



# OLDHAM COUNTY PLANNING COMMISSION

## October 27, 2026

### Summary of Application:

|                    |                                       |                                                                                     |
|--------------------|---------------------------------------|-------------------------------------------------------------------------------------|
| Docket:            | PZ-26-027                             |  |
| Request:           | Zoning Map Amendment                  |                                                                                     |
| Applicant:         | 111 North First Ave., LLC             |                                                                                     |
| Location:          | 111 & 113 N. First Ave.               |                                                                                     |
| Existing Land Use: | Residential/ Commercial               |                                                                                     |
| Existing Zoning:   | C-2, Community Business District      |                                                                                     |
| Proposed Zoning    | C-N, Commercial Neighborhood District |                                                                                     |
| Total Site Size:   | 0.3-acres                             |                                                                                     |
| Tax Parcel:        | 46-L.4-07-12 & 12A                    |                                                                                     |
|                    |                                       |                                                                                     |

### Surrounding Zoning:

North – Land Use: Residential/ Commercial  
Zoning: C-2

West – Land Use: Court House  
Zoning: C-2

South – Land Use: Commercial  
Zoning: C-2

East – Land Use: Commercial  
Zoning: C-2

### Planning Commission Action:

**DOCKET PZ-26-027** – An application has been filed by 111 N. First Avenue, LLC for a Zoning Map Amendment on properties located at 111 & 113 N First Ave., La Grange. The properties are 0.3-acres and zoned C-2, Community Business District with a proposed zoning of C-N, Commercial Neighborhood District.

### Site History:

On August 26, 2025, Oldham County Planning Commission approved a Waiver for Residential Use in a Commercial Zoning District with a vote of 13-0 (PZ-25-020). The second binding element attached to that approval required that the applicant apply for a permanent zoning change within 12 months.

**Case History:**

Pre-Application Meeting: 7/27/2026

Neighborhood Meeting: 8/17/2026

Technical Review Committee: 9/16/2026

Posted to County Website: 10/6/2026

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 both tracts will be Commercial.

**Conformance with Zoning Ordinance:**

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

**Agency Comments:**

See TRC comments in the staff packet.

**Notes:**

1. The applicant is seeking a Zoning Map Amendment for the properties at 111 & 113 N First Ave. from C-2, Community Business District to C-N, Commercial Neighborhood District.
2. According to Oldham County Comprehensive Zoning Ordinance Section 140-010 the purpose of the C-N, Commercial Neighborhood District is to promote the reuse of structures located in urban areas of Oldham County that have been constructed for mixed commercial and residential use, which may be currently underused or vacant, and which are located at street corners or on blocks with a significant number of retail business uses.
3. The plan proposes no changes or new construction to the site, only the zoning map amendment.

**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 111 & 113 N First Ave.**

Motion to recommend **approval to the La Grange City Council** 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 La Grange City Council** 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.

## DIVISION 160 C-2 COMMUNITY BUSINESS DISTRICT

### Sec. 160-010 C-2 Community Business District: Intent

The purpose of the C-2 Community Business District is to provide for retail shopping and personal service uses, shopping goods and household services for a population considerably larger than that served by local business districts.

### Sec. 160-020 C-2 Community Business District: Development Regulations

#### Minimum Lot Area:

- 6,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

#### Minimum Lot Width:

- 50 feet; or
- 150 feet without sanitary sewers

#### Maximum Density/Intensity:

- 1.0 Floor Area Ratio

#### Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

#### Minimum Front Yard Setback:

- None

#### Minimum Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

#### Minimum Street Side Yard Setback:

- None except when abutting a residential district (shall take on that of the abutting district)

#### Minimum Rear Yard Setback:

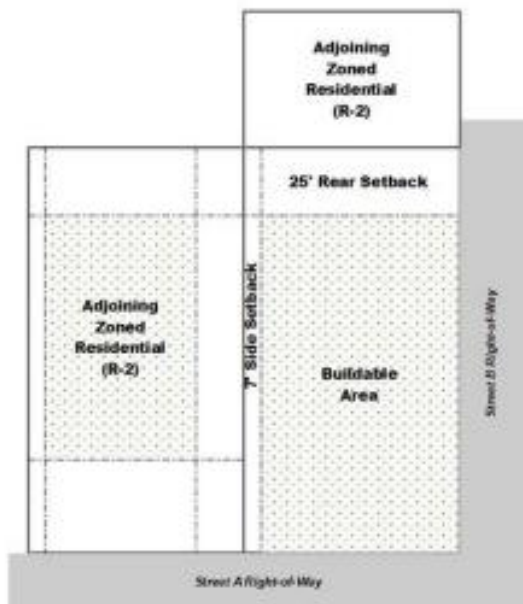
- None except when abutting a residential district (shall take on that of the abutting district)

#### Maximum Lot Coverage for Structures:

- 40 percent of the lot area

#### Maximum Impervious Surface Including Structures:

- 65 percent of the lot area



#### **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 |

**Oldham County Comprehensive Zoning Ordinance**  
Division 170 C-3 General Business District

**Sec. 160-030 C-2 Community Business**  
**District: Permitted Uses**

**Agricultural Uses**

Agricultural Uses  
Farmers Market  
Riding Academies and Stables

**Commercial**

Adult Entertainment Establishments  
Firework Sales (Permanent, Ancillary and Seasonal)  
Funeral Homes and Mortuaries  
Hotels and Motels  
Nursing Homes  
Retail and Personal Establishments with a gross floor  
area < 50,000 square feet  
Vehicle Repair including service stations  
Vehicle Washes  
Vocational Schools

