



OLDHAM COUNTY PLANNING COMMISSION

October 27, 2026

Summary of Application:

Docket:	PZ-26-019	
Request:	Zoning Map Amendment, Development Plan, Preliminary Subdivision Plan, and Waiver	
Applicant:	Intrepid Real Estate	
Location:	6101 Haunz Ln.	
Existing Land Use:	Residential/ Agricultural	
Existing Zoning:	I-2, R-2, CO-1	
Proposed Zoning	PRD, Planned Residential Development District	
Total Site Size:	188.89-acres	
Tax Parcel:	16-00-00-27E	

Surrounding Zoning:

North – Land Use: I-71, Agricultural
Zoning: AG-1, CO-1

West – Land Use: Undeveloped/ Residential
Zoning: R-2, CO-1

South – Land Use: Residential/ Industrial
Zoning: R-2, I-1, I-2

East – Land Use: Commercial/ Industrial
Zoning: I-1, I-2, AG-1

Planning Commission Action:

DOCKET PZ-26-019 – An application has been filed by Intrepid Real Estate for a Zoning Map Amendment, Development Plan with a Waiver of Division 280-060, and a Preliminary Subdivision plan on property located at 6101 Haunz Ln., Crestwood. The property is 188.89-acres and zoned I-2 Heavy Industrial District, R-2 Residential District, and CO-1, Conservation/ Residential District with a proposed zoning of PRD, Planned Residential Development District.

Site History:

On June 20, 2001, the Oldham County Board of Adjustments approved a Conditional Use Permit for an underground quarry for Liter's, Inc. with a vote of 4-1 (Docket 3317).

Case History:

Pre-Application Meeting: 12/10/2025

Neighborhood Meeting: 2/11/2026

Technical Review Committee: 4/15/2026

Posted to County Website: 9/29/2026

Adjoining Property Owner Notices Mailed: 10/6/2026

Public Notice Appeared in Oldham Era: 10/8/2026

Sign Posted on Property: 10/13/2026

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2025) predicts that the use of this tract will be single-family future subdivision.

Conformance with Zoning Ordinance:

The proposed plan meets all standards in the Oldham County Zoning Ordinance, except for the requested waiver.

Agency Comments:

See TRC comments in the staff packet.

Notes:

1. The applicant is seeking a Zoning Map Amendment for the property at 6101 Haunz Ln., from I-2, Heavy Industrial District, R-2, Residential District, and CO-1, Conservation/Residential District to PRD, Planned Residential Development District.
2. According to Oldham County Comprehensive Zoning Ordinance Section 235-010, the purpose of the PRD, Planned Residential Development District is to provide flexibility in design in order to support shifting market preferences and implement the goals and objectives of the Oldham County Comprehensive Plan.
3. The preliminary subdivision plan proposes to create 361 single-family homes with age restrictions to serve the 55 and older community.
4. The preliminary development plan includes 216 apartment units, 88 town homes, and two club houses to serve the two different sections of the community.
5. The applicant is requesting a Waiver of Division 280-060 of the Oldham County Zoning Ordinance to request 23 parking spaces which is 27 fewer parking spots than the minimum allowed by the ordinances for the clubhouse serving the apartments and townhomes.

Motions and Findings:

Every motion to approve a Zoning Map Amendment 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. Zoning Map Amendment Haunz Ln.

Motion to recommend **approval to the Oldham County Fiscal Court** of the zoning map amendment because (any or all of the following):

- a. It complies with objectives _____ of the comprehensive plan because _____; and/or
- b. The existing zoning classification given to the property is inappropriate and the proposed zoning is appropriate because _____; and/or

- c. There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area. The major changes are _____ and the basic character has changed from _____ to _____.

Motion to recommend **denial to the Oldham County Fiscal Court** of the zoning map amendment because (any or all of the following):

- a. It does not comply with the comprehensive plan because _____; and/or
- b. The existing zoning classification given to the property is appropriate and the proposed zoning is inappropriate because _____; and/or
- c. There have *not* been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted Comprehensive Plan and which have substantially altered the basic character of such area in that _____.

Proposed Binding Elements:

1. The approval applies only to the plan presented at the October 27, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.

2. Preliminary Development Plan

Motion to **approve** the preliminary 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.

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

- a. It does not comply with objectives _____ of the comprehensive plan because _____.
- b. The plan does not comply with the 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 July 28, 2026, Oldham County Planning Commission public hearing.
2. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
3. The plan must comply with all established federal, state and county ordinances and requirements and comply with all necessary easement restrictions at the time of construction plan approval.
4. The maximum number of apartment/ town homes to be constructed per year is 75 per Oldham County School District.
5. There shall be no construction traffic through Orchard Grass Hills.

3. Preliminary Subdivision Plan

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

- c. It complies with objectives _____ of the comprehensive plan, the zoning ordinance and the subdivision regulations.
- d. _____ (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:

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

Proposed Binding Elements:

1. The approval applies only to the plan presented at the October 27, 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. Deed restrictions shall include age restrictions on the single-family housing and prohibit overnight on-street parking.

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

4. Waiver of Division 280-060: Minimum Parking Requirements

Proposed Waiver of Clubhouse Parking Regulations:

Minimum Required Parking Spaces: 50

Parking Spaces Requested: 23

Waiver Request: 27 spaces

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.

Potential Conditions of Approval:

- 1. The waiver shall only apply to the plan reviewed at the October 27, 2026, Planning Commission public hearing.

