



Oldham County Planning and Development Services
Application for Waiver of Regulations

Date: 9/29/2005 Plat No: For Staff Use Only: P2-25-032 Staff: [Signature] Fee: \$280

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

paid w/ cc
#3610

General Information:

Name of Applicant(s): James Hillard (BHDP), Madison Tucker (Bayer Becker)

Project Address: HWY 393 & Commerce Pkwy Buckner, Kentucky 40010

Subdivision Name: _____

Current Land Use: Vacant/Undeveloped Parcel ID: 31-00-00-16B&12

Current Zoning: IPD Total Acreage: 1.89 Ac.

Are there any past or present related Planning and Zoning cases, including minor plats, on this property? If yes, please list the cases:

N/A

Signatures:

Owner(s): Oldham County Industrial Park, LLC
Name: c/o Buckner Development Coimpany, Inc Signature: [Signature]

Address: 2100 Gardiner Lane, Suite 207 Louisville, KY 40205

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)
Name: James Hillard Signature: James G Hillard Jr

Address: 302 W. 3rd, Unit 500, Cincinnati, OH 45202

Phone: [Redacted] Email Address: [Redacted]

Contact:
Name: Madison Tucker Signature: [Signature]

Address: 1404 Race St., Suite 204, Cincinnati, OH 45202

Phone: [Redacted] Email Address: [Redacted]

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Explanation:

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 Commissions opinion, still achieve the basic objectives of these regulations.

Please explain how this request relates to one or both of the above situations.

Per the Oldham County Zoning Ordinance, the maximum allowable parking spaces for Banks and Financial Institutions is 1 space per 200 SF of gross floor area, $3,432/200 = 18$ spaces. The proposed Chase Bank has been allocated 28 parking spaces per Chase Bank standards. The standard calculation used is, 12 (bankers & customers) in offices (4x3) + 6 in booths (2x3) + 4 at teller (2x2) = 22. The 6 extra spaces are a buffer for a conference room meeting, teller queue, etc.

By reducing the quantity of parking spaces to 18, there is the potential for a lack of parking available for typical daily operations of the proposed Bank. Also, based on Chase Banks research there is a swell in customers on the 15th and 30th/31st of each month and the extra spaces help to accommodate these peak days. The extra proposed spaces do not encroach into the setbacks of the site, and therefore no parking is proposed along the property lines. The site will also be landscaped and screening will be provided for all VUA areas per the zoning standards. Therefore, upholding the basic objectives of the allowable location and screening requirements for parking within the regulations.

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Submittal Checklist:

- ☒ 1. Complete Oldham County Planning and Zoning Waiver Application. (Owner's signature is required.)
- ☒ 2. Required \$250.00 application fee.
- ☒ 3. Notice fees equal to \$5.00 per adjoining property owner.
- ☒ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*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 existing surveys of the property, if available.
- ☒ 7. One copy of an original survey. All surveys must be created by a licensed surveyor and must meet the minimum criteria listed within the Oldham County Subdivision Regulations under Section 3.5, page 8. (The Subdivision Regulations are accessible via the internet at www.oldhamcounty.net/property under the public documents section of the webpage.)
- ☒ 8. Twenty additional copies of the survey. (These copies may be photocopies of the original survey)
- ☒ 9. Any proposed access easement agreements.
- N/A 10. Any other supporting documents and/or photographs

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at 110 W. Jefferson Street in LaGrange or at (502)222-9320.*