

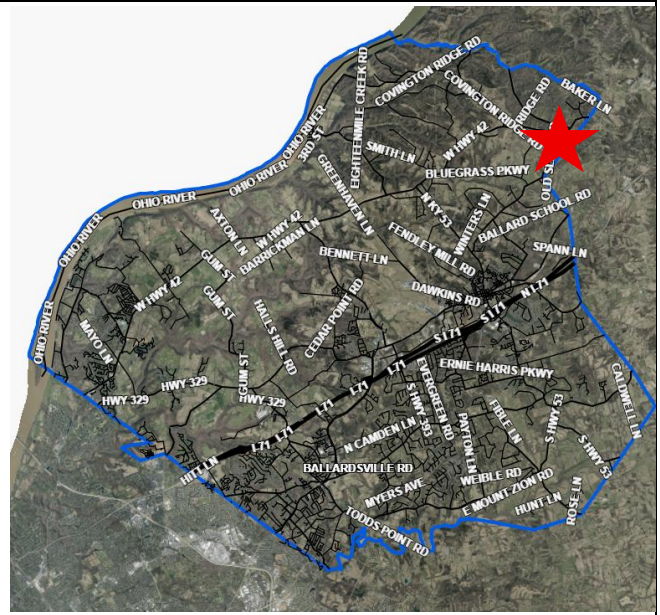


OLDHAM COUNTY PLANNING COMMISSION

May 26, 2026

Summary of Application:

Docket:	PZ-26-006
Request:	Preliminary Subdivision Plan
Applicant:	Sunanza, Inc.
Location:	5401 Old Sligo Rd., La Grange
Existing Land Use:	Agricultural, Undeveloped
Existing Zoning:	AG-1 & CO-1
Proposed Number of Lots:	27 lots
Total Site Size:	169.14 acres
Tax Parcel:	52-01A-00-111&112



Surrounding Zoning:

North – Land Use: Residential & Agricultural
Zoning: AG-1 & R-2

East – Land Use: Residential & Agricultural
Zoning: AG-1

South – Land Use: Residential & Agricultural
Zoning: CO-1 & AG-1

West – Land Use: Residential & Agricultural
Zoning: CO-1 & AG-1

Planning Commission Action:

DOCKET PZ-26-006 – An application has been filed by Sunanza, Inc. for a Preliminary Subdivision Plan with twenty-seven (27) lots on property located at 5401 Old Sligo Rd., La Grange. The property is 169.14-acres and zoned AG-1, Agricultural District, and CO-1, Conservation District.

Case History:

- Technical Review Committee Meeting: 4/15/2026
- Agenda Posted to Website: 4/30/2026
- Adjoining Property Owner Notices Mailed: 5/5/2026
- Public Notice Appeared in Oldham Era: 5/14/2026

Site History:

On June 28, 2022 the Oldham County Planning Commission considered a Preliminary Subdivision Plan for 49 lots on approximately 183 acres known as Old Sligo Estates. The Commission also considered a Waiver of Section 270-060, Part 6, (Fire Protection Standards-Fire Flow). The case was tabled. On July 26, 2022, the Oldham County Planning Commission denied both the Preliminary Subdivision Plan and the Waiver (vote of 6-4).

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2025) predicts that the use of this tract will be Agricultural/Rural.

Conformance with Zoning Ordinance:

The proposed plan appears to be in conformance with all zoning and subdivision regulations.

Conformance with the Oldham County Flood Damage Prevention Ordinance:

A portion of the site on the Henry County side is located within Zone A of the 100-year Flood Plain per FEMA Map 21185 C 0210 D dated March 23, 2021. No portion of the Oldham County side is located in a 100-year Flood Plain per FEMA Map 21185 C 0210 D dated March 23, 2021.

Agency Comments:

See attached TRC notes.

Notes:

1. The applicant is proposing a preliminary subdivision plan comprised of 27 lots on approximately 169.14 acres.
2. The applicant is not asking for waivers or variances. The applicant resolved the need for a Waiver of the Fire Protection Standards.
3. The property is zoned AG-1, Agricultural District, and CO-1, Conservation District.
4. The lots will be single family residential and will range in size from 5.01 acres to 8.96 acres.
5. The access to the subdivision will be via two entrances on Old Sligo Road.
6. Lots 3-6 will be accessed via Old Sligo Road via individual driveways, per standards required by the Kentucky Transportation Cabinet.
7. The Oldham County Board of Education determined that the maximum number of lots per year is 28. All children on the Henry County side of the development will need to go to Henry County schools.

Preliminary Subdivision Plan

Motion to **approve** the preliminary subdivision 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.

** The Planning Commission may amend, delete or add additional binding elements at the public hearing.*

Motion to **deny** the preliminary subdivision plan because:

- a. It does not plan 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).

