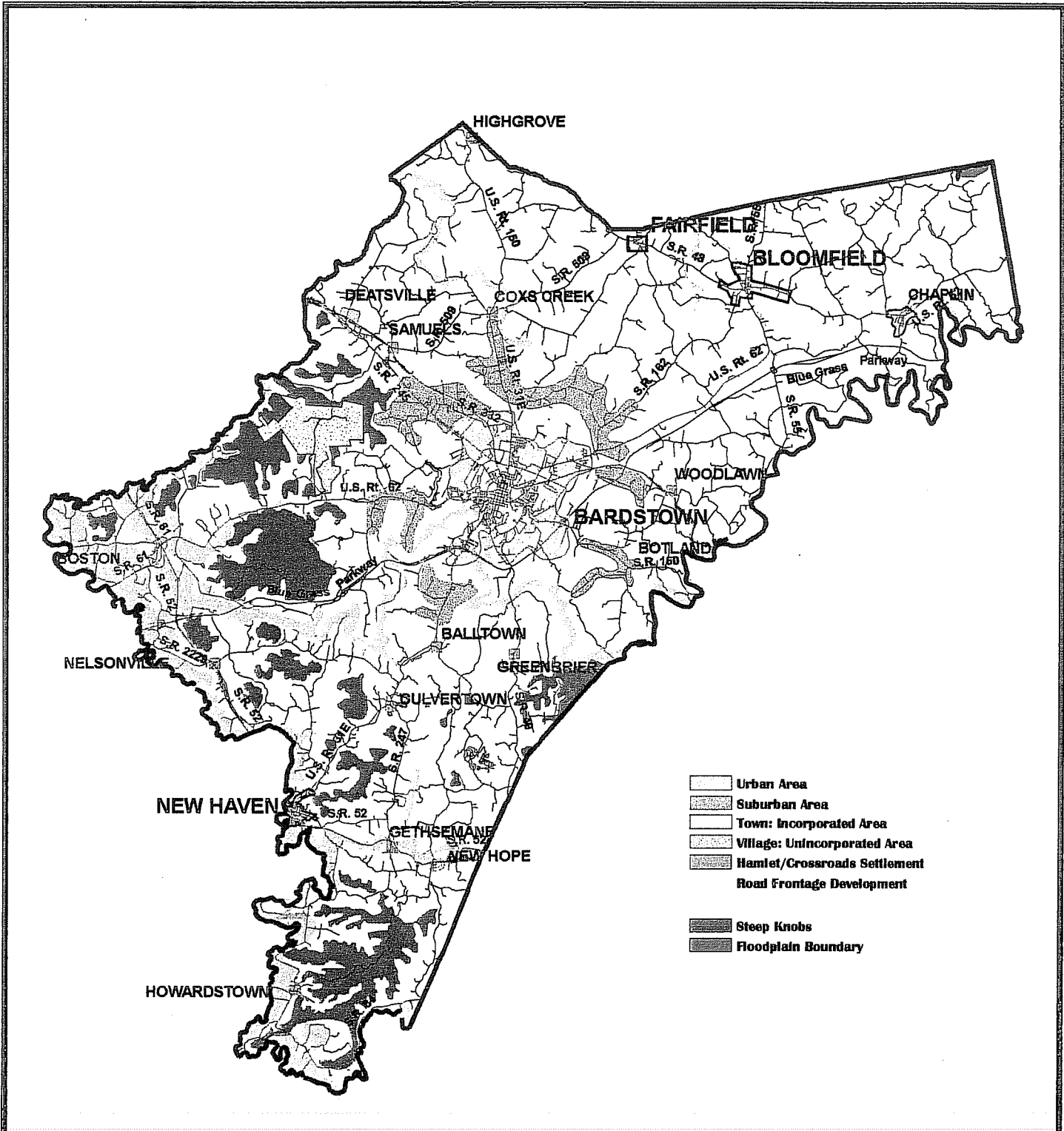
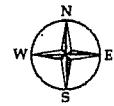


FIGURE 1 Nelson County Existing Community Character Areas
Bardstown/Nelson County
Comprehensive Plan



Planned
 Development & Culture
 Consultants, Inc.

Nelson County Existing Character Matrix

Character Area	Community Characteristics
<p>URBAN COMMUNITY AREA: Developed area in and around Bardstown representing a combination of land uses at a development density more intense the remainder of the County.</p>	<ul style="list-style-type: none"> • Area in and around Bardstown. • Generally compact development pattern. • Public infrastructure & services available to development. • Mixture of residential, commercial, industrial and institutional uses. • Access to urban services, such as sewer and water. • Employment center of County. • Significant amount of tourist activity and attractions. • Concentration of civic institutions, such as hospital, high schools, etc. • County seat. • Presence of naturally constrained land, particularly along river corridor. • Substantial amount of undeveloped or underdeveloped land areas. • Existing developed areas are primarily located within the sewer drainage basins surrounding Bardstown. • Significant amount of land available for growth remains within the sewer drainage basins.
<p>SUBURBAN COMMUNITY AREA: Developed area surrounding urban community representing primarily low density residential uses.</p>	<ul style="list-style-type: none"> • Developed area surrounding Bardstown urban community. • Primarily low density residential area. • Varying degree of urban water and sewer service. • Predominant development pattern comprised of internal residential street system within residential subdivisions. • Commercial uses primarily located at Hamlet/Crossroads at edge of Suburban Area. • Increasing amount of development pressure for property in Suburban Area. • Agriculture remains active land use in area.
<p>TOWN: INCORPORATED AREAS: Developed areas in existing incorporated cities within Nelson County that provide public services.</p>	<ul style="list-style-type: none"> • Bloomfield, New Haven, and Fairfield. • Public sewer and water services within New Haven and Bloomfield. • Provides retail service needs for surrounding area. • Presence of schools very important. • Distinct communities with local elected government officials. • Mixture of residential, commercial and limited industrial land uses. • Presence of institutional uses. • Compact, defined rectilinear street development pattern. • Defined boundaries of Towns. • Primarily surrounded by rural open spaces beyond Town boundaries. • Maintains character/presence of agricultural industry.
<p>VILLAGE: UNINCORPORATED AREAS: A developed area which is largely residential in use, but is characterized by the presence of some commercial and/or institutional uses.</p>	<ul style="list-style-type: none"> • Boston, Chaplin, Deatsville and New Hope. • Small compact development pattern. • Basic street network beyond crossroads. • Commercial and institutional uses provide services for surrounding area. • Primarily rural character surrounding Village areas. • Core service area containing small groupings of service, retail, and institutional uses and employment.

Nelson County Existing Character Matrix

Character Area	Community Characteristics
<p>HAMLET/CROSSROADS SETTLEMENT: A small developed area located at a cross roads with a distinct identity located in a rural surrounding.</p>	<ul style="list-style-type: none"> • Balltown, Botland, Cox's Creek, Culvertown, Gethesmane, Greenbrier, Howardstown, Nelsonville, Samuels, and Woodlawn. • Small scale community. • Small concentration of residential uses. • Presence of limited commercial establishment. • Strong connection/reliance on the County thoroughfare system.
<p>RURAL AREAS: Remaining County area outside defined community areas.</p>	<ul style="list-style-type: none"> • Predominately agricultural uses or undeveloped land with accessory residential uses. • Scattered non-residential uses. • Large amounts of vacant land. • Growing amount of residential frontage development characterized by a development pattern of residential lots with direct access to and from heavily traveled major and minor arterial roads. • Wide range of residential frontage development densities and lot sizes from ½ acre to 5 acres or large. • Frontage residential development pattern reduces rural character. • Primarily rural open space surrounding frontage developments.
<p>NATURALLY SENSITIVE AREAS: Areas within the County that represent constraints to development.</p>	<ul style="list-style-type: none"> • Knobs, steep slope area . • Flood plain areas. • Slope areas adjacent to stream and river valleys. • River and stream corridors. • Sparse existing development.

**TOWN: INCORPORATED AREAS -
BLOOMFIELD, NEW HAVEN,
FAIRFIELD**

More specific analysis of the land use composition in the *Town: Incorporated Areas* of Nelson County is required given the mixture and composition of uses in these character areas. The Cities of New Haven, Bloomfield and Fairfield are historic settlement areas with recognizable identities, and as incorporated communities, have a governmental organizational structure that can accommodate future development proposals and planning.

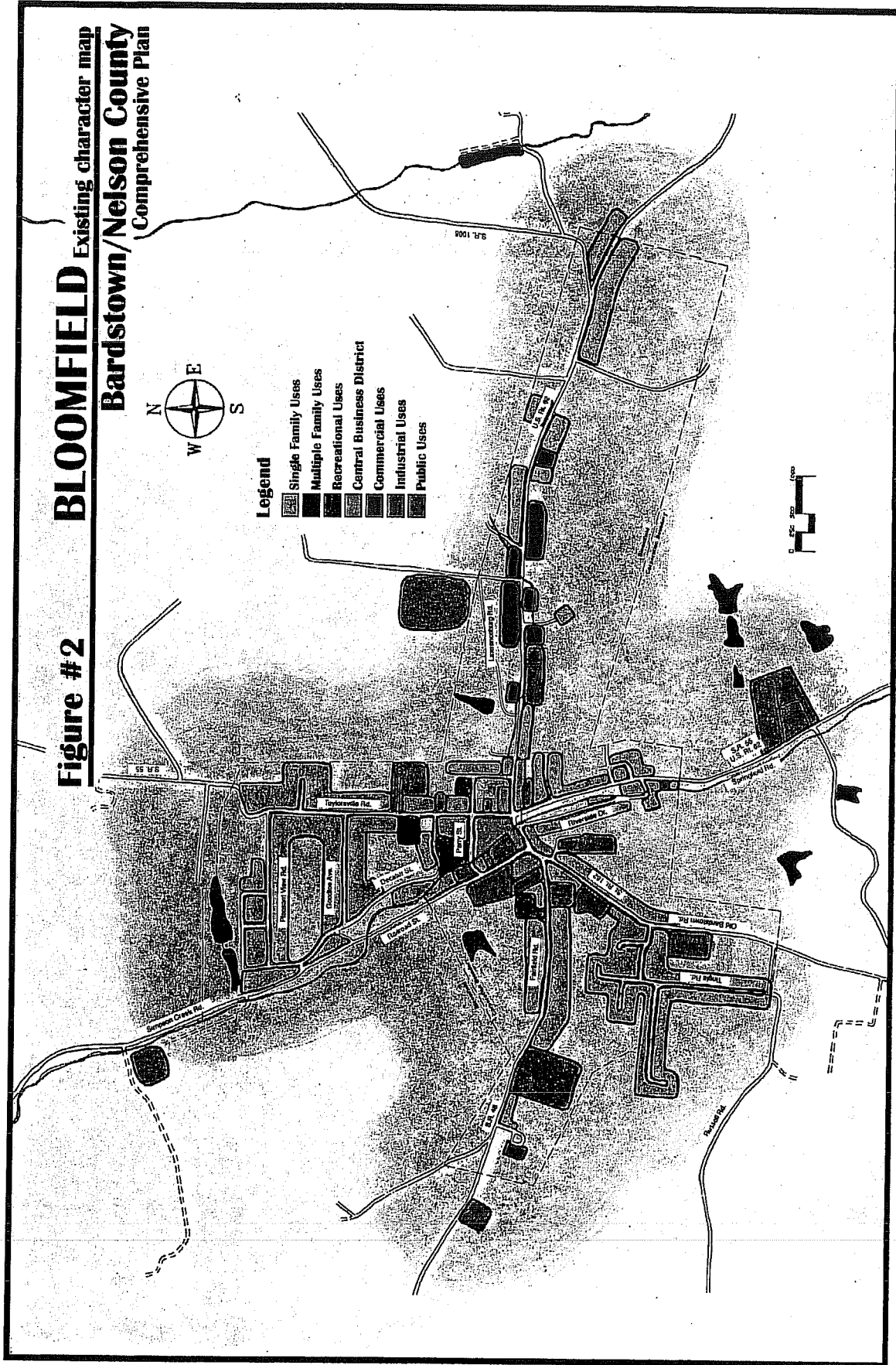
The *Town: Incorporated Areas* are an important component of the overall Land Use Plan of *Nelson County 2020*. Based on the vision for Nelson County to encourage growth in developed areas and to discourage scattered growth in rural areas of the County, Bloomfield, New Haven and Fairfield should be identified as areas where growth, particularly residential growth, should be located.

The maps on the following pages illustrate the general existing land uses for each town. Figure 2 illustrates the existing land use pattern for Bloomfield; Figure 3 illustrates the land use pattern for New Haven; and Figure 4 illustrates the land use pattern for Fairfield. These Existing Character Maps illustrate the general land use composition, identifying the following types of use: Single Family, Multiple Family, Recreational, Central Business District, Commercial, Industrial/Warehouses, and Public Uses. The maps also illustrate the presence of low density rural/agricultural areas that surround each city. These maps form the foundation for determining the location and amount of development that should be planned for each city in the future. Discussion of the Plan Recommendations for Bloomfield, New Haven and Fairfield are discussed in Chapter 6.

BLOOMFIELD

Existing character map
Bardstown/Nelson County
Comprehensive Plan

Figure #2



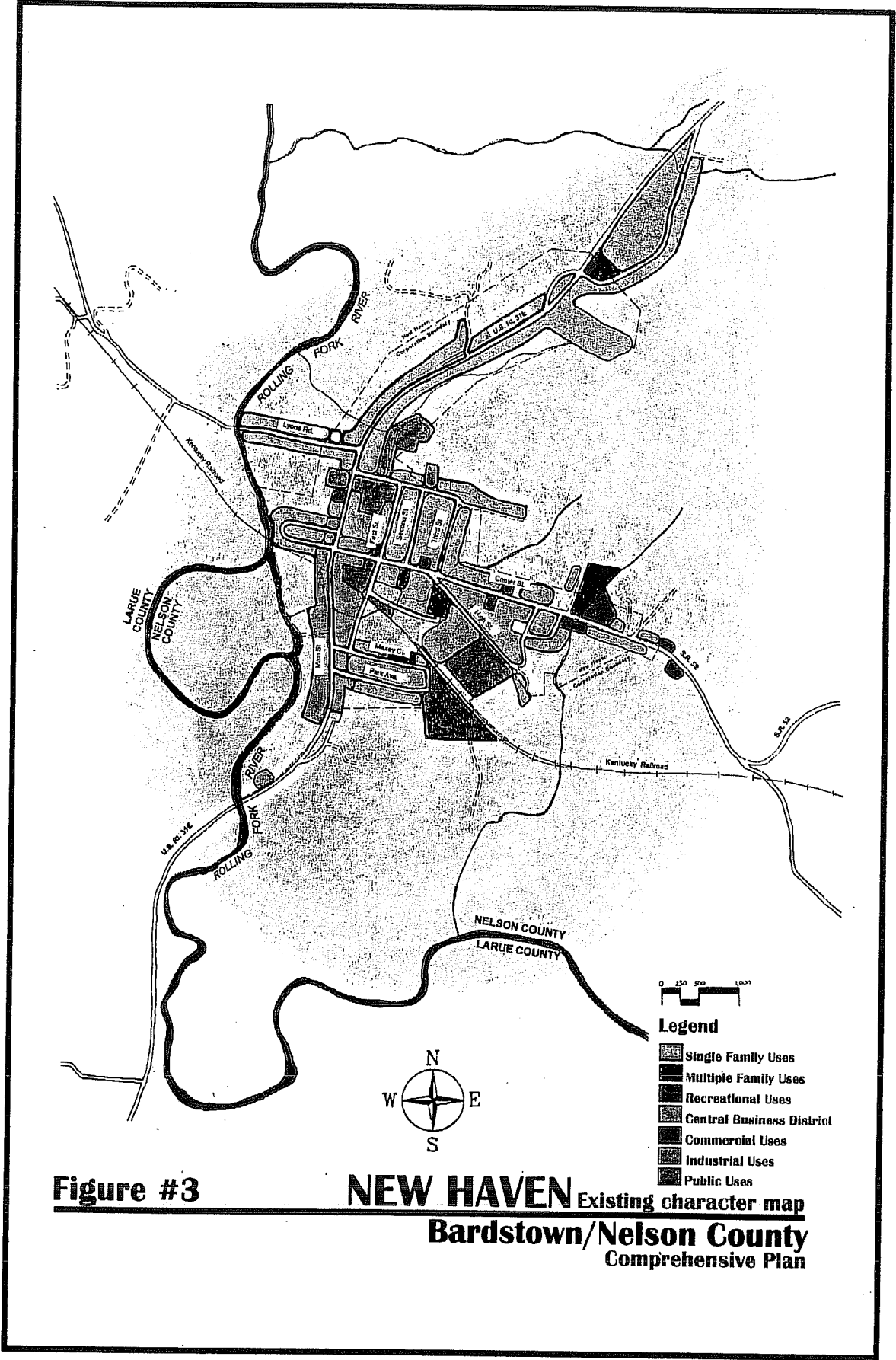


Figure #3

NEW HAVEN Existing character map
Bardstown/Nelson County
 Comprehensive Plan

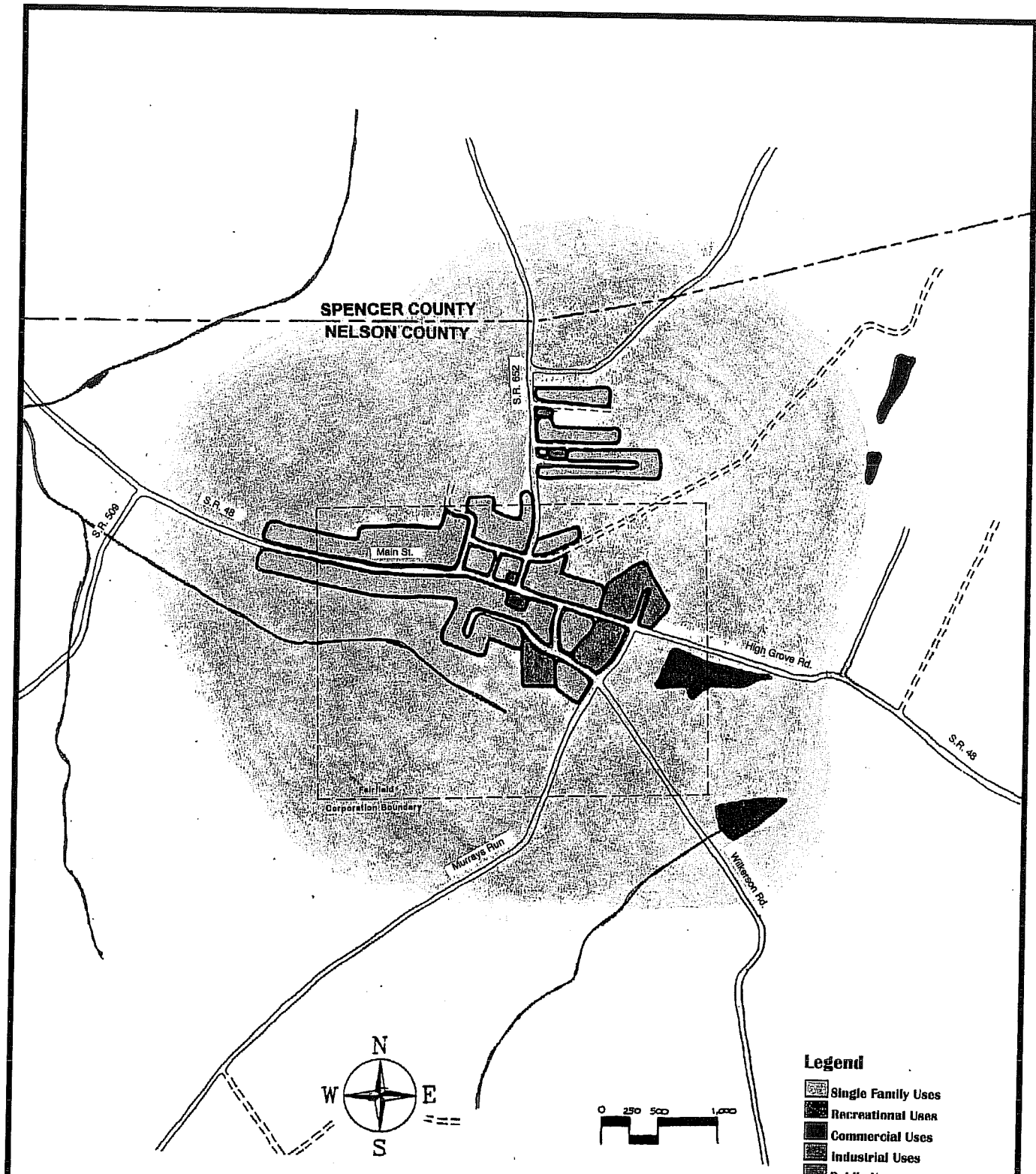


Figure #4

FAIRFIELD

Existing character map

**Bardstown/Nelson County
Comprehensive Plan**

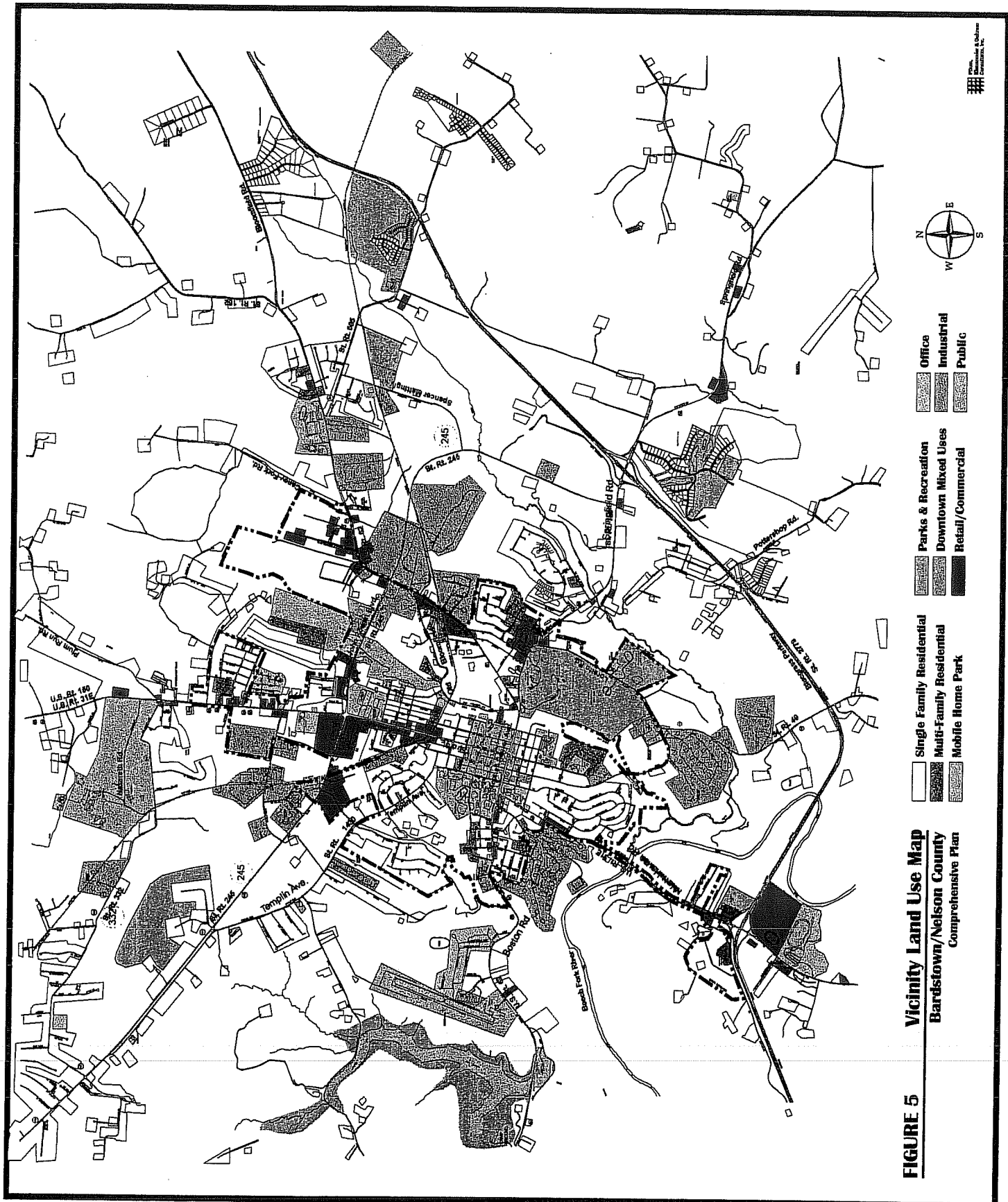
URBAN AND SUBURBAN COMMUNITY AREAS - BARDSTOWN AND VICINITY

Bardstown is the County Seat, is the largest city in the County, and is the location of a majority of the commercial and industrial establishments for Nelson County. Bardstown is also the focus of much of the tourist industry in the County, being the location of My Old Kentucky Home State Park, several whisky distilleries and the Downtown District itself. The City of Bardstown is very important to the economic health of Nelson County. For all of these reasons, it is important that concentrated planning be established for Bardstown and the vicinity.

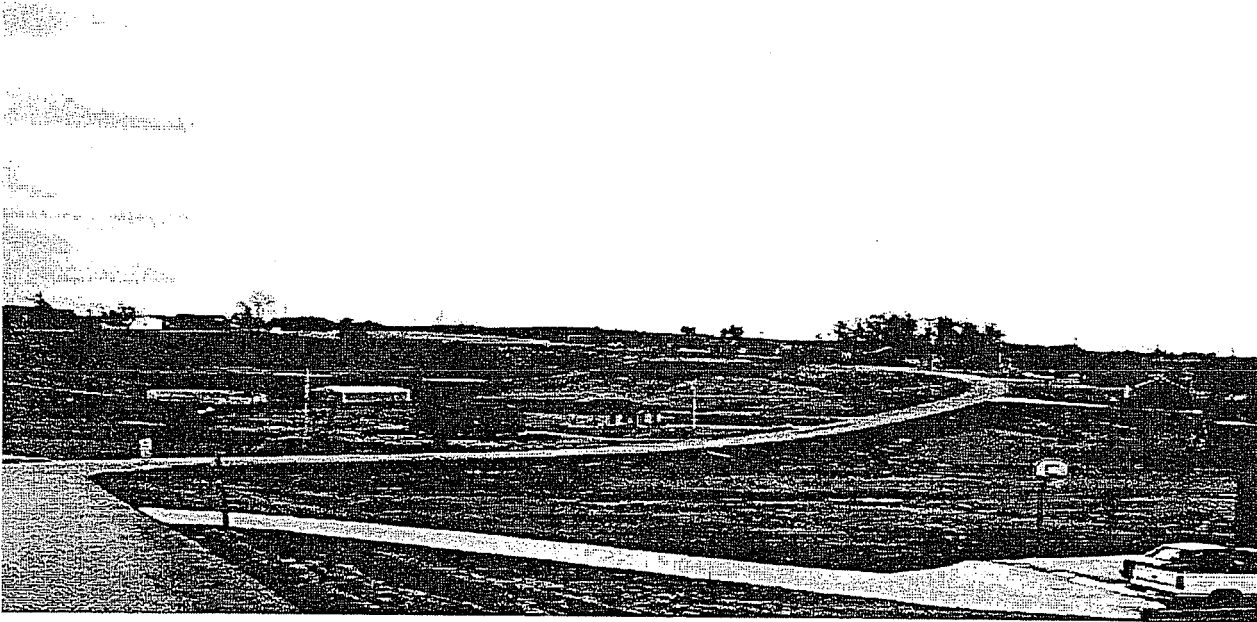
A key to Nelson County's ability to maintain quality growth and community character will

be defining the appropriate roles for each community in the future. The City of Bardstown will, and should, have an important role in Nelson County's ability to assimilate future growth and development.

