



Oldham County Planning and Development Services
Application for Technical Review Committee

Oldham County

JUL 22 2026

Planning &
Development

Date: 7/22/2026 Docket No: T2C-26-016 Staff: CC Fee: 460

For Staff Use Only:

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): Glenview Partners

Project Address: Hwy 146

Project Name: Warehouse Commerce Parkway

Pre-Application Conference Date: _____

Requesting Approval of: ☒ Rezoning ☐ Preliminary Subdivision Plan ☐ Revised Plan ☐ Other

City: La Grange Is the project within the incorporated city limits? No

Total Site Acreage: 66.8 Parcel ID 39-00-00-2A

Current Land Use: Vacant Proposed Land Use: Warehouses

Current Zoning: PUD Proposed Zoning: IPD

Current Subdivision Name: N/A Proposed Subdivision Name: N/A

Signatures:

Owner(s):
Name: Tomato Field LLC Signature: [Signature]

Address: 416 Rolling Lane, Louisville, Kentucky 40207

Phone: [Redacted] Email Address: [Redacted]

Applicant(s): (if other than owner)
Name: Glenview Partners Signature: [Signature]

Address: 6363 Poplar Ave, Suite 240, Memphis, TN 38119

Phone: [Redacted] Email Address: [Redacted]

Contact: (if other than owner)
Name: Clifford Ashburner, Dinsmore & Shohl Signature: _____

Address: 101 S. Fifth Street #2500, Louisville, KY 40202

Phone: [Redacted] Email Address: [Redacted]

100 West Jefferson Street ~ LaGrange, Kentucky
Ph: 502-222-1476 Fax: 502-222-3213
www.oldhamcountky.gov

#1551
Glenview
partners
acquisitions
LLC

Technical Review Committee
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Submittal Checklist:

- _____ 1. Complete Oldham County Planning and Zoning Technical Review Committee Application.
- _____ 2. Required TRC Fee of \$300, and Notice fees equal to \$5.00 per adjoining property owner.
- _____ 3. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels (2nd tier if plan includes a Zoning Map Amendment request.). 1st tier adjoining parcels include all those that border the property, including those across streets and streams. 2nd tier parcels include properties adjoining first tier, and those within 500 feet of the property which is proposed to be changed. (*See note below for PVA directions)
- _____ 4. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- _____ 5. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any surveys of the property, if available.
- _____ 6. Twenty copies of a Development Plan (Rezoning) or Preliminary Plan (Major Subdivision) including the required components listed in the attached plan checklist. (Maximum size of 30" x 42")
- _____ 7. Please provide reduced copies of the plan to an 8 1/2" x 11" size, one for each adjoining property owner.
- _____ 8. Photos and other supporting documents. (10 copies)
- _____ 9. Review comments from the appropriate agencies. (See the attached list for agency contact information) *Note: Only the Conservation District letter is required at time of application.*
- _____ 10. Must include information from neighborhood meeting with TRC application.

** Accessing PVA information: Property information may be accessed on the internet at www.oldhampva.com. In order to search for a property, users must select "Tax Payer Info" from the left column then select "Property Search". Once located, users may print the information using the print command on their internet browser. For adjoining property owners or further assistance contact PVA at:: 110 W. Jefferson Street in LaGrange or at (502)222-9320.*

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Development Plan Checklist for rezoning applications not involving a Major Subdivision:

Title Block

- _____ Name and Address of Person or firm who prepared the plat
- _____ Name and Address of Property Owner
- _____ Date of Preparation (Dates of All Revisions)
- _____ Graphic and written scales

Vicinity Map

- _____ North Arrow
- _____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

- _____ Location, names and dimensions (ROW) of abutting streets or private roads
- _____ Name (if any), pavement width and ROW width of proposed and existing streets, driveways and parking areas.

Parcels

- _____ Boundary lines for all parcels
- _____ Bearings and dimensions for all boundary lines
- _____ Proposed building lines showing the distance setback from the street ROW
- _____ Lines showing the intersection of adjoining parcels to the site

Utilities

- _____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- _____ Location and purpose of easements

Natural Features

- _____ Areas of substantial existing trees including a general description of their type and size
- _____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- _____ Areas of steep slope (over 30%)
- _____ Other natural features which might affect the design of the subdivision.
- _____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Buildings

- _____ Notation of existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features.
- _____ Notation indicating which features remain and which features are to be removed
- _____ Location, height, floor area and arrangement of proposed buildings.

Drainage

- _____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- _____ Notation regarding the location and elevation of the 100 year floodplain
- _____ location of any proposed storm water detention basin and/or stream relocation
- _____ Notation of storm water flow

Adjacent Property

- _____ Location and ownership of all adjoining property
- _____ Sanitary sewers, street grades and other facilities
- _____ Provisions for screening, buffering and landscaping

Site Statistics

- _____ Total Acreage in subdivision
- _____ Acreage in street ROW
- _____ Number of Single-Family Lots
- _____ Existing zoning (total area)
- _____ Proposed zoning (total area)
- _____ Amount of open space
- _____ Lot coverage
- _____ Number of parking spaces required and provided

Legend

- _____ Graphical and written explanation of all symbols and labels

Variances and Waivers

- _____ Proposed waivers from the subdivision regs (individually listed and noted)
- _____ Proposed variances from the zoning regs (individually listed and noted)

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Preliminary Plan Checklist for applications involving a Major Subdivision:

Title Block

- _____ Name and Address of Person or firm who prepared the plat
- _____ Name and Address of Property Owner
- _____ Date of Preparation (Dates of All Revisions)
- _____ Graphic and written scales

