

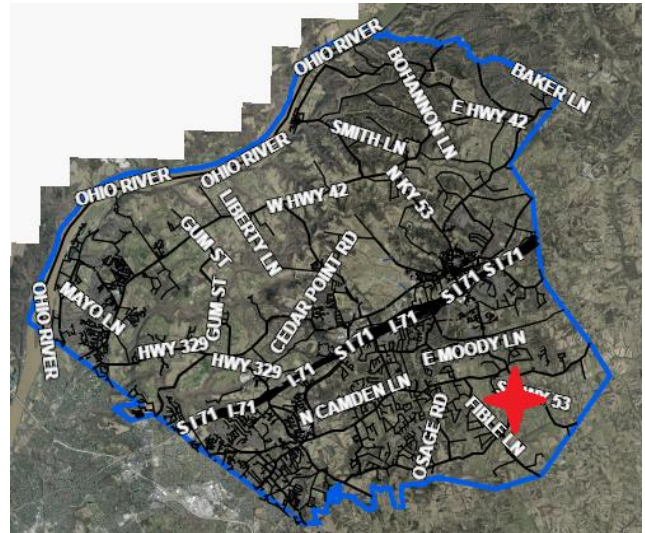


OLDHAM COUNTY PLANNING COMMISSION

February 24, 2026

Summary of Application:

Docket:	PZ-26-003
Request:	Waiver – Minor Subdivision Plat
Applicant:	Shaded Creek Farm, LLC
Location:	5140 Old Hanna Rd.
Existing Land Use:	Agricultural
Existing Zoning:	AG-1, Agricultural & CO-1 Conservation
Total Site Size:	43.178-acres
Tax Parcel:	56-00-00-10I



Surrounding Zoning:

North – Land Use: Agricultural/Residential
Zoning: AG-1, CO-1

East – Land Use: Agricultural
Zoning: AG-1, CO-1

South – Land Use: Agricultural
Zoning: AG-1, CO-1

West – Land Use: Agricultural
Zoning: AG-1, CO-1

Planning Commission Action:

DOCKET PZ-25-010 – Application has been filed by Shaded Creek Farm, LLC for approval of a Waiver of the Minor Plat Rule on approximately 43.178-acres. The property is located at 5140 Old Hanna Rd., Crestwood. The zoning is AG-1, Agricultural, and CO-1, Conservation.

Site History:

On November 30, 2023, staff approved a Minor Plat (23-047) to create two new tracts from one on the approximately 222-acre parent tract. The Minor Plat created a 114.758-acre tract, a 64.537-acre tract, and the 43.178-acre tract considered at this hearing.

Case History:

Posted to Website: 1/30/2026

Adjoining Property Owner Notices Mailed: 2/3/2026

Public Notice Appeared in Oldham Era: 2/12/2026

Notes:

1. The applicant proposes creating a new 21.589-acre tract to be known as Tract 2. The remaining 21.588-acres will remain as the residual Tract 1.
2. According to Section 2.2 Definitions of Terms in the Oldham County Subdivision Regulations, a Minor Subdivision is defined as "a subdivision of land into not more than three lots within a five-year time period and not involving a new public street or private road."
3. According to Section 2.2 Definitions of Terms in the Oldham County Subdivision Regulations, a Major Subdivision is defined as "a subdivision of land into four or more lots or any subdivision involving a new street or private road or **any division of land beyond three lots within a five-year time period** from a parent tract or tract divided there from."
4. The applicant divided the original parent tract into newly created tracts in 2023. The tracts created in 2023 are within that 5-year time frame thus the applicant is requesting a Waiver of Section 2.2 of the Oldham County Subdivision Regulations to allow the creation of the proposed 21.589-acre tract.
5. The applicant has stated their intent is to reduce their financial burden and sell the two 21+-acre parcels.
6. If the waiver request is approved, the applicant would be required to submit a Minor Plat application for staff approval.

Motions and Findings:

Minor Subdivision Plat & Waiver

Motion to **approve** the minor subdivision plat 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 listed in the staff report and/or added by the Planning Commission.

Motion to **deny** the minor subdivision plat because:

- a. It does not comply with objectives _____ of the comprehensive plan because _____.
- b. The plan does not comply with the Subdivision Regulations because _____; (such as too many unreasonable or unnecessary waivers are being requested).
- c. _____ (any additional reasons).

Potential Conditions of Approval:

1. The waiver shall only apply to the plan reviewed at the February 24, 2026, Planning Commission public hearing.
2. A minor plat application and survey must be submitted to staff for review and approval.

Minor Subdivision: A subdivision of land into not more than three lots within a five-year time period and not involving a new public street or private road.

Major Subdivision: A subdivision of land into four or more lots or any subdivision involving a new public street or private road. Also, any division of land beyond three lots within a five-year time period from a parent tract or tract divided there from.