It is on this basis that Bardstown and the surrounding area has received a more detailed analysis. *Nelson County 2020* recommends encouraging future development to locate in existing developed areas. The existing land use for Bardstown and the surrounding area have been recorded at a greater detail than for the County as a whole. Figure 5 illustrates the existing land use pattern for the City of Bardstown and the surrounding area.



Chapter 3. Demand and Projection Analysis



The amount of future growth than can be anticipated the next 25 years represents the growth demand capacity in Nelson County. Growth demand refers to the amount of population and employment growth that is projected for Nelson County. Based on the projected population and job growth for Nelson County, an estimate of the amount of land that will be required for housing, commercial and industrial uses has been established. This chapter identifies the population and employment data and projections for future growth in Nelson County. These demand projections are the basis for the future land use plans and policies for Nelson County.

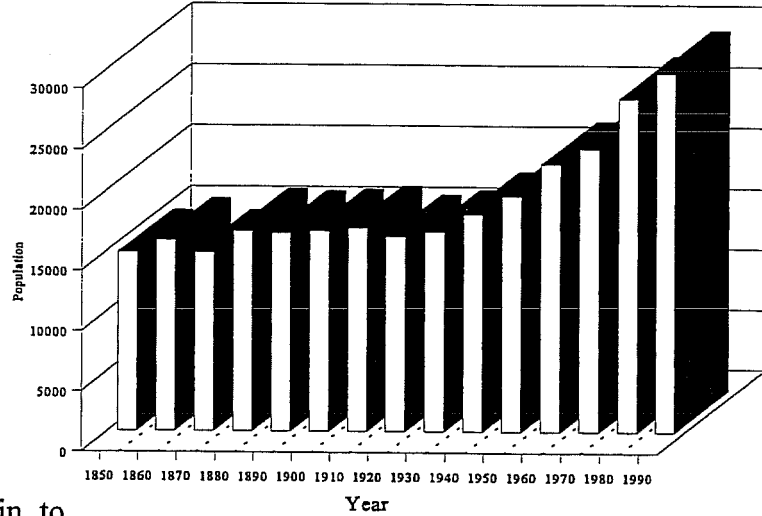
HISTORICAL POPULATION

The growth rate in Nelson County has fluctuated over the last 150 years. Table 1 lists the historical population and percentage of change for Nelson County for each decade from 1850 to 1990. The County experienced losses in population several times in its early history (1860-70, 1880-90, and 1910-20). However, the County has had steady population increases since 1920 with two periods of double digit growth - between 1950-60 and more recently between 1970-80. The historical population is graphed in Figure 6. As can be seen, the population growth has been steady in Nelson County, but has been at a greater (more steep) rate since 1960. Nelson County has already witnessed double digit growth in the last five years.

TABLE 1
Historical Population
Nelson, County Kentucky

Year	Population	Percent Change
1850	14,789	8.4%
1860	15,799	6.8%
1870	14,804	-6.3%
1880	16,609	12.2%
1890	16,417	-1.6%
1900	16,587	1.0%
1910	16,830	1.5%
1920	16,137	-4.1%
1930	16,551	2.6%
1940	18,004	8.8%
1950	19,521	8.4%
1960	22,168	13.6%
1970	23,447	5.8%
1980	27,584	15.0%
1990	29,710	7.2%

FIGURE 6
Historical Population
Nelson County, Kentucky



The historical population figures begin to illustrate the rising trend of development in Nelson County. The historical population charts population growth up to 1990, the date of the last U.S. Census. Table 2 below provides a breakdown of the distribution of Nelson County residents in the incorporated areas of Nelson County according to the 1990 census. Figure 7 below illustrates the distribution of Nelson County's 1990 population within the incorporated areas.

FIGURE 7

Nelson County - 1990 Population Distribution

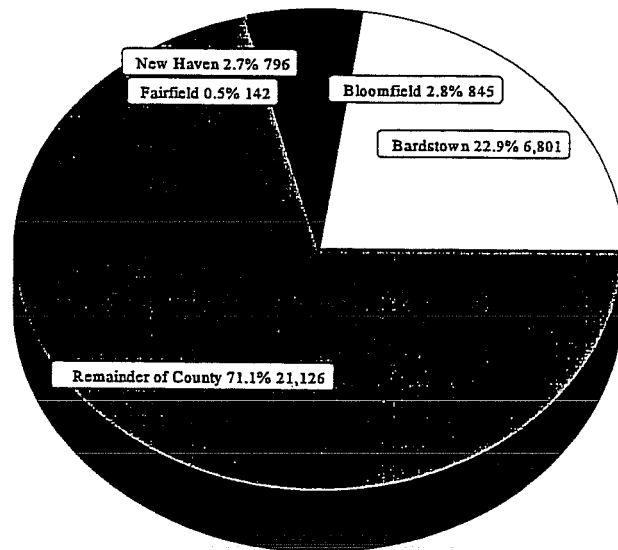


TABLE 2
1990 Nelson County Population Distribution

<u>Place</u>	<u>Population</u>
Bardstown	6,801
Bloomfield	845
New Haven	796
Fairfield	142
Remainder of County	<u>21,126</u>
	29,710

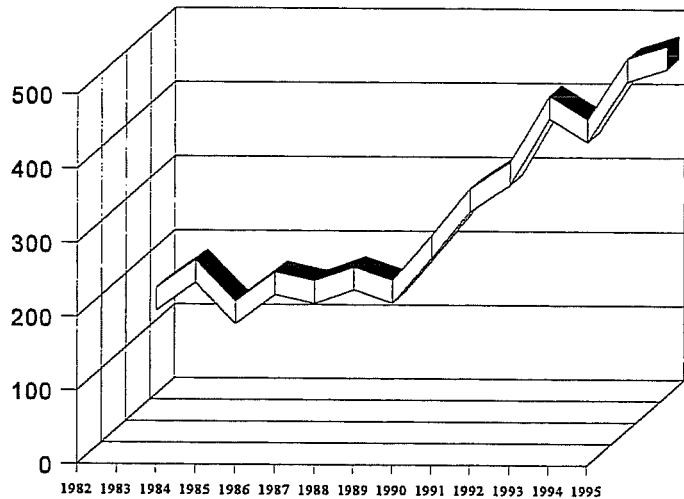
Historical population growth is a good indicator of the growth experienced in Nelson County. The number of building permits issued is also a significant indicator of growth trends. Table 3 indicates the number of building permits issued in Nelson County from 1982 to 1995. Permits for more than 3,400 homes (both single family and multiple family units) have been issued in the last fourteen years.

TABLE 3
Nelson County
Residential Building Permits

Year	Permits
1982	129
1983	167
1984	111
1985	151
1986	139
1987	158
1988	140
1989	201
1990	264
1991	300
1992	390
1993	358
1994	440
1995	<u>457</u>
	3,405

The number of building permits has increased significantly in the last six years from 1990 to 1995. In this time period, 2,209 permits were issued, almost twice as many as were issued in the eight year period from 1982 to 1989, when 1,196 permits were issued. Figure 8 illustrates the increasing growth trend in Nelson County.

FIGURE 8
Nelson County Building Permits
1982-1995



CURRENT POPULATION

Building permit data can also be used as the basis for determining Nelson County's current population, anticipated demand for housing in the future and to evaluate how development pressures have been distributed throughout the County.

The number of building permits issued since the 1990 Census can be used to project the amount of residential growth that has occurred in the last six years. Using assumptions for persons per household (2.7 persons per dwelling) and an assumption for the vacancy rate (6%), it is estimated that there are an additional 5,606 residents in Nelson County that live in the 2,209 homes that received permits from 1990 to 1995. When added to the 29,710 residents in 1990, the 1995 population estimate for Nelson County is 35,316.

The recent growth trend illustrated in Figure 8 has continued into 1996. As of publication of this document, the number of building permits issued in Nelson County in 1996 (293) exceeded the number of permits issued in the same period in 1995 (279) by 5%.

CURRENT DEVELOPMENT DISTRIBUTION

Building permit data can also be used to evaluate where development has located within the County. Using records available from the Joint Planning Commission, an analysis was conducted of the location of the building permits issued from 1991 to 1995. The building permits were categorized into one of seven sectors in the County. The percentages illustrated in the map in Figure 9 indicate the distribution of the building permits in the last five years.

The analysis of the location of building permits issued between 1991 and 1995 indicates that while approximately 38% of the residential development has occurred in and around Bardstown, the remainder of the development, 62% or nearly 1100 homes, have been scattered throughout the rest of the County.

The implication of this analysis is that the current development pattern in Nelson County is one in which development is predominately scattered throughout the County. This scattered development pattern can have serious impacts on the rural character of the County. Scattered development also presents difficulties in planning and provisions of services and infrastructure (such as sewer and water) because customers are not necessarily located where service extensions are feasible

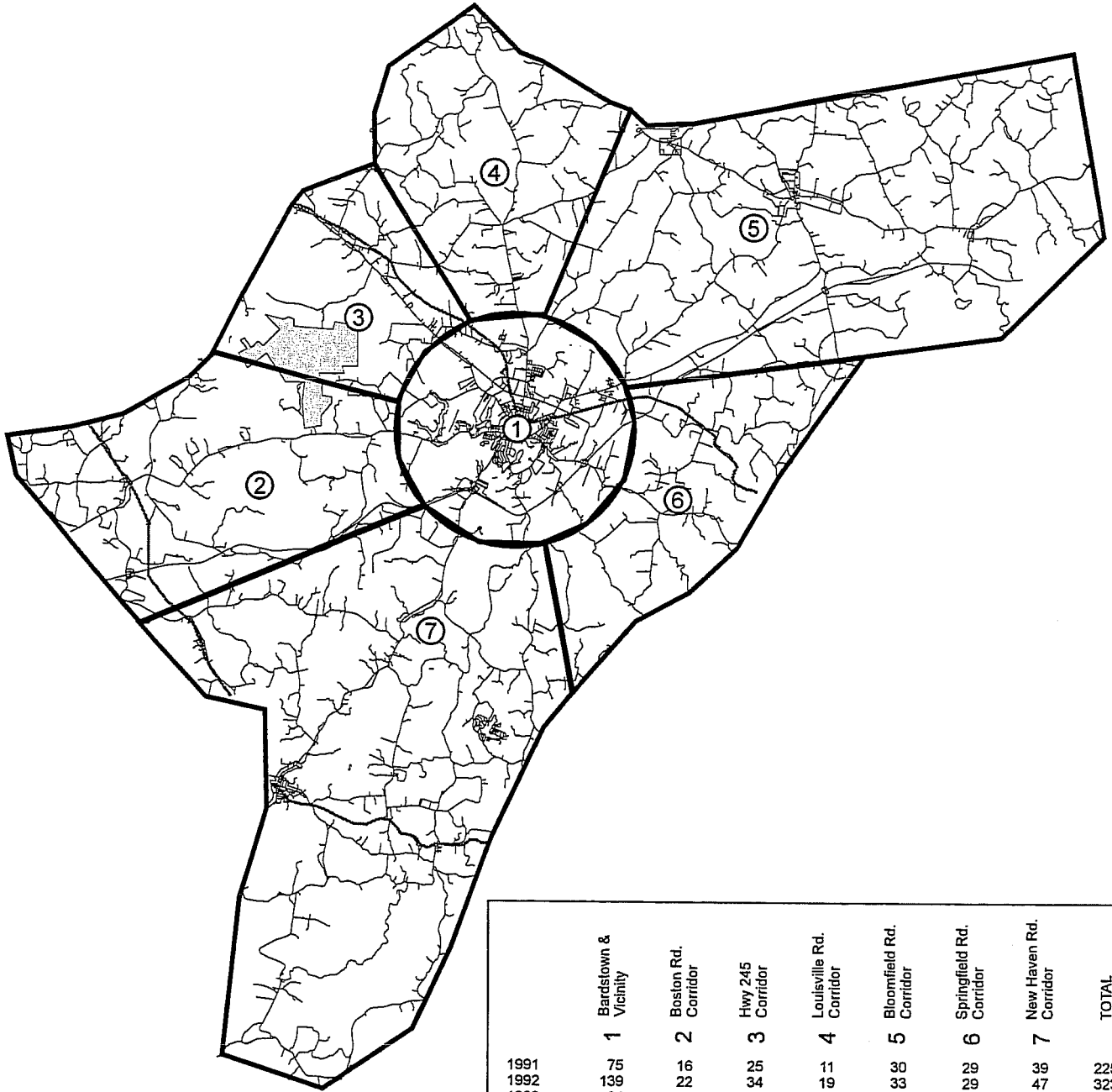
or most logical. This development pattern can require costly service extensions and can encourage sprawl outside of urban areas.

For many reasons it is more desirable to encourage a compact development pattern that focuses around existing developed areas. Compact development patterns can reduce the impact of urban sprawl, protect rural character and reduce infrastructure extension costs. Compact development also allows community facilities, such as schools, recreation and emergency medical services, to better serve customers by concentrating in service areas where the largest populations can be served. Nelson County should also be concerned about scattered development trends because of the threat that this creates on agricultural lands.

PROJECTED POPULATION AND HOUSING DEMAND

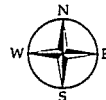
Preparing future population projections provides a means to analyze the impacts that continued growth can have on a community. It is difficult to predict with accuracy what future Nelson County population rates will be by 2020. However, the trends and factors contributing to growth have been documented and can be used to prepare projections.

The growth trends in Nelson County are representative of the demand for housing and land in the community. For this analysis, building permit data for single family and multi-family dwelling units have been reviewed and are being used to provide a range of probable growth rates, or demand for land, in Nelson County for the future.



	Bardstown & Vicinity 1	Boston Rd. Corridor 2	Hwy 245 Corridor 3	Louisville Rd. Corridor 4	Bloomfield Rd. Corridor 5	Springfield Rd. Corridor 6	New Haven Rd. Corridor 7	TOTAL
1991	75	16	25	11	30	29	39	225
1992	139	22	34	19	33	29	47	323
1993	94	20	40	43	86	41	50	324
1994	142	10	45	18	43	66	47	371
1995	194	14	54	26	52	65	51	457
Total	644	82	198	117	194	230	234	1706
Percent	38%	5%	11%	7%	13%	14%	14%	

FIGURE 9 Nelson County Development Patterns 1991-1995
Bardstown/Nelson County
Comprehensive Plan



Plan
 Consultant & Designer
 CONSULTING, INC.

Building permit data indicates the amount of new housing units (and types) that the construction/ development sector anticipates there is or will be a demand or market for. Builders have wrongly identified market trends in the past, and over built, but building permit activity is generally a good representative of growth within a community. Using a combination of projected building activity and average person per housing unit estimates, (similar to the methodology used to estimate current population) it is possible to project future populations based on a range of growth trends for Nelson County. Demand for housing and land in Nelson County can be determined by analyzing the amount of housing development that has been occurring over the last fifteen years.

Three growth rates were assumed and projected to arrive at a range of population demand estimates to the year 2020. An average of 2.5 persons per housing unit is being used to account for the anticipated future trend toward smaller households and a combination of single family and multi-family unit development. The three growth rates were developed based on building trends in the last 5, 10 and 14 years as described below:

- High growth rate - 380 units per year; based on building activity in last 5 years
- Medium growth rate - 280 units per year; based on building activity in last 10 years
- Low growth rate - 240 units per year; based on building activity in last 14 years

Table 4 indicates the population projections that result from the three growth rates.

The three growth rates provide a basis upon which to determine how much population growth can be expected in the future and likewise how much land will be needed for housing for this future population. The population projections therefore represent the future demand for residential uses.

The 2020 population in Nelson County is projected to be consistent with the high growth rate estimate. This projection is based on the growth experienced in Nelson County in the last five years combined with an understanding of the expectations of the continual outward growth of the Louisville Metropolitan Area and Nelson County's attractiveness.

It is projected that Nelson County's population will be approximately 59,000 residents by 2020. This translates into an increase of 23,750 residents and a demand for 9,500 homes. Depending on future residential densities, between 3,000 and 5,000 acres of land will be needed to meet future residential demands.

The implication of this projection is that Nelson County should plan for a 2020 population of 59,000 and an adequate mix of residential, commercial and industrial uses to meet this population demand. Similarly, the County should plan its transportation, water, sewer, recreation, school, police, fire, and other facilities to serve this population.

**TABLE 4
Population Projections**

	1995	2000	2005	2010	2015	2020
Low	35,316	38,316	41,316	44,316	47,316	50,316
Medium	35,316	38,816	42,316	45,816	49,316	52,816
High	35,316	40,066	44,816	49,566	54,316	59,066

EMPLOYMENT PROJECTIONS

An understanding of future employment trends is also important to develop a coordinated Land Use Plan for the future. The primary focus of developing employment projections for *Nelson County 2020* is to determine the amount of land that should reasonably be planned for to accommodate future non-residential growth. This plan utilizes employment projections in order to verify that the amount of land designated for future non-residential uses (industrial, retail, office, etc.) will be sufficient to accommodate the employment projected in Nelson County.

Two tables have been prepared to illustrate the rate of employment projected in the future for Nelson County. Table 5 indicates a range of total employment projected for Nelson County in five year increments to 2020. The "moderate employment growth" represents

growth based on population and employment data before the increased growth experienced in Nelson County from 1990 to today. The "adjusted employment growth" represents an acceleration of the projected job growth based on the activity of the first part of this decade.

Looking at a range of projections, particularly for employment, where conditions can be volatile, allows the County to be prepared for the future as trends change over time. The objective for this Plan is to identify adequate amounts of land, in the right locations, with the proper services for Nelson County to continue to be economically strong in the future. The total employment projections for Nelson County indicate that enough land should be planned to be available to provide between 3,900 and 5,000 jobs over the next 25 years.

Agriculture and related services are not included for this analysis of determining land

TABLE 5

Nelson County Employment Projection Estimates				
Moderate Employment Growth			Adjusted Employment Growth	
	Jobs	Rate of Increase	Jobs	Rate of Increase
1995	14,750		14,750	
2000	15,920	7.9%	15,930	8.0%
2005	16,860	5.9%	17,045	7.0%
2010	17,610	4.4%	18,069	6.0%
2015	18,160	3.1%	18,971	5.0%
2020	18,705	3.0%	19,730	4.0%
Job increase from 1995 to 2020 - 3,955 158 per year			Job increase from 1995 to 2020 - 4,980 199 per year	

Note: These employment projections do not include agricultural related jobs, nor does it include government and military jobs.

TABLE 6
Total Employment

Employment Sector	Projected Employment Growth 1995-2020	Land Use Demand Needed		
		Office Uses	Retail Uses	Industrial Uses
Construction	327-429	65-86 (20%)		147-193 (45%)
Transportation	239-290	191-232 (80%)		48-58 (20%)
FIRE	66-108	66-108 (100%)		
Services	1047-1249	785-937 (75%)	262-312 (25%)	
Retail Trade	757-965		757-965 (100%)	
Wholesale Trade	441-513			441-513 (100%)
Manufacturing	1118-1426			1188-1426 (100%)
Total Jobs	3955-4980	1107-1363	1019-1277	1824-2190

needs for nonresidential uses. Agriculture is a land intensive use and the number of acres needed for the future is difficult to estimate. The Kentucky Department of Agriculture estimates that in 1992 there were 1,423 farms in Nelson County, accounting for 191,002 acres of land. This represents approximately 68% of the total land area of Nelson County. The Department of Agriculture also estimates that approximately 1,425 Nelson County residents were employed in agriculture or agriculture related jobs in 1992. Preservation of agriculture is addressed through the Plan's overall concern for protecting the rural character and maintaining agriculture as a strong industry in Nelson County in the future.

Table 6 breaks down the total employment increase in 25 years into one of seven primary categories: Construction, Transportation,

Finance, Insurance and Real Estate (FIRE), Services, Retail Trade, Wholesale Trade, and Manufacturing.

The total employment is further subdivided in Table 6 into the types of land use needs created by each employment sector according to the general proportion of land use types dedicated to each industry.

The number of jobs projected for each land use type (office, retail, industrial) have been used to determine the amount of acres needed for the future. It is assumed that approximately seven employees per acre will be employed for each land use type on average. There will be a demand for between 565 and 695 acres of nonresidential land based on this jobs per acre assumption. A breakdown of the number of acres by land use category needed for the future is given below:

**Land Use Type
Future Demand**

Land for Office uses	160 to 195 acres
Land for Retail uses	145 to 185 acres
Land for Manufacturing uses	<u>260 to 315 acres</u> 565 to 695 acres

**CONCLUSION OF POPULATION,
HOUSING AND EMPLOYMENT
ANALYSIS**

Nelson County has always been an attractive growing community. Population and housing data for recent years demonstrated that growth trends are intensifying and are expected to continue. Nelson County's current population is estimated to be 35,316 and is projected to increase by nearly 23,750 residents in the next 25 years, resulting in a 2020 population of 59,000.

This projected population increase represents Nelson County's demand for housing for the next 25 years. The employment projections identify the amount of job demand that can be expected in the future. Table 7 provides a breakdown of the demand for residential, office retail, and manufacturing uses.

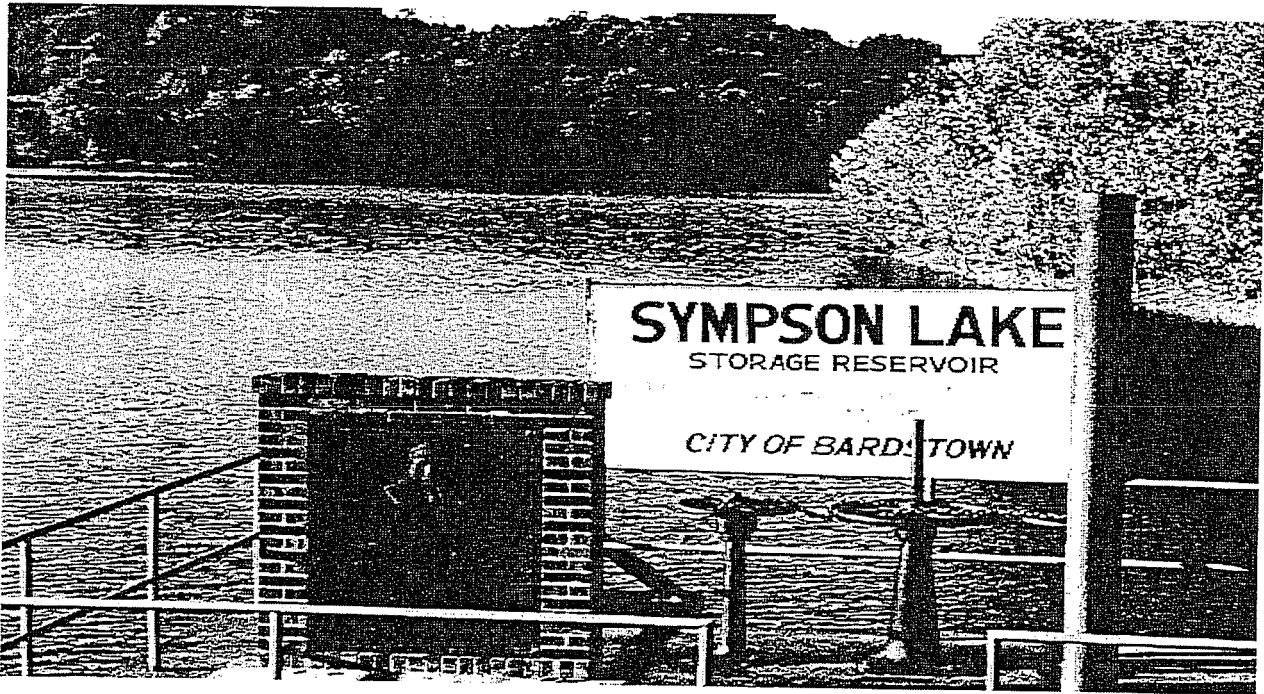
The County should identify methods that will redistribute the current development trend to discourage scattered development that threatens rural character, agriculture, and service delivery and costs. Such methods are suggested in the Land Use Plan section in Chapter 6.

Similarly, *Nelson County 2020* should identify adequate amounts of land for non-residential uses to support the projected employment increases as well as the service needs of future populations. As a general standard a Land Use Plan should provide between one and one-half and two and one-half times the amount of land projected for both residential and non-residential uses. This general standard has been established because more land should be planned for availability than is prescribed by the demand projection in order to provide adequate land choice and market opportunity in the future. A multiplier of two would require 1,130 to 1,390 acres for non-residential uses and 6,000 - 18,000 acres for residential uses depending on future densities. Table 7 illustrates the number of acres needed by land use type using a multiplier for future land area demand.

**TABLE 7
Nelson County
Future Land Use Demand**

Land Use Type	Demand Acreage	Demand Acreage with Land Use Multiplier
Residential	3,000 - 9,500	6,000 - 18,000
Office	160 - 195	320 - 390
Retail	140 - 185	280 - 370
Industrial	260 - 315	520 - 630

Chapter 4. Public Services and Capacity Analysis



Determination of future development policies should incorporate public sewer and water service issues in addition to land use patterns. One of the primary concerns of Nelson County residents is whether the availability and quality of public services will be negatively impacted by future development. The concern is that new development will occur where services are not available which could require premature expansion of a public service areas (such as sewer). There is also a concern that new development could be approved without coordination with public services and that existing service quality will suffer because treatment capacities become overburdened. It is the intention of *Nelson County 2020* to avoid these concerns through coordination of land uses and service.

The following section discusses existing service areas for sewer and water in Nelson County. Much of the information on public services is technical in nature. A summary of the findings of the research and analysis of public services in Nelson County is described here. For further explanation a Technical Documentation Report has been prepared which provides maps of the service areas.

PUBLIC SANITARY SEWER AND WATER SERVICE AREAS -

Availability of public water and sanitary sewer service is an important factor in determining quality of life and, particularly in the case of sanitary sewers, which areas in the County have the capacity and capability to provide development services. Sanitary sewer service in Nelson County is primarily confined to the areas within and immediately surrounding Bardstown, New Haven and Bloomfield.

