



# OLDHAM COUNTY PLANNING COMMISSION

August 26, 2025

## Summary of Application:

Docket:	<b>PZ-25-022</b>
Request:	<b>Waiver of Perimeter Landscape Buffer Area</b>
Applicant:	Chad Sprigler
Location:	1800 Block of Victory Lane
Existing Land Use:	Multi-family Residential/ Vacant
Existing Zoning:	R-4, Residential
Total Site Size:	1.014
Tax Parcel:	01-00-00-5B



## Surrounding Zoning:

North – Land Use: Residential

Zoning: R-4

South – Land Use: Residential

Zoning: R-4

East – Land Use: Residential

Zoning: R-4

West – Land Use: Residential

Zoning: R-4

## Planning Commission Action:

**DOCKET PZ-25-022**– An application has been filed by Chad Sprigler for a Waiver of Perimeter Landscape Buffer regulations for a property located at the 1800 block of Victory Ln., Prospect. The property is 1.014 acres and zoned R-4, Residential District.

## Site History:

On October 19, 2022, plans for Oldham County Townhomes Phase I were heard at the Technical Review Committee. Since the lot was zoned appropriately, the project was only required to go through the Site Plan Review process prior to being issued a building permit. In July 2024, Landscape and Site Plans for Phase I were approved at staff level.

## Case History:

Technical Review Committee: 02/19/2025

Posted to County Website: 07/24/2025

Adjoining Property Owner Notices Mailed: 08/05/2025

Public Notice Appeared in Oldham Era: 08/07/2025

**Conformance with Comprehensive Plan:**

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

**Conformance with Zoning Ordinance:**

The applicant is seeking a Waiver of Oldham County Comprehensive Zoning Ordinances Section 300-050, Perimeter Landscape Buffer Areas, and a Rear Yard Setback Variance.

**Notes:**

1. The applicant proposes building an additional 8 townhome-style residential units on the property.
2. If approved, there would be 16 total townhomes on the lot.
3. According to Oldham County Comprehensive Zoning Ordinance 300-050, the Perimeter Landscape Buffer Area requirements for multifamily housing adjoining single family housing land use is 15 feet in width.
4. The applicant proposes a 14-foot buffer area with the required three-foot screening.
5. The applicant will also need to apply for a Rear Yard Setback Variance from the Oldham County Board of Adjustments.

**Motions and Findings:**

Every motion to approve a waiver 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.

**Waivers****Waiver of the Required 15' Perimeter Landscape Buffer Area**

Section 300-050 requires the PLBA to be a minimum of 15 feet in width.

Minimum size: 15-foot width

Proposed size: 14-foot width

**Waiver Request: 1-foot width**

Move approval of the waiver because (either of the following):

- a. strict compliance with the regulations would create an undue hardship because of the exceptional unique topographic or natural or man-made physical conditions of the property which are \_\_\_\_\_; and/or
- b. the design innovations of this case which are \_\_\_\_\_ will achieve the basic objectives of the regulations.

Move denial of the waiver because (any one or all of the following):

- a. Strict compliance with the regulations will not create an undue hardship because \_\_\_\_\_;
- b. There are no exceptional unique topographic or natural or man-made physical conditions of the property to justify the waivers because \_\_\_\_\_;

- c. The design innovations of this case will not achieve the basic objectives of the regulations because \_\_\_\_\_.

Other considerations for approving or denying the waivers may include without limitation the following points:

- a. Detriment to the public good;
- b. Impairment of the purposes, basic objectives and intent of the subdivision regulations; and
- c. Impairment of the desirable general development of the neighborhood and the community as proposed by the Comprehensive Plan.

**Potential Conditions of Approval:**

1. The waiver shall only apply to the plan reviewed at the August 26, 2025, Oldham County Planning Commission public hearing.
2. The applicant must obtain a Rear Yard Setback Variance by the Oldham County Board of Adjustments.
3. The applicant must submit a Site Plan in accordance with Division 390 Site Plan Regulations to Oldham County Planning and Development Services for staff approval.
4. The applicant must submit a Landscape and Lighting Plan to Oldham County Planning and Development Services for staff approval.

**Table 300. 3 PLBA Planting Requirements**

Land Use	Minimum Width of LBA	Minimum Screen Height	Minimum Number of Trees
Industrial adjacent to Residential, Agricultural or Conservation	50 feet	7 foot high continuous screen	1 large tree per 40 linear feet
Industrial adjacent to Commercial or Office	30 feet	5 foot high continuous screen	1 large or medium tree per 50 linear feet
Commercial or Office adjacent to Residential, Agricultural or Conservation	15 feet	6 foot high continuous screen	1 large tree per 40 linear feet
Multi-family Residential adjacent to Single-family Residential, Agricultural, or Conservation	15 feet	3 foot high continuous screen	1 large or medium tree per 40 linear feet

\*Note: See Appendix 300.6 Approved Plant List for trees that fit size requirements: Class A, B, or C.

