



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 creating 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

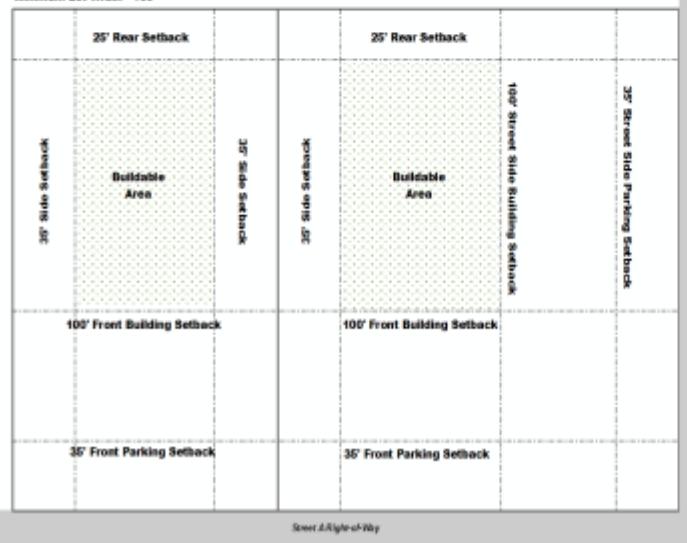
Maximum Lot Coverage for Structures:

- 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