Water service is provided more extensively throughout Nelson County. The City of Bardstown provides water service to customers within Bardstown and the vicinity. The City also sells water directly to three other districts in the County - the North Nelson Water District, the Bloomfield Water District and the New Haven Water District - which then provide water service to their respective customers. In addition to the water districts within Nelson County, the City of Bardstown also sells water to Lebanon Junction, Fredricktown, Bullitt County, and Washington County outside Nelson County. Expansion of water service is also being planned to be provided to the SR 46, SR 52, Icetown Road, Nelsonville area at the time of publication of the document; final approval and construction is pending.

The City of Bardstown estimates that almost 31,000 people are served in one form or another using Bardstown as a water source. It is estimated that 80-85% of the County's population is served by Bardstown water. Currently, the City of Bardstown utilizes Simpson Lake as its primary water supply. Recent improvements have been installed to allow the City to use Beech Fork River as a secondary water supply source. Proposals have been made to create a second water

supply reservoir south of Bardstown. The approximate site of the proposed Reservoir is located south of Foxfire Drive and west of US 31E.

DEVELOPMENT CAPACITY

A summary of the evaluation process and the development capacity analysis of Bardstown and vicinity is presented on the following pages. A more detailed analysis and description of the process of evaluation is included in the Technical Documentation Report prepared as an addendum to *Nelson County 2020*. The Technical Documentation Report contains the detailed maps for the sewer, water and natural constraints for the Potential Development Areas. The process used for capacity analysis was as follows:

1. *Existing Land Use Survey*. The existing land use survey provides a physical foundation for analyzing the community. The land use survey indicates existing conditions in the Bardstown Area and is the basis for identifying potential development areas. The Existing Land Use Map indicates the current use of land based on field surveys and analysis of aerial photographs and is illustrated in Figure 5 (page 14).
2. *Potential Development Map*. The Potential Development Map indicates the land around Bardstown that is currently vacant, undeveloped, or has potential for future development because the land currently lacks an intensive use. The Potential Development Areas (PDA), illustrated in Figure 10, were determined using the Existing Land Use Map. The PDAs represent the basic unit upon which development potential is analyzed.

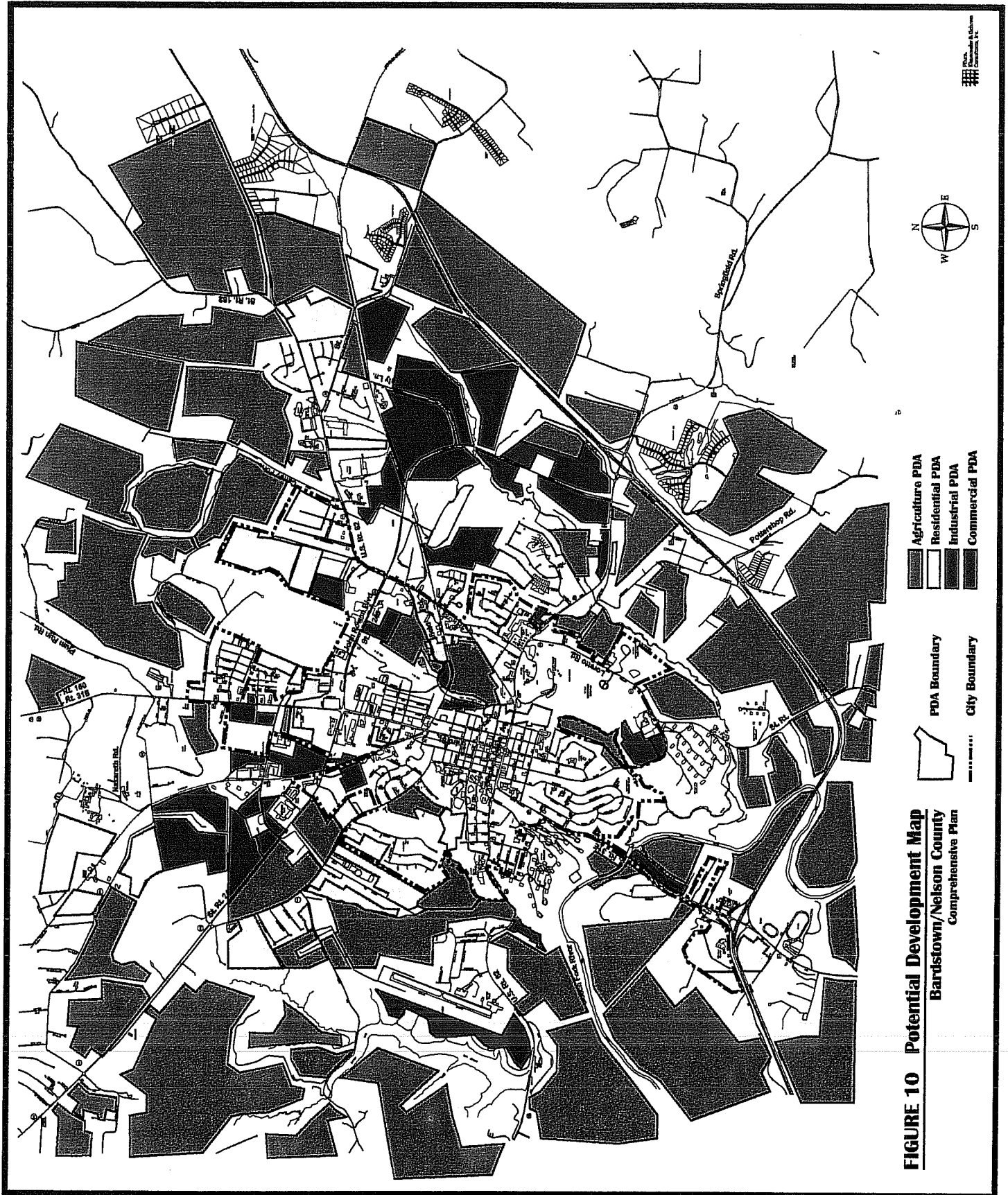


FIGURE 10 Potential Development Map
 Bardstowm/Nelson County
 Comprehensive Plan

City of Bardstowm, VA
 Planning Department

The PDA map illustrates the distribution of the PDAs by current zoning district. The PDAs have been color coded based on their existing zoning classification. This map is a useful tool in evaluating the existing zoning pattern of undeveloped land in and around Bardstown.

3. *Potential Buildout of Potential Development Areas.* A detailed analysis of each PDA was conducted to determine the potential buildout based on existing zoning. The analysis involved a calculation of the area in acres, recording of the existing zoning classification and minimum lot size for each PDA. The analysis evaluated residential and non-residential uses separately to determine potential housing units and potential square footage of non-residential development that would result if full development of each PDA occurred based on the current zoning regulations. The result of full buildout of the potential development areas under existing development is listed in the table below. The range of potential housing units in the agricultural district is a product of the variable density permitted that ranges from 30,000 square feet lots to 5 acre lots.

4. *Water Suitability Rating.* An evaluation was conducted of the potential for providing public services to each PDA based on current Bardstown infrastructure and future plans. A grade rating (from A to D, with A being high service potential/close proximity to service and D being very low service potential/distance from existing service) was assigned to each PDA based on proximity to current service boundaries and distance of extensions. The Water Suitability Rating Map is exhibited in the Technical Documentation Report.

An analysis was also conducted rating the type of use that could be served based on the infrastructure (line capacity) to and "below" each PDA, with residential requiring the lowest service capacity, commercial uses the next amount of capacity and heavy industrial requiring the highest rate of service. This analysis was conducted based on criteria and evaluation provided by the City of Bardstown. The water suitability was utilized in determining the future land use capacity of each PDA and was a determining factor in the Urban Character Area Land Use designations recommended in Chapter 6.

**Potential Development From
Full Buildout of PDAs**

Zoning Classification	Full Buildout
Agricultural Zone	1,500 - 9,300 Housing Units
Residential Zoning	2,900 Housing Units
Commercial Zoning	13,653,000 square feet
<u>Industrial Zoning</u>	<u>26,720,000 square feet</u>
Total:	4,400 - 12,200 Housing Units
	40,373,000 square feet

5. *Sewer Suitability Rating.* The Bardstown City Engineer also reviewed the PDAs for their suitability for receiving sanitary sewer service in the future. A letter grade rating system similar to that used for water suitability has been assigned to each PDA. Each PDA has been shaded based on the rating given by the City Engineer. This analysis was used to evaluate the capacities of each PDA based on the services that can be provided today and are estimated to be available in the future.

6. *Sewer Service Areas and Drainage Basins.* Sanitary sewer service is substantially limited to the Drainage Basins around the City of Bardstown. Outside the Drainage Basins gravity sewer service cannot be provided and pump stations are required. The Sewer Service Area Map in Figure 11 indicates the current extent of public sewer service and the boundaries of the drainage basins.

7. *Natural Conditions Suitability.* Areas that contain natural feature conditions that can be constraints to development were identified during the planning process. The Natural Conditions Suitability which is contained in the Technical Documentation Report, illustrates the locations of severe slope areas (15% or more) and also indicates the general location of the floodplain as indicated on federal flood insurance maps. The PDAs have been included on this map to indicate the amount of constraint located in each area. It is evident that there are well defined "environmentally sensitive corridors" in and around Bardstown. These corridors were considered as development policies were established.

The various layers described above individually represent important components of the Bardstown Area. When looked at collectively, the information begins to identify areas that are suitable and unsuitable for development. These layers have been synthesized into a cohesive land use recommendation for each PDA and for the Urban and Suburban Areas. These maps and the information they reveal are the basis of the Urban Land Use Group Map discussed in Chapter 6.

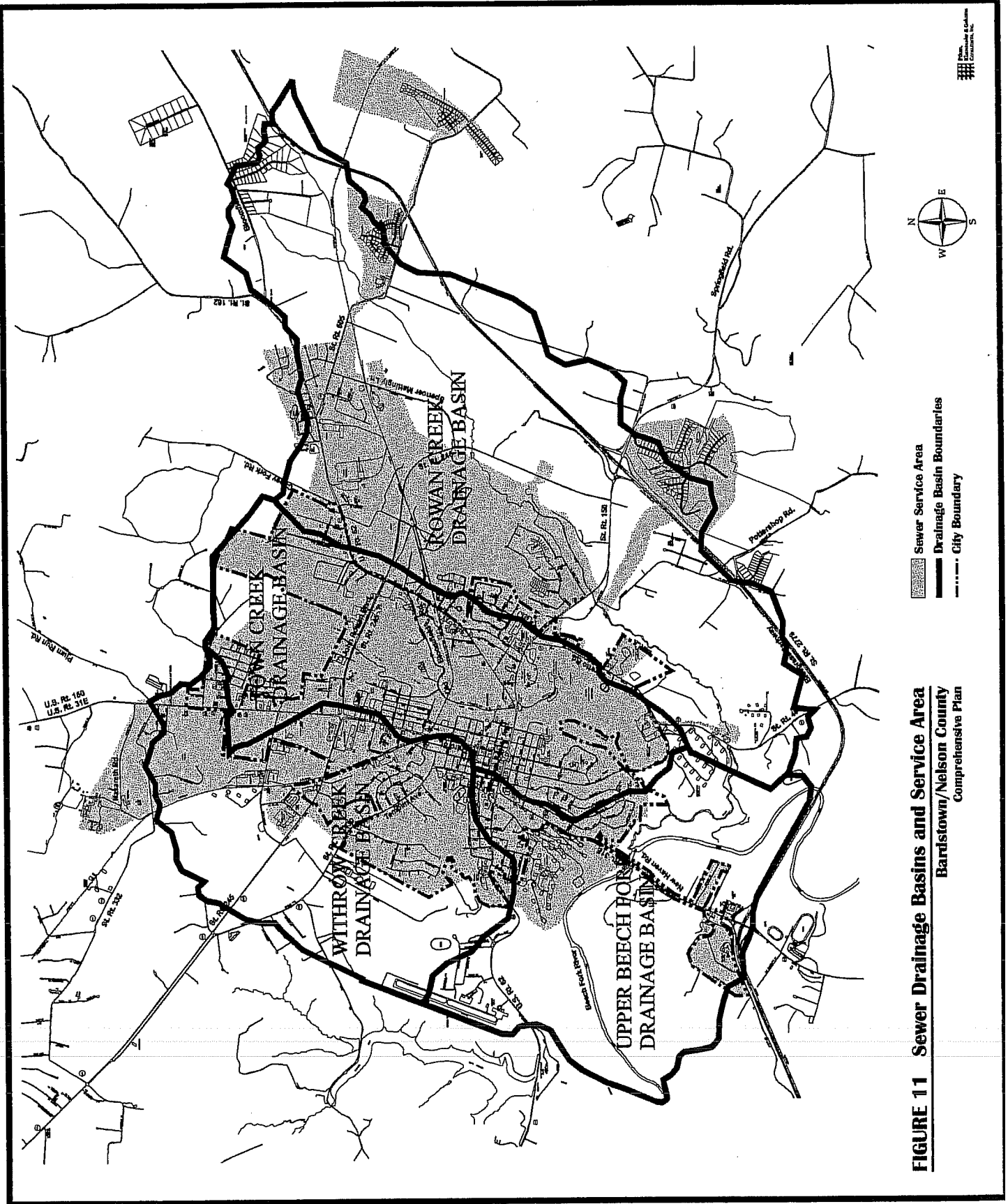


FIGURE 11 Sewer Drainage Basins and Service Area
 Bartstown/Nelson County
 Comprehensive Plan

Chapter 5. Public Vision and Policy Foundations



Nelson County is beginning to feel the pressure associated with being a growing community. This planning effort is a result of the recognition that as growth continues to be attracted to Nelson County, building permits, zone change requests and utility extension proposals will increase. Nelson County community leaders and residents require a long range guide and plan that will be the foundation for evaluating the permits, zone change requests and extension proposals that are going to increase in frequency over the next ten years.

The background data on existing conditions growth demand and future capacity in Chapters 2, 3 and 4 provides the factual basis upon which to make decisions for Nelson County's future. However, a statement of community attitudes and desires is needed in order to intelligently utilize the factual data. This chapter discusses the concerns expressed by residents and community leaders during this planning process about the way they want to see Nelson County develop in the future. Based on the responses to questions about the strengths, weaknesses and visions for Nelson County, general policies for *Nelson County 2020* have been established. The Public Vision and Policies recommended in this chapter represent the goals and objectives requirement of KRS 100.

PUBLIC VISION PROCESS

The preparation of a Comprehensive Plan requires community based input in order to be representative of the community interests. It is also important that the Comprehensive Plan represent the interests and concerns of Nelson County residents in order for the people to accept the Plan and support its recommendations. The Steering Committee represents one segment of the

public input, whom as citizens provide focused discussion of planning ideas with an understanding of the tasks of the Joint Planning Commission. It is also important that Nelson County citizens and stakeholders be provided with an opportunity to express their concerns and explain their vision of their own community. For this reason a series of public input opportunities were scheduled during the planning process. This included face to face interviews with Nelson County residents, two public workshops, a public presentation of the background data and development trends, an open house to review the draft of the Plan, and public hearing by the Joint Planning Commission.

INTERVIEW AND WORKSHOP FINDINGS

The following represents a summary of the main concerns and issues expressed during the two days of interviews and the three public workshops and meetings. These issues have been used to establish the planning foundation upon which the Land Use Plan and the Transportation Plan recommendations are built.

1. Amount and Location of Growth. It was predominately agreed that Nelson County should plan for growth. There is concern that if the Cities and the County do not cooperatively plan for increased growth pressure that the community's ability to plan will be threatened and the attractiveness of Bardstown and Nelson County will be at stake. The general feeling is that growth is out pacing planning, particularly in infrastructure (water, sewers, roads) and schools and that growth is expected to continue. Growth is generally expected if it is within service abilities and is located so that the County does not suffer negative impacts

from developments. The general attitude expressed during the Public Vision process is that growth is "O.K." if there is planning for it.

Regarding the location of growth, responses seemed to be more diverse on this issue. There is primarily an interest in seeing future development located around existing developed areas. Most respondents stated that growth should be directed to occur around Bardstown, particularly industrial and commercial growth and not allowed to scatter throughout the County. Existing industrial park locations in Bardstown (i.e. on SR 245 and SR 62) are appropriate locations for future industrial development. The Blue Grass Parkway area at S.R. 150 was also identified as a location for future non-residential growth.

The general attitude is that dispersed development has and will continue to create fractured demands for services, among other things, and results in inefficient and ineffective delivery of services. Dispersed development is also seen as a threat to rural character. Current growth rates are identified as negatively impacting schools, creating traffic problems and threatening the farming industry.

It is also believed that some additional amounts of development are appropriate and even desirable to be located outside Bardstown. Specifically, New Haven and Bloomfield were identified as appropriate locations for small, community oriented service establishments. Such establishments would bring needed jobs and economic opportunities to these communities. The concern is that if such establishments are located outside of Bardstown, then water, sewer, and roadway systems must be adequately planned to accommodate such

growth. Residents expressed concerns that any such establishment, particularly industrial in nature, should be subject to environmental and infrastructure impact review and that only small (15 - 25 employee) non-heavy industrial types of uses should be permitted to locate outside of the urban area.

2. Transportation and Traffic. Traffic was consistently identified as the greatest growth related planning problem for the Community. Residents stated that Bardstown has too much traffic, specifically at the intersection of S.R. 245 and U.S. 31E. Nelson County citizens offered several suggested improvements: that the City needs an overall transportation plan; that a western bypass is needed; that an eastern connector system is needed; and that additional traffic controls should be put in place.

Citizen participants stated that the highway systems, and access to them, are vital to the County's economic growth, and that Nelson County's accessibility to the Blue Grass Parkway and I-65 allow the community to benefit from regional growth both from Louisville and the automobile industry which continues to expand in Central Kentucky.

Several persons suggested that more stringent control is needed to limit access on major roads. It was suggested that the growing amounts of driveways on important major County thoroughfares (U.S. 31E, S.R. 245, S.R. 62) are creating hazardous traffic conditions. It was suggested that the Comprehensive Plan should suggest some type of controls for both commercial and industrial establishments, as well as residential subdivisions, throughout the County so that driveways do not continue to proliferate.

While roads and the carrying capacity of them, were identified overall as the problem, there was also a general discussion that the proliferation of development and disjointed traffic improvements are major contributors to the traffic problems. Construction of more roads needs to be accompanied by access management and land use location decisions.

3. Water, Sewer and Electric Service. Concern about water service was also consistently mentioned by Nelson County citizens. Water service was recognized as a vital component to both quality of life and ability to grow. A fair summary of the residents responses is that the water system always seems to be on the brink of over capacity, threatening to be unable to provide water to customers. Citizens are concerned about the amount of water supply available for existing development and have doubts about the ability to serve future growth. Although the reality of the water supply issue may differ, the perception is the problem is important.

Most expressed satisfaction with current water services, but a concern that the leadership of the County needs to plan for growth and expansion of the water supply and service area to meet future demands. Several expressed interest in seeing the water system expanded to include those areas within the County not currently being served. Overall water service was viewed as a quality of life issue and not a mechanism to encourage development.

Similar concerns about planning for the future were expressed about the sanitary sewer systems. The overall feeling was that sanitary sewer service should be expanded to serve additional areas. It was suggested that some pump stations are inadequate, require continual maintenance and are not a desirable

method for providing service in the future. Others suggested that pump stations are a justified method for encouraging development outside of existing service/drainage basins. Overall residents believed that intensive development should be in locations only within the drainage basins around Bardstown.

Electric service was also identified as a concern for the future. Issues related to the extent of the electric facilities and occasional power “brownouts” were discussed by Nelson County residents. It was suggested that Community leadership should consider this issue when preparing long range plans for the electric utility system.

4. Maintain Quality of Community. The issue of maintaining the quality of life in Nelson County was identified as an issue that should be a top priority. The attractiveness of Nelson County was recognized as a major factor for the amount of growth in the County recently. The prevalent attitude expressed was that growth and new development should respect, maintain or improve the quality of life in Nelson County, and not detract from it.

Several factors were identified as contributing to or determining the quality of life in the community. Preserving the historic appearance and atmosphere of Nelson County is a major concern, as is the preservation of strong downtown areas (in New Haven and Bloomfield as well as Bardstown). Similarly, it is important that the rural character and atmosphere be maintained throughout the County in order to sustain the quality of life that has attracted and retained residents and industry to Nelson County.

Other factors related to quality of life include a diverse economy (retail, farming, tourism, whiskey, automotive, etc.); good schools,

churches, and housing; healthy, historic, small towns; good regional location and access; and a variety of housing types. It was suggested that the quality of development, the design and the appearance of new residential and commercial buildings need improving.

5. Preservation of Farmland. Preservation of rural character is directly linked to preserving farming activity in Nelson County. Farmland preservation was a key issue for many of the residents that live outside of Bardstown. Farmland preservation was an issue for urban residents, too. Farming activities should be protected from intensive residential development and regulations similar to a right to farm ordinance should be considered. It was suggested to examine ways to protect farms or finding a way to lessen the impact of five acre lot splits on the overall County development pattern. Farming should be viewed as an industry and as such its integrity and importance to the County economy and Community identity should be protected.

6. Development Patterns and Land Use. A frequently mentioned concern of residents is the issue relating to the location of mobile homes/trailers. The concern was not the elimination of mobile homes; mobile homes are an important and viable affordable housing option in Nelson County.

Excessive frontage development along state and county highways is also a concern. Nelson County residents stated that more and more homes are being built with driveways fronting on the highways. Such development patterns are believed to create potential traffic hazards for access to the properties and are seen as not utilizing the land appropriately. Some suggest that development should be required to build a road off of the major

arterial road, with homes and driveways located on loop roads or small frontage roads.

Other issues related to development patterns included concern for the amount and potential for spot zoning without a plan; the need for increased property maintenance; an increased demand for rental housing; the continued need for a diversity of economic generators and variety in land uses; the need for more stringent development impact review criteria and standards; the need for better design control of buildings; and more specific regulations for uses in commercial districts.

VISIONS FOR THE FUTURE

Overall the Nelson County residents expressed concerns about the impact that growth will have on rural character and quality of life in Nelson County. Residents stated that the Comprehensive Plan should address these concerns. Public workshop, hearing, and interview participants were asked to define a vision for the Nelson County in the future. The following are elements identified as important to the vision for Nelson County's future:

- Strong rural character
- Small town atmosphere
- Increased park and recreation areas
- Healthy agricultural industry
- Expanded industrial base with quality jobs
- Balanced tax base
- Low cost, high quality utilities and services
- Defined development patterns and locations for growth
- A mixture of housing types
- Adequate roads to serve demands
- A clean, safe community
- Quality entryways/gateways to each Community
- Maintenance of the historic character
- Coordinated governmental services

- Increased tourism industry
- Quality schools and education system

The public input received from Nelson County residents during the Public Vision Process provides an illustration of the type of community that is desired for the future. Not surprisingly, Nelson County residents wish to see a community that has good schools, quality services and a balanced tax base. While all communities strive for this achievement, Nelson County also requires that future growth compliment the community character. There is common agreement that the growth that is projected for Nelson County needs to be managed and guided in order to have a community that is attractive, safe and healthy 25 years from now.

The impression from the citizen participation is that Nelson County residents are not anti-growth, nor are they extremely pro-growth. Rather, there seems to be a practical attitude about growth and change. The overall consensus appears to be that growth is going to continue in Nelson County and that growth can be good for the community.

The attitude seems to be that the type of growth that occurs in the future should be "smart growth". It should be growth that is planned for, it should be located in appropriate areas based on utility service and environmental constraints, and that growth should respect the rural, historical appearance of the community. These are the concerns that were expressed during the interviews and at the workshops. These concerns have been used as the foundation for making future land use decisions. The following vision statement summarizes the vision expressed during the Public Vision Process.

VISION STATEMENT - OVERALL GOAL

Encourage “Smart Growth” through development of a plan that guides the anticipated growth in Nelson County in a manner that maintains community character and services; ensures that growth occurs in appropriate areas based on existing development patterns, utility service and environmental constraints; and ensures that growth respects the rural, historic appearance of the community.

CORNERSTONE ISSUES - OBJECTIVES

The various elements of the Public Vision for Nelson County in 25 years rest upon four cornerstone issues: Rural Character, Community Identity, Quality of Life, and Public Infrastructure and Services. These four Cornerstone Issues are described below and form the planning foundation for the General Development Policies for Nelson County.

Rural Character - Protect the natural, environmentally sensitive and rural areas in the undeveloped regions of Nelson County to preserve agriculture as a strong industry, to maintain scenic views, and to encourage compact development patterns that reduce urban sprawl and scattered public services.

Community Identity - Maintain the sense of place and small town atmosphere of each community by recognizing the contributions of historic structures, small town character, public institutions, central business districts and the appearance and land use composition of existing neighborhoods and by evaluating the impact that future development will have on community identity.

Quality of Life - Support growth and development that enhances the overall quality of life of Nelson County through the

encouragement of quality schools and education, a strong economic mixture and diversity in industry, high quality and planned services and utilities, a responsive local government, a mixture of housing types, an aesthetically pleasing built environment, and a safe, healthy environment.

Public Infrastructure and Services - Encourage the provision of quality public services and adequate infrastructure to guide the location, timing and intensity of future land uses based on the community’s ability to maintain high levels of service, to accommodate demand as projected by the land use plan and to prevent system or locational deficiencies.

GENERAL DEVELOPMENT POLICIES

General Development Policies have been established to expand upon the concerns identified in the Cornerstone Issues. The General Development Policies provide further direction on how to create an atmosphere in which smart growth will occur. These policies are the framework for the Land Use Plan recommendations for each Community Character Area. The General Development Policies are listed below and should be used to evaluate the impact of future development proposals or public improvement plans.

- *Reorientation Policy.* The current scattered pattern of residential development should be reoriented to encourage compact development in order to:
 - provide more efficient public services;
 - reduce costs of infrastructure;
 - limit urban sprawl;
 - maximize utility of urban land; and
 - protect rural land from development.

- Future residential growth should be guided to locate around existing developed areas. The following targets suggest the percentage of overall residential growth distribution that should be guided to each Character Area in the next 25 years:
 - 45% in Urban Area.
 - 15% in Suburban Area.
 - 5% in Town: Incorporated Areas.
 - 2.5% in Village: Unincorporated Towns
 - 2.5% in Hamlet/Crossroads Areas
 - 30% in Rural Areas.

(Guide Only)

Based on the analysis of development patterns (page 18 and Figure 9) it is estimated that only 35% of the development in Nelson County is occurring in the combined urban and suburban areas. The remainder of the development, 65%, is scattered throughout the County, and is not occurring around existing developed areas.

- Future non-residential growth should be guided to locate within existing Commercial/Industrial Centers in Urban Area, Central Business Districts or Core Service Areas in Hamlets/Crossroads and Villages within established developed areas.
 - Industrial uses should primarily be located in and around Bardstown.
 - Careful impact assessment of proposed industrial establishments should be conducted to determine potential impacts on environmental, infrastructure and community conditions.
 - Commercial uses should be located based on the land use group designations established for each Community Character Area.
 - Creation of isolated, spot commercial districts should be avoided.
 - A base supply of publicly owned industrial property should be maintained

to enhance and support the existing and so far successful, publicly sponsored, industrial recruitment program.

