



Oldham County Planning and Development Services
Application for Zoning Map Amendment
Development Plan

Oldham County
SEP 23 26
Planning & Development

For Staff Use Only:
Date: _____ Docket No: PZ-26-027 Staff: JH Fee: \$975

This application must be submitted in person at the Planning and Zoning Office. CKH1273

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

Name of Applicant(s): 111 North First Avenue, LLC

Project Address: 111 & 113 North First Avenue, La Grange, Kentucky, 40031

Project Name: 111 & 113 North First Avenue Re-Zoning Project

City: La Grange Is the project within the incorporated city limits? Yes

Total Site Acreage: 0.3 Subdivision Name: N/A

Current Land Use: Residential / Commercial Proposed Land Use: Residential / Commercial

Parcel ID: 46-L.4-07-12 & 12A Current Zoning: C-2 Proposed Zoning: C-N

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
Yes. Docket PZ-25-020 (waiver request and approval)

Signatures: (The undersigned agrees that the filing of this application constitutes an agreement by the owner(s) and other parties having an interest in the subject property. Their heirs, successors, and assigns, that, if the zoning map amendment(s) requested by this application is (are) enacted by the appropriate legislative body, building permits for improvement of the subject property shall be issued only in conformance with the zoning ordinance and binding and that such binding elements shall be strictly complied with and may be enforced in the same manner as the zoning district regulations.)

Owner(s):

Name: _____ Signature: _____
Address: _____
Name: _____ Signature: _____
Address: _____
Name: _____ Signature: _____
Address: _____

Applicant(s): (if other than owner)

Name: 111 North First Avenue, LLC Signature: [Signature]
Address: 111 North First Avenue, La Grange, Kentucky, 40031
Phone: _____ Email Address: [Redacted]

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: [Redacted] Email Address: [Redacted]

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 4/28/2026

www.oldhamcountky.gov

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Additional Requests:

A. Are there any variances required? No

If yes, attach a list including each variance and from which section of the Zoning Ordinance the variance is requested. Each request for a variance must also include a justification statement in response to the following questions:

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?
2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?
3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?
4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?

Variances are needed when a major subdivision conflicts with specific dimensional requirements of the Oldham County Zoning Ordinance.

B. Are there any waivers required? No

If yes, attach a list including each waiver and from which section of the Subdivision Regulations the waiver is requested. The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- A. Exceptional Hardship – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship.
- B. Design Innovation and Large Scale Development – These regulations may be modified by the Commission in the case of plans for complete neighborhoods or other design innovations which, in the Commission's opinion, still achieve the basic objectives of these regulations.

Requests for waivers must be justified based on one or both of the above situations.

C. Is the Zoning Map Amendment part of an application for a Major Subdivision? No

If yes, a separate Major Subdivision Preliminary Plan Application is required.

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Submittal Checklist:

_____ 1. Complete Oldham County Planning and Zoning Application for a Zoning Map Amendment.
(Owner's signature is required.)

_____ 2. Required Zoning Map Amendment Fee:

Zoning Amendment Request (acres)	<2	2-5	5-10	10-20	20-50	50+
AG-1, CO-1, R-1, R-1A, R-2, R-2A, R-3.....	\$450.00	\$575.00	\$700.00	\$1200.00	\$1800.00	\$2400.00
R-4A, R-4, C-N, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, T.....	\$700.00	\$950.00	\$1200.00	\$1800.00	\$2400.00	\$3600.00
PUD.....	N/A	N/A	N/A	\$2400.00	\$3600.00	\$4800.00

Note: Acreage shall be calculated based on the area of the requested zoning only

_____ 3. Notice fees equal to \$5.00 per adjoining property owner. **(Please note: If approved at Planning Commission, an Application for Legislative Body Review is required. The additional fees for this application are \$300, Notice fees equal to \$5.00 per adjoining property owner and a recording fee of \$50.00.)**

_____ 4. Mailing Labels for all adjoining property owners, including name and address of all 2nd tier adjoining parcels. Second tier adjoining parcels include all those that within 500 feet of the property, including those across streets and streams. (*See note below for PVA directions)

_____ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)

_____ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.

_____ 7. Twenty tri-folded copies of a Preliminary Plan including the required components listed in the attached Preliminary Plan Checklist (Maximum size of 30" x 42")

_____ 8. One reduced copy of the plan to an 8 1/2" x 11" size.

_____ 9. A legal (metes and bounds) written description of the area proposed for rezoning.

_____ 10. A written justification statement, according to KRS 100.213 and Section 1401 of the Oldham County Zoning Ordinance under the Demonstration of Appropriateness.

