



OLDHAM COUNTY PLANNING COMMISSION

July 28, 2026

Summary of Application:

Docket:	PZ-26-018	
Request:	Amendment to a PUD Development Plan – Norton Commons Hamlet Section 1	
Applicant:	Traditional Town, LLC.	
Location:	6212 Schuler Lane, Prospect	
Existing Land Use:	Vacant	
Existing Zoning:	PUD – Planned Unit Development	
Proposed Number of Lots:	121 total lots 114 single-family lots 7 open space lots	
Total Site Size:	48.6 acres	
Tax Parcel:	11-00-00-14	

Surrounding Zoning:

North – Land Use: Single Family
Zoning: R-2

East – Land Use: Agricultural
Zoning: AG-1

South – Land Use: Residential (Jefferson County)
Zoning: PVD (Planned Village Dist.)

West – Land Use: Agricultural
Zoning: AG-1

Planning Commission Action:

DOCKET PZ-26-018- An application has been filed by Traditional Town, LLC for an amendment to a previously approved Development Plan for Norton Commons, Hamlets 1C, on property located at 6212 Schuler Ln., Prospect. The property is 48.6-acres and zoned PUD, Planned Unit Development District. ***(Section 320-080 (b) The Commission may review and approve major amendments to the approved Master Plan or Development Plan without a public hearing.)***

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. **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 August 22, 2017, the Oldham County Planning Commission approved Docket PZ-17-028 for a Planned Unit Development (PUD) to be known as Norton Commons Hamlet Section 1. **Motion passed on a vote of 10-3.**

On September 6, 2019, Oldham County Planning Director Jim Urban approved in writing several changes to the approved development plan considered minor and thus approved at staff level.

Notes:

1. The applicant is proposing to revise Section 1 of the Hamlet at Norton Commons, a previously approved Planned Unit Development (PUD) to include 114 single-family residential lots and 7 open space lots on approximately 48.6 acres that is known as Norton Commons Hamlet Section 1.
2. The originally approved Section 1 included 111 single-family residential lots and 5 open space lots on approximately 48.5 acres.
3. The revisions are needed because of multiple factors that have occurred since the original approval including an adjacent development, market demand, and roadway connections.
4. The applicant believes these changes are minimal and would not adversely affect adjacent properties or the design and intent of the original approval.
5. Division 230-080 Amendments to an Approved Master Plan or Development Plan states that “any amendment to the Master Plan or Development Plan (including maps and reports) must be approved by the Commission”.
6. Division 230-080 also differentiates between minor and major amendments of a development plan.
7. Minor changes include a decrease in density and intensity, consolidation and shifting of lot lines, land use and street modifications that would not negatively affect adjacent properties.
8. Major amendments include reduction in lot sizes, increase in density or intensity, street modifications that would affect adjacent properties, changes 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.
9. **The Commission may review and approve major amendments to the approved Master Plan or Development Plan without a public hearing.**

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 amendment to 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 amendment to the plan because:

- a. It does not plan 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 July 28, 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 from Oldham County Public Schools remains in effect from the original approval.
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. Location of street trees is 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.

The Planning Commission may amend, delete or add additional binding elements at the public hearing.

Sec. 230-080 Amendments to an Approved Master Plan or Development Plan

Any amendment to the Master Plan or Development Plan (including maps and reports) must be approved by the Commission.

Variances do not apply to PUDs because the specific development standards of the PUD district are contained in the approved Development Plan for each PUD, and because the Development Plan normally takes into account those matters which might otherwise be the subject of variance review by the Boards of Adjustments. Amendments to an approved Master Plan and Development Plan shall follow the following procedure:

- a. Minor amendments: The Administrator is authorized to approve minor changes to the approved Master Plan or Development Plan. Minor changes include decrease in density and intensity, consolidation and shifting of lot lines, land use and street modifications that would not negatively affect adjacent properties.

The Administrator must present any major amendment to an approved Master Plan or Development Plan to the Commission prior to approval.

- b. Major amendments: Major amendments 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.

The Commission may review and approve major amendments to the approved Master Plan or Development Plan **without a public hearing**. The Commission may require a public hearing for the amendment when it deems necessary.