



Oldham County Planning and Development Services
Application to Amend a PUD Master Plan

Date: 7/12/2026 For Staff Use Only: Docket No: PZ-26-021 Staff: CC/JH Fee: 600

This application must be submitted in person at the Planning and Zoning Office.

General Information: (A separate application must be submitted for each individual request.)

Name of Applicant(s): Traditional Town LLC

Project Name: Norton Commons - Hamlet - Section 3C

Project Address: 6212 Schuler Lane

City: Prospect Is the project within the incorporated city limits? No

Approved Plan Docket No: PZ-24-020 Date of Original Planning Commission Approval: 10/22/2024

Total Site Acreage: 62.2 acres (Section 3) Parcel ID: 11-00-00-14

Current Land Use: Vacant Current Zoning: PUD

Signatures:

Owner(s):

Name: Norton Commons LLC

Signature: _____

Address: 9418 Norton Commons Boulevard, Suite 300, Prospect, Kentucky, 40059

Phone: _____

Email Address: _____

Applicant(s): (if other than owner)

Name: _____

Signature: _____

Address: _____

Phone: _____

Email Address: _____

Contact: (if other than owner)

Name: Michael G. Swansburg, Jr., Esq.

Signature: [Signature]

Address: c/o Swansburg & Smith, PLLC, 117 W. Main Street, La Grange, Kentucky, 40031

Phone: _____

Email Address: _____

#9084
Sabak
Wilson &
Lingo,
Inc.

PUD AMENDMENT JUSTIFICATION STATEMENT
NORTON COMMONS, HAMLET SECTION 3C
6212 Schuler Lane
Prospect, Kentucky 40059

The Applicant, Traditional Town LLC, (hereinafter “**Traditional Town**”) respectfully seeks an amendment to the previously approved Section 3 of the Hamlet (Oldham County) section within the Norton Commons subdivision to convert one (1) previously approved large lot into fourteen (14) total smaller lots (hereinafter, the “**Project**”).

1. The Proposed Amendment Only Increases the Total Number of Lots Within the Hamlet Section and Otherwise Will Comport with the Existing Approved Master Plan for Norton Commons

The Oldham Co. Comprehensive Zoning Ordinance provides that “[a]ny amendment to the Master Plan or Development Plan (including maps and reports) [for a PUD] must be approved by the [Oldham Co. Planning] Commission.” Oldham Co. Comprehensive Zoning Ordinance Sec. 230-080. This includes any “major amendments” to a previously approved Master Plan and/or Development Plan, which are defined to include “reduction in lot sizes, increase in density or intensity, street modifications that would affect adjacent properties, change in points of street access onto existing streets, change in the time schedule changes in the supplemental conditions of approval or other changes deemed major by the Administrator.” *Id.*

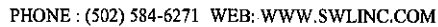
The original overall Master Plan for the Norton Commons subdivision, including both the Jefferson County (Louisville) and the Oldham County (Hamlet) sections, was approved by the Oldham Co. Planning Commission in 2005-06. In that original Master Plan, Norton Commons intended to develop a grand total of two thousand, eight hundred eighty (2,880) residential lots of which two thousand, six hundred twenty-three (2,623) residential lots would be built in Jefferson County (Louisville) and two hundred fifty-seven (257) residential lots would be built in Oldham County.

Thereafter, Section 1 of the Hamlet was approved by the Oldham Co. Planning Commission in 2017, which consisted of 48.6 total acres, or one hundred fourteen (114) residential lots and 14.6 acres (30%) of open space. And Section 2 of the Hamlet was approved by the Oldham Co. Planning Commission in 2022, which consisted of 47.8 total acres, or eighty-one (81) residential lots and 22.4 acres (46.9%) of open space.

On October 22, 2024, the Applicant appeared before the Oldham Co. Planning Commission seeking approval of the third and final section for the Hamlet. *See* Docket PZ-24-020. At that time, the proposed Section 3 consisted of 62.2 acres broken into sixty-two (62) residential lots and 35.1 acres (56.4%) of open space. With this approval, the Hamlet would reach its previously identified total of two hundred fifty-seven (257) residential lots. That request was approved by the Oldham Co. Planning Commission by a vote of 7-1. *See id.*

At the time the Applicant made the request to approve Section 3, Lot No. 257 consisted of a 300,107 square-foot, or approximately 6.88-acre, plot of land located at the northernmost point of Section 3. That this lot was so much larger than any other lot within the Hamlet section derived from previous decisions and actions by the subdivision's architect and developers to slightly reduce the overall footprint of each lot within the Hamlet section—a decision that has had no impact on the sales of those lots—leaving an overage of developable space within the allotted area. As the Record of the Oldham Co. Planning Commission's October 22, 2024 meeting indicates, the Applicant hoped to sell that lot as a single, undivided unit. But the Applicant informed the Oldham Co. Planning Commission on that date that if it could not sell the approximately 7-acre lot intact it would come back to the Oldham Co. Planning Commission to seek the approval of an additional subdivision of that lot.

That time has now come. As of the date this justification statement was drafted, Norton Commons projects to complete two thousand six hundred fifty-four (2,654) total residential lots in both Jefferson County and Oldham County, meaning they are projecting to build approximately two hundred twenty-six (226) ***fewer*** residential lots overall than they were originally approved to build more than two (2) decades ago. Given that the Norton Commons subdivision overall is less dense than originally contemplated, coupled with (1) the success of the Hamlet section and (2) the overage of developable land within the remaining 6.88 acres of Section 3 of the Hamlet section, the Applicant is asking now, as it indicated it would before, that the Oldham Co. Planning Commission approve the transfer of thirteen (13) lots from the Jefferson County allotment to Section 3 of the Hamlet section for a total allotment of two hundred seventy (270) lots within Oldham County. Even with this approval, the total number of residential lots built within the Norton Commons subdivision overall will be more than two hundred (200) less than originally contemplated. The additional thirteen (13) lots will be located entirely within the borders of Section 3 previously approved by the Oldham Co. Planning Commission, including anticipated green space. And the additional lots will require no further modifications to any other portion of the Master Plan for Norton Commons.



If enclosures are not as noted, kindly notify us at once.