- Alternatives to existing road frontage residential development patterns should be encouraged to maintain the traffic flow, safety, and appearance of major and minor arterial roadways. This should include the following approaches:
 - Modifications to existing zoning regulations to include an additional low density agricultural district, maximum lot sizes and open space developments.
 - Encouragement of loop roads, parallel roads, and cul-de-sac designs.
 - Establishment of minimum driveway spacing for use in evaluation of subdivision requests.
- Preserve rural character, open space and agriculture by encouraging compact development patterns within an open space design if development is to be located within rural areas. Also, use of transfer development rights and conservation easements should be explored.
- Protect environmentally sensitive areas through the establishment of a combination of low density agricultural zoning and the creation of a sensitive areas overlay district, providing criteria for review of proposed development in relation to natural constraints.
- Increase park and recreation areas throughout Nelson County, providing areas for active recreation within developed areas, and development of coordinated path system as a recreation facility, alternative transportation mode and a method to preserve sensitive environmental corridors.

- Address existing and future transportation congestion through a combined approach of access management, traffic systems management, development impact analysis and new bypass connector road construction as further detailed in the Transportation Plan.
- Evaluate future large scale development proposals on the basis of the impact on the existing and future public services and infrastructure, requiring mitigation techniques where feasible. The public services impact evaluation should include at a minimum an assessment of impact on roads, water treatment and distribution capabilities, sewer treatment and distribution capabilities, schools, electric, police and fire services and a statement of the availability of adequate service levels for each type of service.
- Limit the impact of future and existing development on the rural character of Nelson County by establishing criteria and development standards to address issues associated with development, such as noise, light, and stormwater runoff impacts.
- Encourage continued intergovernmental relationships on issues related to development approval and public infrastructure, community facility planning and service issues, incorporating the input of elected and administrative officials of Nelson County, Bardstown, New Haven, Bloomfield and Fairfield as well as from the Joint Planning Commission, Bardstown Industrial Development Corporation, Chamber of Commerce, Tourist Councils, School Boards, and other citizen boards/civic organizations.
- Improve the overall quality and safety of the built environment by establishing a

Nelson County Building Code. The quality of development in the future and the appearance of Nelson County should be a primary concern and by creating a Building Code the community will have increased assurances that new development will meet acceptable standards. Adopt a standard 1 and 2 family building code and create an inspection program to insure compliance.

The combination of the Cornerstone Issues and General Development Policies reflect the concerns, comments and attitudes voiced by Nelson County residents during this planning process. The definition of the Cornerstone Issues and the subsequent establishment of the General Development Policy identify the types of land use recommendations, utility policies, transportation improvements, and economic development efforts that are necessary for Nelson County in the next 25 years. Future recommendations for *Nelson County 2020* are subdivided into two categories - A Land Use Plan (which addresses public service and community facility issues as required by KRS 100) and a Transportation Plan. These two sections illustrate the recommended composition of Nelson County in 25 years based on the vision for the future. Each of the Plan elements are grounded in an effort to implement the General Development Policies and to support the Vision Statement and the Cornerstone Issues which represent the Goals and Objectives requirements of KRS 100.

Chapter 6. *Nelson County 2020 Land Use Plan*



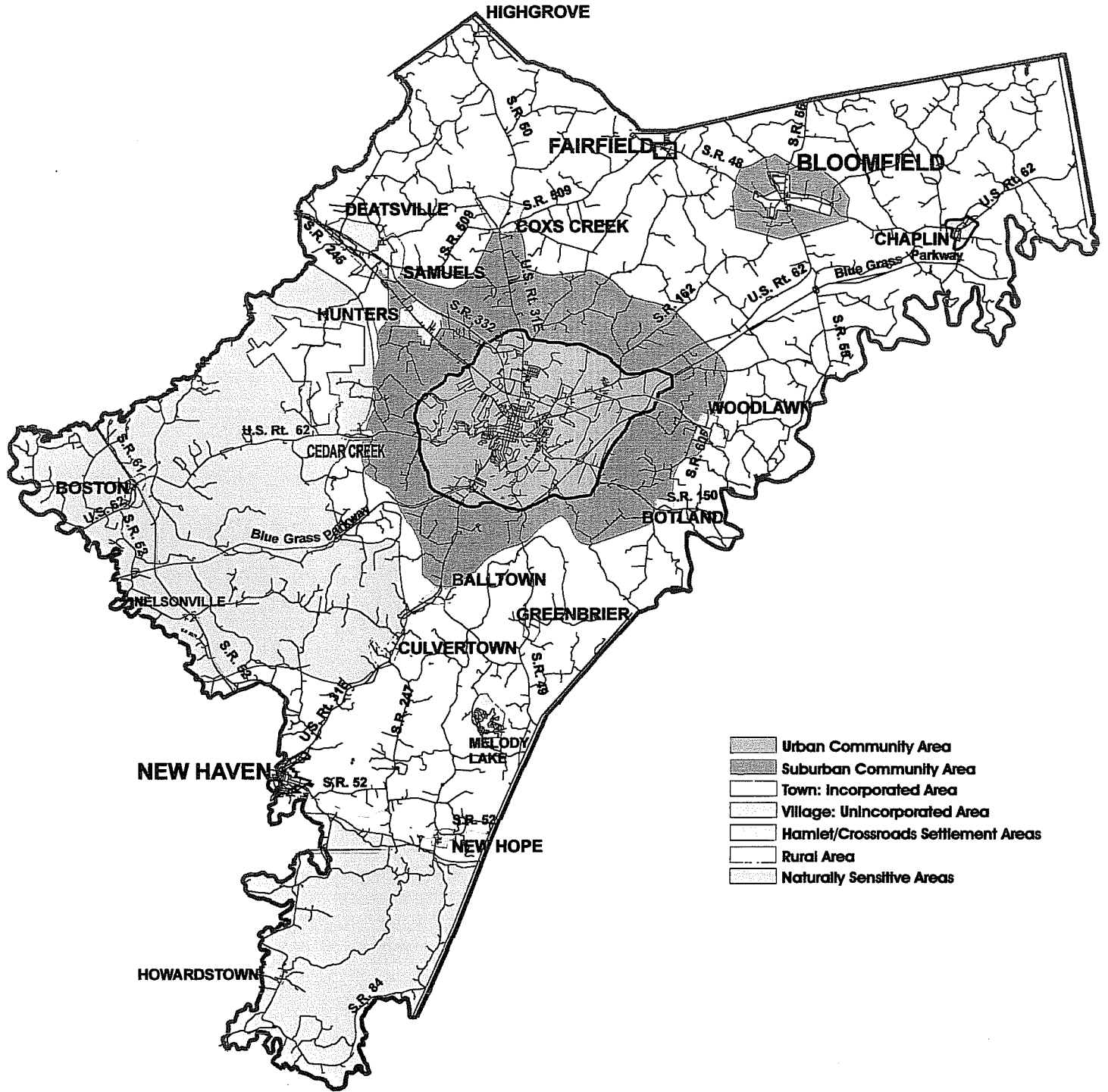
The *Nelson County 2020 Land Use Plan* represents the recommended land use composition for Nelson County for the next 25 years based on the Public Vision and the Policy Foundation. The Land Use Plan is comprised of the Nelson County Land Classification Map, which illustrates the general future land use pattern for the County, a series of Land Use Implementation Matrices, which define the land use types, densities and controls for each Area, and individual maps for specific areas within Nelson County. This chapter represents the land use plan element of KRS 100. The Development and Public Service Policies recommended for each land use type also represent the community facility element of this plan.

The Land Classification Map illustrates the location of the Community Character Areas for the County as a whole. Each Character Area is discussed separately to provide greater detail and explanation of the recommended land uses and implementation mechanisms suggested for each.

The Land Classification Map for Nelson County is illustrated in Figure 12. This map represents the future or recommended land use pattern in Nelson County. The Land Classification Map is a representation of how the Existing Character Map in Figure 1 would appear in the future based on the changes and policies recommended by the 25 year vision established by *Nelson County 2020*.

The Land Classification Map reflects the following guiding principals established by *Nelson County 2020*.

1. A projected County population of 59,000 by the year 2020.
2. A resulting projected demand for 9,500 housing units for the anticipated 23,750 population increase.
3. The Community's interest to guide future development to existing developed areas.










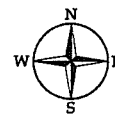
-  Urban Community Area
-  Suburban Community Area
-  Town: Incorporated Area
-  Village: Unincorporated Area
-  Hamlet/Crossroads Settlement Areas
-  Rural Area
-  Naturally Sensitive Areas

FIGURE 12 Nelson County Future Land Classification Map
Bardstown/Nelson County
Comprehensive Plan



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4. A desire by the Community to protect and maintain the rural character, natural environmentally sensitive and agricultural areas.
5. An understanding of the public infrastructure and service constraints and capacity.
6. A careful examination of the existing character, constraints, and opportunities within each Character Area; and
7. A desire to establish a future land use pattern that encourages development of an attractive built environment while maintaining the attractive qualities of the natural areas of Nelson County.

The Land Use Plan for Nelson County is structured in an effort to provide a general framework for guiding future land use decisions while providing appropriate planning detail for each individual community in the County. The structure is as follows:

- The Land Classification Map identifies seven Community Character Areas.
- The Community Character Areas represent areas within Nelson County that have common land use characteristics and community attributes.
- The limits of each Community Character Area on the Land Classification Map identify the extent of projected future growth within each.
- Recommended Land Use Groups are established for each Community Character Area, providing sub-planning districts within each Community Character Area to allow a greater level of planning analysis.
- A Range of Acceptable Densities is recommended for each Land Use Group within each Character Area. This density range can be used as the basis for future zone change evaluations and development proposal analysis.

- Illustrative Land Use Types are recommended for each Land Use Group, coordinating with the Range of Acceptable Densities. The Illustrative Land Use Types describe the types of uses that are recommended as appropriate for each Group.
- Land Use Development Policies are recommended to indicate the type of planning improvement, approach or regulation that should be used to accomplish the Vision of *Nelson County 2020*. Similarly, Public Service Policies are set forth for each Character Area to guide the decisions on public utilities and infrastructure as they relate to future land use patterns.
- Future Land Use Group Maps are provided to illustrate the future land use composition for the primary development areas - the Cities of Bardstown, Bloomfield, Fairfield and New Haven.

This structure is utilized to allow individual examination of Character Areas while maintaining a comprehensive approach to land use planning in Nelson County. The land use recommendations for each Character Area incorporate the Community Characteristics in the Nelson County Existing Character Matrix in Chapter 2 and the recommendations established in the Policy Foundation in Chapter 5. The Land Use Plan was also developed with an understanding of the impacts and implications of the Transportation Plan.

The Land Use Plan recommendations for each of the Community Character Areas are described in the following sections. The following sections discuss the individual Character Areas at a more detailed level. For example the Urban Community Character Area Plan discussed on the following pages

discusses land use and community facility recommendations for the Bardstown and Vicinity area.

URBAN COMMUNITY CHARACTER AREA

An important policy established for *Nelson County 2020* is the desire to reorient the current scattered residential development pattern away from the rural, agricultural areas of the County towards existing developed areas. The reorientation policy was formulated to maintain rural character and to protect farm land for future use. This reorientation policy was also established based on an understanding that scattered development, in addition to threatening rural character and contributing to urban sprawl, is an inefficient development pattern.

A continuation of the scattered development as experienced in Nelson County would result in an increased demand for public services in a wider area. The impact of this increased demand for services would require a dispersion of the service area and could threaten service quality, not to mention increase infrastructure costs related to sewer, water, and roads.

A scattered development pattern also results in underutilization of urban land. In most instances, vacant land within urban areas have public infrastructure available for use. Utilization of these “improved sites” would take beneficial advantage of the previous public investment in infrastructure, whereas continual urban sprawl and scattered development often demands immediate new investment that the public has made in infrastructure and services. The immediate demand for services by new development

bypasses improved urban sites to continually expand service boundaries.

In this scenario, the community is left with existing underutilized infrastructure in the urban areas whose planned service capacity may be replaced by the new development outside the urban area. In addition, new infrastructure often “leapfrogs” or “hopscoches” over undeveloped land to reach new development, creating another level of inefficiency and future service problems. In short, a compact development pattern (though not necessarily high density development) encourages efficient installation and provision of public services and helps to preserve rural character. Scattered development patterns do not maximize benefits from the public investment in infrastructure and services, and also threaten rural character and swallow large areas of productive farm land.

The discussion of compact urban development versus scattered development patterns is important for the understanding of the land use recommendations made for *Nelson County 2020*. Compact development patterns instead of scattered development in rural areas is favored for Nelson County’s future to protect the many assets of the Community.

The Urban Community Character Area as defined in the Nelson County Land Classification Map in Figure 12 represents the City of Bardstown and the surrounding land within the four drainage basins. The Urban Character Area is illustrated in greater detail in Figure 13. The drainage basins were used to define the Urban Area because of the need to plan for sewers in order to accommodate compact development patterns and because sanitary sewer availability is limited to the drainage basins. This is the area in which Nelson County should attempt to guide up to

45% of the projected demand in the next 25 years as established, as part of the reorientation policy discussed on page 36.

Bardstown is the center of Nelson County and it is important that the Urban Area receive concentrated planning to ensure quality development. The policy of reorienting growth will reinforce the importance of Bardstown (and the whole Urban Area) in the future. This policy also reinforces the need to look closely at the available land in and around Bardstown, and to recommend land uses based on careful consideration and analysis.

The Urban Community Character Area is subdivided into five Land Use Groups according to future land use types, and future densities. A Land Use Plan Matrix has been developed for the Urban Area. This Matrix establishes recommended densities and land use types for each Land Use Group within the Urban Area. The matrix also identifies Development Policies and Public Service Policies to be applied to the Urban Community Character Area as a whole.

The Urban Land Use Group Map in Figure 13 indicates the locations of the five Land Use Groups in the Urban Area - Outer Urban Neighborhoods, Traditional Urban Neighborhoods, Historic Downtown District, Commercial/Retail Centers and Industrial Centers. Several Public/Institutional uses, such as schools, parks and the Sympson Lake, are illustrated as separate categories because of the importance that these types of facilities serve for all the Land Use Groups.

The Urban Land Use Group Map indicates the future land use for both currently developed and potential development areas. The Land Use Group designations provide a general

designation of what type and in what number future land uses should develop. The Land Use Group designations have attempted to incorporate existing development with similar future use classifications. The Land Use Plan recognizes that a mixture of uses exists within each Group designation and does not specifically recommend changes to existing uses.

The recommended Land Use Group designation for the Potential Development Areas identified in and around Bardstown are illustrated in Figure 14. (The Potential Development Areas within the study area that are not within the Urban Character Area are within the Suburban Community Character Area.) The land use recommendations for the areas not designated as Potential Development Areas are illustrated in Figure 12 and the land use and development policies that are recommended for each land use group in the matrix on the following pages. The areas not identified as PDAs are areas with existing land uses that are anticipated to continue in the future or are areas for future infill or redevelopment.

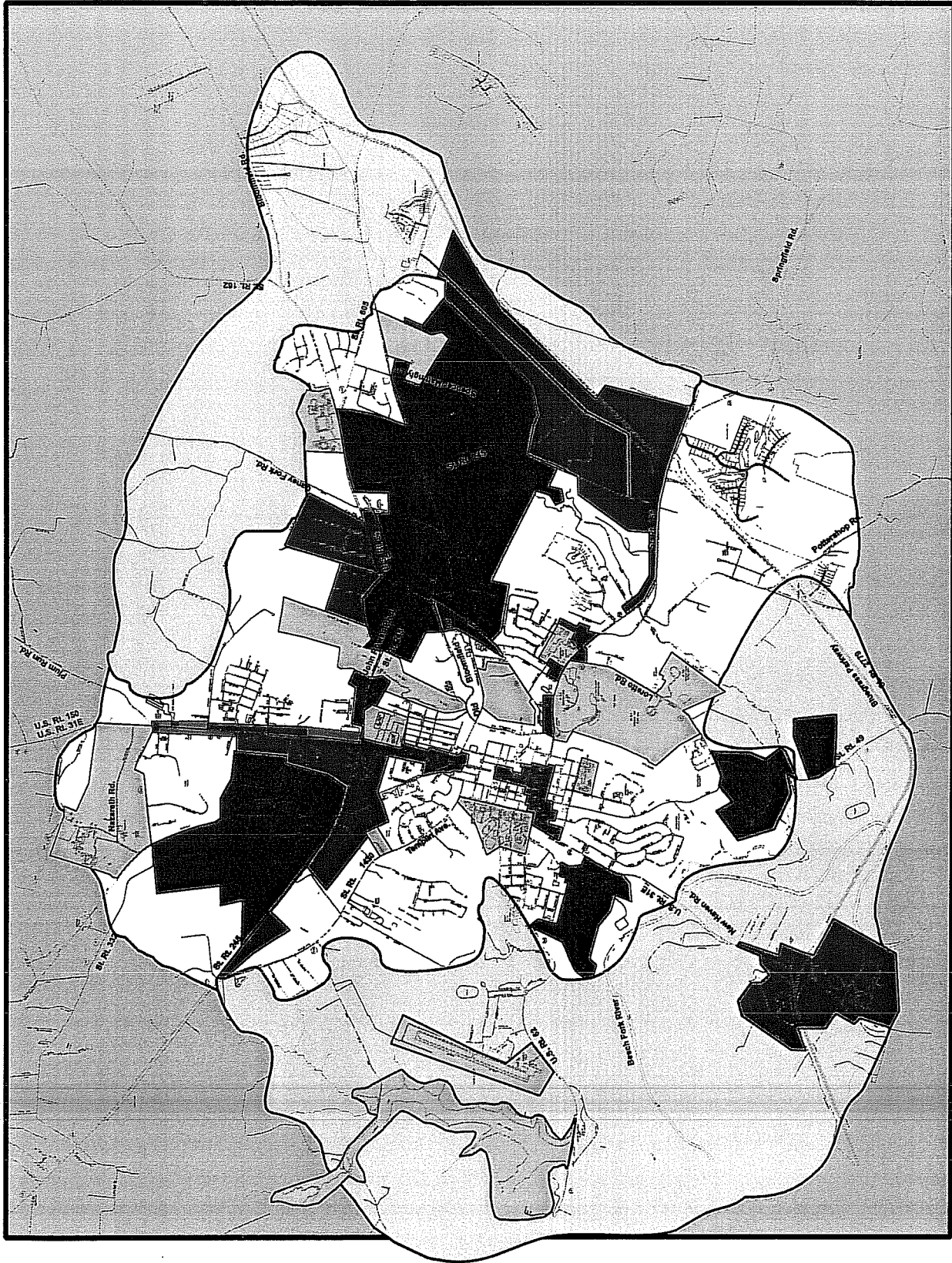


Figure 13
Land Use Group Map
 Urban Community Character Area
 Bardstown/Nelson County
 Comprehensive Plan

- Industrial Centers
- Community Uses/Landmarks
- Neighbourhood Business PUD
- Suburban Residential Neighborhoods
- Outer Urban Neighborhoods
- Traditional Urban Neighborhoods
- Historic Downtown District
- Commercial/Retail Centers



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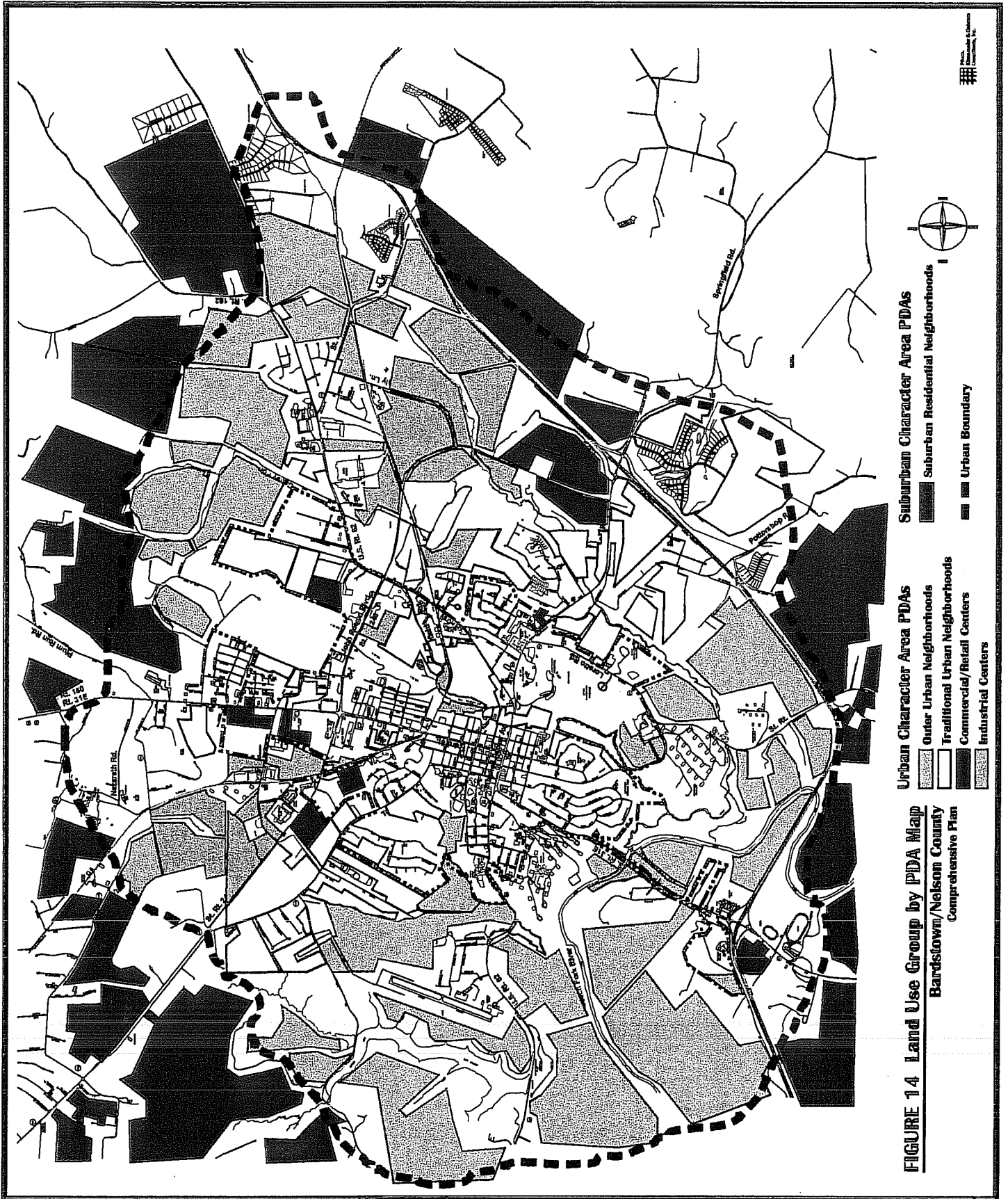


FIGURE 14 Land Use Group by PDA Map
 Bardonia/Nelson County
 Comprehensive Plan

Urban Community Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Outer Urban Neighborhoods	Residential: 1 dwelling unit per 688 acre without sewers; up to 2 units per acre with sewer. Non-residential: Home occupation type businesses; and institutional uses.	Single family detached dwelling units, institutional uses (post office, library, churches, etc.) park and recreation areas, home occupations.	<ul style="list-style-type: none"> Maintain established character of existing residential neighborhood. Provide adequate land for future commercial and industrial development. Protect neighborhoods from impacts of non-residential uses. Maintain historic core as mixture of land uses. Encourage 45% of projected County growth to be located in and around Urban area. Limit nonresidential development outside Urban area, except as identified for other Community Areas. 	<ul style="list-style-type: none"> Define limits of future sewer service areas to be within drainage basins. Encourage public sewer and water service for developments of located within Urban area. Require an impact analysis of new development on sewer and water services and capacities. Encourage the expansion of sewer area/drainage basins. Limit construction of sewer pumping stations. Limit development in environmentally sensitive areas. Limit construction of sewer pump stations that would result in expanding potential development area beyond urban drainage basins. Expand public water system to provide service to all Nelson County residents. Pursue potential alternative water supply services and reservoir construction. Preserve right-of-way for proposed future roads and trails throughout area. Encourage installation of sewer and water lines for developments that are constructed prior to available system capacity in anticipation of future service and future connection to public services and to establish a coordinated infrastructure expansion system.
Traditional Urban Neighborhoods	Residential: up to 6 dwelling units per acre. Non-residential: Home occupation type businesses; and institutional uses.	Single family attached or detached dwelling units, accessory apartments, multiple family units, institutional uses, park and recreation areas, home occupations.	<ul style="list-style-type: none"> Maintain adequate and safe transportation access within and through Urban area. Minimize the impacts between incompatible land uses through use of landscaping, buffering and lighting controls. Protect the integrity of environmentally sensitive corridors according to Land Use Policies for Naturally Sensitive Areas. Develop recreational opportunities emphasizing use of naturally constrained land/scenic areas. Increase amount of park and recreational use areas. 	
Historic Downtown District	Residential: Densities consistent with existing character. Non-residential: Mixed compact commercial, office and institutional uses; "zero" lot line.	Single family attached or detached dwelling units, accessory apartments, multiple family units, mixed use office-commercial second story apartments, institutional uses (post office, library, churches, schools, etc.) park and recreation areas, home occupations, professional offices, retail establishments, service restaurants and parking areas.		

Urban Community Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Commercial Centers /	<p>Residential: Multifamily units at six units per acre.</p> <p>Non-residential: Retail and office commercial uses (FAR industrial uses) at floor area ratios not to exceed .25.</p>	<p>Multiple family apartments, institutional uses, park and recreation uses, professional offices, retail and service establishments, restaurants, parking areas, hotels, convenience stores, drive-thru establishments, stand alone and multi-tenant commercial structures.</p> <p>All uses in IUP zone.</p>	<ul style="list-style-type: none"> Continue to encourage diversity of economic opportunity in manufacturing, tourism, service and retail industries. Encourage attractive and coordinated development at the primary "gateways" into Bardstown. Encourage compact development patterns to reorient growth to developed areas to protect rural lands and maximize public services. Establish performance standards to address noise, light and odor impacts of proposed commercial and industrial uses. Create a Nelson County Building Code with standards for construction, electrical, plumbing, mechanical and property maintenance. 	<ul style="list-style-type: none"> Establish standards to encourage on-site water retention or other stormwater management approach to limit the impact of new development on existing areas. Adopt a standard 1 and 2 family building code and create an inspection program to ensure compliance.
Neighborhood Business (NBD)	<p>Residential: Multifamily units; Non-residential: Retail and office commercial, service establishments, etc. which shall blend into the residential area.</p>	<p>Professional offices, research and technology facilities, light industrial establishments, heavy warehousing and distribution uses, industrial parks and stand alone industrial buildings.</p> <p>(FAR not encouraged)</p>		
Industrial Centers	<p>Residential: No residential.</p> <p>Non-residential: Office and industrial uses up to 4 FAR. (FAR not encouraged)</p>			

Note: FAR refers to floor area ratio. This is a measure of the amount of building area permitted on a given site in relation to the total acreage of the property. For example an FAR of .5 would allow half of a site to be covered in building area. An FAR does incorporate building stories; the area of each floor is counted in the allowable ratio. Larger FARs are generally permitted for industrial uses than for commercial/retail uses because of the space requirements for storage and manufacture generally associated with industrial uses.