**Community Facilities**

Adult Day Centers  
Colleges and Schools, not for profit (CF)  
Nursery Schools, Day Nurseries, and Child Care Centers  
Parks, Playgrounds, Community Centers, and Similar  
Uses

**Eating Establishments**

Restaurants with drive-thru facilities

**Indoor Recreation**

Movie Theatres

**Office**

Business and Professional Offices including Clinics and  
Immediate Care Facilities

**Public Parks and Recreation**

Boat Docks and Launching Areas, Recreational Camps,  
Resorts  
Public Parks and Forest Preserves  
Public Picnic Grounds, Bridle and Bicycle Paths

**Religious Institutions**

Churches and other Religious Institutions

**Special**

Lakes (man-made) non-commercial

**Utilities**

Public Utility Buildings and Facilities

**Sec. 160-040 C-2 Community Business**  
**District: Conditional Uses**

**Commercial**

Veterinary Hospitals and Kennels

**Community Facilities and Services**

Marinas or Boat Rental

**Health Services**

Hospitals and Institutions

**Natural Resource**

Borrow Pits, Quarry, Gravel Pit, or Stone Mill  
Extraction and Development of Natural Resources

**Recreation**

Aviaries and Zoos  
Indoor Sports Facilities  
Private Clubs, Country Clubs, Golf Courses except  
Miniature courses or Commercial Driving Ranges

**Residential**

Community Residences

**Special**

Airports, Heliports and other Airship or Flying Machine  
Take-off or Landing Facilities  
Cemeteries, Mausoleums and Crematories  
Commercial Lakes

**Utilities**

Private Utility Buildings and Facilities  
Sewage Treatment Plants

## DIVISION 140 C-N COMMERCIAL NEIGHBORHOOD DISTRICT

### Sec. 140-010 Commercial Neighborhood District: Intent

The purpose of the C-N Commercial Neighborhood District is to promote the reuse of structures located in urban areas of Oldham County that have been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses. C-N zoning may also be appropriate for new construction where a mixture of business and residential use is found to conform with the Comprehensive Plan and to any Master Plan covering that area.

### Sec. 140-020 C-N Commercial Neighborhood District: Development Regulations

#### Minimum Lot Area:

- 5,000 square feet with sanitary sewers
- 43,560 square feet without sanitary sewers
- 43,560 square feet within the city of Pewee Valley

#### Minimum Lot Width:

- 50 feet; or
- 150 feet without sanitary sewers

#### Maximum Density/Intensity:

- 16 dwelling units per acre
- 2.0 Floor Area Ratio

#### Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

#### Minimum Front Yard Setback: None

#### Minimum Side Yard Setback:

- None except when abutting a residential district  
(shall take on that of the abutting district)

#### Minimum Street Side Yard Setback:

- None except when abutting a residential district  
(shall take on that of the abutting district)

#### Minimum Rear Yard Setback:

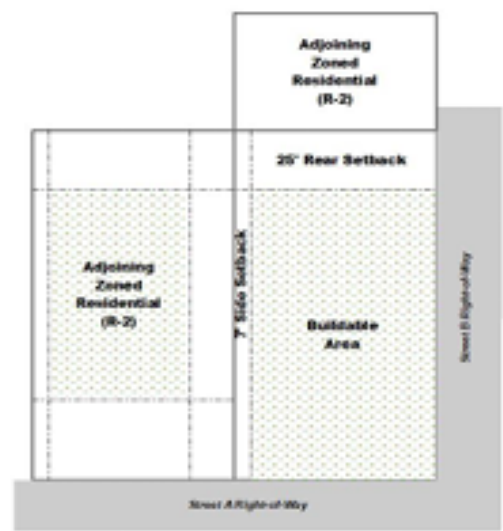
- None except when abutting a residential district  
(shall take on that of the abutting district)

#### Maximum Lot Coverage for Structures:

- 65 percent of the lot area

#### Maximum Impervious Surface Including Structures:

- 85 percent of the lot area



Additional Standards Apply

**Oldham County Comprehensive Zoning Ordinance**  
Division 140 C-N Commercial Neighborhood District

**Sec. 140-030 C-N Commercial Neighborhood District: Permitted Uses**

**Agricultural Uses**

- Agricultural Uses
- Farmers Markets

**Eating Establishments**

- Restaurants without drive-thru facilities

**Commercial**

- Retail and Personal Service Establishments with a gross floor area < 10,000 square feet

**Community Facilities**

- Colleges and Schools, not for profit (CF)
- Libraries, Museums, and Art Galleries
- Parks, Playgrounds, Community Centers, and Similar Uses (CF)

**Office**

- Business and Professional Offices not including Clinics and Immediate Care Facilities

**Public Parks and Recreation**

- Public Parks and Forest Preserves
- Public Picnic Grounds and Bicycle Paths

**Religious Institutions**

- Churches and other Religious Institutions

**Residential**

- Dwellings – Single-Family Detached
- Dwellings – Two-Family
- Dwellings – Multi-Family
- Residential Care Facility

**Special**

- Bed and Breakfasts
- Lakes (man-made) non-commercial

**Utilities**

- Public Utility Buildings and Facilities

**Sec. 140-040 C-N Commercial Neighborhood: Conditional Uses**

**Commercial**

- Veterinary Hospitals and Kennels
- Private Clubs

**Community Facilities and Services**

- Community Buildings and Facilities
- Marinas or Boat Rental
- Nursery Schools, Day Nurseries, and Child Care Centers

**Health Services**

- Hospitals and Institutions

**Residential**

- Manufactured Homes

**Utilities**

- Private Utility Buildings and Facilities
- Sewage Treatment Plants

**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
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