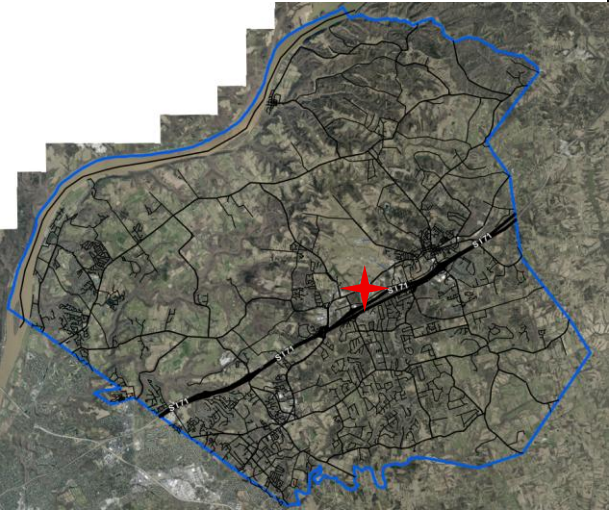




OLDHAM COUNTY PLANNING COMMISSION September 22, 2026

Summary of Application:

Docket:	PZ-26-024	
Request:	Zoning Map Amendment and Development Plan	
Applicant:	Glenview Partners	
Location:	HWY 146, Commerce Parkway	
Existing Land Use:	Undeveloped	
Existing Zoning:	PUD, Planned Unit Development District	
Proposed Zoning	I-1, Light Industrial District	
Total Site Size:	66.8-acres	
Tax Parcel:	39-00-00-2A	

Surrounding Zoning:

North – Land Use: Institutional
Zoning: AG-1

West – Land Use: Undeveloped
Zoning: PUD

South – Land Use: Undeveloped/ Residential
Zoning: CO-1, R-4

East – Land Use: Industrial
Zoning: IPD

Planning Commission Action:

DOCKET PZ-26-020 – An application has been filed by Glenview Partners for a Zoning Map Amendment and Development Plan on property located HWY 146, La Grange. The property is 66.8-acres and zoned PUD, Planned Unit Development District with a proposed zoning of IPD, Industrial Park District.

Site History:

On September 1, 1998, the Oldham County Planning and Zoning Commission recommended approval of a Zoning Map Amendment from I-2, Heavy Industrial District to IPD, Industrial Park District (Docket 2863). The motion carried.

On July 28, 1998, Oldham County Fiscal Court approved a Zoning Map Amendment application from I-2, Heavy Industrial District to IPD, Industrial Park District (Ordinance No. 98-920-128). The motion carried.

On January 24, 2006, Oldham County Planning and Zoning Commission recommended approved a Zoning Map Amendment and approved a Master Plan to be known as Bucker Crossings (PZ-06-004). The requested zoning map amendment was from IPD, Industrial Park District to PUD, Planned Unit Development District. Both motions carried.

On March 21, 2006, Oldham County Fiscal Court approved a Zoning Map Amendment from IPD, Industrial Park District to PUD, Planned Unit Development District (Ordinance No. 06-930-369). The motion carried.

On June 27, 2006, Oldham County Planning and Zoning Commission approved a Development Plan with Conditions of Approval (PZ-06-001). The motion carried.

Case History:

Pre-Application Meeting: 7/20/2026

Neighborhood Meeting: 7/16/2026

Technical Review Committee: 8/19/2026

Posted to County Website: 8/31/2026

Adjoining Property Owner Notices Mailed: 9/1/2026

Public Notice Appeared in the Oldham Era: 9/3/2026

Sign Posted on Property: 9/4/2026

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2025) predicts that the tract will be Commercial.

Conformance with Zoning Ordinance:

The proposed plan meets all standards in the Oldham County Zoning Ordinance.

Agency Comments:

See TRC comments in the staff packet.

Notes:

1. The applicant is seeking a Zoning Map Amendment from PUD, Planned Unit Development District to I-1, Light Industrial District to facilitate two proposed logistics warehouses.
2. According to Oldham County Comprehensive Zoning Ordinance Section 190-010, the I-1, Light Industrial District is intended to:
 - a. Provide commercial use, storage and any manufacturing use, not normally creating a nuisance discernible beyond its property.
3. Rezoning out of the PUD will remove the requirement to comply with the Buckner Crossings Master Plan.
4. The plan proposes two warehouses and four contained offices with a combined 923,200 SF. Tract 1 is 273,400 SF, contains one warehouse, two offices, and 148 parking spaces. Tract 2 is 629,800 SF, contains one warehouse, two offices, and 295 parking spaces.
5. The two warehouses are speculative buildings, and their use is not yet determined.

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 HWY 146.

