

Zoning Map Amendment 10 and 11

#10 – Justification Statement

a. Statement describing how the proposed map amendment conforms to the Comprehensive Plan

The proposed zoning map amendment and associated waivers advance the Comprehensive Plan by promoting orderly redevelopment of an existing commercial property in a manner consistent with planned and coordinated growth. Goal LU-1. The project reinvests in an established lodging facility served by existing roads, utilities, and public services, thereby directing development to areas with available infrastructure rather than expanding into undeveloped land. Obj. LU-1-4. Renovation of the main building and the addition of an event center strengthens the local economy by expanding opportunities for employment, business activity, and visitor spending within the community. Goal LU-3. The redevelopment preserves and enhances an existing business operation, supporting the Plan's objective of retaining and improving established commercial uses that contribute to long term economic stability. Obj. LU-3-1. The addition of event and office functions also increases the availability of commercial services while ensuring the use remains compatible with surrounding development patterns and community infrastructure capacity. Obj. LU-3-2.

Tourism related lodging and event facilities generate tax revenue, support local businesses, and contribute to the County's broader strategy of promoting economic growth through visitor-oriented services and commercial investment. Economic Development and Tourism Goals and Objectives. The requested parking waiver allows continued use of the property while maintaining safe circulation and efficient land utilization consistent with the Plan's emphasis on practical redevelopment of existing sites. Obj. LU-1-4. The requested landscape buffer waiver accommodates the physical constraints of the developed site while preserving compatibility with adjacent properties and supporting responsible growth within established commercial areas. Goal LU-1.

Accordingly, the proposed zoning amendment and the two limited waivers are consistent with the Comprehensive Plan because they promote reinvestment, economic vitality, and efficient use of infrastructure within an existing development corridor. Goal LU-3.

b. Statement why the existing zoning classification is inappropriate or improper

The existing R-4 zoning classification and associated dimensional requirements applicable to the property were established under development assumptions that do not reflect the operational realities of modern hospitality, event, and mixed commercial uses in a growing downtown La Grange business corridor. The current standards impose parking and landscape buffer requirements

that are disproportionate to the physical constraints of the developed site and do not account for the adaptive reuse of an established hotel property within an already developed commercial area. Strict application of the existing requirements would unnecessarily limit the ability to reinvest in and modernize the property. The requested additional parking spaces and reduced landscape buffer width are necessary to accommodate contemporary guest demand, event attendance, and accessibility requirements while maintaining safe circulation and functional site design.

For these reasons, the existing zoning requirements are functionally impractical as applied to the property and should be modified to allow reasonable redevelopment consistent with the property's historic and intended commercial use.

c. Statement describing major economic, physical, or social changes in the vicinity

i. List of major economic, physical, or social changes

- Growth in regional tourism and event-based travel
- Increased demand for lodging and event facilities
- Expansion of local commercial and service-based businesses
- Increased regional population and visitor activity
- Modernization of hospitality industry standards and guest expectations
- Redevelopment and reinvestment in existing commercial properties
- Greater emphasis on tourism and hospitality as economic drivers

ii. Description of how these changes were not anticipated by the Comprehensive Plan

Many of the operational demands associated with modern hospitality and event center facilities have evolved significantly since the original zoning and site standards were established. Changes in travel patterns, group events, conferences, and regional tourism have increased the need for flexible commercial space, expanded parking capacity, and functional site layouts that support higher visitor volumes.

These changes reflect broader economic and social trends, including increased mobility, regional tourism growth, and expanded use of hospitality facilities for conferences, weddings, and community events. While the Comprehensive Plan recognizes tourism as an economic priority, the specific intensity and operational needs of modern hospitality uses have continued to evolve beyond earlier development assumptions.

iii. Description of how these changes altered the basic character of the area

The surrounding area has transitioned toward a more active commercial and service-oriented environment characterized by lodging, dining, office, and event

related uses. The area is becoming a regional destination for travelers, visitors, and community gatherings rather than a low intensity commercial setting.

The presence of established commercial development, transportation access, and public services has created an environment where hospitality and event-based uses are not only appropriate but expected. The area's character has therefore shifted toward a commercial service corridor that supports tourism, employment, and regional economic activity.

iv. Description of how these changes make the proposed amendment appropriate

The requested zoning amendment and waivers respond directly to the operational and economic realities of the area's current land use pattern. The project allows reinvestment in an existing property, supports tourism and economic growth, and enhances the functionality and safety of the site without expanding development into new areas.

