

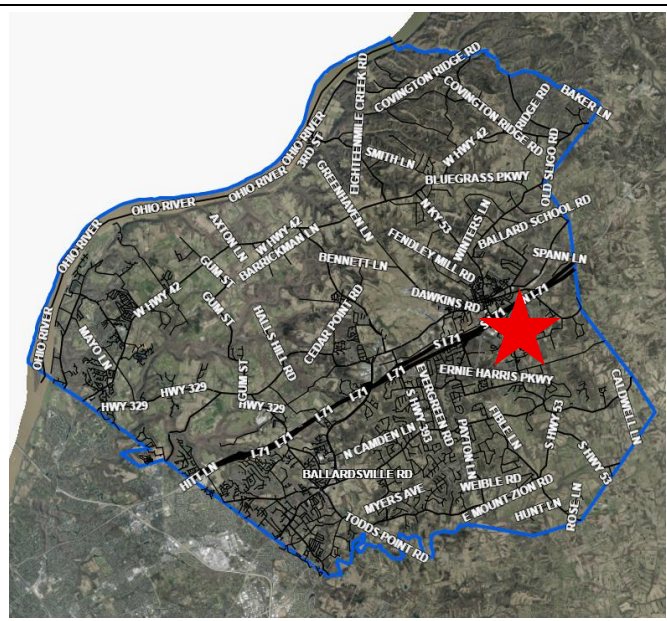


# OLDHAM COUNTY PLANNING COMMISSION

## August 26, 2025

### Summary of Application:

Docket:	PZ-25-016
Request:	Zoning Map Amendment
Applicant:	Bowman Consulting
Location:	1913 S. Highway 53, La Grange
Existing Land Use:	Vacant Retail Space
Existing Zoning:	C-1, Commercial
Proposed Zoning	C-2, Commercial
Total Site Size:	1.42-acres
Tax Parcel:	47-00-00-34A & 34D



### Surrounding Zoning:

North – Land Use: Residential  
Zoning: R-2

West – Land Use: Commercial  
Zoning: C-3

South – Land Use: Commercial  
Zoning: C-3

East – Land Use: Residential, Commercial  
Zoning: R-2, C-1

### Planning Commission Action:

**DOCKET PZ-25-016** – An application has been filed by Bowman Consulting for a Zoning Map Amendment located at 1913 S. Hwy 53, La Grange. The property is 1.42 acres and currently zoned C-1, Local Business District with a proposed zoning of C-2, Community Business District.

### Site History:

In 1973, a Zoning Map Amendment (Docket 352) was approved by the Oldham County Fiscal Court to change the zoning of the parcel from R-A, Residential-Agricultural to C-1, Light Commercial.

In 1978, a lot size variance and rear yard setback variance (Dockets 788 & 788A) were approved by the Oldham County Board of Adjustments.

In 2002, the property was annexed into the La Grange City limits.

In 2005, a Front Yard Building variance and Front Yard Parking variance were approved by the La Grange Board of Adjustments. A site plan was administratively approved.

**Case History:**

Pre-Application Meeting: 2/5/2025

Neighborhood Meeting: 3/18/2025

Technical Review Committee: 5/21/2025

Posted to County Website: 7/25/2025

Adjoining Property Owner Notices Mailed: 8/6/2025

Public Notice Appeared in Oldham Era: 8/7/2025

Sign Posted on Property: 8/12/2025

**Conformance with Comprehensive Plan:**

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

**Conformance with Zoning Ordinance:**

The proposed plan appears to be in conformance with all zoning and development plan regulations and the applicant is not seeking any waivers or variances.

**Agency Comments:**

See TRC comments in the staff packet.

**Notes:**

1. The applicant is proposing a drive-through coffee shop for the northwestern suite on the parcel. The other uses of the building are currently retail and eye doctor's office. The second building on the parcel houses an AT&T retail store. Those uses will remain the same.
2. The applicant is seeking a zoning change from C-1, Community Business District, to C-2, Local Business District, to allow for the proposed drive through coffee shop.
3. According to Zoning Ordinance Section 150-030, C-1 zoning does not allow for restaurants with a drive through.
4. According to Zoning Ordinance Section 160-030, the purpose of the C-2, Community Business District is to provide for retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.
5. The applicant is seeking no Waivers or Variances for this project.
6. Because of concerns from the residential neighbors, the applicant has agreed to exclude vehicle repair including service stations and vehicle washes from permitted uses at this site.

**Motions and Findings:**

Every motion to approve a Zoning Map Amendment 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.