URBAN LAND USE GROUPS

The Urban Community Area is recommended for compact growth in Nelson County. The Urban Community Character Area should be the primary location of future residential uses in Nelson County. It should also be the primary location of commercial and industrial establishments.

This section provides a description of the recommendations for each of the Land Use Groups in the Urban Area. The overriding recommendation for the Urban Community Area is that the City of Bardstown and Nelson County work together to prepare to provide urban services to the Urban Area defined in Figure 13. This will include planning for future water and sewer treatment supply and distribution capability, roadway construction and traffic management, coordination of police and fire services to meet future population and revisions to zoning regulations to accommodate future residential, commercial and industrial demands in a way that encourages "smart growth."

Outer Urban Neighborhoods Land Use Group

Outer Urban Neighborhoods are the areas at the fringe of the Urban Community Character Area. The Outer Urban Neighborhoods represent potential development areas where sewer and water service availability is currently low. "A-1" Agricultural is currently the predominant zoning in these areas. Medium to low density residential land uses are recommended for the future. Extension of public services should be planned for the Outer Urban Neighborhoods.

Public sewer service is recommended to be phased into the Outer Urban Neighborhoods.

When public sewers are available, the Outer Urban Neighborhoods should be planned for residential densities of between one and two units per acre. ~~(R-1A & R-1B)~~ If development occurs prior to the availability of sewers, which is strongly discouraged, then minimum lot sizes should be at least 30,000 square feet as currently required for on site sewage disposal systems by the County Health District. Development should only be permitted as sewer service becomes or is made available.

Two residential densities are recommended for the Potential Development Areas in the Outer Urban Neighborhoods - one unit per acre or two units per acre. Densities are recommended based on proximity of each PDA to Traditional Urban Neighborhoods, surrounding existing development patterns, natural constraints, sewer and water rating and current and anticipated transportation access. ~~Two~~ units per acre densities are recommended for PDAs adjacent to or near existing developed areas or areas with adequate to good water and sewer ratings. Appendix A provides a map and table that identifies the specific density for each Potential Development Area.

An additional zoning control should also be established with the Outer Urban Neighborhoods - a maximum lot size. It is recommended that the Joint Planning Commission establish a maximum lot size (three to five acres) for residential lots and land subdivisions in the Outer Urban Neighborhoods. This restriction is recommended in order to maximize the development potential and service capacity of the Urban Area. Permitting large lot subdivisions to be created within the Urban Area establishes a development pattern that

does not effectively utilize available and planned public services, contributes to urban sprawl, can create a dislocated utility service system if not connected to public services and can create a fractured ownership pattern if future development is attempted, further contributing to the underutilization of urban services.

It is recommended that the City plan to phase in water and sewer service into all of the Outer Urban Neighborhoods. This will accomplish two things. First, compact densities will be needed in order to accomplish the reorientation policy. These densities are needed to accommodate the amount of growth demand to be guided to the Urban Area, and sewers are needed in order to permit such densities. Encouraging a majority of the future homes to be served by public sewers will allow smaller lots to be developed, providing greater utilization of urban land and protecting more rural and agricultural areas.

Second, the failure to provide as many homes as are projected in the next twenty-five years with sewer service would rely on on-site disposal systems. While on-site disposal systems are appropriate systems in low density areas, having this many additional systems could result in the degradation of stream corridors and soil conditions. This could have detrimental effects on the health and environmental quality of the community.

It is recommended that the Joint Planning Commission of Bardstown/Nelson County create two new zoning districts to permit half-acre minimum lots and 3 acre maximum lots for designation of the Outer Urban Neighborhoods. The Outer Urban Neighborhoods could potentially

accommodate approximately 4,550 future housing units based on the Land Use Plan and the recommended changes to zoning densities and extension of public services.

The accessibility to much of the land recommended to develop as Outer Urban Neighborhoods will depend on realization of the bypass roads recommended in the Urban Thoroughfare Plan of the Transportation Plan in Chapter 7. The City and County should work together to evaluate the feasibility of the alignments proposed in the Thoroughfare Plan. The construction of these roadways should be a priority for the future.

Traditional Urban Neighborhood Land Use Group - The Traditional Urban Neighborhood designation primarily recommends a continuation of the current residential neighborhood patterns already established within Bardstown. Future residential uses are recommended to maintain the current densities within existing and developing neighborhoods. Future density recommendations for each Potential Development Area are presented in Appendix A. Future densities range from 15,000 square foot lots to 7,500 square foot lots.

A majority of the PDAs in the Traditional Neighborhoods are identified as having adequate to good accessibility to water and sewer services. Access is also more available in the Traditional Neighborhoods as compared to the Outer Urban Neighborhoods. For these reasons, as well as a consideration of existing zoning, the PDAs in the Traditional Neighborhoods are recommended to develop at higher densities.

The primary objective for the Traditional Neighborhood Land Use Group areas should be to ensure that new development is compatible with the character of existing neighborhoods. For this reason, the existing zoning of most of the PDAs within this land use group are recommended to remain as designated. Whereas in the Outer Urban Neighborhoods "A-1" Agricultural zoning is the predominant pattern, much of the Traditional Neighborhood development areas are zoned as "R" districts, indicating that these areas have been evaluated by the Community in previous rezonings and generally the existing zoning has been designated based on the surrounding conditions.

Residential densities at higher proportions than the Outer Neighborhoods should be encouraged in the Traditional Neighborhoods. The Land Use Plan Matrix recommends residential densities up to six units per acre (not less than 7,500 square foot lots). Multiple family developments should be located within the designated Traditional Neighborhoods, but should maintain the recommended density of six units per acre, and should be permitted within the areas currently zoned for such uses.

The Traditional Urban Neighborhood areas could potentially accommodate approximately 4,200 housing units based on the Land Use Plan.

The reorientation policy recommends that approximately 45% of Nelson County's future growth (4,275 housing units) be guided to the Urban Area. The Land Use Plan for the Urban Area identifies enough land at densities to accommodate 8,750 housing units, well within the recommended multiplier target range. In

this way the Land Use Plan for the Urban Community Character Area accomplishes the objective of the reorientation policy, and several others.

Historic Downtown District - The area representing the Historic Downtown District is illustrated on the Urban Land Use Group Map. This area is a mixture of land uses and represents the commercial downtown District, the historical residential District and the surrounding neighborhoods. No major strategies for change are recommended for the Downtown District.

The Historic Downtown District of Bardstown is a vital component of the City. In fact, the Downtown District plays an important role for the County as a whole. This area has a long history as the center of Nelson County, being the County seat and the headquarters for government. Today the Downtown District remains a vibrant mixture of retail, office, institutional, and residential uses. This mix is attractive to the long time resident as well as to the tourist because of the strong sense of place and character that is portrayed by the District.

The City of Bardstown and Nelson County should recognize the economic importance of the Downtown District and should work together to ensure that the importance of Downtown Bardstown does not diminish. Efforts should continue to improve the attractiveness of the District to County visitors and residents. The City should continue to regulate the use and design of buildings in the residential neighborhoods surrounding the Downtown to encourage historical preservation and neighborhood revitalization.

Also, the various community organizations (Chamber of Commerce, Tourist Commission, Getz Museum Foundation, The Main Street Committee, and others) should continue to find ways to encourage the location and retention of businesses to the Downtown District. These organizations that recognize the importance of the Historic Downtown District should also work with the City of Bardstown and County governments to encourage a program of continued physical upgrades and maintenance.

The two strongest qualities of Downtown Bardstown are the vitality of the businesses that have been retained and the clean, coordinated design and appearance of the District. There is room for improvement, but the Historic Downtown District is an identifiable community asset that should be protected and appreciated.

Commercial Retail Centers - The Urban Land Use Group Map designates five major areas as Commercial/Retail Centers - the Eastern Bardstown Gateway, the South Bardstown Gateway, the US 31E/ SR 245 Corridor Area, the Stephen Foster Industrial Park and the Old Bardstown Plaza. Each of these areas are discussed in greater detail below.

In general, it is recommended that a majority of the County's major retail, office and general commercial establishments be located in Bardstown because of the presence of public infrastructure. Commercial uses located outside of the Urban Area should be limited to service oriented uses and should be located in designated commercial land use groups within each Character Area.

While each of the Commercial/Retail Centers represent a different stage of the development progress, there are land use development concerns that are shared by each area. A brief description of the future development issues for each area is provided below.

1. **The Eastern Bardstown Gateway** refers to the largely undeveloped land located at and surrounding the Bluegrass Parkway exit at US 150, including the land adjacent to SR 245 in this area. The development of this area will be important to Bardstown and to Nelson County, because this area is a gateway to Bardstown and many visitors utilize this route. The Land Use Plan for the Urban Community Area recommends that the Eastern Gateway develop as a planned commercial park - combining retail, service and office uses. The construction and layout of this area should be coordinated to ensure a compatible design theme is established for the entire area. It is recommended that a more detailed conceptual plan for the land uses in this area be developed with the input of the property owners, Nelson County officials, City of Bardstown officials and the Joint Planning Commission. The development of a Conceptual Plan for the Eastern Gateway, which is primarily zoned Light Industrial Park (LIP), that includes the participation of the parties described above could result in a well-defined vision for the future development of this area. Such a conceptual plan should address land use composition (including uses and densities), site design (parking, surface area and open space ratios), circulation and access, and design/appearance (internal circulation, landscaping and signage).

2. **The South Bardstown Gateway** isolated on US 31E surrounding the Blue Grass Parkway interchange and is also a primary entry into the City of Bardstown. This commercial center differs from the Eastern Gateway in that a development pattern has already been established (service station, hotel and fairgrounds as examples). It is recommended that this area continue to develop as a mixture of highway service related uses. The current zoning regulations should be amended to include more detailed standards and evaluation criteria for such issues as traffic impact, lighting control, noise impacts, screening and buffering and access location for future uses in this area.

3. **The US 31 E/SR 245 Corridor Area** is the primary retail center for Bardstown and for Nelson County. Retail commercial development is concentrated on the western side of the US 31 E/SR 245 intersection. Traffic congestion, access management and future development designs are primary concerns for the future in this area. This Commercial Center is recommended to remain the designated location for regional retail commercial uses. The Land Use Group Map indicates that this Commercial Center should expand west along the south side of SR 245 to the intersection of Withrow Court and a portion of property to Templin Avenue. Proposed transportation improvements in this area should improve traffic congestion. For example, the State has included widening at US 31 E north to five lanes from SR 245 to Nazareth Road in its six-year road budget plan. This should improve transportation capacity, particularly during noon and evening peak hour traffic. Future access locations, potential frontage roads and other controls

should be considered for this area.

Neighborhood Business (PUD) This area will benefit from the proposed zoning regulation amendments to allow alternative business uses which will blend in with existing residential neighborhoods. The use of Neighborhood Business (Planned Unit Developments) should be encouraged in areas along US 31E north to Plum Run Road to provide diverse uses that require design controls.

4. **The Stephen Foster Industrial Park** is a commercial center developing along US 62. This area is recommended to continue developing as a mixture of commercial/industrial type service establishments; uses that are neither retail nor manufacturing in nature but are commercial service establishments.

This Commercial Center would also benefit from the proposed zoning regulation amendments described for the South Bardstown Gateway. The use of Planned Unit Developments should also be encouraged in this Commercial Center to provide greater design flexibility and control. Future development in this area would be improved by modernization of zoning regulations relating to traffic impact analysis, lighting, and landscaping.

5. **The Old Bardstown Plaza** is an established Commercial Center located on the north side of US 150 that is beginning to see some revitalization as new tenants move in. The County plans to build the new Court House within this property that will greatly improve the appearance of this area. This Commercial Center is an important

district in conveying the sense of place and appearance of Bardstown. The overall appearance of the commercial retail establishments in this area will be improved. It is recommended that the City work with the property owners, and perhaps My Old Kentucky Home representatives, to develop a design theme for streetscape improvements that will enhance this districts appearance. This area is appropriate for future retail, service and restaurant type uses, and a streetscape enhancement program would improve the initial visual impression that this district gives a visitor to Bardstown.

Industrial Centers - The Land Use Group Map for the Urban Area identifies two areas as Industrial Centers. These Industrial Centers represent the locations of existing industrial type establishments and the recommended location for future industrial type locations. ~~(LIP zones are not encouraged)~~ One of the Industrial Centers is the Bardstown Industrial Park located north of SR 245; Withrow Court is the primary access to this area. The Land Use Plan recommends that the City and County work together with the Bardstown Industrial Development Corporation (BIDC) to continue to encourage strong economic development and job generation in this Industrial Center.

The second Industrial Center is a much larger land area representing the land surrounding SR 245, US 62 and Spencer Mattingly Lane. This area is a combination of existing industrial type establishments, quarries and a large amount of vacant land. It is recommended that this area be designated as future industrial land. It is recommended that the Joint Planning Commission develop additional performance standards to regulate

and evaluate the impact future industrial development (in Bardstown as well as the County as a whole) regarding noise, odor, dust, vibration, air pollution and toxic or hazardous material storage. Additional landscaping, buffering, access control and traffic impact analysis standards should also be prepared to allow Nelson County to evaluate industrial development proposals.

The analysis of future employment trends and the resulting demand for office and industrial land (see Chapter 3) projected that Nelson County will need nearly 200 acres of land for office uses and more than 300 acres for manufacturing uses. The areas designated on the Urban Land Use Group Map provide more than enough land to meet this demand and to provide market flexibility and choice for future developments. The City should plan to continue to upgrade the available water, sewer and electrical service capacity available for future industrial establishments. A process of negotiation is encouraged to arrive at an appropriate balance between public and private infrastructure improvements for new developments.

Should the supply of publicly owned industrial property ever become inadequate to the point of jeopardizing the efforts of the Bardstown Industrial Development Corporation or its successor in the publicly sponsored industrial recruitment effort, it should be a priority of the community and local government to replenish that supply. Hopefully, the supply can be replenished from the lands designated as industrial centers by this plan. If however, those lands remaining do not meet the needs of this public effort or if the remaining land is practically unavailable then additional land may need to be designated as industrial centers to meet this

demand. Any land so designated should meet all other requirements of this plan relating to proper location of industrial facilities, in particular the requirements that adequate public facilities be available and the requirement that the newly designated land blend reasonably with the existing and planned land use pattern for the surrounding area.

SUBURBAN COMMUNITY CHARACTER AREA

The Suburban Community Character Area is the land area surrounding the designated Urban Character Area (See Land Classification Map, Figure 12, page 39). It is a combination of existing low density residential neighborhoods and urban fringe agricultural properties. The future development pattern in this Area is influenced by the proximity to the Urban Area, but is largely controlled by being located outside the sewer service drainage basins and the limitations that this presents to future development. Many of the existing suburban neighborhoods have developed at densities between the minimum acreage allowable without public sewers (currently 30,000 square feet) and larger lots.

Suburban Residential Neighborhoods - The Land Use Plan for the Suburban Community Area recommends the designation of the entire area as a Suburban Residential Neighborhood Group. The Suburban Area Land Use Matrix discusses the recommended range of acceptable densities, land use types and development and public service policies. Future commercial uses should be restricted within the Suburban Character Area. Commercial development to serve future

residential uses in the Suburban Area should be guided to be located at one of the existing Hamlet/Crossroads Areas or at the future Hamlet/Crossroad recommended to be developed along US 62 west of the City of Bardstown.

It is recommended that the Joint Planning Commission maintain the existing zoning district of .688 acre minimum lot sizes for residential uses. At this point in time it does not appear necessary to recommend the establishment of a maximum lot size for the Suburban Area. As subdivision activity increases in the future the Community may want to evaluate this control as an alternative.

The Planning Commission should also establish an Open Space Development District to encourage preservation of open and natural sensitive areas of a site. Such an Open Space Development District should be created as an alternative regulation to standard subdivisions. This could be created as either a conditional use or as a floating zone (similar to a Planned Unit Development), permitting reduced minimum lot sizes while maintaining the overall density of one unit per acre. Issues regarding the percentage of open space and type of sewage disposal system appropriate for such a development should be carefully analyzed when drafting such regulations.

It is recommended that the Suburban Area retain the existing low density residential character for the future. The Policies of *Nelson County 2020* recommend that approximately 15% of the future development be reoriented to the Suburban Area, which translates into approximately 1,425 future housing units. This portion of reorientation policy for the Suburban Area is primarily

viewed as a market alternative for larger lot development patterns, given that sewer services ~~may not expand~~ in this Area

One area of concern expressed by Nelson County residents is the need to establish development standards that address the maintenance and overall structural safety of buildings, in particular residences, in Nelson County. It is recommended that a uniform building code be established for Nelson County to be applicable to all buildings constructed including homes, mobile homes, businesses and industrial uses. It is also recommended that the Planning Commission evaluate the effectiveness of establishing a property maintenance ordinance to regulate property upkeep and such issues as junk cars.

Suburban Community Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Suburban Residential Neighborhoods	Residential: 1 dwelling unit per 688 ac Non-residential: Home occupations; institutions on 1 acre lots if without sewer service.	Single family detached dwelling units, institutional uses (post office, library, churches, etc.) park and recreation areas, home occupations and agriculture.	<ul style="list-style-type: none"> Maintain compact form around urban areas to discourage urban sprawl. Limit nonresidential uses in suburban community to Hamlet/Crossroads. Minimize the impact between incompatible land uses through landscaping, buffering and lighting controls. Expand the roadway network to provide adequate alternative routes around Urban and Suburban Area. Encourage 15% of projected residential growth in Nelson County to occur within the Suburban Area. Time development with utility extension projects. Limit commercial and industrial rezoning. Limit direct residential access on major and minor arterial roads. Increase park and recreational use areas. Encourage connection to Bardstown path system through greenway and open space preservation. Encourage low density residential land uses outside of urban drainage basin. Create an additional zoning classification to provide a one acre minimum lot size. Establish performance standards to address noise, light and for impacts of proposed commercial and industrial uses. Create a Nelson County Building Code with standards for construction, electrical, plumbing, mechanical and property maintenance. 	<ul style="list-style-type: none"> Limit residential densities to be within capability of soils to treat sewage generated by new development. Encourage expansion of sanitary sewer service outside existing drainage basins. Limit development in environmentally sensitive areas. Require adequate levels of public services in order to approve proposed developments. Provide adequate easements to allow future utility improvements or extensions. Encourage utility service extensions/hooksups as service becomes available to limit "gaps" in the public service facility networks. Encourage construction of sewer pump stations that would result in expanding potential development area beyond urban drainage basins. Preserve right-of-way for proposed future roads and trails. Expand public water system to provide service to all Nelson County residents. Pursue potential alternative water supply sources and reservoir construction. Continue to utilize alternative on-site sewage disposal systems to address problem sites. Establish standards to encourage on-site water retention on other storm water management approach to limit the impact of new development on existing areas. Adopt a standard 1 and 2 family building code and create an inspection program to ensure compliance.

TOWN: INCORPORATED AREAS

The community character of Nelson County is defined by the variety of communities within the County. The Town: Incorporated Areas provide an important element of the community character discussed in Chapter 2. The three smaller cities in Nelson County - Bloomfield, New Haven and Fairfield - provide strong identity and sense of place for many Nelson County residents. The development of these Towns should be carefully planned.

Although the combined population of these three cities was less than 2000 residents in 1990 representing only 6% of the County's total population, many more residents than live within the corporate boundaries of each city identify with the Town Areas. The identity of Bloomfield, for example, reaches beyond the corporate limits to the surrounding countryside. In this way each of these towns is representative of not only the city itself but also the surrounding residents in the agricultural and less developed areas.

This section provides a Land Use Plan Matrix for the Town Areas, identifying land use, density and development policies for the general evaluation of future development in the three cities designated as Town Incorporated Character Areas. This section also provides a discussion of individualized policies and issues for each of the cities, as well as a Land Use Group map illustrating the recommended location and type of future land uses within the Town Areas.

The General Development Policies of *Nelson County 2020* recommend that 5% of the County's future residential growth be guided

toward the Town Incorporated Areas. Accomplishing this goal would mean that a combined total of between 475 and 500 new homes should be planned for the future in the Town Areas. The Land Use Group map for each city has been developed with this target amount in mind. The Land Use Matrix for the Town Areas applies to Bloomfield, New Haven, and Fairfield.

BLOOMFIELD LAND USE PLAN

Bloomfield is a city on Simpson's Creek with a strong history dating back to the naming of this Town which was the result of the marriage between Miss Bloomer and Dr. Merrifield. Bloomfield was surveyed and platted in 1817 and incorporated in 1819. Bloomfield has historically been the location of both agricultural activity and modest industrial/commercial development resulting from the access provided by the Cumberland & Ohio Railroad which ceased to operate in 1952.

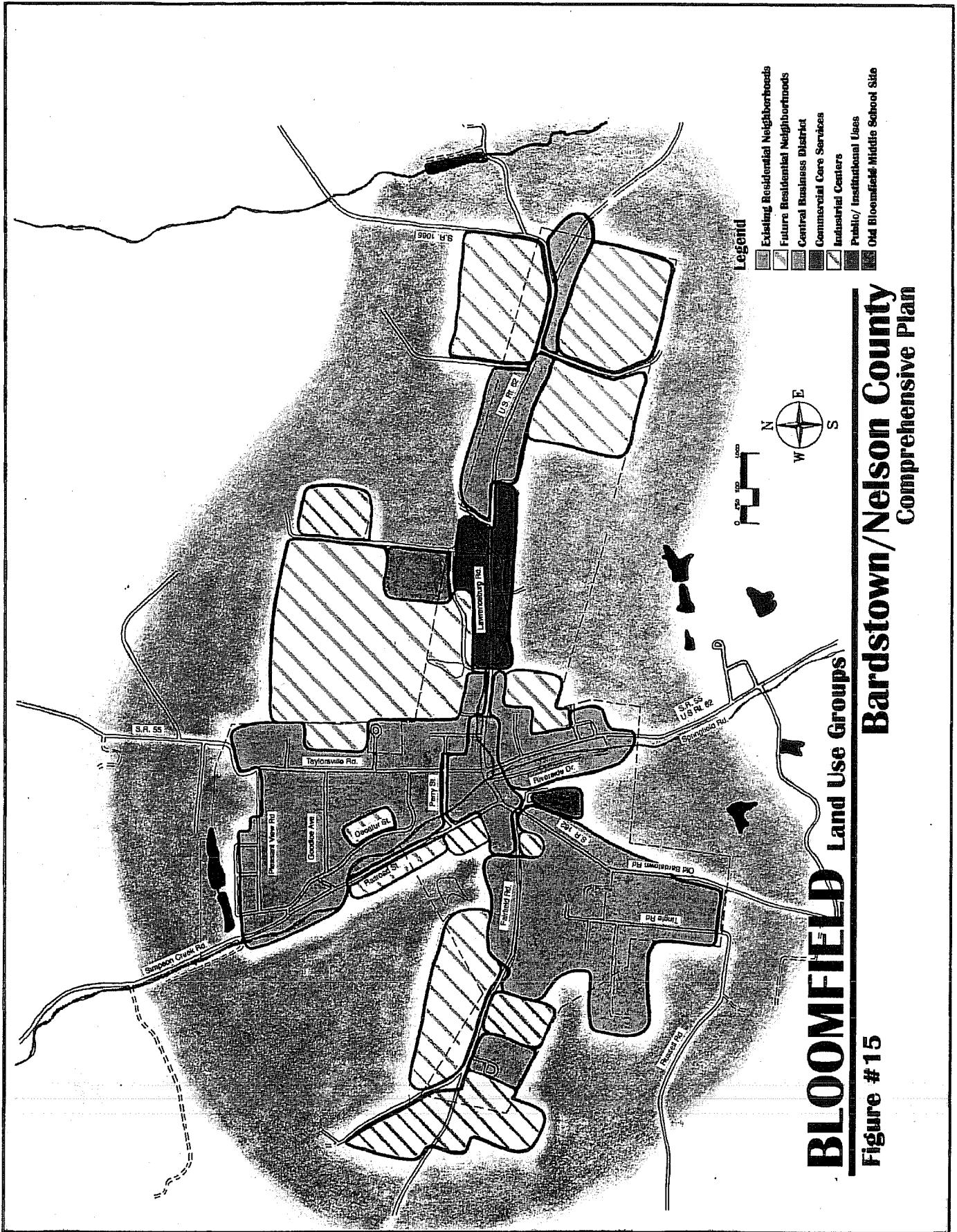
There are two primary concerns for Bloomfield's developing future - 1) Continuing to grow at a slow healthy pace, and 2) Protecting the small town character and rural atmosphere of the Town and the surrounding countryside. These concerns are very similar to the overall objective for the County. But Bloomfield is particularly susceptible to losing its individual identity if care is not given to evaluating the types of uses that are allowed to develop in and around the City. Bloomfield's identity could easily be threatened by insensitive commercial or industrial development that is incompatible with Bloomfield's scale and character.