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 July 28, 2026, Oldham County Planning Commission public hearing.
2. 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. 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. The applicant shall obtain all necessary permits and inspections from the appropriate agencies.
3. There shall be no changes to the plan without review by the Oldham County Planning Commission and Engineer's Office.
4. 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.
5. A landscaping and lighting plan will be required at time of construction plan submittal.

Oldham County Comprehensive Zoning Ordinance
Division 200 I-2 Heavy Industrial District

Sec. 190-030 I-1 Light Industrial District:
Permitted Uses

Agricultural Uses

- Agricultural Uses
- Riding Academies and Stables

Community Facilities

- Nursery Schools, Day Nurseries, and Child Care Centers
- Schools, Parks, Playgrounds, Community Centers, and Similar Uses

Commercial

- Adult Entertainment Establishments
- Art Studios
- Colleges and Schools, not for profit (CF)
- Funeral Homes and Mortuaries
- Household Services
- Retail and Personal Service Establishments
- Vehicular Repair of any kind
- Veterinary Hospitals and Kennels
- Vocational Schools

Eating Establishments

- Eating Establishments of any kind

Light Industrial

- Aircraft Factory or Hangar, not including wind tunnel and testing field
- Blacksmith Shop or Horse Shoeing Establishment
- Boat and Marine Supplies
- Boat Building
- Bottlers, Breweries, Distilleries, and Wineries
- Box Factory
- Lumber Storage, Millwork, and Sales Mini-Warehouses/Self Storage Facilities

Public Parks and Recreation

- Boat Docks and Launching Areas
- Recreational Camps, Resorts
- Indoor Sports Facilities
- Public Parks and Forest Preserves
- Public picnic grounds, beaches, bridle and bicycle paths

Religious Institutions

- Churches and other Religious Institutions

Utilities

- Public Utility Buildings and Facilities

Sec. 190-040 I-1 Light Industrial District:
Conditional Uses

Community Facilities and Services

- Marinas or Boat Rental
- Recreational Vehicle Parks and Campgrounds

Health Services

- Hospitals and Institutions

Heavy Industrial

- Asphalt Processing
- Concrete, Central Mixing and Batching Plant
- Fertilizer, Incineration, or Reduction Products
- Freight Terminals/Similar Enterprises
- Slaughter Houses

Recreation

- Amusement Parks, Circus and Carnival Grounds
- Aviaries and Zoos
- Commercial Rifle, Pistol and Skeet Ranges (Indoor and Outdoor)
- Drive-In Theatres
- Private Clubs, country clubs, golf courses except Miniature Courses or Commercial Driving Ranges

Special

- Airports, Heliports and Other Airship or Flying Machine Take-off or Landing Facilities
- Borrow Pits, Quarry, Gravel Pit, or Stone Mill
- Cemeteries, Mausoleums and Crematories
- Commercial Lakes
- Extraction and Development of Natural Resources

Utilities

- Private Utility Buildings and Facilities
- Sewage Treatment Plants

Oldham County Comprehensive Zoning Ordinance
Division 230 PUD Planned Unit Development District

8. Multi-Modal Transportation Systems: A PUD shall incorporate multi-modal transportation elements through the development depending on the foreseeable needs of future residents and users of the site and the relationship of the project site to the community at large. Such multi-modal elements may include provisions for mass transit stops or stations, car pooling lots, pedestrian and bicycle paths and lanes, and bicycle parking areas.
9. Transportation Connections and Entry Points: The provision of transportation connections (street connections, pedestrian paths and sidewalks, bicycle facilities) shall be provided in all PUDs unless physically unfeasible or undesirable due to land use characteristics. In addition, the various entry points into a PUD shall be marked or otherwise defined through the use of professionally designed landscaping, signage, architectural or sculptural elements, archways, markers and lighting when appropriate.
10. Architecture: An architectural theme shall be provided in PUDs. The architectural theme shall relate to existing structures on the project site and adjacent sites, especially if such existing structures are historic. The use of architectural guidelines is required for multi-phased projects.
11. Landscaping: A PUD may establish alternative landscaping and buffering standards in lieu of the current Landscaping Regulations. However, street trees and screening of parking that adjoins public rights of way shall be provided. The use of landscape design guidelines is required for multi-phased projects.
12. Signage: A PUD may establish alternative signage standards in lieu of the current Signage Regulations. A consistent signage theme shall be provided within a PUD. The use of signage design guidelines is required for multi-phased projects.
13. Lighting: A PUD may establish alternative lighting standards in lieu of the current Lighting Regulations. A consistent lighting theme shall be provided within a PUD. The use of lighting design guidelines is required for multi-phased projects.
14. Fencing Walls and Gates: A fencing and wall theme shall be provided within a PUD. The use of fencing and wall design guidelines is required for multi-phased projects.
15. Roads: All roads shall be constructed in accordance with the requirements and standards in the Roadway Construction Standards for Oldham County as found in the Oldham County Subdivision Regulations.
16. Capacity Analysis: Traffic impact analysis, utility capacities, school capacity and other capacity analyses may be required.
17. Digital submission of plans: The Developer shall place public monumentations within the PUD, and submit plans in digital format (in addition to paper format) in accordance to the digital submission standards as established by Oldham County.
18. Compliance with Other Regulations: Unless expressly authorized by the provisions of this Article and specifically approved as part of a PUD, none of the otherwise applicable Regulations and Ordinances may be waived or reduced as part of a PUD approval.