Proposed Binding Elements:

1. The approval applies only to the plan presented at the May 26, 2026 Oldham County Planning Commission public hearing.
2. There shall be no subdivision of any lot into a greater number of lots without review by the Oldham County Planning Commission.
3. The preliminary plan must comply with all established federal, state, and county ordinances and requirements at the time of construction plan approval.
4. The maximum number of building permits per year is 28, per Oldham County Board of Education.
5. All cisterns must be in place prior to the construction of any buildings/residences.
6. Automatic fire sprinkler systems shall be installed in all residences within the subdivision and shall be operational prior to issuance of a Certificate of Occupancy.

The Planning Commission may amend, delete or add additional binding elements at the public hearing.

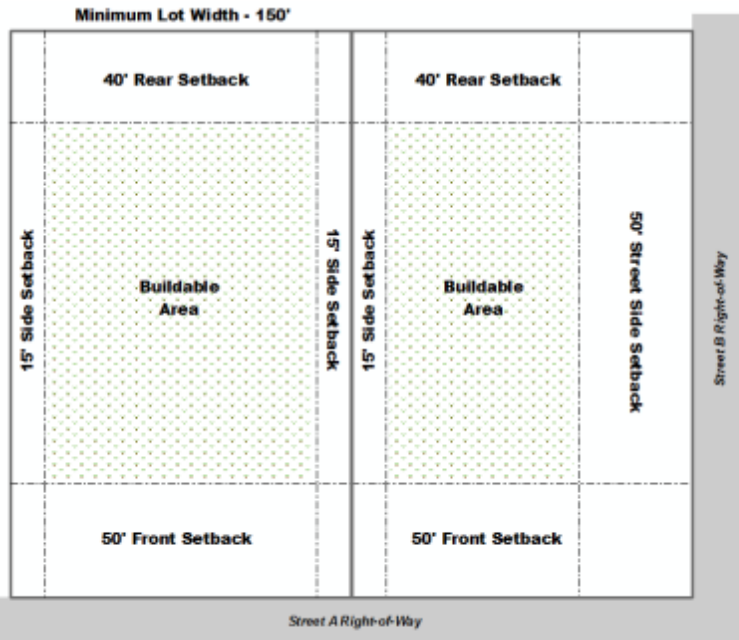
DIVISION 020 AG-1 AGRICULTURAL/RESIDENTIAL DISTRICT

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

<p><u>Minimum Lot Area:</u> 43,560 square feet</p> <p><u>Minimum Road Frontage:</u> 150 feet for lots under 2.5 acres 300 feet for lots 2.5 acres or more</p> <p><u>Minimum Lot Width:</u> 150 feet for lots under 2.5 acres 300 feet for lots 2.5 acres or more</p> <p><u>Minimum Lot Depth:</u> 200 feet</p> <p><u>Maximum Structure Height:</u> 35 feet (agriculture structures are exempt)</p>	<p><u>Minimum Front Yard Setback:</u> 50 feet</p> <p><u>Minimum Side Yard Setback:</u> 15 feet</p> <p><u>Minimum Street Side Yard Setback:</u> 50 feet; or 75 feet when adjacent to an arterial roadway</p> <p><u>Minimum Rear Yard Setback:</u> 40 feet</p> <p><u>Maximum Lot Coverage for Structures:</u> 20 percent of the lot area</p>
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- 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.Division245
 - 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:

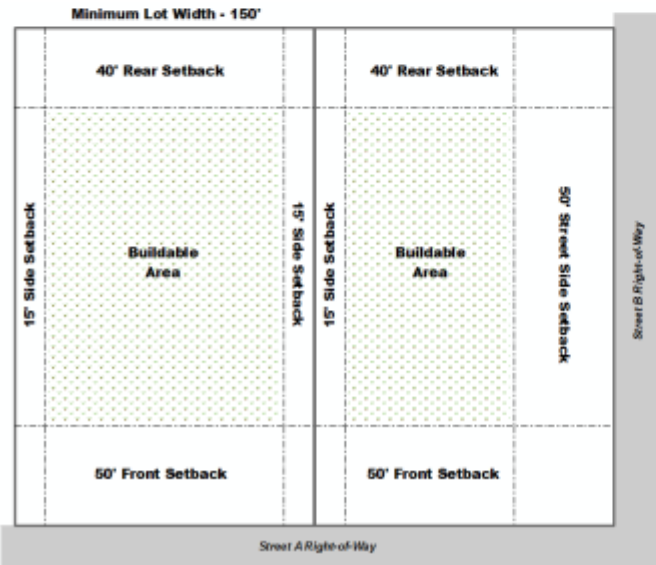
50 feet; or
75 feet when adjacent to an arterial roadway

Minimum Rear Yard Setback:

40 feet

Maximum Lot Coverage for Structures:

20 percent of the lot area



Additional Standards that may Apply:

- Accessory Dwelling Units.....Sec 250-040
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