Town Incorporated Character Areas - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Future Residential Neighborhoods	<p>Residential: Up to six dwelling units per acre with sewer service; 1 unit per acre without sewer service.</p> <p>Non-residential: Home occupations; institutional uses on 1 acre lots if without sewer service.</p>	<p>Single family detached dwelling units, institutional uses (post office, library, churches, etc.) park and recreation areas, home occupations.</p>	<ul style="list-style-type: none"> Maintain identity of incorporated areas. Protect and enhance the residential neighborhoods. Maintain and expand retail service uses that serve the Town community and the surrounding area. Discourage regional shopping facilities that attract customers from a much larger population than the Town and the surrounding area. Discourage heavy industrial uses that threaten environmental conditions or are incompatible to the small town scale of each Town. Maintain presence of schools and other institutions in Towns. Limit nonresidential development outside of Town Area. Mimimize the impact between incompatible land uses through use of landscaping, buffering and lighting controls. Protect the integrity of environmentally sensitive corridors. Encourage proportion of projected County growth to concentrate around existing Town development areas and within service boundaries and capabilities as discussed for each Town. Maintain the rural character and open space of surrounding area. Encourage development of a regional path system to connect throughout Nelson County. Encourage economic development within each Town, taking advantage of tourism opportunities and historic character of community. Limit direct residential access on major and minor arterial roads. 	<ul style="list-style-type: none"> Limit development densities outside of defined sewer service areas to be within soil capacities. Require sewer and water impact analysis for proposed developments. Limit development in environmentally sensitive areas. Expand public water system to provide service to all Nelson County residents. Establish performance standards and impact statement guidelines for the evaluation of proposed industrial development, giving attention to the capability of community services (roads, sewer, water, etc.) to support such development. Continue to utilize alternative on-site sewage disposal systems (such as constructed wetlands) to address problem sites. Establish standards to encourage on-site water retention or other stormwater management approach to limit the impact of new development on existing areas.
Existing Residential Neighborhoods	<p>Residential: Infill development consistent with existing density.</p> <p>Non-residential: Home occupations and institutional uses.</p>	<p>Single family attached or detached dwelling units, accessory apartments, multiple family units, institutional uses, park and recreation areas, home occupations.</p>		
Central Business District	<p>Residential: Densities consistent with existing character.</p> <p>Non-residential: Mixed compact commercial, office and institutional uses; "zero" lot line.</p>	<p>Single family attached or detached dwelling units, accessory apartments, multiple family units, mixed use office-commercial second story apartments, institutional uses (post office, library, churches, schools, etc.) park and recreation areas, home occupations, professional offices, retail establishments, service establishments, restaurants and parking areas.</p>		

Town Incorporated Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Agriculture	<p>Residential: Existing residences and future residential lots not less than 5 acres.</p> <p>Non-residential: Home occupations; agriculture; institutions on 1 acre lots if without sewer service.</p>	<p>Large tract undeveloped or agricultural property; single family detached dwelling units, institutional uses (post office, library, churches, etc.) park and recreation areas, home occupations, agriculture, and agricultural related services.</p>	<ul style="list-style-type: none"> Create a Nelson County Building Code with standards for construction, electrical, plumbing, mechanical and property maintenance. 	



BLOOMFIELD Land Use Groups
Bardstown/Nelson County
 Comprehensive Plan
 Figure #15

Figure 15 illustrates the Land Use Group map for Bloomfield. The Land Use Group map indicates seven land use groups: Existing Residential Neighborhoods, Future Residential Neighborhoods, Central Business District, Commercial Core Services, Industrial Centers, Public/Institutional Uses, and the Old Bloomfield Middle School Site. The policies for the Town Areas identified on the Land Use Matrix should be utilized for evaluating future land use decisions in Bloomfield. A brief description of these Land Use Groups follows.

The Existing Residential Neighborhoods represent the currently developed residential areas. No significant land use changes are recommended for these areas. The Future Residential Neighborhoods represent the locations where future residential uses are recommended. The Town Incorporated Areas Land Use Matrix identifies land use types and densities for both of these land use groups. It is recommended that Bloomfield plan to accommodate approximately 250 to 300 new homes in the next twenty-five years.

The Central Business District (CBD) is the primary location of commercial and office land uses within Bloomfield. It is recommended that the City strive to encourage future commercial developments to locate in existing buildings within the CBD if available. A mixture of commercial establishments is developing along US 62/Lawrenceburg Road east of the CBD. This area is designated as Commercial Core Services on the Land Use Group map. It is recommended that the City permit this area to expand within the area defined on the Land Use Group map. Future commercial uses should be limited to uses that provide local commercial/retail services. Regional retail shopping establishments

should not be located within Bloomfield because on the impacts such establishments will have on the public service system (roads, water, sewer) and because of the impact that such intense development will have on existing business in Bloomfield.

Three Industrial Centers are identified on the Land Use Group map. These are locations where the low intensity, clean industrial uses would be appropriate. These areas are identified primarily as an opportunity to provide future job growth within Bloomfield. Any proposal for industrial uses should be carefully reviewed by Bloomfield and the Joint Planning Commission to ensure that public services will be of adequate capacity to support such facilities. New development should not be permitted that will substantially decrease the level of public services to Bloomfield residents. Heavy industrial uses are inappropriate for Bloomfield.

It is recommended that any future use of the Old Middle School site take advantage of the history of the School site, and coordinate with the community to establish a use that can serve as a centerpiece for Bloomfield. This site, located on the hill overlooking Bloomfield, should investigate the potential of increasing jobs and tourism within the Town and strengthening the identity of this historical community. A mixed use establishment that incorporates public facilities (library, gym, meeting hall, etc.) with private businesses (day care, retail, etc.) would be an asset to the community.

The Suburban Area around the city is needed to encourage residential development with densities of 688 acres and higher, to prevent

the scattered five-acre development into our rural areas of the County around Bloomfield.

NEW HAVEN LAND USE PLAN

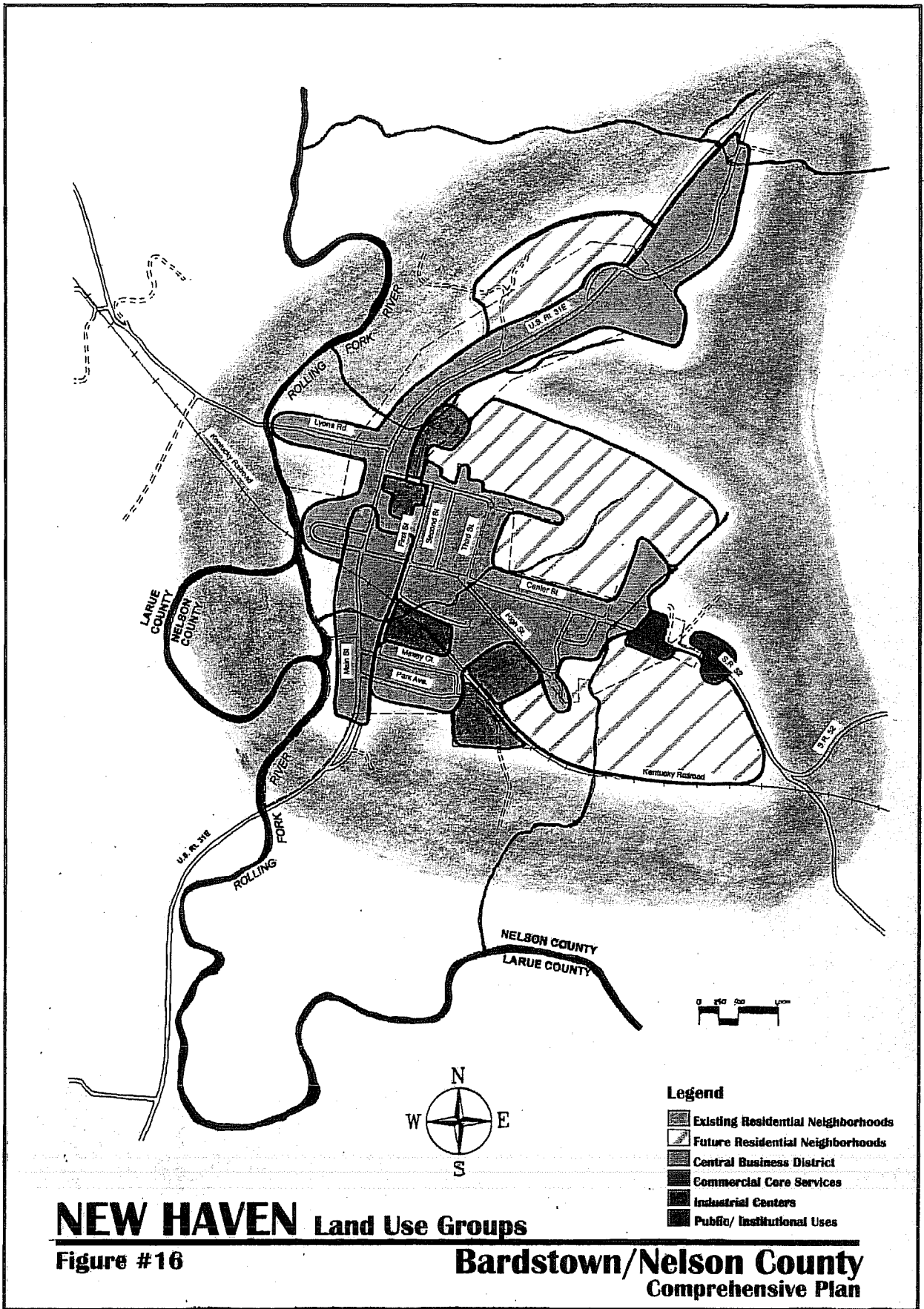
The City of New Haven is located in the south western portion of Nelson County on the boundary with LaRue County. The form of New Haven, which was surveyed in 1819 by Samuel Pottinger, Jr., is largely dominated by the surrounding natural features (floodplains and knobs) and by the railroad. Large amounts of the southern and western areas of New Haven are located within the floodplain of the Rolling Fork River. To the northeast, the Town is surrounded by steep knob formations. Both of these natural conditions are constraints with which New Haven has and will continue to develop around.

The railroad is also an important factor in New Haven. The Lebanon Branch of the Louisville & Nashville Railroad, now the Kentucky Railroad, bisects New Haven. The community is currently home to the Kentucky Railroad Museum which attracts tourists to New Haven and has become an important institution and recognizable characteristic of the Town.

Figure 16 illustrates the Land Use Group map for New Haven. The Land Use Group map indicates six land use groups: Existing Residential Neighborhoods, Future Residential Neighborhoods, Central Business District, Commercial Core Services, Industrial Centers, and Public/Institutional Uses. The policies for the Town Areas identified in the Land Use Matrix should be utilized for evaluating future land use decisions in New Haven. A brief description of these Land Use Groups follows.

The Existing Residential Neighborhoods represent the currently developed residential areas. No significant land use changes are recommended for these areas. The Future Residential Neighborhoods represent the locations where future residential uses are recommended. The Town Incorporated Areas Land Use Matrix identifies land use types and densities for both of these land use groups. It is recommended that New Haven plan to accommodate approximately 200 to 250 new homes in the next twenty-five years. Currently New Haven has a significant amount of multiple family dwellings within the community. It is recommended that future residential development be primarily single family homes.

The Central Business District (CBD) is the primary location of commercial and office land uses within New Haven. There is also a strong presence of institutional uses in the CBD (Post Office, City Hall, and Railroad Museum). It is recommended that the City strive to encourage future commercial developments to locate within the CBD if sites are available. There are several sites available for commercial establishments on the southern end of the CBD on both sides of Main Street. However, flooding is a concern because this area is located within the floodplain. It is recommended that New Haven encourage the development of additional tourism related businesses to capitalize and improve the tourist traffic generated by the Kentucky Railroad Museum.



A mixture of commercial establishments is developing along SR 52 at the eastern limits of New Haven. It is recommended that the City permit this area to expand within the area defined on the Land Use Group Map. Future commercial uses should be limited to uses that provide local commercial/retail services. Regional retail shopping establishments should not be located within New Haven because on the impacts such establishments will have on the public service system (roads, water, sewer) and because of the impact that such intense development will have on New Haven's Central Business District.

The only Industrial Center identified on the Land Use Group map represents the area south of the Railroad Museum. This area is recommended for the location of light, clean industrial uses, uses not involved in heavy manufacturing. This area is identified primarily as an opportunity to provide future job growth within New Haven.

Future industrial sites are not recommended to be located in New Haven or in the surrounding area. Industrial uses should primarily be located within Bardstown where existing industrial centers have been established and public services are available. The infrastructure in and around New Haven is sufficient to provide service to future residential uses. However, major industrial uses could overburden the utility services and dissolve the small town character of New Haven. Any proposal for industrial uses should be carefully reviewed by New Haven and Joint Planning Commission to ensure that public services will be of adequate capacity to support such facilities. New development should not be permitted that will substantially decrease the level of public services to New

Haven residents or that will detract from the community character of the community. Heavy industrial uses are inappropriate for New Haven and the surrounding area.

FAIRFIELD LAND USE PLAN

The City of Fairfield is a community of approximately 142 residents located in the northern part of Nelson County. This community, which was incorporated in 1819, is centered around SR 48 and is a little more than a quarter mile south of the Nelson County/Spencer County boundary. For nearly one hundred years, from the 1850s to the 1950s, the Henry McKenna Distillery was principal employer. Today agriculture is the major industry.

The overall policy of *Nelson County 2020* is to encourage future development to locate in and around existing developed areas. Fairfield, as an incorporated city, could potentially accommodate some of the future residential demand. The goal is to encourage approximately 5% of Nelson County's future growth to locate in and around the Town Incorporated areas. New Haven and Bloomfield will support most of that growth. It is recommended that Fairfield plan to accommodate 50 to 75 new homes in the next twenty-five years. Residential densities and development patterns are recommended to be consistent with the concepts outlined in the Land Use Matrix for Town Incorporated areas.

The Land Use Group Map for Fairfield is illustrated in Figure 17, and represents the recommended land use plan for the future. The Land Use Group map identifies areas for residential growth around Fairfield. Commercial service uses and small scale industry should also be encouraged to locate

in Fairfield to serve the needs of existing and future residents.

Any future development should be of a scale and design to be consistent with the rural character of this farming community. Agriculture is an important industry and should be maintained and protected as a productive use. Future development should only be permitted if adequate public services, including sewer, water, electric, roads and schools are available to provide a high level of service. Currently sewer service is not available in Fairfield.

VILLAGE: UNINCORPORATED AREAS

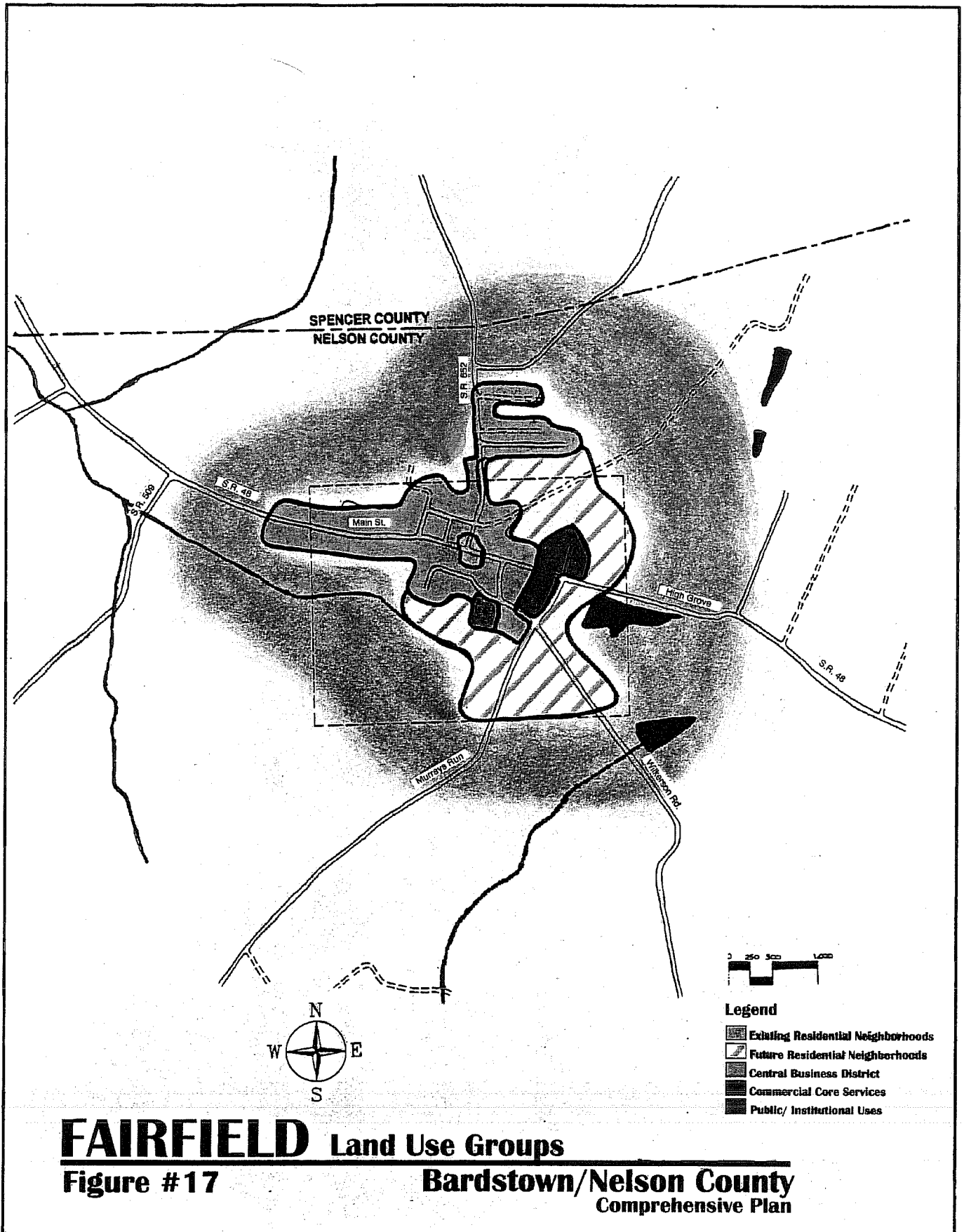
In addition to areas of concentrated development of Bardstown, New Haven, Bloomfield and Fairfield, there are several Village: Unincorporated Areas in Nelson County. The Village: Unincorporated Areas are defined as Character Areas with developed areas which is largely residential in use, but are characterized by the presence of some commercial and/or institutional uses. There are five developed areas that have been designated as Villages - Boston, Chaplin, Hunters, Deatsville, and New Hope. These areas are designated on the Future Land Use Classification Map in Figure 12. A description of the general community characteristics is provided in Nelson County Existing Character Matrix in Chapter 2.

The Village Areas in Nelson County are an important component of the overall character of the County. Each of the Villages - Boston, Chaplin, Hunters, New Hope, and Deatsville - have their own local identity and mixture of commercial, professional, institutional, and employment establishments. The Villages provide a compact development pattern surrounded by low density agriculture as an alternative community pattern to the Urban, Suburban, or Town Communities. The policy

of *Nelson County 2020* is to continue to encourage residents that are attracted to this pattern to locate around the existing Villages instead of creating subdivisions in the undeveloped rural areas.

The General Development Policies of *Nelson County 2020* (see Chapter 5) recommend that 2.5% of Nelson County's future growth be encouraged to locate in and around the Village Areas. This is established as part of an overall effort to reorient growth away from undeveloped, agricultural lands and towards existing developments. The projections for Nelson County's growth in the next 25 years estimate a demand for 9,500 homes. In accordance with the General Development Policies, 2.5% of this growth, or 240 homes, should be planned to locate in the Village Areas combined. This means that each of the Villages should attempt to accommodate between 50 and 60 new homes in the next 25 years.

The Village: Unincorporated Character Area Land Use Plan Matrix on page 66 establishes recommendations for types of uses and for acceptable densities. The Village Matrix also establishes Development Policies and Public Service Policies to guide the evaluation of future development in the Villages. Future development patterns should be of similar density and configuration of the existing Village areas and should only be permitted if adequate public services, including sewer, water, electric, roads and schools, are available to provide a high level of service. Limited professional and commercial service uses are appropriate if they primarily serve the needs of the local population and are located in and around the existing core commercial service area of each village. The building design shall blend with the existing rural character.



FAIRFIELD Land Use Groups
Figure #17 **Bardstown/Nelson County**
 Comprehensive Plan

Village: Unincorporated Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Residential Neighborhood and Core Commercial Service Area	<p>Residential: Existing residential uses and infill development consistent with surrounding densities; 1 dwelling unit per 0.688 acre without sewer; up to 6 dwelling units per acre with sewer.</p> <p>Non-residential: Home occupations; institutional and professional office uses; commercial service uses targeted at local consumer demand not to exceed maximum building size of 5,000 square feet in total gross floor area per lot; and, B-1 Neighborhood Business Planned Unit Developments with maximum building size of 10,000 square feet in total gross floor area per lot. Minimum required lot size for non-residential development shall be 7,500 square feet with sewer or 1 acre without sewer.</p>	<p>Single family attached or detached dwelling units, multi-family units, clustered single family developments, (post institutional uses (post office, schools, library, churches, etc.), park and recreation areas, home occupations, agriculture, and agricultural related services. (Require site plan and building design for townhome or multi-family developments at time of rezoning. Require building design to blend in with existing rural character.)</p> <p>Institutional uses (post office, schools, library, churches, etc.), park and recreation areas, home occupations, professional offices, convenience retail and commercial service establishments uses targeted at local consumer demand only. (Require site plan and building design to be submitted at time of rezoning. Require building design to blend in with existing rural character.)</p>	<ul style="list-style-type: none"> Villages are appropriate location for professional offices and commercial and retail services to serve surrounding area and building design will blend in with rural existing character. Allow convenience and service retail commercial uses. Limit traffic impact of new development on primary thoroughfares. Maintain the visual integrity of transportation corridors in the County. Encourage development to concentrate around existing development areas, discouraging rezonings unless adjacent to existing development areas. Maintain the rural character and open space of surrounding area. Encourage residential infill developments as appropriate. Protect the integrity of environmentally sensitive corridors. Encourage connection to regional path system as appropriate and feasible. Encourage economic development taking advantage of tourism opportunities and historic character of community. Require a thorough analysis of proposed commercial developments to determine impacts of traffic and the capacity of soils. 	<ul style="list-style-type: none"> Limit development intensity to be within public service capacity or soil capability. Encourage utility service extensions if necessary to improve existing deficiencies or health hazards. Expand public water system to provide service to all Nelson County residents. Continue to utilize alternative on-site sewage disposal systems (such as constructed wetlands) to address problem sites. Establish standards to encourage on-site water retention or other stormwater management approach to limit the impact of new development on existing areas. Future development in Boston should be carefully reviewed for appropriate measures to address flooding potential. Adopt a standard 1 and 2 family building code and create an inspection program to ensure compliance. Create a Nelson County Building Code.

HAMLET/CROSSROADS SETTLEMENT AREAS

The smallest on the hierarchy of concentrated development areas within Nelson County are the Hamlet/Crossroad Settlements. Hamlet/Crossroads are defined as a small developed area located at a crossroads or street intersection with a distinct identity in a rural surrounding. The Hamlet/Crossroads Settlement Areas are designated on the Future Land Classification Map in Figure 12. The Hamlet/Crossroads Areas are locations where development has concentrated around a roadway intersection.

Nelson County 2020 identifies several Hamlet/Crossroads: Balltown, Botland, Cox's Creek, Culvertown, Melody Lake, Greenbrier, Howardstown, Nelsonville, Cedar Creek, Samuels, and Woodlawn. Each of these communities vary from one another in location in Nelson County and identity. However the Hamlets also share common characteristics in that they are areas where small scale commercial developments are located surrounded by a cluster of residences. These areas have historically been locations where convenience type retail and local service establishments have provided goods to highway travelers and to County residents living in the Rural Areas.

The Hamlet/Crossroads Settlement Area Land Use Plan Matrix on the following page establishes recommended policies for land use types and densities, and for development and public service policies for the future. These recommendations should be used to evaluate future development proposals in and around the Hamlet/Crossroads Areas. The General Development Policies in Chapter 5 recommend that 2.5% of the future

residential growth in Nelson County should be encouraged to located in and around the existing development areas of the Hamlet/Crossroads. Each of the Hamlet/Crossroads should plan to accommodate 20 to 30 new homes in the next 25 years.

The Hamlet/Crossroads also play an important role in the recommended development pattern of the Suburban Community Area. *Nelson County 2020* recommends that commercial service development should not occur in the Suburban Area and instead should locate in either the Urban Area or the Hamlet/Crossroads Areas located at the fringe of the Suburban Area. The Hamlet/Crossroads at the fringe of the Suburban Area - Botland, Balltown, Woodlawn, Cox's Creek, and Samuels - are appropriate locations for future commercial service uses. The building design of commercial uses shall blend in with existing rural character and be located in and around the existing core commercial service area of each Hamlet. Future development patterns should be of similar density and configuration of the existing Hamlet areas and should only be permitted if adequate public services, including sewer, water, electric, roads and schools, are available to provide a high level of service.

Hamlet/Crossroads Settlement Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Residential Neighborhood and Core Commercial Service Area	<p>Residential: Existing residential uses and infill development consistent with surrounding densities; 1 dwelling unit per 0.688 acre without sewer; up to 6 dwelling units per acre with sewer.</p> <p>Non-residential: Home occupations; institutional and professional office uses; commercial service uses targeted at local consumer demand not to exceed maximum building size of 5,000 square feet in total gross floor area per lot; and, B-1 Neighborhood Business Planned Unit Developments with maximum building size of 10,000 square feet in total gross floor area per lot. Minimum required lot size for non-residential development shall be 7,500 square feet with sewer or 1 acre without sewer.</p>	<p>Single family detached dwelling units, clustered single family uses, park and recreation areas, home occupations, agriculture and agricultural related services.</p> <p>Professional office uses; convenience retail and commercial service establishments targeted at local consumer demand and convenience pass by establishments; institutional uses (post office, schools, library, churches, etc.) park and recreation areas, home occupations. (Require site plan and building design to be submitted at time of rezoning. Require building design to blend in with existing rural character.)</p>	<ul style="list-style-type: none"> Promote and encourage residential development in and around hamlets as an alternative to development in rural or agricultural areas. New development should minimize the visual impact on the surrounding rural character. Encourage development to concentrate around existing development areas, discouraging rezonings unless adjacent to existing development areas. Limit the impact of new development on the role of major and minor arterials. Permit additional commercial service uses that serve local demands only. Protect the integrity of environmentally sensitive corridors. Encourage connection to regional path system as appropriate and feasible. Require a thorough analysis of proposed commercial developments to determine impacts of traffic and the capacity of soils. Create a Nelson County Building Code. 	<ul style="list-style-type: none"> Identify appropriate on-site sewage treatment facilities based on capabilities of soils. Encourage utility service extensions if necessary to improve existing deficiencies or health hazards. Expand public water system to provide service to all Nelson County residents. Continue to utilize alternative on-site sewage disposal systems (such as constructed wetlands) to address problem sites. Establish standards to encourage on-site water retention or other stormwater management approach to limit the impact of new development on existing areas. Adopt a standard 1 and 2 family building code and create an inspection program to ensure compliance.

RURAL COMMUNITY AREAS AND NATURALLY SENSITIVE AREAS

The remainder of the County not designated as being within one of the existing development areas is recommended as either Rural Areas or Naturally Sensitive Areas (see Figure 12). These Community Character Areas are recommended to be areas with very low density residential development or agriculture uses in the future consistent with the existing character.

The Rural Community Areas represent the predominately agricultural uses or undeveloped land which have accessory residential uses. The Naturally Sensitive Areas are the areas within Nelson County that represent locations with environmental constraints to development, such as floodplains or steep knobs. As the overall emphasis of *Nelson County 2020* suggests, it is recommended that the County encourage future development to locate in and around existing developed areas. It is therefore recommended that intense development and subdivision activity be limited in the Rural and Naturally Sensitive Areas in order to protect the scenic character of these areas. Protection of the Rural and Naturally Sensitive Areas is vital to maintaining the character of Nelson County, as well as to maintaining the ability to sustain agriculture as a productive and income producing industry in the County.

The Land Use Matrices on pages 71 and 72 outline recommendations for controlling future development in Rural and Naturally Sensitive Areas. In addition to development and public policies that recommend the establishment of standards for the review of

the impacts and available services for new development, two changes to the existing land use regulations are recommended.

