



OLDHAM COUNTY PLANNING COMMISSION

December 9, 2025

Summary of Application:

Docket:	PZ-25-033
Request:	Zoning Map Amendment, & Development Plan
Applicant:	Key Homes, LLC
Location:	3604 & 3608 W. Hwy 146, La Grange
Existing Land Use:	Undeveloped
Existing Zoning:	R-2, Residential, C-1, Commercial
Proposed Zoning	R-4, Residential
Total Site Size:	0.36 acres
Tax Parcel:	30-30A-05-10A&10B; 30-30A-05-11



Surrounding Zoning:

North – Land Use: Residential
Zoning: R-4, C-3

West – Land Use: Residential & Commercial
Zoning: R-2

South – Land Use: Undeveloped
Zoning: PUD

East – Land Use: Commercial & Industrial
Zoning: I-1

Planning Commission Action:

DOCKET PZ-25-033 – An application has been filed by Key Homes, LLC for a Zoning Map Amendment and Development Plan on property located at the 3604 & 3608 W. Highway 146, La Grange. The property is 0.36 acres and currently zoned R-2, Residential District and C-1, Local Business District with a proposed zoning of R-4, Residential District.

Site History:

No site history.

Case History:

Neighborhood Meeting: 10/21/2025

Technical Review Committee: 11/19/2025

Posted to County Website: 10/30/2025

Adjoining Property Owner Notices Mailed: 11/19/2025

Public Notice Appeared in Oldham Era: 11/20/2025

Sign Posted on Property: 11/25/2025

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 meets all standards in the Oldham County Zoning Ordinance.

Agency Comments:

See TRC comments in the staff packet.

Notes:

1. The applicant is seeking a zoning change from R-2, Residential District, and C-1, Local Business District to R-4, Residential District, to allow for a proposed 5-unit apartment complex.
2. According to Zoning Ordinance Section 090-010, 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.
3. The proposed apartment complex has 5 units across 2 stories, with a total building size of 7,500 square feet.
4. According to Zoning Ordinance Section 090-020, the Maximum Density/Intensity is 16 units per acre, when sewers are present. The dwelling units per acre for this plan is 13.8.
5. Additionally, the applicant has applied for a rear yard setback variance which will be considered at the Oldham County Board of Adjustments on December 18th.

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 Oldham County Fiscal Court** 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 Oldham County Fiscal Court** 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 December 9, 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.

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 December 9, 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 applicant must obtain a rear yard setback variance from the Oldham County Board of Adjustments.

DIVISION 060 R-2 RESIDENTIAL DISTRICT

Sec. 060-010 R-2 Residential District: Intent

The purpose of the R-2 Residential District is to allow, preserve and protect the character of low density, detached single-family areas and neighborhoods at densities up to 3.63 dwelling units per acre.

Sec. 060-020 R-2 Residential District: Development Regulations

Minimum Lot Area:

- 12,000 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:

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

Maximum Density/Intensity:

- 3.63 dwelling units per acre
- 0.35 Floor Area Ratio

Maximum Structure Height:

- 35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- 35 feet

Minimum Side Yard Setback:

- 7 feet
- 25 feet total for both sides

Minimum Street Side Yard Setback:

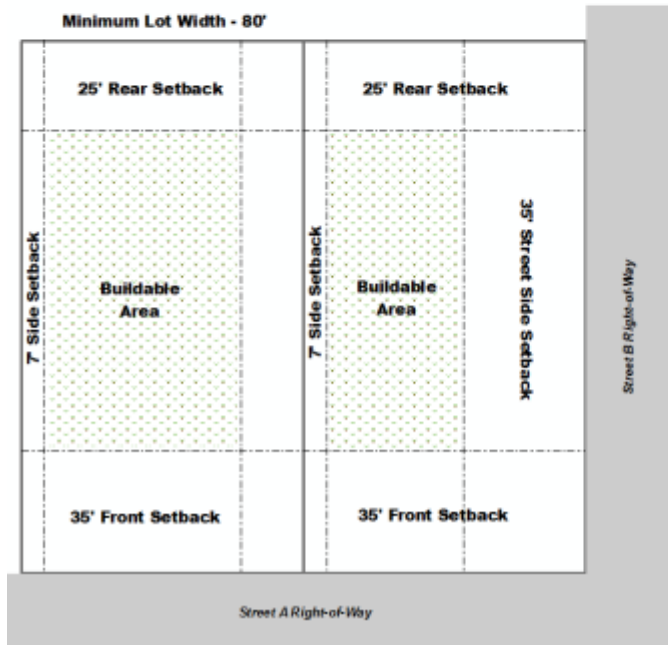
- 35 feet

Minimum Rear Yard Setback:

- 25 feet

Maximum Lot Coverage for Structures:

- 30 percent of the lot area



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 060 R-2 Residential District

Sec. 060-030 R-2 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

Public Parks and Recreation

Boat Docks and Launching Areas

Public Parks and Forest Preserves

Public Picnic Grounds, Beaches, Bridle and

Bicycle Paths

Religious Institutions

Churches and Other Religious Institutions

Residential

Accessory Dwelling Units (ADUs) – Attached

Accessory Dwelling Units (ADUs) - Interior

Dwellings – Single Family Detached

Residential Care Facility

Special

Lakes (man-made) non commercial

Sec. 060-040 R-2 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

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

Accessory Dwelling Units (ADUs) - Detached

Manufactured Homes – Single Family Detached

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

DIVISION 150 C-1 LOCAL BUSINESS DISTRICT

Sec. 150-010 C-1 Local Business District: Intent

The purpose of the C-1 Local Business District is to provide primarily for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of nearby residential neighborhoods.

Sec. 150-020 C-1 Local Business District: Development Regulations

Minimum Lot Area:

- 7,500 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 without sanitary sewers

Maximum Density/Intensity:

- 0.5 Floor Area Ratio

Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- None

Minimum Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

Minimum Street Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

Minimum Rear Yard Setback:

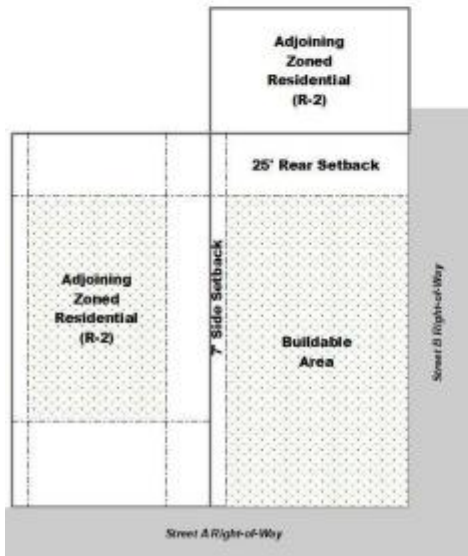
- None except when abutting a residential district (shall take on that of the abutting district)

Maximum Lot Coverage for Structures:

- 40 percent of the lot area

Maximum Impervious Surface Including Structures:

- 65 percent of the lot area



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 150 C-1 Local Business District

**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

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

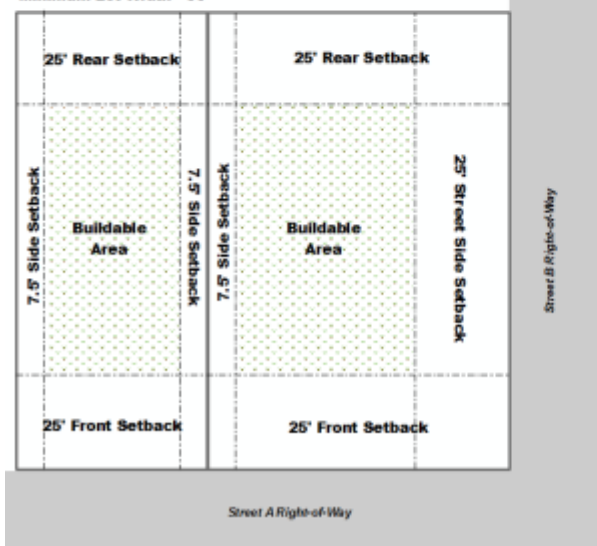
Maximum Lot Coverage for Structures:

- 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:

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- 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

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Cemeteries, Mausoleums and Crematories

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