DIVISION 020 AG-1 AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 020-010 AG-1 Agricultural/Residential District: Intent

The AG-1 Agricultural/Residential District is intended to: (1) support and encourage agriculture for the purpose of recognizing the cultural heritage of the community and the agricultural contribution to the economic base; and (2) minimize urban-type development in rural areas until urban-type services and utilities can be efficiently provided.

Sec. 020-020 AG-1 Agricultural/Residential District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Road Frontage:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Width:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Depth:

200 feet

Maximum Structure Height:

35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

50 feet

Minimum Side Yard Setback:

15 feet

Minimum Street Side Yard Setback:

50 feet; or

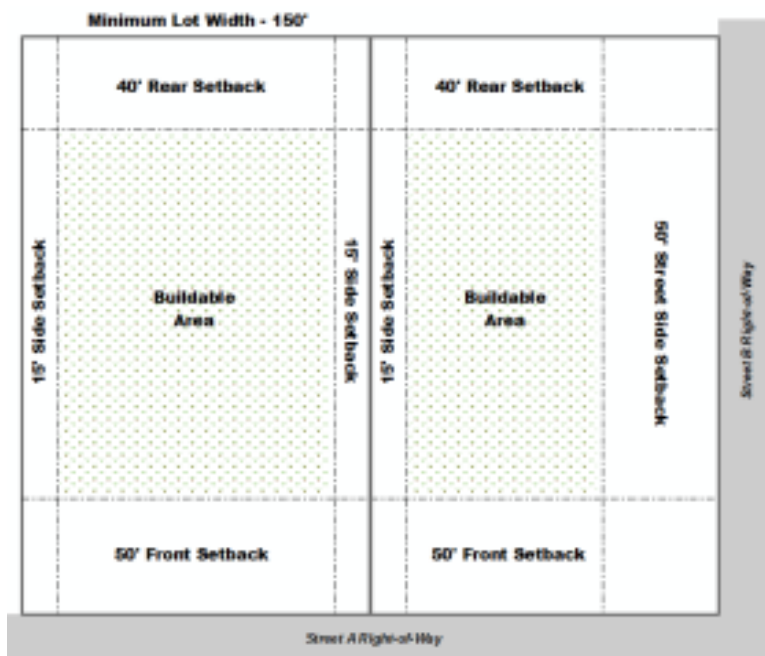
75 feet when adjacent to an arterial roadway

Minimum Rear Yard Setback:

40 feet

Maximum Lot Coverage for Structures:

20 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

DIVISION 030 CO-1 CONSERVATION/RESIDENTIAL DISTRICT

Sec. 030-010 CO-1 Conservation/Residential District: Intent

The Conservation/Residential District is intended to promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation resources, wildlife habitat, present and future water supplies, and to minimize erosion of soil and the siltation and pollution of streams and lakes.

Sec. 030-020 CO-1 Agricultural/Residential District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Road Frontage:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Width:

150 feet for lots under 2.5 acres

300 feet for lots 2.5 acres or more

Minimum Lot Depth:

200 feet

Maximum Structure Height:

35 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

50 feet; or

75 feet when adjacent to an arterial roadway

Minimum Side Yard Setback:

15 feet

Minimum Street Side Yard Setback:

50 feet; or

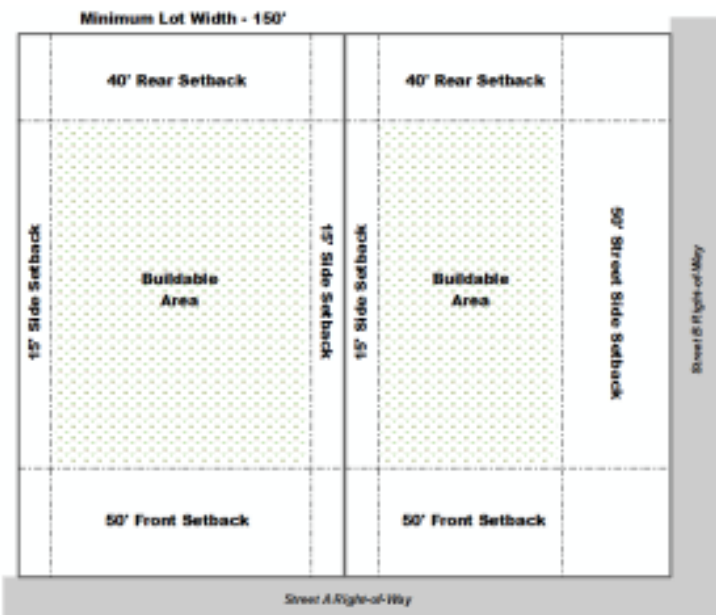
75 feet when adjacent to an arterial roadway

Minimum Rear Yard Setback:

40 feet

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