First, it is recommended that the County establish zoning controls that regulate the residential densities within Rural Areas to be a minimum of five (5) acres. The lot size does not apply if property is located within another Land Use Character Area as defined by this Plan.

The recommended lot sizes have been established for several reasons. The lot sizes have been recommended based on an effort to minimize the density of future development in the Rural Areas. It is understood that lot size alone cannot maintain development density and that large subdivisions threaten rural character.

However, the conservation design regulation option will allow higher residential densities while preserving large amounts of open space. The amount of land to be dedicated will be from 60 to 70% of the total acreage of the proposed subdivision and this land must be conserved as open space. This type of development will enhance the rural character of these areas by preserving open space and allowing the owner an alternative development option other than the standard road frontage 5 acre tract division. This type of development will also encourage ongoing agriculture use and conserve scenic views and other elements of the County's rural character and minimize perceived density by minimizing views of new development from existing roads.

The large lot sizes of five acres have been established to encourage ongoing agriculture. The premise is that, while five-acre parcels are not the optimal size for farming, they are a reasonable minimal lot size to continue farming. Five acre lots are of a size that can sustain at least part time farming and will limit extensive land subdivision which will deteriorate the rural character which predominates in the land surrounding the roads not within the arterial classification.

A Natural Sensitive Areas Overlay District is recommended to provide additional review criteria for development within the designated as Naturally Sensitive on the Future Land Classification Map in Figure 12. An overlay district is a zoning district that overlays existing zoning districts without changing the underlying permitted uses, but puts additional controls on development. Because of the sensitive natural of the Naturally Sensitive Areas containing floodplains and steep knobs, addition design standards are recommended to be created. Design standards for the Overlay District can establish criteria for building location and site design if floodplain, steep slopes or waterways are a concern for a potential development. Also a five (5) acre minimum lot size should be established for the Naturally Sensitive Areas to limit the amount and intensity of developments.

Rural Community Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Rural Areas	<p>Residential: Gross density of 1 dwelling unit per 5 acres; Conservation Design residential developments</p> <p>Non-residential: Agriculture; home occupations; institutions on 1 acre lots if without sewer service; and park and recreation areas.</p>	<p>Single family detached dwelling units, residential open space design developments, institutional uses (post office, library, churches, etc.) park and recreation areas, home occupations, agriculture and agriculture related services.</p>	<ul style="list-style-type: none"> Maintain rural character of County. Preserve prime farmland. Maintain agriculture as strong industry in County. Encourage residential developments only in areas around Urban, Suburban, Town, Village, or Hamlet areas. Encourage residential development outside existing developed areas to be coordinated with farming activity and/or utilize open space designs and to limit frontage developments that erode the rural character and contribute to traffic hazards. Develop guidelines that encourage compatibility between low density development and the existing rural character. Encourage development patterns that retain major parcels of agricultural/undeveloped land and that maintains views of such areas from public roads. Limit direct access to heavily traveled roadways such as major and minor county arterial. Establish guidelines for construction within primary thoroughfare corridors related to building locations for view preservation and access control for traffic safety. Encourage shared access, driveways and loop roads. Encourage designation of scenic road corridors, including establishment of regulations for preservation natural character and views. 	<ul style="list-style-type: none"> Identify appropriate on-site sewage treatment facilities based on capabilities of soils. Utility extensions should only be made through rural areas when necessary to provide service to designated development zones and not to encourage development within the rural areas. Encourage utility service extensions only if necessary to correct existing deficiencies or health hazards. Encourage utility extensions and improvements only to extent necessary to provide basic services to residential uses. Expand public water system to provide services to all Nelson County residents. Continue to utilize alternative on-site sewage disposal systems (such as constructed wetlands) to address problem sites. Establish standard to encourage on-site water retention or other storm water management approach to limit the impact of new development on existing areas.

Naturally Sensitive Community Character Area - Land Use Plan Matrix

Land Use Group	Range of Acceptable Densities	Illustrative Land Use Types	Development Policies	Public Service Policies
Natural Protection Area	Residential: Minimum of 5 acre per dwelling unit Non-residential: Park and recreation uses; no commercial or industrial uses. Conservation Design residential developments	Large lot single family dwelling units, park and recreation areas, and agriculture.	<ul style="list-style-type: none"> Limit development in sensitive areas in order to maintain the sensitive areas. Establish guidelines for development that protects natural features. Protect sensitive areas by encouraging land dedication of open space preservation and creation of greenways. Utilize environmentally sensitive corridors to create a county wide path system. Establish a private/public partnership to encourage the development of a park corridor system. Discourage development within sensitive areas. Create a Natural Sensitive Areas Overlay District to provide additional review criteria for development within areas designated as Environmentally Sensitive. 	<ul style="list-style-type: none"> Establish regulations to protect the water and river quality of the County. Utility extensions should only be made through these areas when necessary to provide service to designated development areas and not to encourage development in sensitive areas.

COMMUNITY FACILITIES

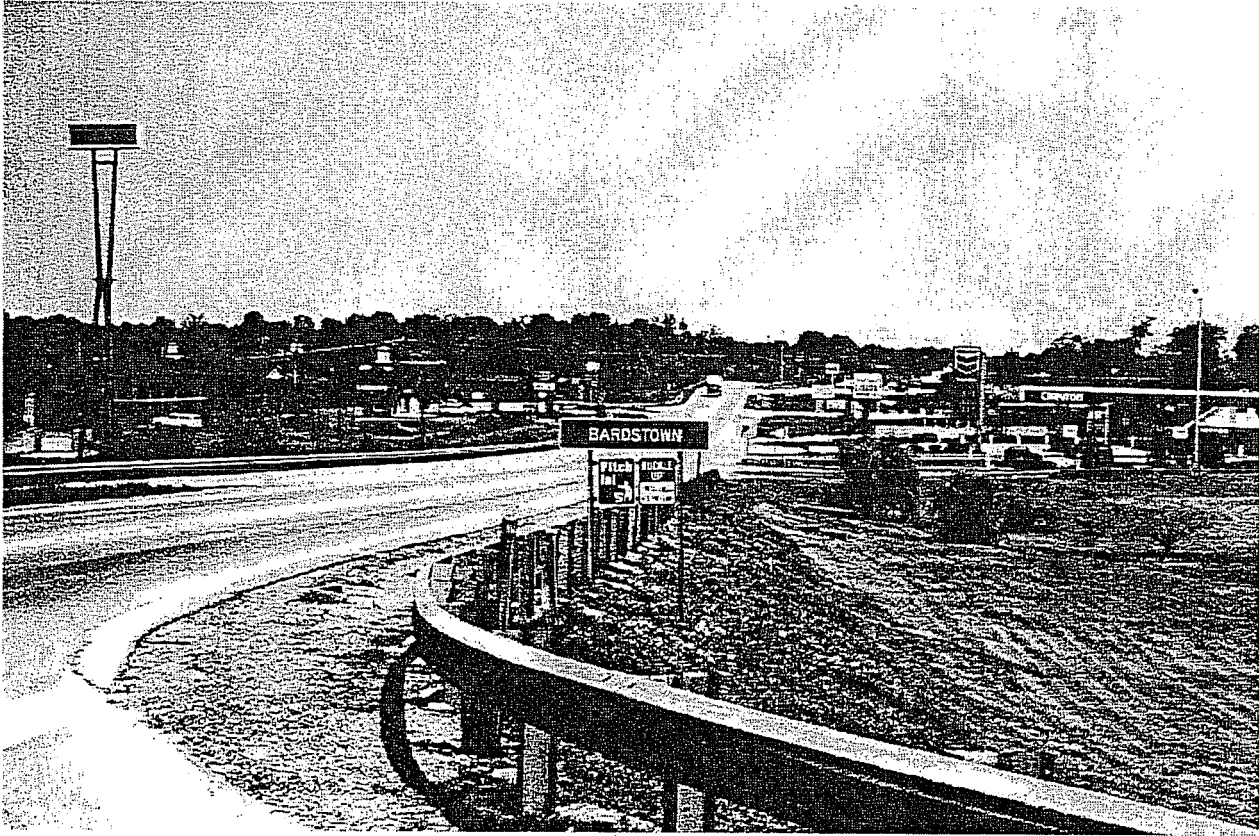
KRS 100 requires that a community include plans for community facilities as part of the Comprehensive Plan. The planning law recommends that the following community facilities should be included in a comprehensive plan: park and recreation, schools, libraries, hospitals, social welfare and medical facilities, utilities, fire stations, police stations, jails, and public or administrative offices. The planning status of each of these community facilities was evaluated as part of the comprehensive planning effort. It was found that each of these facilities in Nelson County has a well established record of planning for the future, has setup their own institutional planning efforts and is continuing to modernize as trends change.

Nelson County 2020 does not establish individual plans for each of these facilities. This is in part because the status of the plans of these institutions are well developed and are not in need of a comprehensive reevaluation, but also because each of these institutions is more suited to plan for their own future needs and conduct their own analysis and data collection. Two community facilities - park and recreation and utilities - were given more focused analysis than the other facilities because of their close relationship to land use planning. However, the recommendations of *Nelson County 2020* for park and recreation areas and for public utility service do not replace the need for a full scale long range plan for each of these facilities.

Instead of attempting to identify future plans for each community facility listed above, *Nelson County 2020* recommends that each of these institutions continue to dedicate time,

effort and resources to planning as they are currently and have in the past. It is further recommended that the community facility institutions utilize this document as a source of policy and background data in order to develop future plans. *Nelson County 2020* sets forth a coordinated plan that recommends direction for future development in Nelson County. The Joint Planning Commission encourages each community facility to recognize the impact of the recommendations contained in this Comprehensive Plan and incorporate these recommendations in order to achieve a system of community resources and facilities coordinated with planned future land uses, densities, infrastructure and transportation plans.

Chapter 7: Transportation Plan



The interconnection between land use and roads is very strong. The type of roadway - number of lanes, speed limits, pavement conditions - are contributing factors to determining the locations of land uses. Similarly, the type of land use - residential, retail, industrial - impacts the amount of congestion and travel patterns on a roadway network. This chapter of *Nelson County 2020* recommends policies and future improvements for the Nelson County transportation system. A functional classification system for the County and for Bardstown is established to evaluate future land use proposals in relation to the hierarchical function of each road and to provide minimum design standards for preservation of future roadway right-of-way and pavement width.

The Transportation Plan also contains a Thoroughfare Map for Bardstown that illustrates proposed roadway improvements to meet projected future residential and employment demands. A system of trails and paths in and around Bardstown has also been described as part of the Transportation Plan. The Trails and Paths Concept is included as part of the Transportation Plan because the path system is in part an alternative transportation mode, providing local access between popular community facilities and attractions. Finally a series of policies and illustrations for access control has been prepared to be used in the evaluation of future development proposals. The Transportation Plan has been developed to accomplish the following tasks:

- Identify and consolidate planned transportation improvements in Nelson County, particularly around Bardstown, providing a “one stop reference” of what major improvements should be pursued in the future.
- Provide a functional classification system which identifies the hierarchy of the roadway system in Nelson County and can be used to prioritize roadway improvements in the future and to evaluate and coordinate land use decisions based on the functionality of the transportation system.
- Coordinate land use planning with transportation plans to identify future land uses taking into account the impact that proposed roadway upgrades and new road connections will have on the development patterns of land adjacent to such improvements.
- Incorporate the general land use goals and policies into the transportation plans to achieve overall coordination of planning efforts, for example identifying the importance of scenic corridors, integrating plans for an overall path system in the County, and emphasizing the need for access management in areas of existing and future traffic congestion.

NELSON COUNTY FUNCTIONAL CLASSIFICATION SYSTEM

Figure 18 illustrates the functional classification system for the roadway network in Nelson County. The functional classification system identifies the hierarchy of the roadway network according to their function in the overall system. The functional classification system is determined based on

the traffic carrying role of each road and the traffic volumes experienced on the network.

The list below identifies the roads in Nelson County according to one of four categories: Interstate Highways, Major Arterial Roads, Minor Arterial Roads, Rural Collector Roads and Local Rural Roads. Roads not within one of these categories represent minor local roads primarily. These classifications are based on analysis of current traffic volumes and an understanding of the role that each road plays in the overall Transportation Network. A definition of each function is given.

Interstate Highways are designated thoroughfares designed to move large volumes of long distance travelers at high speeds with limited access such that all access to and from the highway is prevented except at designated locations. Interstate highways also function to provide local businesses and industries access to national markets.

Blue Grass Highway

Primary Arterial Roads represent national and state designated roads designed to carry relatively large volumes of traffic between and through the County efficiently with minimum controlled access to surrounding properties. Primary arterial roads function to carry traffic from secondary collector roads to regional destinations or interstates and provide local business and industries access to regional markets.

State Route 245, State Route 61,
U.S. Route 31E, U.S. Route 150,
U.S. Route 62

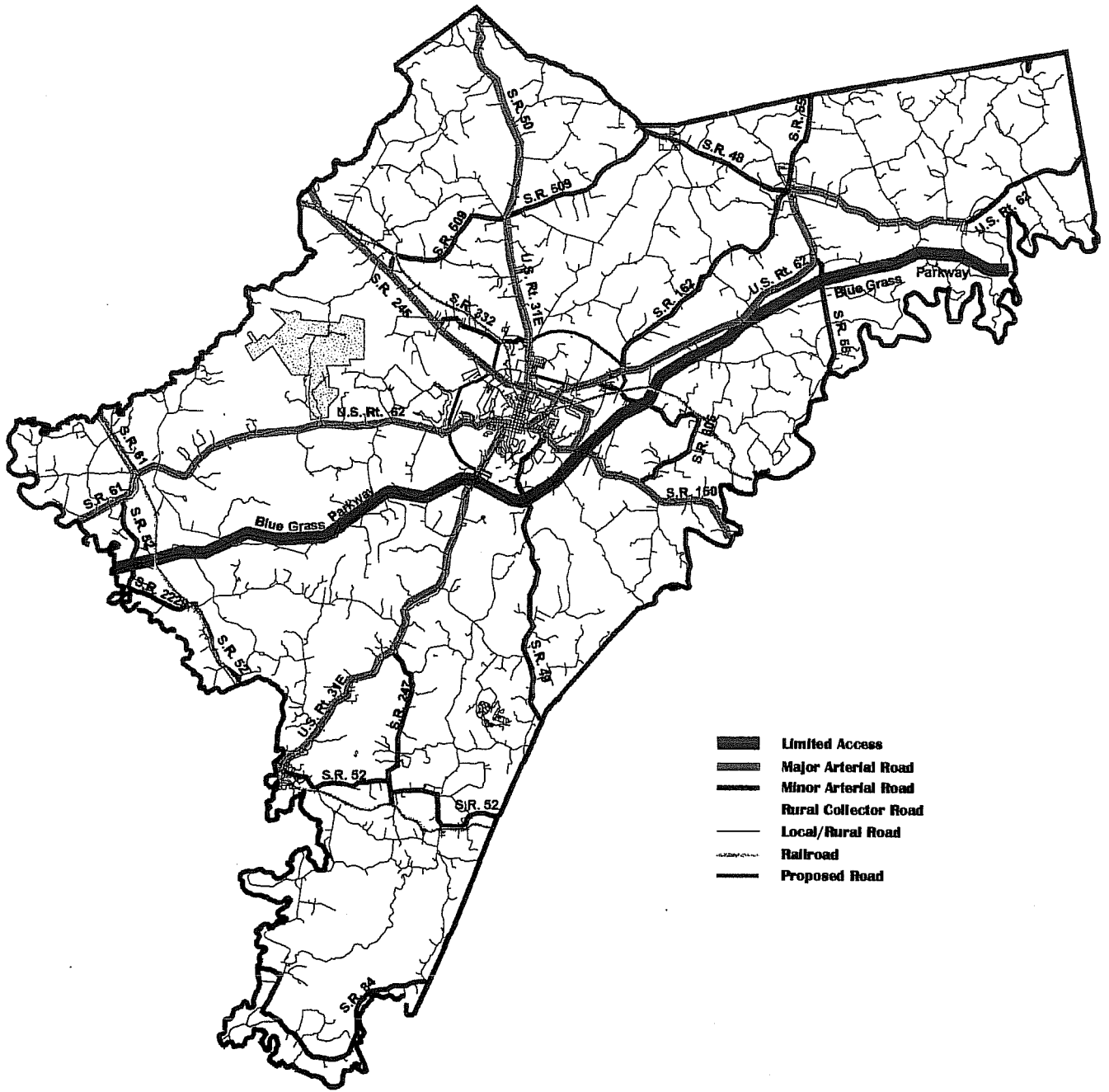
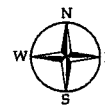


FIGURE 18 Nelson County Functional Classification Map
 Bardstown/Nelson County
 Comprehensive Plan



Plan, Engineer & Survey
 Carter Inc.

Minor Arterial Roads are secondary state roads in Nelson County and function to perform the intermediate role of connecting local use areas with primary arterial roads. Minor Arterial roads function primarily to provide circulation within certain districts of the County and secondarily as access to adjacent property.

State Route 509, State Route 332,
State Route 162, State Route 48,
State Route 55, State Route 505,
State Route 49, State Route 52,
State Route 247, State Route 84,

Rural Collector Roads provide more access to individual parcels of property than Minor Arterial Roads, but serve a higher function than local roads which are primarily limited to access to adjacent property. The remainder of the roads in Nelson County are designated as Local/Rural Roads. These roads primarily provide access to residential properties and provide traffic movement between other local roads and collector roads.

State Route 523, State Route 2739,
State Route 458, State Route 1066,
State Route 1873, State Route 1858,
State Route 605, State Route 2735 (Burba Road),
State Route 46, State Route 457,
State Route 247, State Route 46,
State Route 733, Pottershop Road.

BARDSTOWN AND VICINITY FUNCTIONAL CLASSIFICATION AND THOROUGHFARE PLAN

A functional classification system has also been established for the City of Bardstown and vicinity. The City of Bardstown transportation network is unique in Nelson County in that there is a functional hierarchy within the Urban Area beyond the overall

County Road system. The same functional classifications established for the County (interstate, arterial, collector, and local) apply to the Bardstown area with the exception of the designation as urban roadways. The general function of the roadway types are similar in that all local roads provide primary access to adjacent properties. However the right-of-way, pavement width, and required sidewalk or curb and gutter differ from rural standards for Nelson County.

Figure 19 illustrates the functional classification system for Bardstown and the surrounding areas. The roads within the Bardstown Area are listed below according to functional classifications and as indicated on Figure 19.

Interstate Highway - Bluegrass Parkway

Major Arterial Roads - U.S. Rt. 31E/New Haven Road, State Route 245/John Rowan Blvd., U.S. Rt. 62/Stephen Foster Avenue, U.S. Rt. 62/Bloomfield Road, State Route 150/Springfield Road, N. Third Street

Urban Collectors Minor- Withrow Court, Spencer Mattingly Lane, State Route 1430/Templin Avenue, Pottershop Road, S. Third Street, Fourth Street/Old Gilky Run Road

Secondary Arterial Roads - State Route 605/Woodlawn Road, State Route 162/Old Bloomfield Road, State Route 332/Old Nazareth Road, Loretto Road/State Route 49

The remainder of the roads are designated as Urban Local Roads.

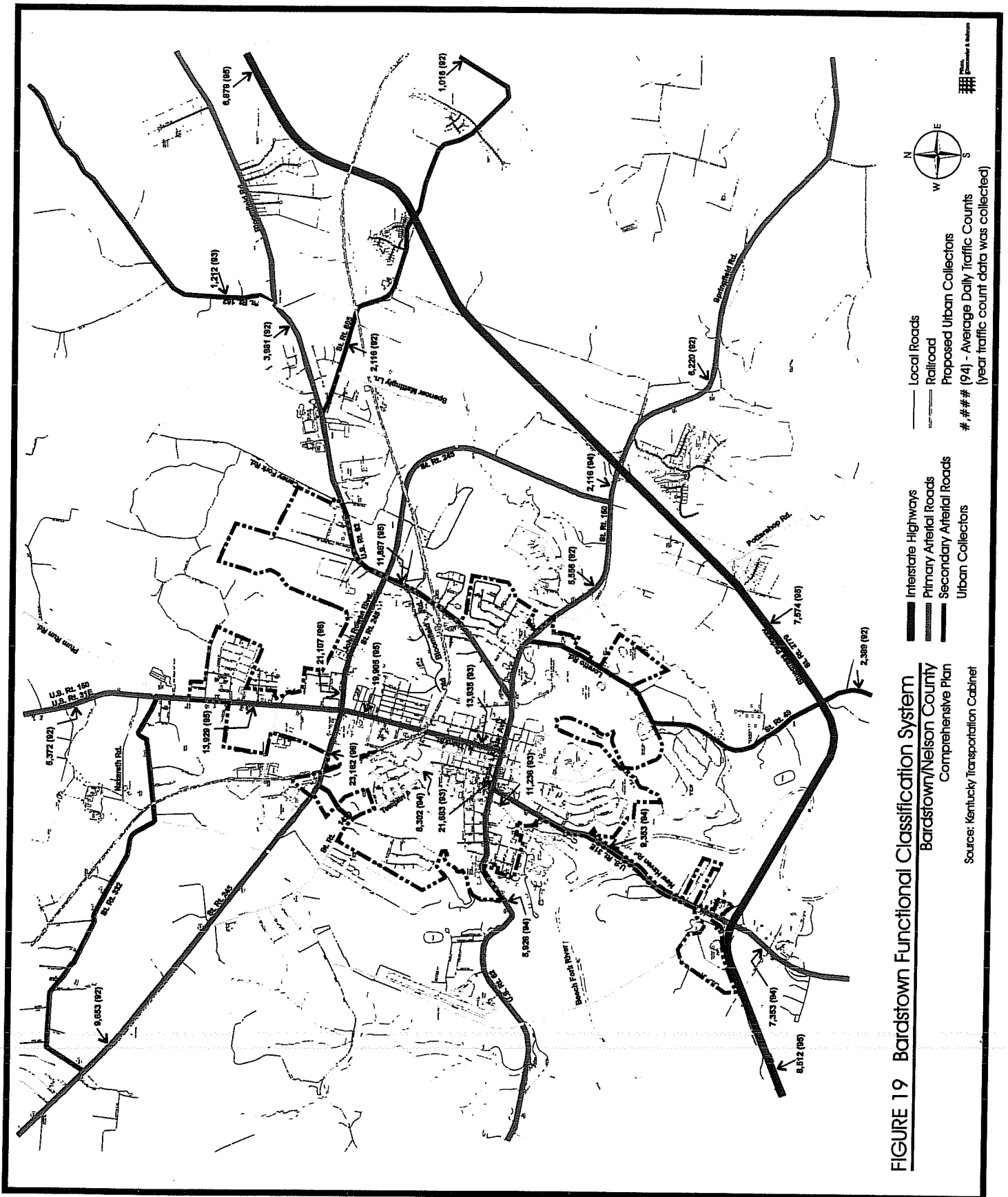


Figure 20 illustrates the proposed transportation improvements in and around Bardstown. The improvements shown are derived from information provided by the Bardstown City Engineer and the Transportation Planning Subcommittee, as well as improvements suggested in previous plans. A description of the improvements illustrated on Map One is provided below:

Improvements to State Route 332 - Improvements to State Route 332 from State Route 245 east to U.S. Routes 31E/150 as indicated by the City of Bardstown Engineering Department.

Northwest Bypass - Construction of a new bypass that will extend from Ben Irvin Road northwest across State Route 1430/State Route 245 then north to connect with

Widening of State Route 245 - Widening of State Route 245 to five lanes from Route 1430 to State Route 332/Old Nazareth Road.

Widening of U.S. Route 31E and U.S. Route 150 - Widening of U.S. Routes 31E/150 north of the City of Bardstown.

Northeast Bypass - Construction of a new bypass that will connect U.S. Routes 31E/150 to State Route 162 north of the Caney Fork Road terminus.

Woodland Springs Connector - Construction of a new road to connect State Route 162 to State Route 605 east of Spencer Mattingly Lane, further extending the Northeast Bypass.

Blue Grass Parkway Access Ramps - Construction of ramps to allow access from State Route 605 to the Blue Grass Parkway.

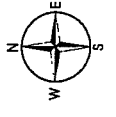
Wicklans Corridor - Construction of a connector road to provide access from Wicklans Court west to Old Bloomfield Road.

Sidewalk and Drainage Improvements - Sidewalk and drainage improvements in the vicinity of Stephen Foster Avenue as indicated by the City of Bardstown Engineering Department.

Planned Bridge Replacement - Replacement of the existing New Haven Road (U.S. Rt. 31E) bridge spanning Beech Fork south of Bardstown, constructing a new bridge east of the current alignment.

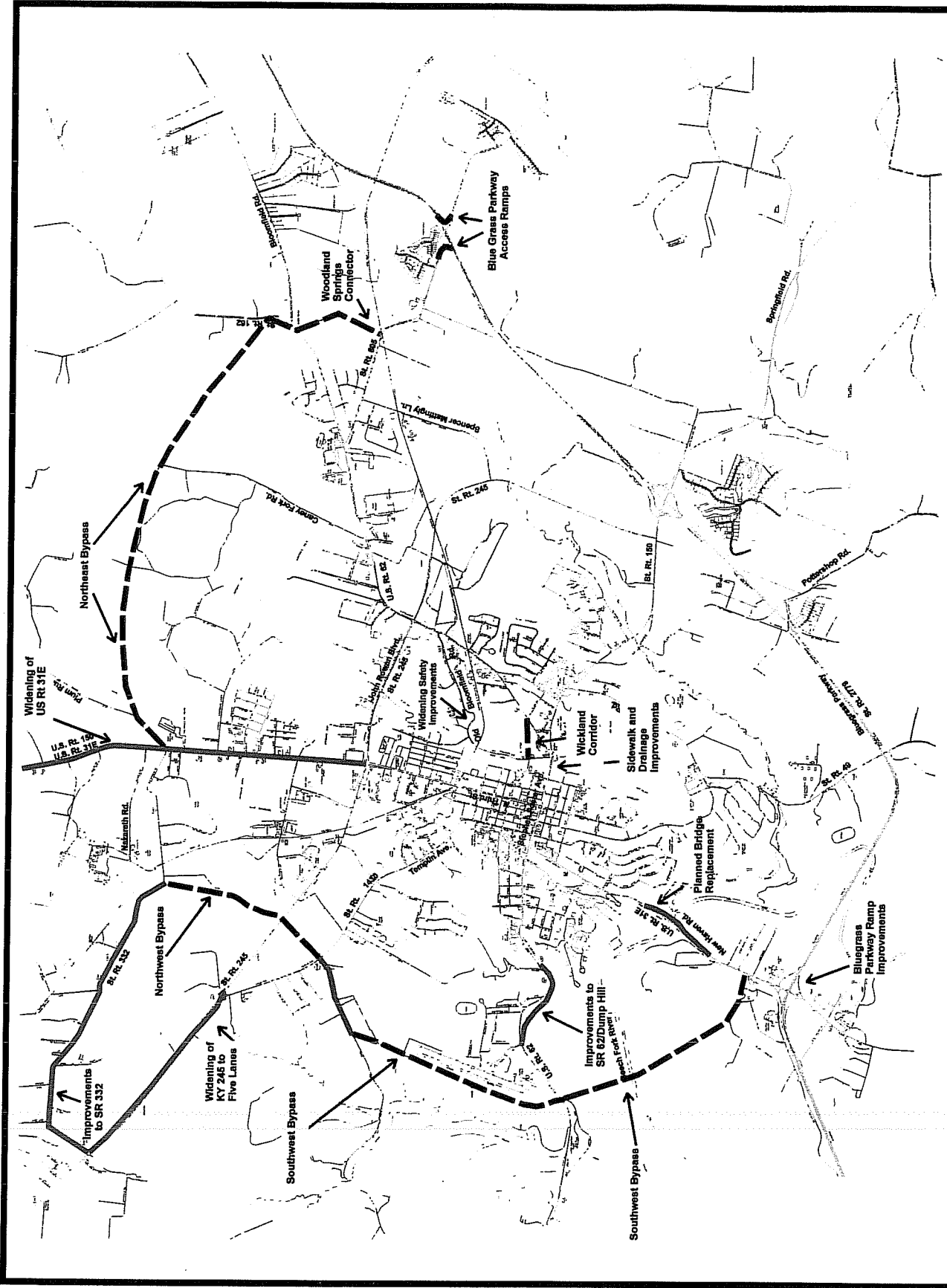
Southwest Bypass - Construction of a new bypass beginning on New Haven Road (S.R. 31E) north of Sutherland Road and extending northwest across U.S. Route 62 toward the airport and then heading northeast to connect with Ben Irvin Road, and provide connection to the proposed Northwest Bypass.