## 1. Zoning Map Amendment

Motion to recommend **approval to the La Grange City Council** of the zoning map amendment because (any or all of the following):

- a. It complies with objectives \_\_\_\_\_ of the comprehensive plan because \_\_\_\_\_; and/or
- b. The existing zoning classification given to the property is inappropriate and the proposed zoning is appropriate because \_\_\_\_\_; and/or
- c. There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area. The major changes are \_\_\_\_\_ and the basic character has changed from \_\_\_\_\_ to \_\_\_\_\_.

Motion to recommend **denial to the La Grange City Council** of the zoning map amendment because (any or all of the following):

- a. It does not comply with the comprehensive plan because \_\_\_\_\_; and/or
- b. The existing zoning classification given to the property is appropriate and the proposed zoning is inappropriate because \_\_\_\_\_; and/or
- c. There have *not* been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area in that \_\_\_\_\_.

### **Proposed Binding Elements:**

1. The approval applies only to the plan presented at the August 26, 2025, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.
4. The use of this site will exclude the use of vehicle repair including service stations and vehicle washes.
5. Their plan will be amended to change the 8' fence bordering the residential property to a 7' fence to follow our zoning ordinance regarding fencing.

## 2. Preliminary Development Plan

Motion to **approve** the preliminary plan because:

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

The approval is contingent upon the strict adherence to the binding elements/conditions of approval listed above.

Motion to **deny** the preliminary 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 August 26, 2025, Oldham County Planning Commission public hearing.
- 2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
- 3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.
- 4. The use of this site will exclude the use of vehicle repair including service stations and vehicle washes.
- 5. Their plan will be amended to change the 8' fence bordering the residential property to a 7' fence to follow our zoning ordinance regarding fencing.

**Sec. 150-030 C-1 Local Business District:  
Permitted Uses**

**Agricultural Uses**

Agricultural Uses  
Farmers Market  
Riding Academies and Stables

**Commercial**

Adult Entertainment Establishments  
Firework Sales (Permanent, Ancillary and Seasonal)  
Retail and Personal Service Establishments with a gross  
floor area < 50,000 square feet

**Community Facilities**

Adult Day Centers  
Colleges and Schools, not for profit (CF)  
Nursery Schools, Day Nurseries, and Child Care Centers  
Parks, Playgrounds, Community Centers and similar uses

**Eating Establishments**

Restaurants without drive-thru facilities

**Office**

Business and Professional Offices not including Clinics  
and Immediate Care Facilities

**Public Parks and Recreation**

Public Parks and Forest Preserves  
Public Picnic Grounds, Beaches, Bridle and Bicycle  
Paths

**Religious Institutions**

Churches and other Religious Institutions

**Special**

Lakes (man-made) non-commercial

**Utilities**

Public Utility Buildings and Facilities

**Sec. 150-040 C-1 Local Business District:  
Conditional Uses**

**Commercial**

Veterinary Hospitals and Kennels

**Community Facilities and Services**

Marinas or Boat Rental  
Public and Governmental Buildings and Facilities

**Health Services**

Hospitals and Institutions

**Natural Resource**

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

**Recreation**

Aviaries and Zoos  
Private Clubs and Country Clubs, Golf Courses except  
Commercial Driving Ranges

**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

**Sec. 160-030 C-2 Community Business****District: Permitted Uses****Agricultural Uses**

- Agricultural Uses
- Farmers Market
- Riding Academies and Stables

**Commercial**

- Adult Entertainment Establishments
- Firework Sales (Permanent, Ancillary and Seasonal)
- Funeral Homes and Mortuaries
- Hotels and Motels
- Nursing Homes
- Retail and Personal Establishments with a gross floor area < 50,000 square feet

~~Vehicle Repair including service stations~~

~~Vehicle Washes~~

- Vocational Schools

**Community Facilities**

- Adult Day Centers
- Colleges and Schools, not for profit (CF)
- Nursery Schools, Day Nurseries, and Child Care Centers
- Parks, Playgrounds, Community Centers, and Similar Uses

**Eating Establishments**

- Restaurants with drive-thru facilities

**Indoor Recreation**

- Movie Theatres

**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
- Public Picnic Grounds, Bridle and Bicycle Paths

**Religious Institutions**

- Churches and other Religious Institutions

**Special**

- Lakes (man-made) non-commercial

**Utilities**

- Public Utility Buildings and Facilities

**Sec. 160-040 C-2 Community Business****District: Conditional Uses****Commercial**

- Veterinary Hospitals and Kennels

**Community Facilities and Services**

- Marinas or Boat Renal

**Health Services**

- Hospitals and Institutions

**Natural Resource**

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

**Recreation**

- Aviaries and Zoos
- Indoor Sports Facilities
- Private Clubs, Country Clubs, Golf Courses except Miniature courses or Commercial Driving Ranges

**Residential**

- Community Residences

**Special**

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

**Utilities**

- Private Utility Buildings and Facilities
- Sewage Treatment Plants