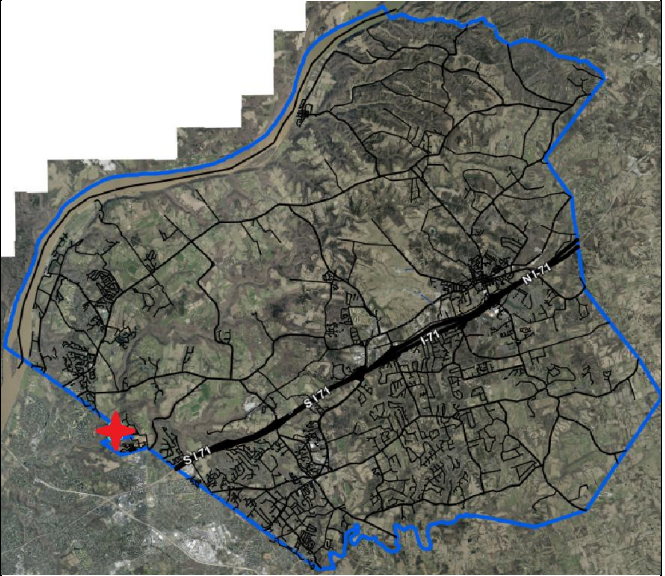




OLDHAM COUNTY PLANNING COMMISSION

August 25, 2026

Summary of Application:

Docket:	PZ-26-021	
Request:	PUD Revised Development Plan- Norton Commons Hamlet Section 3C	
Applicant:	Traditional Town LLC	
Location:	6212 Schuler Lane, Prospect	
Existing Land Use:	Undeveloped	
Existing Zoning:	PUD – Planned Unit Development	
Proposed Number of Lots:	13 new lots: 75 single-family lots 7 open space lots	
Total Site Size:	62.2 acres	
Tax Parcel:	11-00-00-14	

Surrounding Zoning:

North – Land Use: Residential (Jefferson Co.)
Zoning: R-4 (Single Family Residential)

East – Land Use: Agricultural
Zoning: AG-1

South – Land Use: Residential (Jefferson Co.)
Zoning: PVD (Planned Village District)

West – Land Use Agricultural
Zoning: AG-1

Planning Commission Action:

DOCKET PZ-26-021 – An application has been filed by Traditional Town, LLC for a Revised Development Plan on property located at 6212 Schuler Ln., Prospect. The property is 62.2-acres and zoned PUD, Planned Unit Development District known as Norton Commons Hamlet 3C.

Case History:

Pre-Application Meeting: 6/10/2026

Technical Review Committee: 7/15/2026

Posted to County Website: 7/30/2026

Adjoining Property Owner Notices Mailed: 8/5/2026

Public Notice Appeared in Oldham Era: 8/6/2026

Site History:

On December 13, 2005, the Oldham County Planning Commission recommended approval of Docket PZ-05-040 for a Zoning Map Amendment from AG-1 to PUD to Oldham County Fiscal Court. The Oldham County Planning Commission also approved the Master Plan PUD for Norton Commons – Hamlet. (PZ-05-040) **The motion passed unanimously.**

On February 21, 2006, Oldham County Fiscal Court approved the Zoning Map Amendment change from AG-1 to PUD subject to the conditions of approval / binding elements recommended by the Planning Commission. **The motion carried unanimously.**

On October 22, 2024, the Oldham County Planning Commission approved Docket PZ-24-020 for a Planned Unit Development (PUD) Development Plan to be known as Norton Commons Hamlet Section 3. (PZ-24-020) **Motion passed on a vote of 7-1.**

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2019) predicts that the use of this tract will be mixed-use.

Conformance with Zoning Ordinance:

The proposed plan appears to be in conformance with all zoning and subdivision regulations.

Conformance with the Oldham County Flood Damage Prevention Ordinance:

The proposed development is not located within in the 100-year Floodplain.

Agency Comments:

See attached TRC notes.

Notes:

1. The applicant is proposing a Planned Unit Development (PUD) Revised Development Plan to include 75 single-family residential lots and 7 open space lots on approximately 62.2 acres to be known as Norton Commons Hamlet Section 3.
2. The revision in the PUD Revised Development Plan includes an additional 13 single-family lots to be known as Norton Commons Hamlet Section 3C.
3. A PUD is defined as an area with a specified minimum contiguous acreage to be developed as a single entity according to a plan for residential and non-residential uses which usually includes provisions for clustering of buildings, a mixture of land uses and building types, preservation of natural resources, and promotion of common open space (Division 230, Section 230-010).
4. Division 230-060 PUD Planned Unit Development District Item 3 (b) Planning and Zoning Commission Public Hearing states:
This Development Plan can also serve the purpose of a Preliminary Plan for subdivisions. The Commission shall review the Development Plan to determine compliance with the approved Master Plan, specific guidelines and requirements of this Article, and the terms of any prior conditional approval of the project. If the Commission finds that the Development Plan is not in compliance with the approved Master Plan, the applicant may (a) revise the Development Plan to comply with the approved Master Plan; or (b) apply for an amendment

to the approved Master Plan. The Commission shall then approve the Development Plan, approve it with conditions, or deny it and state the reasons for denial.

5. Section 3 will include 36.0 acres of open space, which is 57.9 percent of the total site area of Section 3. Consistent with the approved PUD Master Plan, ownership and management of the open space will be provided by the Norton Commons Foundation, an entity established to manage existing common areas and public spaces in Norton Commons.
6. The plan meets all the requirements of the PUD Planned Unit Development requirements and does include major modifications from the approved Development Plan.

Motions and Findings:

Every motion to approve a zoning change, variance, waiver, preliminary subdivision plan or development plan which is not a subdivision plan must state the finding(s) required by statute or regulation and must also state the reasons for the motion. Every motion to deny must state the reasons for the motion.

These are procedural due process requirements for all cases before the Commission. Suggested motions to approve or deny are set out below.

Planned Unit Development Plan

Motion to **approve** the PUD Development Plan because:

- a. It complies with objectives _____ of the comprehensive plan, the zoning ordinance and the subdivision regulations.
- b. _____ (any additional reasons).

Motion to **deny** the PUD Development Plan because:

- a. The plan does not comply with objectives _____ of the comprehensive plan because _____.
- b. The plan does not comply with the Regulations because _____; (such as too many unreasonable or unnecessary waivers are being requested).
- c. _____ (any additional reasons).

Proposed Binding Elements:

1. The approval applies only to the plan presented at the August 25, 2026, Oldham County Planning Commission public hearing.
2. There shall be no subdivision of any lot into a greater number of lots without review by the Oldham County Planning Commission.
3. The cumulative phasing plan shall limit the number of dwelling units to thirty-five (35) per year beginning with the first record plat.
4. All street trees and landscaping, including those in the right-of-way, shall be maintained by the developer and/or homeowner's association in perpetuity, even if removed or damaged by the County during maintenance of right-of-way tasks. The location of street trees are to be reviewed and approved by the County Engineer and Planning Staff.
5. The preliminary plan must comply with all established federal, state and county ordinances and requirements at the time of construction plan approval.