Improvements to Dump Hill/State Route 62 - Flattening of the Dump Hill Curve on State Route 62 between Clermont Drive and Old Withrow Creek Road to improve safety conditions.



- - - - - Proposed New Road
 - - - - - Improvement to Existing Road

FIGURE 20 Transportation Plan
 Bardstown/Nelson County
 Comprehensive Plan



Improvement to Old Bloomfield Pike -

Widen and improve safety conditions on Old Bloomfield Road to improve the curve/hill east of Alison Avenue.

Three “bypass” type roads are recommended as part of the Thoroughfare Plan for the Bardstown Area. These three roads are illustrated on Figure 20 as the Northeast, Northwest and Southwest bypass. Each of these proposed roads are an important component of the Overall Land Use Plan. The bypass roads are important because they provide alternative routes to relieve existing (and growing) traffic congestion in Bardstown.

The bypass roads are also important because they open additional areas within the Urban and Suburban Community Areas for development. Control of the design and construction of these roads will largely determine the character of future development. It is recommended that the bypass roads be developed as collector roads with limited/controlled access. It is recommended that the bypass roads be developed as boulevards with planting strips in the center medians. To accomplish this recommendation it is recommended that increased right-of-way (80 to 100 feet) be obtained for three roadways. This will allow the Community to have the necessary future capacity to provide future road capacity and transit/commuting capabilities (bus lanes, high occupancy vehicle lanes, public transportation lanes). This increased right-of-way will also provide future capacity to construct bicycle and pedestrian paths in accordance with the Recreational Path Concept illustrated in Figure 21 and discussed below.

RECREATIONAL PATH CONCEPT

A development policy recommended for each character area within Nelson County is to encourage development of a regional path system to connect throughout the County. A recreational path concept has been developed for the Bardstown and surrounding area as a building block for such a regional system.

There are several community benefits to developing a path system. The bike path system could serve as a recreational amenity for Bardstown and Nelson County residents. In many communities homes that have access or are within walking distance to a recreational path system demand higher prices than similar properties without access to a path system.

A recreational path system can also be an added tourist attraction, taking advantage of visitors already drawn to Nelson County by the many attractions in the County. The proposed path system should link historic sites and attractions to encourage a pedestrian or cycling alternative for visitors. Recreational path systems can also become a realistic alternative mode of transportation for commuting to work or making short trips to schools or institutional areas.

The proposed recreational path concept for Bardstown should provide linkage between many community and public facilities. An integrated signage program should also be created as part of the path system to guide visitors and to provide necessary traffic warnings and cautions. The path system should provide connections between the following community facilities:

Recreational and Community Facilities

- Jaycees Park
- New County Recreational Facility on Spencer Mattingly Rd.
- Sympson Lake
- Nelson County High School
- Bardstown High School
- Bardstown Community Recreation Complex

Historic and Tourist Sites

- Old Bardstown Village
- Downtown Bardstown
- My Old Kentucky Home Park
- Views of Distilleries
- Downtown Walking Tour

Suggested Parking Locations

- Near US 31E bridge over Beech Fork River
- Near the intersection of Old Bloomfield Road and Alison Avenue
- Sympson Lake
- Nelson County High School/New County Recreational Facility on Spencer Mattingly Rd.
- Bardstown High School Complex

The path system is proposed to be a combination of new paths with natural environmental corridors, paths adjacent to existing and proposed roads, and paths along existing sidewalks within the Downtown area. This combination of path types will allow the community to develop the trails incrementally as funding and property becomes available.

It is recommended that the path system be developed as a combined public/private partnership where portions of the path is developed by the City or County and portions of the path are constructed by private developers as residential subdivisions or commercial developments are constructed. Public access on the paths should be permitted

regardless of whether developed by public or private means.

ACCESS MANAGEMENT PRINCIPLES

The principal concept in access management is the logical control and reduction of traffic access locations on major thoroughfares in order to reduce potential traffic conflicts and maintain traffic flow. Access management can involve a combination of techniques including the control of the location of driveways, the addition of access roads, the installation of additional traffic signals, signage programs, the construction of physical barriers, or restrictions on vehicle turning movements. Several of these alternatives are incorporated into the recommended Access Management Plan.

Access management can be applied under two basic conditions - planning for undeveloped or redeveloping land or retrofitting for the built environment. Planning for undeveloped areas present opportunities to plan for a unified transportation network that periodic, unplanned development or expanding growth patterns do not allow. For example, in an unbuilt development site, access management principles would recommend that direct access to major thoroughfares should be limited and controlled by traffic signals. All direct property access would occur from a collector or subdivision street designed to act as an intermediary between high traffic generators (such as grocery stores or fast food restaurants) and the main thoroughfare. Driveway locations would be able to be planned in logical locations, designed to be opposite each other.

However, in most circumstances, growth and development occur in periodic spurts and in

hop-scotch patterns and an access plan is not in place to guide public decisions. Under such circumstances direct access is permitted to a major thoroughfare for a high traffic generator (such as fast-food restaurant) in order to provide access to the property and because the development proposal is an isolated occurrence and, at the same time, not part of a growth movement. Access and traffic problems may not necessitate the construction of an access road or a traffic signal at the time of development review. However, as development continues in the future, and permits are continued to be given for direct access to the major thorough, the traffic flow begins to break down and safety begins to become a major concern.

In such instances it becomes more difficult to implement access management principles. A program of retrofitting existing conditions becomes the primary solution to improving traffic patterns. For example, the number of driveways can be reduced by requiring shared access among adjacent properties and through the closing of multiple driveway accesses. Such retrofit programs are generally limited to achieving access management only when and if properties redevelop or change uses, by allowing an opportunity to require additional improvements.

Both approaches to access management - retrofitting and planned access layout for undeveloped land- can be utilized within Nelson County. General access management goals and guidelines are outlined below. These concepts, policies and guidelines represent criteria that can be used to develop an Access Plan for the SR 245/US 31E Commercial Sector. They can also be applied to other roads within Nelson County where retrofitting

is necessary or when new roads are being developed. These goals and guidelines should be reviewed when requests are made to allow additional access onto the County's roadway network.

GOALS OF ACCESS MANAGEMENT

In reviewing development requests, the Joint Planning Commission should determine whether the proposed improvement will meet the following goals. Will the proposed development access layout:

- Promote safe passage between roadways and adjacent land uses and properties?
- Improve the convenience and ease of movement of travelers on roadways?
- Maintain reasonable speeds and economy of travel?
- Increase and protect the capacity and efficiency of congested roadways?
- Protect the reasonable economic development of the surrounding land?
- Facilitate transportation and avoid creating problems of access or interference with traffic movement?
- Minimize direct roadway access for land uses on major arterial roads?
- Minimize direct access to residential property on major arterial roads?

ACCESS MANAGEMENT GUIDELINES

In order to accomplish these goals and objectives, the following guidelines are recommended:

- Internal access roads should be encouraged for developing commercial, industrial or residential subdivisions to diminish the number of trips required for travel between nearby establishments and subdivisions that do not afford movement between adjacent properties.

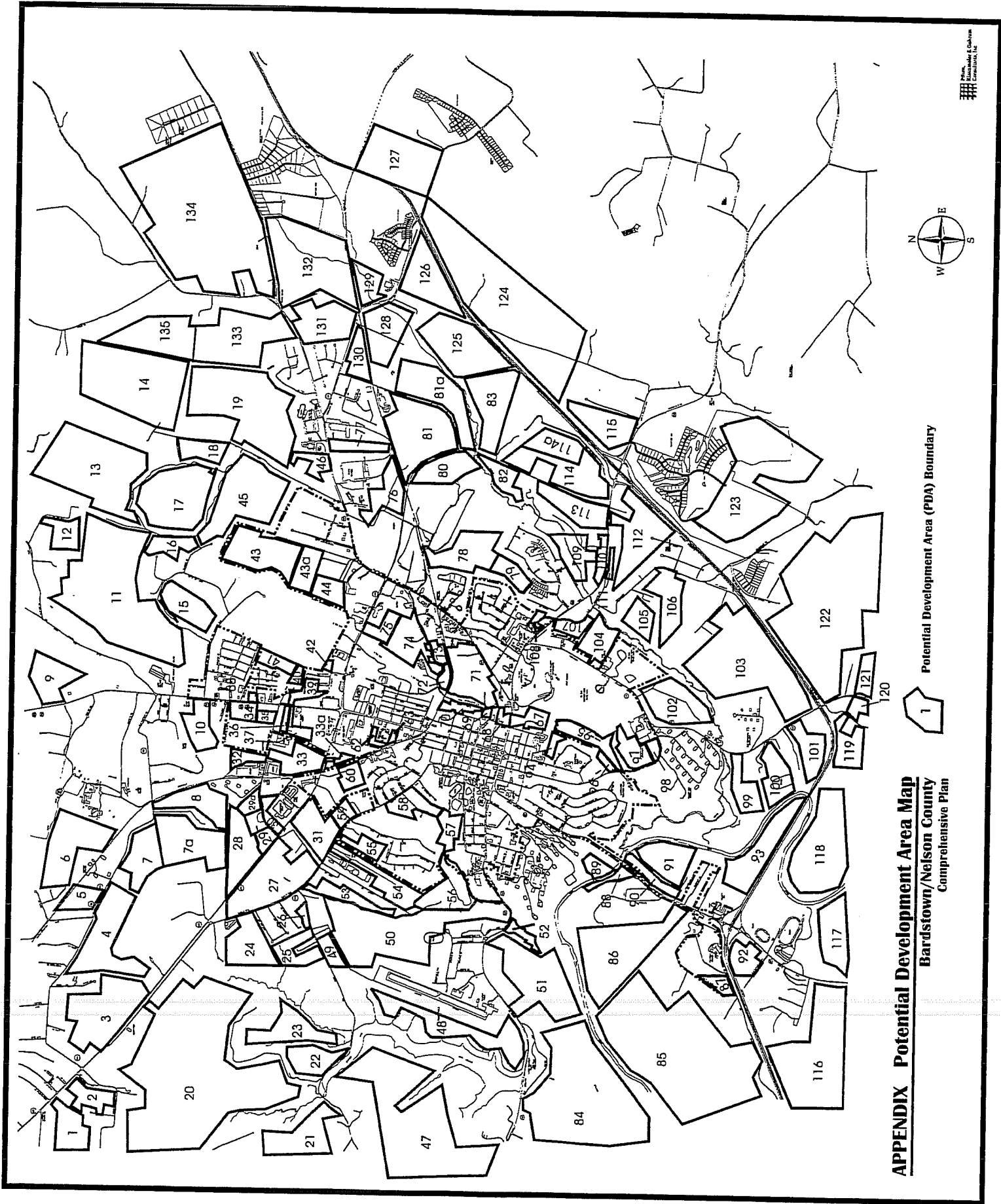
- Vehicular circulation between commercial and industrial uses should be encouraged through shared curb cuts and driveways between adjacent property owners and coordinated or joint parking systems.
- Major access points on opposite sides of a major arterial roads should be located directly opposite each other to reduce turning movement conflicts. When this is not feasible, turning movement restrictions should be established.
- The location of commercial or industrial access points on primary arterial roads should be limited for outlot development encouraging internal access to primary property.
- Loop roads or parallel access roads should be encouraged for residential subdivisions proposed to be located adjacent to primary arterial roads to limit the number of direct access locations on major thoroughfares.
- Points of ingress and egress should be clearly defined to promote the orderly, safe and logical movement of traffic. The curb line of primary urban arterial roads should be clearly delineated; the edge of pavement line should be clearly defined on rural primary arterials, clearly defining upcoming driveways.
- Pavement, pavement striping and traffic control signage should be maintained to improve drivers awareness of traffic movement patterns.
- Traffic signage should be consolidated where possible to reduce visual clutter.
- The location of access points should comply with safe sight distance practices recommended by the Institute of Transportation Engineers.
- New development proposals should conduct a traffic impact study to determine the impact the development will

have on adjacent roads and intersections. Plans should be developed to mitigate significant impacts that could result in decreases in the level of service of intersections and may include installation of traffic signals, installation of stop signs, construction of deceleration lanes, and limited turning movement access.

APPENDIX A

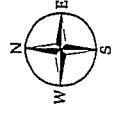
POTENTIAL DEVELOPMENT AREA ANALYSIS TABLES AND MAP

The information presented in the following map and tables were used for general long range development analysis. These tables should only be used for general analysis of existing supply versus current demand for different land use types. This section should not be used to determine existing zoning of any particular parcel.



APPENDIX Potential Development Area Map
 Bardstown/Nelson County
 Comprehensive Plan

Potential Development Area (PDA) Boundary



Land Use Plan - SEPTEMBER 1996										
Bardstown / Nelson County Comprehensive Plan										
Bardstown and Vicinity Potential Development Areas (PDAs)										
PDA Number	Area (Acres)	Existing Zoning District	Existing Minimum Lot Size	Community Character Area	Land Use Group	Future Density	Future Housing Potential	Future Sq. Ft. Potential	Future Population Potential	
1	41.8	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	36	n/a	103	
2	27	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	23	n/a	67	
3	117	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	99	n/a	288	
4	99.2	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	84	n/a	245	
5	24.3	R-1A	15,000	Suburban	Suburban Neighborhood	43560	21	n/a	60	
6	93.7	R-1A	15,000	Suburban	Suburban Neighborhood	43560	80	n/a	231	
7	50.2	R-3	7,500	Urban	Outer Urban Neighborhood	21780	85	n/a	247	
7a	86.9	I-1	30%	Urban	Industrial Centers	0.3	n/a	1,135,609	0	
8	49.4	I-1	30%	Urban	Industrial Centers	0.3	n/a	645,559	0	
9	51.6	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	44	n/a	127	
10	35.8	A-1	30,000/5AC	Urban	Traditional Neighborhood	10890	122	n/a	353	
11	309.9	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	263	n/a	764	
12	28.6	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	24	n/a	70	
13	196.7	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	167	n/a	485	
14	204.2	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	174	n/a	503	
15	49.3	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	21780	84	n/a	243	
16	24.8	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	43560	21	n/a	61	
17	120.6	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	43560	103	n/a	297	
18	27.9	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	43560	24	n/a	69	
19	202.9	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	21780	345	n/a	1,000	
20	534.9	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	455	n/a	1,319	
21	66.6	A-1	30,000/5AC	Suburban	Suburban Neighborhood	43560	57	n/a	164	
22	38.1	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	43560	32	n/a	94	
23	55.1	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	43560	47	n/a	136	
24	57.4	R1-A	15,000	Urban	Outer Urban Neighborhood	21780	98	n/a	283	
25	32.7	A-1	30,000/5AC	Urban	Outer Urban Neighborhood	21780	56	n/a	161	
26	5.7	R-1A	15,000	Urban	Traditional Neighborhood	10890	19	n/a	56	
27	112.8	A-1	30,000/5AC	Urban	Traditional Neighborhood	10890	384	n/a	1,112	
28	54.9	I-2	30%	Urban	Industrial Centers	0.3	n/a	717,433	0	
29	11.2	I-2	30%	Urban	Industrial Centers	0.3	n/a	146,362	0	
29a	11.4	I-2	30%	Urban	Industrial Centers	0.3	n/a	148,975	0	
30	12.2	I-2	30%	Urban	Industrial Centers	0.3	n/a	159,430	0	
31	48.9	A-1	30,000/5AC	Urban	Traditional/Commercial	7500/.25	121	n/a	350	
32	13	I-2	30%	Urban	Industrial Centers	0.3	n/a	169,884	0	
33	35.4	I-2	30%	Urban	Industrial Centers	0.3	n/a	462,607	0	
33a	4.2	B-4	20%	Urban	Industrial Centers	0.25	n/a	45,738	0	

PDA Number	Area (Acres)	Existing Zoning District	Existing Minimum Lot Size	Community Character Area	Land Use Group	Future Density	Future Housing Potential	Future Sq. Ft. Potential	Future Population Potential
34	34.1	LIP	30%	Urban	Commercial/Retail Centers	0.25	n/a	371,349	0
35	6.9	LIP	30%	Urban	Commercial/Retail Centers	0.25	n/a	75,141	0
36	4.7	A-1	30,000/5Ac	Urban	Commercial/Retail Centers	0.25	n/a	51,183	0
37	10.2	R-2	7,500	Urban	Commercial/Retail Centers	0.25	n/a	111,078	0
38	2.4	B-3	20%	Urban	Commercial/Retail Centers	0.25	n/a	26,136	0
39	14.7	R-1B	10,000	Urban	Traditional Neighborhood	7500	73	n/a	210
40	5.3	MHP	5,445	Urban	Traditional Neighborhood	7500	26	n/a	76
41	6.6	R-1C	7,500	Urban	Traditional Neighborhood	7500	33	n/a	94
42	2.5	R-3	7,500	Urban	Traditional Neighborhood	7500	12	n/a	36
43	75.4	R-1C	7,500	Urban	Traditional Neighborhood	7500	372	n/a	1,079
43a	29	R-2	7,500	Urban	Traditional Neighborhood	7500	143	n/a	415
44	22.1	LIP	30%	Urban	Commercial/Retail Centers	0.25	n/a	240,669	0
45	122.4	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	208	n/a	603
46	18.6	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	63	n/a	183
47	287.4	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	244	n/a	708
48	86.1	I-2	30%	Urban	Outer Urban Neighborhood	43560	73	n/a	212
49	15.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	26	n/a	75
50	198.1	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	337	n/a	977
51	124.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	211	n/a	612
52	10.6	B-3	20%	Urban	Outer Urban Neighborhood	21780	0	n/a	0
53	29.2	R-3	7,500	Urban	Traditional Neighborhood	7500	144	n/a	418
54	45.9	R-1B	10,000	Urban	Traditional Neighborhood	10000	170	n/a	493
55	17	R-1A	15,000	Urban	Traditional Neighborhood	15000	42	n/a	122
56	53.7	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	46	n/a	132
57	21.3	R-1A	15,000	Urban	Outer Urban Neighborhood	21780	36	n/a	105
58	29.4	A-1	30,000/5Ac	Urban	Traditional Neighborhood	15000	73	n/a	210
59	12	R-1A	15,000	Urban	Traditional Neighborhood	15000	30	n/a	86
60	16.1	B-3	20%	Urban	Commercial/Retail Centers	0.25	n/a	175,329	0
62	4.7	R-1C	7,500	Urban	Traditional Neighborhood	7500	23	n/a	67
63	2.4	R-1C	7,500	Urban	Traditional Neighborhood	7500	12	n/a	34
67	10.9	R-3	7,500	Urban	Traditional Neighborhood	7500	54	n/a	156
68	5.9	R-1B	10,000	Urban	Traditional Neighborhood	10000	22	n/a	63
69	2.4	PUD		Urban	Traditional Neighborhood	10000	9	n/a	26
70	10.6	I-2	30%	Urban	Industrial Centers	0.3	n/a	138,521	0
71	67.1	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	228	n/a	662
72	6.8	I-2	30%	Urban	Industrial Centers	0.3	n/a	88,862	0
73	8.3	R-2	7,500	Urban	Traditional Neighborhood	7500	41	n/a	119
74	48.5	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	165	n/a	478
75	18.6	I-2	30%	Urban	Industrial Centers	0.3	n/a	243,065	0
76	41.1	I-2	30%	Urban	Industrial Centers	0.3	n/a	537,095	0
77	18.8	R-1A	15,000	Urban	Industrial Centers	0.3	n/a	245,678	0
78	64.9	I-2	30%	Urban	Traditional/Industrial	10890/0.3	110	424,057	320

PDA Number	Area (Acres)	Existing Zoning District	Existing Minimum Lot Size	Community Character Area	Land Use Group	Future Density	Future Housing Potential	Future Sq. Ft. Potential	Future Population Potential
79	21.6	R-1B	10,000	Urban	Traditional Neighborhood	10000	80	n/a	232
80	43.4	I-2	30%	Urban	Industrial Centers	0.3	n/a	567,151	0
81	113.6	I-2	30%	Urban	Industrial Centers	0.3	n/a	1,484,525	0
81A	83.5	I-1	30%	Urban	Industrial Centers	0.3	n/a	1,091,178	0
82	25.4	LIP	30%	Urban	Industrial Centers	0.3	n/a	331,927	0
83	78	LIP	30%	Urban	Industrial Centers	0.3	n/a	1,019,304	0
84	308.7	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	262	n/a	761
85	416	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	354	n/a	1,025
86	145.4	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	247	n/a	717
87	12.4	R-4	7,500	Urban	Traditional Neighborhood	7500	61	n/a	178
88	9.8	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	17	n/a	48
89	13.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	22	n/a	65
90	18.9	B-3	20%	Urban	Outer Urban Neighborhood	21780	32	n/a	93
91	50.5	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	86	n/a	249
92	26.5	R-3	7,500	Urban	Commercial/Retail Centers	0.25	n/a	288,585	0
93	73.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	62	n/a	180
94	6.6	R-1B	10,000	Urban	Traditional Neighborhood	10000	24	n/a	71
95	29.9	A-1	30,000/5Ac	Urban	Traditional Neighborhood	15000	74	n/a	214
96	5.7	A-1	30,000/5Ac	Urban	Traditional Neighborhood	15000	14	n/a	41
97	27.1	I-2	30%	Urban	Industrial Centers	0.3	n/a	354,143	0
98	6.5	I-2	30%	Urban	Industrial Centers	0.3	n/a	84,942	0
99	33.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	28	n/a	82
100	41.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	35	n/a	102
101	37.6	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	32	n/a	93
102	66.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	56	n/a	163
103	225.2	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	43560	191	n/a	555
104	32	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	109	n/a	316
105	24.5	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	83	n/a	242
106	50.2	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	171	n/a	495
107	14.9	R-3	7,500	Urban	Traditional Neighborhood	7,500	74	n/a	213
108	4.1	B-3	20%	Urban	Commercial/Retail Centers	0.25	n/a	44,649	0
109	40.3	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	137	n/a	397
110	13.4	B-3	20%	Urban	Traditional Neighborhood	10890	46	n/a	132
111	4.3	R-3	7,500	Urban	Traditional Neighborhood	10890	15	n/a	42
112	85.8	A-1	30,000/5Ac	Urban	Traditional Neighborhood	10890	292	n/a	846
113	48.5	LIP	30%	Urban	Commercial/Retail Centers	0.25	n/a	528,165	0
114	57.5	LIP	30%	Urban	Commercial/Retail Centers	0.25	n/a	626,175	0
114a	36.9	A-1	30,000/5Ac	Urban	Commercial/Retail Centers	0.25	n/a	401,841	0
115	54.3	A-1	30,000/5Ac	Urban	Commercial/Retail Centers	0.25	n/a	591,327	0
116	194.4	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	330	n/a	958
117	57.5	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	98	n/a	283
118	137.7	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	117	n/a	339

PDA Number	Area (Acres)	Existing Zoning District	Existing Minimum Lot Size	Community Character Area	Land Use Group	Future Density	Future Housing Potential	Future Sq. Ft. Potential	Future Population Potential
119	36.2	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	31	n/a	89
120	10.6	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	9	n/a	26
121	20.2	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	17	n/a	50
122	403.5	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	343	n/a	995
123	272.4	R-4PUD	20,000	Urban	Traditional Neighborhood	20000	504	n/a	1,462
124	380.3	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	323	n/a	937
125	111.7	A-1	30,000/5Ac	Urban	Industrial Centers	0.3	n/a	1,459,696	0
126	74.8	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	127	n/a	369
127	121	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	103	n/a	298
128	66.1	I-1	30%	Urban	Industrial Centers	0.3	n/a	863,795	0
129	27.7	R-4PUD	20,000	Urban	Outer Urban Neighborhood	20000	51	n/a	149
130	26.7	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	20000	49	n/a	143
131	69.5	R-4PUD	20,000	Urban	Outer Urban Neighborhood	20000	129	n/a	373
132	183	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	311	n/a	902
133	130.3	A-1	30,000/5Ac	Urban	Outer Urban Neighborhood	21780	222	n/a	642
134	517	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	439	n/a	1,274
135	86.9	A-1	30,000/5Ac	Suburban	Suburban Neighborhood	43560	74	n/a	214
TOTALS	9,862						11,973	16,097,162	34,722
Potential Development Area Summary									
						Urban Area:	Homes	Square Feet	Population
						Residential	8,746	n/a	25,366
						Commercial	n/a	3,225,758	n/a
						Industrial	n/a	12,871,404	n/a
						Suburban Area:			
						Residential	3,227	n/a	9,356
NOTE: PDA's 61, 64, 65 and 66 were purposely removed from both the maps and these tables.									
Proposed Land Use Densities									
Urban Character Area									
Traditional Neighborhoods - Up to 6 units per acre, basic consistency with existing zoning and surrounding density.									
Outer Urban Neighborhoods - 1/2 and 1 acre lots based on surrounding development patterns, with planned sewer service for Urban Area.									
Commercial/Retail Centers - Maximum lot coverage of 25% with additional parking, landscaping and buffering requirements.									
Industrial Centers - Maximum lot coverage of 30% with additional parking, landscaping and buffering requirements.									
Suburban Character Area									
Suburban Neighborhoods - 1 acre lots.									