DIVISION 235 PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

Sec. 235-010 Planned Residential Development District: Intent

A Planned Residential Development is defined as an area with a specified minimum contiguous acreage controlled by landowners, to be developed as a comprehensively planned entity for a number of dwelling units. The plan does not necessarily correspond in lot size, bulk or type of housing, lot coverage or required open space to the regulations in any one residential district established by any other standards in the current zoning ordinance.

The purpose of this district is to provide flexibility in design in order to support shifting market preferences and implement the goals and objectives of the Oldham County Comprehensive Plan. This can be achieved by affording development standards and requirements resulting in broader housing choices that serve the needs of people of different ages and incomes along with providing more desirable amenities, infrastructure improvements, compact development, and accommodation of environmental and scenic attributes.

A Planned Residential Development shall be a design alternative which can enable greater density without dramatic changes to the scale and height of a neighborhood. Each PRD shall be planned and designed to include features that further, and are in compliance with, the following objectives:

- To promote design creativity and excellence that will result in high-quality development;
- To allow a mixture of land uses and building types not otherwise allowed in a conventional zoning district by careful planning that establishes compatible relationships between uses within the site and adjacent to the site;
- To combine and coordinate architectural styles, building forms and heights, and structural/visual relationships within an environment that allows mixing of different land uses and building types in an innovative and functionally efficient manner;
- To encourage creative site design that seeks to preserve natural resources and unique environmental and cultural features, and to ensure that development occurs on land physically suited to proposed construction away from environmentally sensitive areas;
- To provide for abundant, accessible and properly-located open and recreational space, schools and other public and private facilities;
- To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources;
- To conserve energy through efficient building design and clustering, efficient use of the land and increased efficiency of public service delivery;
- To incorporate planning, design and construction techniques that minimize negative impacts on the environment and on human quality of life; and,
- To create a development pattern consistent with the adopted Comprehensive Plan.

Sec. 235-020 Permitted Uses

1. Dwellings units in detached, semi-detached, or attached buildings and garden apartments, or any combination thereof, when approved by the Commission.
2. Nonresidential uses of a recreational, commercial and institutional character to the extent they are designed and intended primarily to serve the residents of the PRD. Additionally, the location and designed type of commercial uses shall be included in the Development Plan and shall be approved upon recommendation of the Planning Commission.
 - a. Agricultural Uses: Agricultural Uses, Riding Academies and Stables.
 - b. Community Facilities and Services: Schools, not for profit Community Centers, Libraries, Child and Adult Day Care Facilities.
 - c. Public Parks and Recreation: Public Parks and Forest Reserves, Public Picnic Grounds, Bridle and Bicycle Paths, Private Clubs, Country Clubs, Golf Courses except Miniature Courses or Commercial Driving Ranges, Swimming Pools, Tennis Courts and other similar enterprises.
 - d. Religious Institutions
 - e. Special: non-commercial Lakes (man-made)

Sec. 235-030 Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustments.

Sec. 235-040 Property Development Regulations

The Commission, upon recommendation of the Planning and Zoning office, shall determine the appropriate standards and limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for the community as stated in the Comprehensive Plan.

Minimum size of PRD: five contiguous acres of land unless the Planning and Zoning Office and the Commission find that a tract which contains less than five acres is suitable by virtue of some unusual conditions; in which case, the minimum may be waived by the Commission.

Maximum Floor Area Ratio: 2.0

Maximum Density: 6 dwellings per acre

Sec. 235-050 Special Requirements

The development shall be constructed in accordance with an approved development plan. The development shall also conform to the following requirements:

1. Applicable articles of the Subdivision Regulations.
2. Parking Requirements:
 - a. See Division 280.

Oldham County Comprehensive Zoning Ordinance
Division 235 PRD Planned Residential Development District

- b. Additional parking should be provided to accommodate public or guest-parking in the case that dwelling unit parking is not sufficient.
- 3. Circulation: Public and private roadways and related facilities shall be provided in accordance with Article VII of the Subdivision Regulations.
- 4. Open Space:
 - a. Common open space may include complementary structures and improvements.
 - b. Open space and detention basins shall be landscaped and buffered. The amount of type of landscaping and/or buffering will be approved by the Planning Department based on the location, intended use, and the necessity to protect private areas within the development.
 - c. Isolated or awkward parcels should not be used as open space, but should be incorporated into adjacent lots in a manner that encourages its maintenance by the lot owner.

Sec. 280-060 Institutional

Use	Minimums	Maximums
Nursery Schools, Day Nurseries, Child Care Centers and Similar Uses	2.0 spaces for each employee on maximum shift or 1.0 space for each employee on maximum shift plus an area designated for children drop-off and pick-up that must be approved by the applicable agency.	4.0 spaces for each employee on maximum shift or 2.0 spaces for each employee on maximum shift plus an area designated for children drop-off and pick-up that must be approved by the applicable agency.
Penal and Correctional Facilities	To be determined by the Administrator.	To be determined by the Administrator.
Post Office	1.0 space for each 300 sq. ft. of gross floor area.	1.0 space for each 150 sq. ft. of gross floor area.
Social/Fraternal Clubs or Lodges, Union Halls, and Similar Private Clubs <i>Note: Individual recreational components shall be counted separately.</i>	1.0 space for each 125 sq. ft. of gross floor area.	1.0 space for each 50 sq. ft. of gross floor area.
Trade, Business, and Other Proprietary Schools	1.0 space for each 4.0 classroom seats, plus 1.0 space for each 3.0 employees on maximum shift.	1.0 space or each 2.0 classroom seats, plus 1.0 space for each employee on maximum shift.