



Oldham County Planning and Development Services
Application to Amend a PUD Master Plan

Oldham County
SEP 26 2026
Planning & Development

Date: _____ For Staff Use Only: Docket No: P2-26-026 Staff: JH Fee: 600

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): OR PARTNERS & OLDHAM LA GRANGE DEV. AUTHORITY

Project Name: OLDHAM RESERVE BUSINESS CAMPUS – MASTER PLAN REVISION

Project Address: EDEN PARKWAY & EAST PEAK ROAD

City: LA GRANGE _____ Is the project within the incorporated city limits? YES _____

Approved Plan Docket No: 05-920-270 _____ Date of Original Planning Commission Approval: 3/22/05 _____

Approved Plan Docket No: PZ-05-014 _____ Date of Original Planning Commission Approval: 6/21/05 _____

OR Zone Changes (numerous parcel IDs):

Residential High Density: 36-acres to 84-acres

Office Commercial/Mixed Use: 442-acres to 687-acres

Single Family Low Density: 123-acres to 0-acres

Single Family Specialty: 188-acres to 0-acres

Residential Medium Density: 87-acres to 122-acres

School: 17-acres to 0-acres

Parks and ROW – no change – 95 acres

Current Land Use: See above _____ Current Zoning: _____

Signatures:

Owner:

Name: OLDA Sandy Hamilton Signature: Sandy Hamilton

Address: 204 S. FIRST AVE, LA GRANGE, KY _____

Phone: [REDACTED] Email Address: see above

Owner:

Name: OR PARTNERS LLC Signature: [Signature]

Address: 12451 PLANTSIDE DRIVE, LOUISVILLE, KY 40299 _____

Phone: [REDACTED] Email Address: [REDACTED]

Contact: (if other than owner)

Name: John P. Hollenbach Signature: [Signature]

Address: see above

Phone: see above Email Address: see above

Oldham County
SEP 15 26
Planning & Development

Pd
cc 4999
cc 9/15/26

Application to Amend a PUD Master Plan
(Page 2)

Submittal Checklist:

- X 1. Complete Oldham County Planning and Zoning Application to Amend a Master Plan.
(Owner's signature is not required)
- X 2. Required Amendment application fee:
- Staff approved amendment: \$300.00
- Planning Commission approved amendment without a public hearing: \$400.00
- Planning Commission approved amendment with a public hearing: \$600.00
- X 3. Twenty copies of the approved, current Master Plan Map or Master Plan Report section to be amended.
- X 4. Twenty copies of the proposed Master Plan Map or Master Plan Report section.
- X 5. Written explanation and justification for amending the approved Master Plan.



*Oldham County Planning and Development Services
Application to Amend a PUD Master Plan*

Request #1: Land Use Map Modification

Oldham LaGrange Development Authority (OLDA) and OR Partners (Master Developer) request an Amendment to the PUD Docket # 05-920-270 Master Plan Exhibit. No change in the PUD Design Guidelines are being requested. This Amended Master Plan Exhibit is in response to the ongoing Market changes and interest in Oldham Reserve by multiple developers.

The proposed Land Use Designation revisions include:

- 1) Revising all of the land in “the Rudder” from RM and MU designation to OC use. This change will allow approximately 160 acres south of Ernie Harris Parkway to be developed as OC/Logistics/Distribution use. All of this area is presently under contract and will require an Amended Land Use Map to allow sale to move forward. Buyer to begin Due Diligence upon approval of Amended Master Plan Map. Area is presently designated for RM (medium density residential) and MU (mixed use neighborhood center).
- 2) Eliminating the potential Fibel Lane connection between Ernie Harris Parkway and Moody Lane. The proposed road extension would not align with a potential extension south of Moody Lane to Hwy. 22 and also require crossing of a Wetland Protection area. This connection does not benefit Oldham Reserve and would also remove +- 28 acres from the potential sale of this tract. Route, Funding by others, timing, environmental impact approval, etc. are uncertain.
- 3) Changing the SF-S designation (Single Family- Specialty) for +- 188 acres north of Ernie Harris Parkway adjacent to Eagle Creek Golf Course to 122 acres RM (Residential Medium Density) use and 66 acres of Office Commercial.
- 4) Changing approximately 206 acres west of Ernie Harris Parkway from SF-S (Single Family Specialty), SF-L (Single Family Low Density), and a potential School site to OC (Office Commercial) use. This area is drawing intense interest for Commercial development, with multiple developers showing interest.
- 5) Changing 123 acres presently shown as SF-L use west of Ernie Harris Parkway and adjacent to New Moody Lane to 48 acres of RH (Residential High Density) and 75 acres of Office Commercial/Mixed Use. This will best utilize property not favorable for Commercial Development. Maximum density to be 24 units per acre, similar to existing active construction on East Peak Road.

Attached Revised Land Use, approved by OLDA Board on Sept. 10, 2026 is included for reference.