_____ 11. Required explanation and justification for all requested variances and waivers. (See page 2)

_____ 12. Traffic Impact Analysis (for developments generating an ADT exceeding 1000 vehicles) and 20 copies of the summary section.

_____ 13. If applicable, a general statement describing the nature of the environmentally sensitive areas, and the manner in which any such area is to be handled during development of the property, as well as any special design measures taken by the developer to attempt to minimize the development's impact on the environmentally sensitive areas.

_____ 15. Wastewater Treatment Facility Capacity Form. (for developments served by sanitary sewers)

RE-ZONING JUSTIFICATION STATEMENT (C-2 TO C-N)
111 & 113 NORTH FIRST AVENUE BUILDINGS
111 & 113 North First Avenue
La Grange, Kentucky 40031

The Applicant, 111 North First Avenue, LLC, (hereinafter, the “**Applicant**”) respectfully seeks the re-zoning of approximately 0.3 acres of property located at 111 and 113 North First Avenue (hereinafter, the “**Properties**”) within the limits of the City of La Grange, being Oldham County PVA Parcel Nos. 46-L.4-07-12 & 12A from the present designation of C-2 to C-N (hereinafter, the “**Project**”). The underlying purpose of the Project is to formalize the existing permitted mixed-use of both structures for residential and commercial purposes.

1. The Existing Zoning Classification for the Property Is Inappropriate, While the Proposed Classification Is Applicable.

Kentucky law provides that “[b]efore any map amendment is granted, the planning commission . . . must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply . . . : (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate.” KRS 100.213(1)-(a).

Presently, the Properties are zoned “C-2,” which is generally appropriate for “retail shopping and personal service uses, shopping goods and household services.” Oldham Co. Comprehensive Zoning Ordinance § 160-010. That makes sense for structures with single-purpose uses (*i.e.*, commercial-only structures).

But the Properties are not used presently for single purposes. To be sure, 111 North First Avenue is the site of Madeline’s Nibbles and Wine, a family-owned, upscale restaurant, located on the first floor, with an available apartment space located on the second floor. For its part, 113 North First Avenue’s first floor is used for commercial storage related to Madeline’s, while the second floor is used currently as a residential space. In other words, the Properties are used presently for mixed purposes.

In furtherance of this position, the Applicant sought, and received, a waiver from the Oldham County Planning Commission in August 2025 permitting the owners to utilize the Properties for mixed-use purposes. *See* Docket PZ-25-020. One of the binding elements of that waiver approval was that the Applicant would seek a

permanent zoning-map amendment for the Properties within twelve (12) months. That is exactly what the Applicant is doing here.

To that end, a “C-N” designation, which the Applicant respectfully seeks for the Properties, and which is used “to promote the reuse of structures located in urban areas of Oldham County that have been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses.” Oldham Co. Comprehensive Zoning Ordinance § 140-010. Thus, the intended use of the Properties (*i.e.*, mixed use combining both commercial and residential purposes) is consistent with the general application of a “C-N” designation.

2. The Proposed Classification Adheres to the Oldham County Comprehensive Plan

A. Land Use Objective LU-2-1: “Encourage a balanced mix of housing types, including single-family, multi-family, and mixed-use options to expand affordability and lifestyle choices.”

☒ The Project is designed to confirm the already existing mixed use of the Properties, combining both commercial (*e.g.*, restaurant) and residential purposes.

B. Land Use Objective LU-3-1: “Support the retention of existing businesses within Oldham County while ensuring growth is compatible with adjacent land uses and the availability of community facilities and services.”

☒ The Project will support an existing business, Madeline’s Nibbles and Wine, while permitting the owners to utilize other portions of the Properties for residential uses, all while placing little to no additional strain on existing infrastructure and services.

C. Community Facilities Objective CF-1-1: “Maintain and use existing community facilities when appropriate.”

☒ The Project will utilize all existing community resources without the need for creating new burdens on county or city infrastructure or services.

D. Subparagraph 1 of Tourism Goal TO-2-4 asks to “[e]xpand and develop tourism marketing programs that drive foot traffic to local travel and visitor-service merchants, all lodging, restaurants, and agritourism attractions.”

☒ The purpose of the Project is to confirm the current mixed use of the Properties, which has the potential to attract out-of-town visitors to both enjoy the retail opportunities of downtown La Grange and to stay in La Grange overnight.