



OLDHAM COUNTY PLANNING COMMISSION

October 27, 2026

Summary of Application:

Docket:	PZ-26-028	
Request:	Waiver of Maximum Parking Regulations	
Applicant:	Southeast Christian Church	
Location:	12650 W HWY 42, Prospect	
Existing Land Use:	Institutional	
Existing Zoning:	R-2, Residential District	
Total Site Size:	9.61-acres	
Tax Parcel:	06-00-00-19A	

Surrounding Zoning:

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

West – Land Use: Residential
Zoning: R-2

South – Land Use: Undeveloped/ Institutional
Zoning: R-2

East – Land Use: Agricultural
Zoning: R-2

Planning Commission Action:

DOCKET PZ-26-028 – An application has been filed by Southeast Christian Church for a Waiver of Section 280-060 Maximum Parking Regulations on property located at 12650 W Hwy. 42, Prospect. The property is 9.61 acres and zoned R-2, Residential District.

Case History:

Posted to County Website: 9/29/2026

Adjoining Property Owner Notices Mailed: 10/9/2026

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

Site History:

No relevant site history.

Notes:

1. The applicant has submitted a waiver request from Section 280-060, Maximum Parking Regulations, to allow parking in excess of the permitted maximum.
2. Under Section 280-060 of the Oldham County Comprehensive Zoning Ordinance, institutional uses are permitted a maximum of 125% of the minimum required parking, resulting in a maximum of 250 spaces for this property.
3. The property currently contains 265 parking spaces. The applicant is requesting approval for a total of 350 spaces, which exceeds the permitted maximum by 100 spaces.
4. The current plan also proposes a future addition of 14 parking spaces. These spaces would require an additional waiver from the Oldham County Planning Commission if they are not included in the current request.

Waiver of Division 280-110 Maximum Parking.

Maximum Parking Spaces Allowed: 250 spaces

Proposed Parking Spaces: 350 spaces

Waiver Request: 100 additional spaces

Motions and Findings:

Every motion to approve a waiver, 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.

Waiver:

Motion to approve the waiver because (either of the following):

- a. strict compliance with the regulations would create an undue hardship because of the exceptional unique topographic or natural or man-made physical conditions of the property which are _____; and/or
- b. the design innovations of this case which are _____ will achieve the basic objectives of the regulations.

Motion to deny the waiver because (any one or all of the following):

- a. Strict compliance with the regulations will not create an undue hardship because _____;
- b. There are no exceptional unique topographic or natural or man-made physical conditions of the property to justify the waivers because _____;
- c. The design innovations of this case will not achieve the basic objectives of the regulations because _____.

Other considerations for approving or denying the waivers may include without limitation the following points:

- a. Detriment to the public good;
- b. Impairment of the purposes, basic objectives and intent of the subdivision regulations; and
- c. Impairment of the desirable general development of the neighborhood and the community as proposed by the Comprehensive Plan.

Proposed Conditions of Approval:

1. The waiver applies only to the plan presented at the October 27, 2026, Oldham County Planning Commission public hearing.
2. The applicant shall submit a Site Plan in conformance with Division 390 to staff for approval.
3. The applicant shall submit a Landscape and Lighting Plan in conformance with Divisions 300 and 310.
4. The applicant shall obtain all necessary permits and inspections from the relevant agencies.

** The Planning Commission may amend, delete or add additional binding elements at the public hearing.*

Oldham County Comprehensive Zoning Ordinance
Division 280 Off-Street Parking and Loading Regulations

comparable use and on the particular parking demand and trip generation characteristics of the proposed use.

4. Parking requirements for different use areas shall be calculated based on the primary use on the site. The required or allowed parking for the site shall be the sum of the required/allowed parking for the individual uses where there are two or more separate uses on a site.
5. The required/allowed parking shall be calculated separately for an accessory use when more than twenty (20) percent of the gross floor area of all buildings on a site is in an accessory use. An accessory use constituting twenty (20) percent or less of the gross floor area of all buildings on a site shall be calculated based on the parking requirements for the primary use found in the tables listed in this Division.
6. When the calculation of the number of required or allowed parking spaces results in fractions, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall be rounded up to the next whole number.
7. The minimum number of parking spaces is automatically increased to one if the maximum number of spaces allowed is less than one.
8. The minimum number of parking spaces is automatically increased to one more than the minimum if the maximum number of spaces allowed is less than or equal to the minimum number required.

Sec. 280-050 Industrial and Manufacturing

Use	Minimums	Maximums
Industrial, Manufacturing, Warehouse, and Storage Uses	1.0 space for each 1.5 employees based on combined employment count of the main shift plus the second shift.	1.0 space for each employee based on combined employment count of the main shift plus the second shift.

Sec. 280-060 Institutional

Use	Minimums	Maximums
Bus and Train Stations, Freight Terminals, and Similar Enterprises	To be reviewed and determined by the Administrator.	To be reviewed and determined by the Administrator.
Churches, Synagogues and Other Religious Institutions		
Where Permanent Seats are Installed	1.0 space for each 3.0 seats in the sanctuary or primary assembly area.	125 percent of the minimum number of spaces required.
Where No Permanent Seats are Installed	1.0 space for each 50 sq. ft. of seating area in the sanctuary or primary assembly area.	125 percent of the minimum number of spaces required.
<i>Note: When calculating the required parking for this use, one shall consider all uses associated with the primary use on the site, the hours of operation, and peak hours of usage to determine the minimum number of parking spaces needed to</i>		