

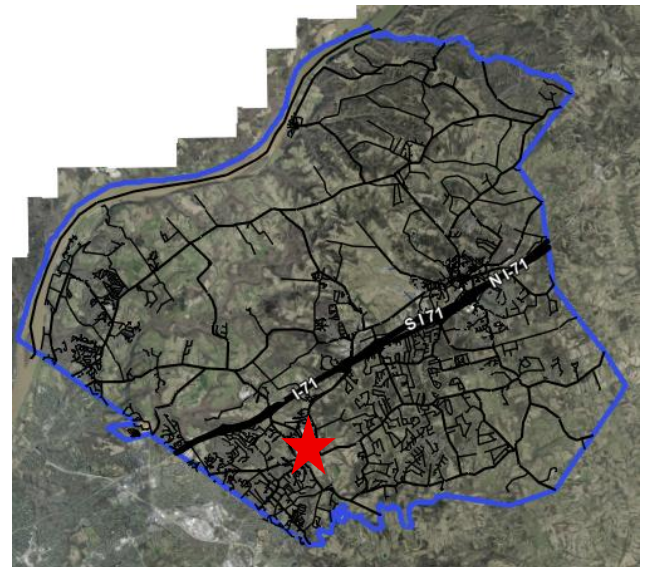


OLDHAM COUNTY BOARD OF ADJUSTMENTS AND APPEALS

April 16, 2026

Summary of Application:

Docket:	OC-26-013
Request:	Update to Previously Issued Conditional Use Permit
Applicant:	Shelley Beggs, Hounds Town USA
Location:	5998 Pleasant Colony Court, Suite 17
Existing Land Use:	Commercial
Existing Zoning:	C-3, General Business
Total Site Size:	.549-acre
Tax Parcel:	24-C.2.1-3-4



Surrounding Zoning:

North – Land Use: South Oldham School Campus
Zoning: R-2, Residential District

East – Land Use: Commercial
Zoning: C-3, General Business District

South – Land Use: Residential
Zoning: R-2, Residential District

West – Land Use: Residential
Zoning: R-2, Residential District

Board of Adjustments Action:

An application has been filed requesting an update to a previously issued Conditional Use Permit for property located at 5998 Pleasant Colony Ct., Crestwood.

Site History:

In November 2006, the Planning Commission recommended approval of a Rezoning from R-2 Residential to C-3 General Business District & Development Plan to allow the construction of a commercial & retail services center to be known as Pleasant Colony (Docket PZ-06-036 & PZ-06-037) on a vote of 11 to 0.

In July 2007, a Revised Development Plan & Landscape Buffer Waiver was approved by the Planning Commission to allow changes to the previously approved Pleasant Colony commercial & retail services center (Docket PZ-07-028).

In January 2024 the Board approved a Conditional Use Permit for the existing facility on a vote 5-0 (OC-24-001).

Case History:

Posted to Website:

Adjoining Property Owner Notices Mailed:

Public Notice Appeared in Oldham Era:

Notes:

1. The existing kennel occupies approximately 4,000 square feet of indoor space within an existing commercial building.
2. The interior consists of five (5) large indoor doggie daycare playrooms, thirty-seven (37) dog boarding suites, a spa room, prep room, & lobby.
3. The facility was initially approved as a conditional use without outdoor facilities.
4. However, according to the applicant they have determined that outdoor space is needed to properly accommodate dogs overnight and for extended periods of time.
5. The outdoor area will be fully enclosed.
6. Outdoor activities will be limited to 7:00 a.m. – 7:00 p.m. with dogs rotating in small, supervised groups.

Motions and Findings:

Every motion to approve a variance or conditional use 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.

Suggested motions to approve or deny are set out below.

1. The Conditional Use shall only apply to the application considered at the April 16, 2026, Oldham County Board of Adjustments public hearing.
2. The kennel business must comply with all established federal, state, and county ordinances and requirements.

Motions:

Move to **approve** the conditional use because the proposed use is **essential or desirable to the community** and **not in conflict with the elements, objectives and policies** of the Comprehensive Plan based on one or more of the following factors:

granting the conditional use permit will allow the **proper integration** into the community of a use specifically named in the zoning regulation.

the **character and objectives** of the proposed use and the **potential impacts** on the community and its surroundings are appropriate.

the **community or neighborhood has a need** for the proposed use and there are **potential benefits** to the community or neighborhood.

[] the proposed use is **compatible with surrounding land uses and the general character of the area**, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.

[] the proposed use will not impair the **integrity and character** of the zone if there are specific restrictions on location, size, extent and character of performance.