## DIVISION 090 R-4 RESIDENTIAL DISTRICT

### Sec. 090-010 R-4 Residential District: Intent

The purpose of the R-4 Residential District is to allow higher density residential uses and low intensity non-residential uses which are served by adequate infrastructure, while maintaining the unique character of neighborhoods at densities up to 16 units per acre. This district is used to encourage a variety of residential opportunities.

### Sec. 090-020 R-4 Residential District: Development Regulations

#### Minimum Lot Area:

- 6,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

#### Minimum Lot Width:

- 50 feet; or
- 150 feet for lots without sanitary sewers

#### Maximum Density/Intensity:

- 16 dwelling units per acre
- 4 dwelling units per acre without sanitary sewers
- 0.50 Floor Area Ratio

#### Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

#### Minimum Front Yard Setback:

- 25 feet

#### Minimum Side Yard Setback:

- 7.5 feet plus 3 feet for each story over three
- 15 feet plus 6 feet for each story over three total

#### Minimum Street Side Yard Setback:

- 25 feet

#### Minimum Rear Yard Setback:

- 25 feet

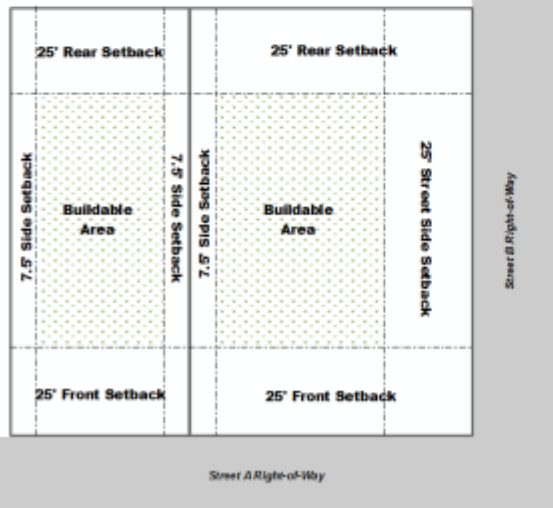
#### Maximum Lot Coverage for Structures:

- 50 percent of the lot area

#### Minimum Common Open Space:

- 250 square feet per dwelling unit

Minimum Lot Width - 50'



#### Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
- Accessory Uses & Struc.....Sec 250-030
- Agritourism Buildings.....Sec 260-035
- Barrel Warehouses.....Sec 250-320
- Brew pubs.....Sec 250-310
- Distillery & Brewery.....Sec 250-300
- Height.....Sec 330-010
- Home Occupation.....Sec 260-230
- Fences & Walls.....Sec 250-090
- Capacity of Infrastructure...Division 270
- Highway 53 Overlay Dist. ....Division 245
- Historic Preservation.....Division 240
- Landscaping.....Division 300
- Lighting.....Division 310
- Parking.....Division 280
- Signs.....Division 290

**Oldham County Comprehensive Zoning Ordinance**  
Division 090 R-4 Residential District

**Sec. 090-030 R-4 Residential District:**

**Permitted Uses**

**Agricultural Uses**

Agricultural Uses

**Community Facilities and Services**

Colleges and Schools, Not for Profit

Community Centers, Not for Profit

Public and Government Buildings and Facilities

Public Utility Buildings & Facilities

**Office**

Professional Offices

**Public Parks and Recreation**

Public Parks and Forest Preserves

Public Picnic Grounds, Beaches, Bridle and

Bicycle Paths

**Religious Institutions**

Churches and Other Religious Institutions

**Residential**

Dwellings – Single Family Detached

**Dwellings – Multi Family**

Dwellings – Two Family

Residential Care Facility

**Special**

Lakes (man-made) non commercial

**Sec. 090-040 R-4 Residential District:**

**Conditional Uses**

**Agricultural Uses**

Riding Academies and Stables Less than 5 Acres

**Commercial**

Day Care Facilities for Four or More Children

(Up to 12 Children)

**Community Facilities and Services**

Hospitals and Institutions

Private Utility Building and Facilities

**Recreation**

Boat Docks and Launching Areas

Marinas and Boat Rental

Private Clubs, Country Clubs and Golf Courses except

Miniature Courses and Commercial Driving Ranges

Recreational Camps/Resorts

Swimming Pools, Tennis Courts and Similar Enterprises

**Residential**

Nursing Homes

**Special**

Agritourism Buildings

Borrow Pits, Quarry, Gravel Pit or Stone Mill

Cemeteries, Mausoleums and Crematories

Commercial Lakes

Extraction and Development of Natural Resources