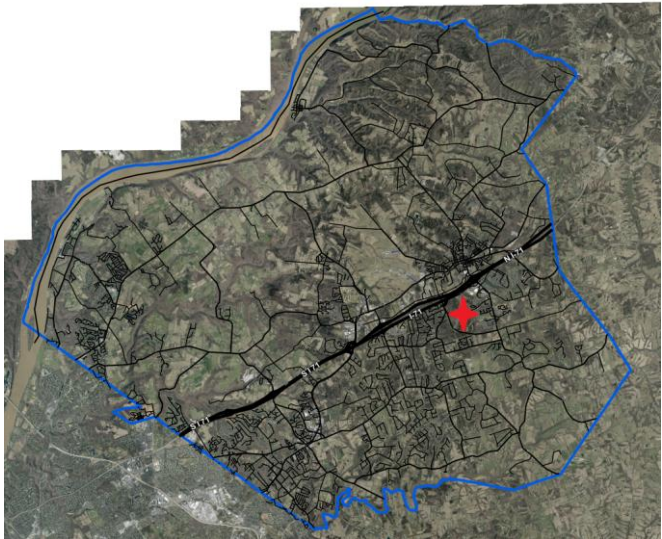




OLDHAM COUNTY PLANNING COMMISSION

October 27, 2026

Summary of Application:

Docket:	PZ-26-026	
Request:	Amended Planned Unit Development (PUD) Master Plan Map	
Applicant:	Oldham Reserve Partners and Oldham LaGrange Development Authority	
Location:	Eden Parkway & E. Peak Rd, La Grange	
Existing Land Use:	Undeveloped	
Existing Zoning:	PUD, Planned Unit Development	
Total Site Size:	893 acres	
Tax Parcel:	48-00-00-2A, 48-00-00-2B, 47-00-0045B, 47-00-00-45A	

Surrounding Zoning:

North – Land Use: Residential, Commercial
Zoning: R-4, C-3

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

South – Land Use: Residential
Zoning: R-2A, R-2, CO-1

East – Land Use: Residential/ Golf Course
Zoning: R-2, R-4

Planning Commission Action:

DOCKET PZ-26-026 – An application has been filed by Oldham Reserve Partners and Oldham La Grange Development Authority for an Amendment to an Approved Planned Unit Development (PUD) Master Plan on property located at Eden Pkwy. & East Peak Rd., La Grange. The property to be amended is 893-acres and zoned PUD, Planned Unit Development District.

Site History:

- April 2005: Zoning Map Amendment & Master Plan approval with Binding Elements from R-2 Low Density Residential & CO-1 Conservation District to PUD Planned Unit Development (Docket PZ-05-014).
- December 2005: Minor Amendment to the PUD Master Plan approval with Binding Elements addressing building design guidelines, landscaping standards, & sign standards.

- January 2006: Development Plan approval with Binding Elements addressing the Oldham Reserve Phase One infrastructure (Docket PZ-06-001).
- February 2006: Development Plan approval with Binding Elements addressing the establishment of The Rawlings Group office campus located at One Eden Parkway (Docket PZ-06-005).
- September 2006: Minor Amendment to the PUD Master Plan approval with Binding Elements addressing parking standards.
- January 2015: Revised Development Plan approval with Binding Elements addressing the expansion of The Rawlings Group office campus located at One Eden Parkway (Docket PZ-15-001).
- May 2020: Development Plan approval with Binding Elements addressing the Oldham Reserve Phase Two infrastructure & creation of sixteen land parcels (Docket PZ-20-007).
- March 2023: Major Amendment to the Master Plan was approved by Planning Commission (Docket PZ-23-007).
- January 2025: Major Amendment to the Master Plan was approved by Planning Commission which included a change in the location of the Residential High Density in the Master Plan Report and Master Plan Land Use Map as well as an amendment in the right-of-way widths on East Peak Road to 90-feet. (Docket PZ-25-001)

Case History:

Posted to County Website: 9/29/2026

Adjoining Property Owner Notices Mailed: 10/6/2026

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

Notes:

1. The applicant is seeking to amend the previously approved Planned Unit Development District (PUD) Master Plan.
2. According to Oldham County Comprehensive Zoning Ordinance Section 230-080, any amendment to the Master Plan or Development Plan (including maps and reports) must be approved by the Commission.
3. The new map proposes the following changes:
 - a. **Residential High Density increasing from 36-acres to 84-acres.**
 - b. **Office Commercial/ Mixed Use increasing from 442-acres to 687-acres.**
 - c. **Single-Family Low Density decreasing from 123-acres to zero acres.**
 - d. **Single Family Specialty decreasing from 188-acres to zero acres.**
 - e. **Residential Medium increasing from 87-acres to 122-acres.**
 - f. **Schools decreasing from 17-acres to zero acres.**
4. On September 10, 2026, the OLDA Board of Directors recommended approval of the Master Plan changes. Motion was made to approve the modifications as presented and authorize the submission to the Planning Commission. Member Berry seconded. Motion passed 5-0 with Chairman Stewart and Members Veeneman, Dye, Kamer and Berry voting yes. Member Edwards was absent.