[] there are adequate **public facilities** available, such as, including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

The specific conditions or restrictions which must be met in order for the proposed use to be permitted for any of the above reasons are as follows:

Potential Conditions of Approval:

1. The Conditional Use Permit shall only apply to the application considered at the April 16, 2026, Oldham County Board of Adjustments public hearing.

Considerations:

* Refer to the applicant's justification statement and other evidence in the record.
-or-

Move to **deny** the conditional use because the proposed use is **not** essential or desirable to the community, or is in conflict with the elements and objectives of the Comprehensive Plan, or is not in compliance with the zoning regulations, based on the following factual determinations and

Conditions of Approval from OC-24-001:

Conditions of Approval:

1. The Conditional Use shall only apply to the application considered at the January 18, 2024, Oldham County Board of Adjustments public hearing.
2. The applicant shall provide details of the sound mitigation efforts undertaken for the common walls with adjacent commercial tenants.
3. The applicant shall provide details of the odor mitigation efforts undertaken for the kennel business.
4. The kennel business shall be restricted to indoor operation and shall not have outdoor runs and/or play areas.
5. The kennel business must comply with all established federal, state, and county ordinances and requirements.

Sec. 260-440 Veterinary Hospitals and Kennels

1. Number of Animals

The maximum number of animals shall be determined by the appropriate Board of Adjustments in accordance with the area of the kennel, the type of animal to be housed by the kennel, the nature and character of the surrounding neighborhood, and guidelines of recognized organizations concerned with the breeding of animals and prevention of cruelty to animals. The applicant shall present evidence of such guidelines to the Board of Adjustments.

2. Pens and Runs

a. All kennels, runs, and other areas where animals are to be kept must be located within soundproof buildings to prevent noise from reaching neighboring properties.

b. All kennel pens, runs, and sales areas associated with kennels shall not be located within one hundred (100) feet from all property lines and street rights-of-way lines except if owner of the prospective structure owns land on the other side of the road opposite the location of the proposed structure, at which time the structure need only be setback from street rights-of-way line fifty (50) feet.

c. All kennel pens shall be located within an approved enclosed area.

d. Exercise runs shall be enclosed on all sides by a sight-obscuring, solid wall at least six (6) feet in height.

3. Odors

There shall be no objectionable odors generated by the use detectable by neighboring properties.

Oldham County Comprehensive Zoning Ordinance
Division 170 C-3 General Business District

**Sec. 170-030 C-3 General Business District:
Permitted Uses**

Agricultural Uses

- Agricultural Uses
- Farmers Market
- Riding Academies and Stables

Commercial

- Adult Entertainment Establishments
- Building Material Sales
- Firework Sales (Permanent, Ancillary, and Seasonal)
- Funeral Homes and Mortuaries
- Hotels and Motels
- Nursing Homes
- Printing and Lithograph Shops
- Retail and Personal Services Establishments with a gross floor area < 100,000 square feet
- Vehicle Repair including service stations
- Vehicle Sales and Display
- Vehicle Wash
- Vocational Schools

Community Facilities

- Adult Day Centers
- Colleges and Schools, not for profit (CF)
- Nursery Schools and Childcare Centers
- Parks, Playgrounds, Community Centers, and Similar Uses
- Public and Government Buildings and Facilities

Eating Establishments

- Eating Establishments of any kind

Light Industrial

- Boat and Marine Supplies
- Building and Related Trades Shops
- Lumber Storage, Millwork, and Sales
- Storage Facilities for Frozen Products

Office

- Business and Professional Offices including Clinics and Immediate Care Facilities

Public Parks and Recreation

- Boat Docks and Launching Areas, Recreational Camps, Resorts Public Parks and Forest Preserves

**Sec. 170-040 General Business District:
Conditional Uses**

Commercial

- Auto Auctions
- Veterinary Hospitals and Kennels

Community Facilities and Services

- Marinas or Boat Rental

Health Services

- Hospitals and Institutions

Light Industrial

- Contractor's Equipment Storage
- Grain and Feed Storage and Sales
- Mini-Warehouses/Self Storage Facilities

Natural Resource

- Borrow Pits, Quarry, Gravel Pit, or Stone Mill
- Extraction and Development of Natural Resources,

Recreation

- Aviaries and Zoos
- Indoor Sports Facilities

Residential

- Community Residences

Special

- Airports, Heliports, and other Airship or Flying Machine Take-off or Landing Facilities
- Cemeteries, Mausoleums and Crematories
- Commercial Lakes

Utilities

- Private Utility Buildings and Facilities
- Sewage Treatment Plants