

AUG 19 26

Planning &
Development

Oldham County Planning and Development Services
Application for Zoning Map Amendment
Development Plan

Date: 8/19/26 Docket No: PZ-26-024 For Staff Use Only: Staff: CC Fee: 3,760.00 OK # 73

This application must be submitted in person at the Planning and Zoning Office.

General Information: (A separate application must be submitted for each individual request.)

Name of Applicant(s): Glenview Partners Acquisitions, LLC

Project Address: Hwy 146

Project Name: Warehouse Commerce Parkway

City: La Grange Is the project within the incorporated city limits? No

Total Site Acreage: 66.8 Subdivision Name: N/A

Current Land Use: Vacant Proposed Land Use: Warehouses

Parcel ID: 39-00-00-2A Current Zoning: PUD Proposed Zoning: I-1

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
PZ-06-004 and ORdinance #KOC 06-930-369

Signatures: (The undersigned agrees that the filing of this application constitutes an agreement by the owner(s) and other parties having an interest in the subject property. Their heirs, successors, and assigns, that, if the zoning map amendment(s) requested by this application is (are) enacted by the appropriate legislative body, building permits for improvement of the subject property shall be issued only in conformance with the zoning ordinance and binding and that such binding elements shall be strictly complied with and may be enforced in the same manner as the zoning district regulations.)

Owner(s):

Name: Tomato Field LLC Signature: [Signature]

Address: 416 Rolling Lane, Louisville, Kentucky 40207

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____

Applicant(s): (if other than owner)

Name: Glenview Partners Acquisitions, LLC Signature: [Signature]

Address: 111 S Highland St., #465, Memphis, TN 38111

Phone: [Redacted] Email Address: [Redacted]

Contact: (if other than owner)

Name: Clifford Ashburner, Dinsmore & Shohl Signature: [Signature]

Address: 101 S. Fifth Street #2500, Louisville, KY 40202

Phone: [Redacted] Email Address: [Redacted]

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 4/28/2026

www.oldhamcountyky.gov

Zoning Map Amendment Development Plan
(Page 2)

Additional Requests:

A. Are there any variances required? NO

If yes, attach a list including each variance and from which section of the Zoning Ordinance the variance is requested. Each request for a variance must also include a justification statement in response to the following questions:

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?
2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?
3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?
4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?

Variances are needed when a major subdivision conflicts with specific dimensional requirements of the Oldham County Zoning Ordinance.

B. Are there any waivers required? NO

If yes, attach a list including each waiver and from which section of the Subdivision Regulations the waiver is requested. The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- A. Exceptional Hardship – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship.
- B. Design Innovation and Large Scale Development – These regulations may be modified by the Commission in the case of plans for complete neighborhoods or other design innovations which, in the Commission's opinion, still achieve the basic objectives of these regulations.

Requests for waivers must be justified based on one or both of the above situations.

C. Is the Zoning Map Amendment part of an application for a Major Subdivision? NO

If yes, a separate Major Subdivision Preliminary Plan Application is required.

100 West Jefferson Street ~ LaGrange, Kentucky
Ph: 502-222-1476 Fax: 502-222-3213
www.oldhamcountky.gov

Zoning Map Amendment Development Plan (Page 3)

Submittal Checklist:

- ✓ 1. Complete Oldham County Planning and Zoning Application for a Zoning Map Amendment.
(Owner's signature is required.)
- ✓ 2. Required Zoning Map Amendment Fee:

Zoning Amendment Request (acres)	<2	2-5	5-10	10-20	20-50	50+
AG-1, CO-1, R-1, R-1A, R-2, R-2A, R-3.....	\$450.00	\$575.00	\$700.00	\$1200.00	\$1800.00	\$2400.00
R-4A, R-4, C-N, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, T.....	\$700.00	\$950.00	\$1200.00	\$1800.00	\$2400.00	\$3600.00
PUD.....	N/A	N/A	N/A	\$2400.00	\$3600.00	\$4800.00

Note: Acreage shall be calculated based on the area of the requested zoning only

- ✓ 3. Notice fees equal to \$5.00 per adjoining property owner. **(Please note: If approved at Planning Commission, an Application for Legislative Body Review is required. The additional fees for this application are \$300, Notice fees equal to \$5.00 per adjoining property owner and a recording fee of \$50.00.)** 32
- ✓ 4. Mailing Labels for all adjoining property owners, including name and address of all 2nd tier adjoining parcels. Second tier adjoining parcels include all those that within 500 feet of the property, including those across streets and streams. (*See note below for PVA directions)
- ✓ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- ✓ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- ✓ 7. Twenty tri-folded copies of a Preliminary Plan including the required components listed in the attached Preliminary Plan Checklist (Maximum size of 30" x 42")
- ✓ 8. One reduced copy of the plan to an 8 1/2" x 11" size.
- ✓ 9. A legal (metes and bounds) written description of the area proposed for rezoning.
- ✓ 10. A written justification statement, according to KRS 100.213 and Section 1401 of the Oldham County Zoning Ordinance under the Demonstration of Appropriateness.
- NA 11. Required explanation and justification for all requested variances and waivers. (See page 2)
- NA 12. Traffic Impact Analysis (for developments generating an ADT exceeding 1000 vehicles) and 20 copies of the summary section.
- NA 13. If applicable, a general statement describing the nature of the environmentally sensitive areas, and the manner in which any such area is to be handled during development of the property, as well as any special design measures taken by the developer to attempt to minimize the development's impact on the environmentally sensitive areas.
- NA 15. Wastewater Treatment Facility Capacity Form. (for developments served by sanitary sewers)