Sec. 230-030 Uses Permitted and Prohibited

The following are general standards and requirements for Planned Unit Developments: Most uses or mixture of uses may be approved within a PUD, provided that uses within the site are compatible and not

Oldham County Comprehensive Zoning Ordinance
Division 230 PUD Planned Unit Development District

injurious to the adjacent neighborhood or otherwise detrimental to the public health, safety, moral or general welfare. Only the specific uses proposed in an approved application shall be allowed in the district.

The following uses are prohibited in a PUD either as a single use or as part of a mixed use:

1. Adult Entertainment
2. Building-mover and wrecker's establishment
3. Confined animal feeding operations
4. Feed mixing plant
5. Foundry, casting of metals
6. Killing or dressing and/or packaging of poultry and rabbits
7. Manufactured home sales and service
8. Planing mill
9. Quarry, gravel pit or stone mill
10. Railroad repair shop
11. Rock, sand, slag or gravel distribution
12. Rolling mill
13. Salt works
14. Saw mill, raw log or veneer processing
15. Slaughter houses and the rendering of lard
16. Solid fuel such as coal, coke and wood storage and sales
17. Storage and distribution of explosives or inflammables, garbage, offal or dead animals, rags, metal or junk, petroleum and petroleum byproducts in excess of an amount necessary for use of the premises
18. Truck Terminals
19. Uses related to Solid Waste excluding fill area for construction site and material used during construction
20. Wholesale lumber storage, millwork and sales
21. Other Heavy Industrial Uses
22. Other uses as determined by the Commission as not appropriate

Sec. 230-040 Density, Intensity and Dimensional Standards

Density, intensity, dimensional and bulk standards (i.e. lot size, lot width, setback, and height standards) shall be established for each proposal as part of the PUD approval.

Sec. 230-050 Phased Development

A PUD may be developed in one phase or multiple phases. For a multiple-phased development, the required Master Plan must cover the entire site. A Development Plan may cover one section of the PUD and may be submitted in phases. In the event that the developer seeks to modify the approved time schedule, such modification shall require the approval of the Commission. The Commission shall, in deciding whether to grant approval of the modification shall consider the availability and capacity of public facilities to accommodate the proposed developments.

DIVISION 210 IPD INDUSTRIAL PARK DISTRICT

Sec. 210-010 IPD Industrial Park District: Intent

The intent of the Industrial Park District (IPD) is to create performance based standards that will best utilize the community's limited industrial and commercial resources resulting in the expansion of the community's economic base and enhancement of the community's quality of life. The Industrial Park District (IPD) is intended to:

1. Provide sufficient space in attractive, landscaped, and planned industrial parks for industrial, commercial and office activities.
2. Protect future economic development opportunities from incompatible land uses.
3. Insure compatibility between industrial, commercial and office operations within an industrial park.
4. Provide employment opportunities for the community's residents and reduce commuting times.

Sec. 210-020 IPD Industrial Park District: Development Regulations

Minimum Lot Area:

43,560 square feet

Minimum Lot Width:

100 feet; or

150 feet without sanitary sewers

Maximum Density/Intensity:

1.0 Floor Area Ratio

Maximum Structure Height:

45 feet (agriculture structures are exempt)

An additional 15 feet is allowed for every 5 feet of additional front, side and rear yard setback increase

Minimum Front Yard Setback:

35 feet; or

50 feet when adjacent to arterial roadways

Minimum Side Yard Setback:

15 feet; or

25 feet when abutting a residential district

Minimum Street Side Yard Setback:

35 feet; or

50 feet when adjacent to arterial roadways

Minimum Rear Yard Setback:

25 feet

Maximum Lot Coverage for Structures:

60 percent of the lot area

Maximum Impervious Surface Including Structures:

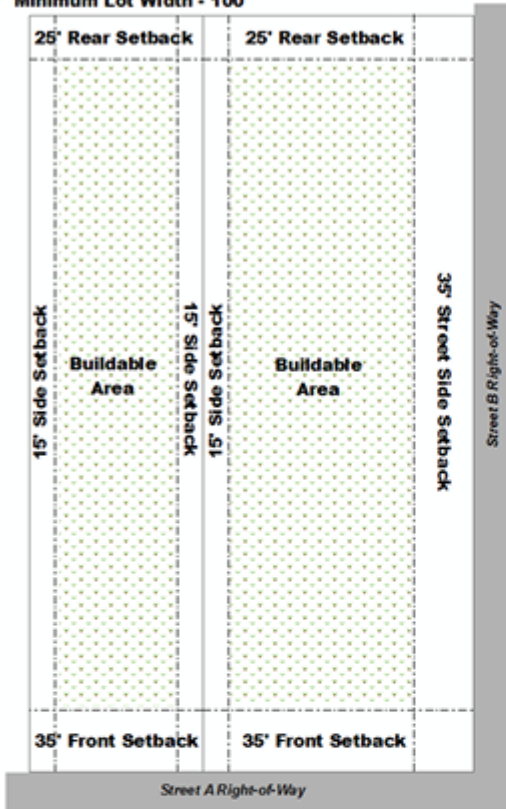
80 percent of the lot area

Sec 210-030 IPD Industrial Park District: Permissible Encroachments into Required Yards

1. Sidewalks leading from parking areas may encroach into a ten (10) foot portion of the required front yard farthest from the public rights-of-way line. Such encroachment is for the sole purpose of providing pedestrian access from parking areas to a building's doorways.
2. Any driveway entrance originating on the public street may encroach into the required front yard for the purpose of providing vehicular access from the public rights-of-way to the parking lot. Such driveway entrance shall not include turnarounds, parking lanes or parking areas.
3. No loading and maneuvering areas are permitted in any required front yard nor in any required yard abutting a residential district.

Oldham County Comprehensive Zoning Ordinance
Division 210 IPD Industrial Park District

Minimum Lot Width - 100'



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

Sec. 210-040 IPD Industrial Park District: Permitted Uses

All principally permitted uses in the C-1 Local Business District, C-2 Community Business District, C-3 General Business District, C-4 Highway Service District, and I-1 Light Industrial District are permitted

with the following exceptions and prohibitions:

1. Blacksmith Shop or Horse Shoeing Establishment
2. Boat Building
3. Commercial Indoor Rifle, Pistol and Skeet Ranges
4. Feed Mixing Plant
5. Foundry
6. Killing or Dressing and/or Packaging of Poultry and Rabbits
7. Manufactures Home Sales and Service
8. Planing Mill
9. Sawmill, Raw Log or Veneer Processing
10. Storage and Sales of Solid Fuel such as Coal, Coke and Wood
11. Stable

Sec. 210-050 IPD Industrial Park District: Conditional Uses

All conditional uses permitted in the C-1 Local Business District, C-2 Community Business District, C-3 General Business District, C-4 Highway Service District, and I-1 Light Industrial District are permitted **with the following exceptions and prohibitions:**

1. Asphalt Processing and Road Mix Plant
2. Auto Auctions
3. Commercial Composting
4. Commercial Rifle, Pistol and Skeet Ranges
5. Concrete, Central Mixing and Batching Plants
6. Extraction and Development of Oil, Gas, and other Hydrocarbons
7. Extraction and Development of Other Natural Resources
8. Extraction of Minerals – Rocks and Earth Products
9. Fertilizer, Incineration or Reduction Products
10. Grain, Feed and Fuel Storage Sales
11. Ham Curing Operations
12. Land-farming Facility for Solid Waste
13. Livestock, Hog, or Cattle Feeding Yards
14. Lumber Yards, including Incidental Millwork
15. Single-Family Manufactured Homes
16. Slaughter Houses, Rendering Plants, or Similar Conditional Uses
17. Solid Waste Incinerators
18. Vehicle Wrecking and Salvage Operations

Sec. 210-060 Parking Area Standards

A. Parking Surfaces

All parking surfaces, including driveway entrances and outside storage areas, shall be paved with asphalt, concrete or paver blocks.

B. Parking Surface Completion & Maintenance

All parking surfaces shall be installed within ninety (90) days of the completion of the construction of the building. Parking surfaces shall be continuously maintained in a state of good condition and repair.

All parking areas shall be landscaped in accordance with applicable regulations. Parking areas shall provide interior landscape areas of a least five (5) percent of the total parking/vehicle use area. One tree for every 250 square feet should be provided in the interior parking area.

C. Parking Prohibitions

All parking areas shall be prohibited from the required front yard setback and side yard setback. Driveway entrances may encroach in the front yard as provided in Section 210-030.