Motions and Findings:

Every motion to approve the changes to the Master Plan 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. **Amendment to PUD Master Plan Map**

Motion to **approve** the amended PUD Master Plan Map because the proposal is essential or desirable to the community and is not in conflict with the previously approved Oldham Reserve Planned Unit Development's Master Plan because (*any or all of the following*):

- a. The character and objectives of the proposal and the potential impacts on the community and its surroundings are appropriate.
- b. The community or neighborhood has a need for the proposal and there are potential benefits to the community or neighborhood.
- c. The proposal is compatible with surrounding land uses and the general character of the area, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.
- d. The proposal will not impair the integrity and character of the community if there are suitable restrictions on location, size, extent, and character of performance.
- e. There are adequate public facilities available including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

Motion to **deny** approval of the amended PUD Master Plan Map because the proposal is not essential or desirable to the community and conflicts with the previously approved Oldham Reserve Planned Unit Development's Master Plan because (*any or all of the following*):

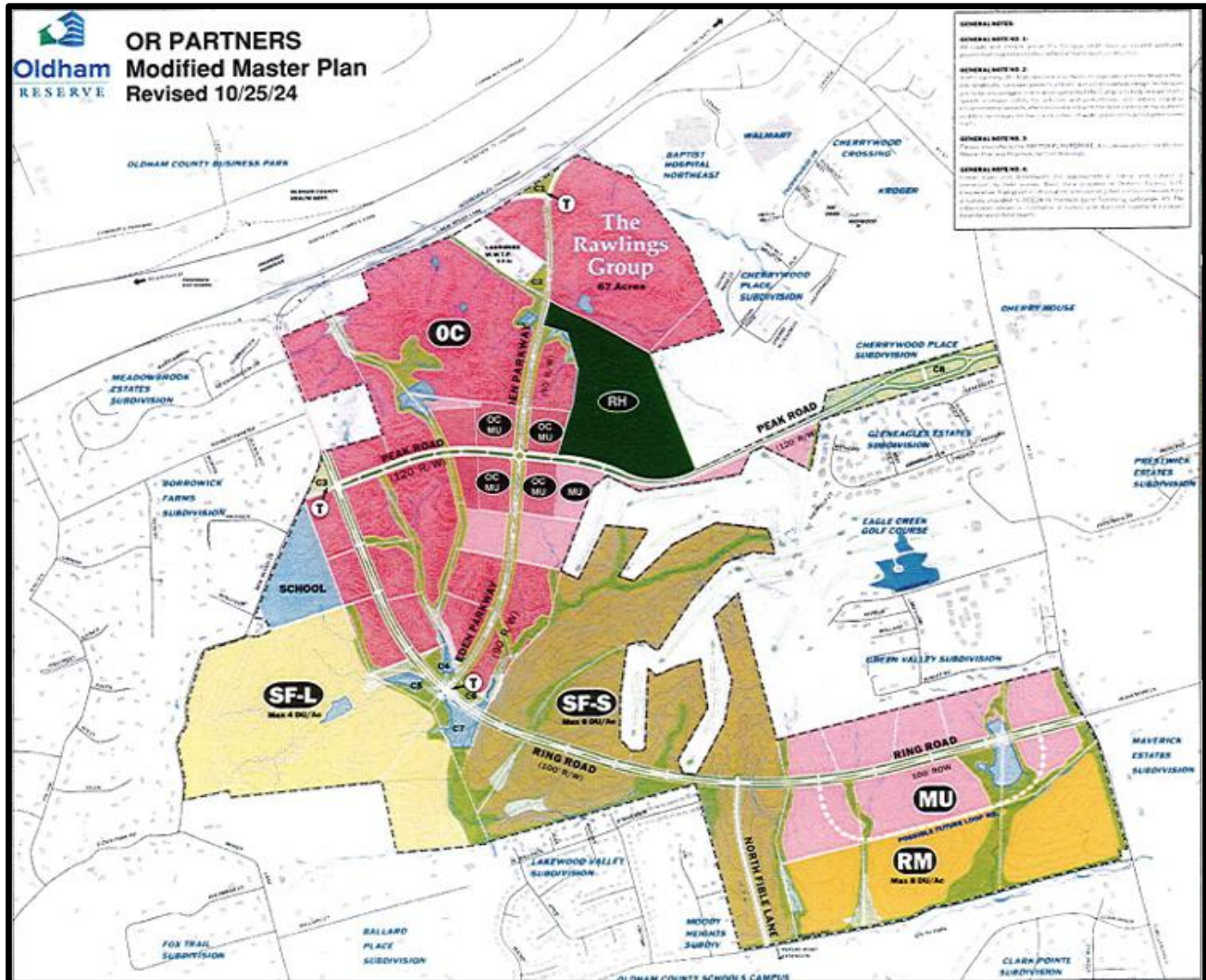
- a. The character and objectives of the proposal and the potential impacts on the community and its surroundings are not appropriate.
- b. The community or neighborhood does not have a need for the proposal and there are not potential benefits to the community or neighborhood.
- c. The proposal is not compatible with surrounding land uses and the general character of the area, including such factors as: height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lightning, or appearance.
- d. The proposal will impair the integrity and character of the community.
- e. There are not adequate public facilities available, such as transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation.

Proposed Binding Elements:

1. There shall be no significant changes to the Oldham Reserve Master Plan Report & Land Use Map as presented at the October 27, 2026, Oldham County Planning Commission public hearing without review & approval of the Commission.
2. Individual site plans shall be reviewed and approved by Oldham County Planning staff.
3. The development & site plans must comply with all established federal, state and county ordinances and requirements at the time of approval.

- Applicant must make changes to the Master Plan Report indicating changes made in land use map changes.

Current Master Plan Land Use Map



Proposed Master Plan Land Use Map

