



# OLDHAM COUNTY PLANNING COMMISSION

## January 27, 2026

### Summary of Application:

Docket:	PZ-26-001	
Request:	Application for Waiver to allow residential use in I-1 Zoning.	
Applicant:	MPP Ventures, LLC.	
Location:	303 E. Jefferson St.	
Existing Land Use:	Undeveloped	
Existing Zoning:	I-1	
Total Site Size:	0.214-acres	
Tax Parcel:	46-L.6-01-4A	

### Surrounding Zoning:

North – Land Use: Residential  
Zoning: C-2, Commercial District

East – Land Use: Railroad/Vacant  
Zoning: I-1, Light Industrial

South – Land Use: Residential  
Zoning: I-1, Light Industrial

West – Land Use Commercial  
Zoning: C-2, Commercial District

### Planning Commission Action:

**DOCKET PZ-26-001** – Application has been filed by MPP Ventures, LLC for the approval of a Waiver for Residential Use in a Light Industrial District.

### Site History:

In April 2005, a Minor Plat was approved to create a new 0.214-acre parcel between the parent tract and E. Jefferson St.

On January 14, 2026, the applicant's request for Front and Side Yard Variances from the City of La Grange Board of Adjustments was tabled due to a potential lot line dispute.

**Case History:**

Posted to County Website: 12/30/2025

Adjoining Property Owner Notices Mailed: 1/08/2026

Public Notice Appeared in Oldham Era: 1/15/2026

**Notes:**

1. The applicant is requesting a waiver to put a duplex style residential building on the 0.214-acre parcel.
2. The property is zoned I-1, Light industrial.
3. Sections 190-030 and 190-040 of the Oldham County Comprehensive Zoning Ordinance do not state that residential use is a permitted or conditional use in the I-1 Zoning District.
4. The applicant must obtain a Waiver to construct a residential use building in the I-1 zoning district.
5. According to Section 280-100, the minimum required parking is 4 spaces, and maximum allowed is 6 spaces.

**Motions and Findings:**

Every motion to approve a zoning change, variance, waiver, preliminary subdivision plan or development plan which is not a subdivision plan 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. Waiver for Residential Use in Light Industrial District:**

Move approval of the waivers 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 waivers 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.

**Proposed Conditions of Approval:**

1. The waiver shall only apply to the plan reviewed at the January 27, 2026, Planning Commission public hearing.
2. The applicant must be approved for Front and Side Yard Setback Variances from the La Grange Board of Adjustments.
3. A shared road maintenance agreement must be recorded with the Deed Room and submitted to staff prior to the issuance of a building permit.

## DIVISION 190 I-1 LIGHT INDUSTRIAL DISTRICT

### Sec. 190-010 I-1 Light Industrial District: Intent

The purpose of the I-1 Light Industrial District is to provide for commercial use, storage and any manufacturing use not normally crating a nuisance discernible beyond its property.

### Sec. 190-020 I-1 Light Industrial District: Development Regulations

#### Minimum Lot Area:

- 10,000 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:

- 150 feet

#### Maximum Density/Intensity:

- 1.0 Floor Area Ratio

#### Maximum Structure Height:

- 50 feet (agriculture structures are exempt)

#### Minimum Front Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

#### Minimum Side Yard Setback:

- 35 feet; or
- 75 feet required when abutting a residential district

#### Minimum Street Side Yard Setback:

- 100 feet for structures
- 35 feet for parking areas

#### Minimum Rear Yard Setback:

- 25 feet

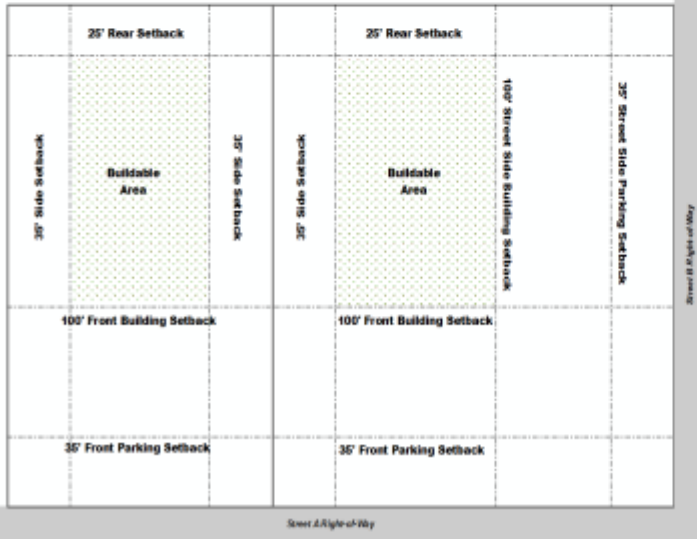
#### Maximum Lot Coverage for Structures:

- 75 percent of the lot area

#### Maximum Impervious Surface Including Structures:

- 90 percent of the lot area

Minimum Lot Width - 150'



#### 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 200 I-2 Heavy Industrial District

**Sec. 190-030 I-1 Light Industrial District:**

**Permitted Uses**

**Agricultural Uses**

Agricultural Uses  
Riding Academies and Stables

**Community Facilities**

Nursery Schools, Day Nurseries, and  
Child Care Centers  
Schools, Parks, Playgrounds, Community Centers, and Similar Uses

**Commercial**

Adult Entertainment Establishments  
Art Studios  
Colleges and Schools, not for profit (CF)  
Funeral Homes and Mortuaries  
Household Services  
Retail and Personal Service Establishments  
Vehicular Repair of any kind  
Veterinary Hospitals and Kennels  
Vocational Schools

**Eating Establishments**

Eating Establishments of any kind

**Light Industrial**

Aircraft Factory or Hangar, not including wind tunnel and testing  
field  
Blacksmith Shop or Horse Shoeing Establishment  
Boat and Marine Supplies  
Boat Building  
Bottlers, Breweries, Distilleries, and Wineries  
Box Factory  
Lumber Storage, Millwork, and Sales Mini-Warehouses/Self Storage  
Facilities

**Public Parks and Recreation**

Boat Docks and Launching Areas  
Recreational Camps, Resorts  
Indoor Sports Facilities  
Public Parks and Forest Preserves  
Public picnic grounds, beaches, bridle and bicycle paths

**Religious Institutions**

Churches and other Religious Institutions

**Utilities**

Public Utility Buildings and Facilities

**Sec. 190-040 I-1 Light Industrial District:**

**Conditional Uses**

**Community Facilities and Services**

Marinas or Boat Rental  
Recreational Vehicle Parks and Campgrounds

**Health Services**

Hospitals and Institutions

**Heavy Industrial**

Asphalt Processing  
Concrete, Central Mixing and Batching Plant  
Fertilizer, Incineration, or Reduction Products  
Freight Terminals/Similar Enterprises  
Slaughter Houses

**Recreation**

Amusement Parks, Circus and Carnival Grounds  
Aviaries and Zoos  
Commercial Rifle, Pistol and Skeet Ranges  
(Indoor and Outdoor)  
Drive-In Theatres  
Private Clubs, country clubs, golf courses except  
Miniature Courses or Commercial Driving  
Ranges

**Special**

Airports, Heliports and Other Airship or Flying  
Machine Take-off or Landing Facilities  
Borrow Pits, Quarry, Gravel Pit, or Stone Mill  
Cemeteries, Mausoleums and Crematories  
Commercial Lakes  
Extraction and Development of Natural Resources

**Utilities**

Private Utility Buildings and Facilities  
Sewage Treatment Plants