By allowing modest dimensional adjustments and additional parking capacity, the amendment enables continued productive use of the property while maintaining compatibility with surrounding commercial and residential uses. These changes align with Oldham County's long-term strategy of supporting business development and tourism while promoting efficient use of existing infrastructure and services.

d. Statement describing how utilities and essential public services will be provided

All necessary utilities and public services are currently available to the property and will continue to serve the proposed development without the need for significant expansion or new infrastructure. The property is connected to public water, sanitary sewer, electrical service, and telecommunications systems and is accessible via existing public roadways. Emergency services, including fire protection, police protection, and emergency medical response, are already established in the area and routinely serve the property. Waste collection and stormwater management systems are also in place and will continue to operate consistent with applicable regulations. Because the project involves renovation and adaptive reuse of an existing developed site, the proposed development will rely primarily on existing infrastructure and will not create undue demand on public services.

e. Statement describing anticipated time period for implementation

Implementation of the proposed uses will begin promptly following approval of the requested zoning amendment and waivers and issuance of all required permits. Renovation and site improvements are anticipated to commence within three months after approval. Completion of construction and full operational implementation of the hotel, event center, and associated office uses is expected within eighteen months of the beginning of construction.

#11 – Justification for Requested Variances and Waivers

A. Are there any variances required?

No.

B. Are there any waivers required?

Yes. The Applicant requests two waivers from dimensional and site design requirements applicable to redevelopment of the existing developed commercial property. The waivers are necessary to allow functional modernization of the property while maintaining safe access, circulation, and compatibility with surrounding development.

Waivers: Parking and Landscape Buffer

280-060 Social / Fraternal Clubs or Lodges, Union Halls and Similar Clubs

280-070 Business and Professional Office

300-050 Property Perimeter Landscape Buffer

Basis for Waiver Request:

The requested waiver is justified under both recognized bases: Exceptional Hardship and Design Innovation and Redevelopment of an Existing Commercial Site.

Exceptional Hardship

Strict compliance with the applicable dimensional and site design requirements would create an undue hardship due to specific physical conditions unique to the subject property. These conditions are measurable, site specific, and not typical of undeveloped parcels in the same zoning district. The hardship arises from the following identifiable physical characteristics of the property.

The subject property consists of an existing funeral home building constructed in 1936 on a parcel containing approximately .689 acres or 30,014 square feet. The existing principal structure contains approximately 2,936 square feet. The applicable zoning regulation requires a 15-foot-wide property perimeter landscape buffer pursuant to Section 300-050 of the Oldham County Zoning Ordinance. The existing site provides a landscape buffer width of approximately 7.6 feet.

Compliance with the full 15-foot buffer requirement would result in the loss of substantial square feet of usable site area. Removal or relocation of the improvements in that buffer area (including parking spaces, drive aisles, emergency vehicle access routes, etc.) could potentially require elimination of existing parking spaces, pavement reconstruction, relocation of underground utilities, and modification of established access routes.

The property currently contains approximately 15 off street parking spaces. The proposed redevelopment requires approximately 20 additional parking spaces

based on the combined use classifications regulated under Sections 280-060 and 280-070 of the Zoning Ordinance to meet operational demand associated with the hotel and event center uses.

Because the property is fully developed and constrained by existing structures and infrastructure, strict application of dimensional standards would prevent reasonable modernization of the property and would impair the continued operation of uses permitted within the zoning district. These conditions are unique to the subject property because they arise from redevelopment of an established commercial site rather than development of vacant land where building placement and infrastructure can be designed to fully comply with current dimensional standards.

The hardship is therefore created by the physical characteristics of the land and the historic development pattern of the property, not by any action of the Applicant.

Design Innovation and Redevelopment of an Existing Commercial Site

The requested waiver also implicates the design innovation and redevelopment standard because the proposed site plan maintains the functional objectives of the applicable Regulations while allowing efficient reuse of an existing developed property.

The proposed redevelopment includes the following specific improvements:

- Renovation of the existing funeral building into a 2,936 square foot hotel
- Development of an event center facility with an occupancy capacity of approximately 160 persons
- Installation of improved parking circulation patterns and designated accessible parking spaces
- Maintenance of landscaped screening along the property boundary within the available 7.6 ft buffer area

The proposed design achieves the core regulatory purposes of safe access, orderly development, and compatibility with surrounding land uses through the following measurable features.

- Provision of approximately 20 additional off street parking spaces.
- Maintenance of internal drive aisles to meet fire and emergency access standards.
- Preservation of existing access points consistent with the intent of access management regulations designed to protect roadway safety and efficiency. Those regulations are intended to balance reasonable property access with safe and efficient travel on public roadways.
- Installation of landscaping materials within the reduced buffer area to provide visual screening and aesthetic compatibility with adjacent properties.

The redevelopment also aligns with the Comprehensive Plan goals and objectives detailed in response to Question #10, encouraging development in areas

with existing infrastructure and services rather than expanding development into undeveloped areas.

Granting the requested waiver will therefore:

- Allow continued productive use of an existing commercial property
- Improve traffic circulation and parking safety
- Avoid unnecessary demolition of existing infrastructure
- Support reinvestment in an established commercial site
- Maintain compatibility with surrounding commercial uses
- Preserve the essential character of the area