Vicinity Map

- _____ North Arrow
- _____ Sketch Map (showing the relative location of the proposed subdivision to surrounding streets unless the location is clearly shown on the plat itself)

Streets

- _____ Location, names and dimensions (ROW) of abutting streets or private roads
- _____ Name and ROW width of proposed streets and existing adjacent streets
- _____ Street grades and elevations at street intersections
- _____ Typical cross section of proposed streets
- _____ Any access points designated for use by construction vehicles

Lots

- _____ The proposed lot layout showing the location and distances for lot lines
- _____ Parcel areas
- _____ Lot numbers
- _____ Boundary lines for all parcels
- _____ Bearings and dimensions for all boundary lines
- _____ Proposed building lines showing the distance setback from the street ROW
- _____ Lines showing the intersection of adjoining parcels to the site

Existing Utilities

- _____ Location and size of water mains, sanitary sewers, gas lines, fire hydrants, electric and telephone poles or underground wires.
- _____ Location and purpose of easements

Public and Non-Public Sites

- _____ Name, acreage and proposed use of any parcels to be conveyed or held for public use, for joint use of property owners, or for non-public uses (such as multi-family dwellings, shopping centers or churches, but not including single family dwellings)

Natural Features

- _____ Areas of substantial existing trees including a general description of their type and size
- _____ Lakes, ponds, marshes, wetlands, soil types (for sites served by septic systems)
- _____ Areas of steep slope (over 30%)
- _____ Other natural features which might affect the design of the subdivision.
- _____ 5 ft. contour lines (Development in the CO-1 district require 2 ft. contour lines)

Manmade Features

- _____ Existing manmade features such as houses, barns, outbuildings, fence rows, driveways, cemeteries and other manmade features which might affect the design of the subdivision
- _____ Notation indicating which features remain and which features are to be removed

Drainage

- _____ Location of proposed drainage facilities, including watercourses and existing drainage facilities
- _____ Notation regarding the location and elevation of the 100 year floodplain
- _____ location of any proposed storm water detention basin and/or stream relocation
- _____ location of nearest off-site drainage facility, including culvert size and/or natural body of water
- _____ Notation of storm water flow

Adjacent Property

- _____ Location and ownership of all adjoining property
- _____ Sanitary sewers, street grades and other facilities
- _____ Potential street layout for adjacent properties owned by the developer

Site Statistics

- _____ Total Acreage in subdivision
- _____ Acreage in street ROW
- _____ Number of Single-Family Lots
- _____ Amount of other land uses (number of apartment units, patio homes, etc.)
- _____ Minimum lot size
- _____ Existing zoning (total area)
- _____ Proposed zoning (total area)
- _____ Amount of open space
- _____ Lot coverage
- _____ Number of parking spaces required and provided

Legend

- _____ Graphical and written explanation of all symbols and labels

Variances and Waivers

- _____ Proposed waivers from the subdivision regs (individually listed and noted)
- _____ Proposed variances from the zoning regs (individually listed and noted)

Oldham County, KY PVA

Summary

Parcel Number 39-00-00-2A
Account Number 28517
Location Address HWY 146
Description 89.38AC
(Note: Not to be used on legal documents)
Class Farm
Tax District 11 LaGrange FD
2025 Rate Per Hundred 1.2304
District 28 add \$125 PER LOT RD BOND

[View Map](#)

Owner

Primary Owner
TOMATO FIELD LLC
C/O ALBERT HORTON
416 ROLLING LANE
LOUISVILLE, KY 40207-

Land Characteristics

Condition		
Plat Book/Page		
Subdivision		
Lot	2A	
Block		
Acres	0.00	
Front	0	
Depth	0	
Lot Size	89.96 AC	
Lot Sq Ft	0	
Shape		
Topography		
Drainage		
Flood Hazard		
Zoning		
Electric		
Water		
Gas		
Sewer		
Road		
Sidewalks		
Information Source		
Ag	Yes	
Ag	Yes	
Ag	No	
Ag	No	
Ag	No	
Ag	Rural	

Working Values

+ Land Value	2026 Working
+ Improvement Value	\$41,500
+ Ag Improvement Value	\$0
= Total Taxable Value	\$0
- Exemption Value	\$41,500
= Net Taxable Value	\$0
+ Land FCV	\$41,500
+ Improvement FCV	\$1,700,000
+ Ag Improvement FCV	\$0
= Total FCV	\$0
Exemption	\$1,700,000
Farm Acres	
Fire Protection Acres	89.38
	0.00

Certified Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified	2021 Certified
+ Land Value	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Ag Improvement Value	\$0	\$0	\$0	\$0	\$0
= Total Taxable Value	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500
- Exemption Value	\$0	\$0	\$0	\$0	\$0
= Net Taxable Value	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500
+ Land FCV	\$1,700,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
+ Improvement FCV	\$0	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0	\$0
= Total FCV	\$1,700,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
Exemption					
Farm Acres	89.38	89.38	89.38	89.38	89.38
Fire Protection Acres	0.00	0.00	0.00	0.00	0.00

Improvement Information

Building Number	1	Kitchens			0
Description		Dining Rooms			0
Residence Type		Living Rooms			0
Comm Type		Family Rooms			0
Mobile Home Type		Bedrooms			0
Year Built	0	Full Baths			0
Effective Age	0	Half Baths			0
Ave. Wall Height	0	Other Rooms			0
Structure		Total Rooms			0
Number of Stories	0	Living Sq Ft			0
Exterior		Fireplaces/Water			0
Foundation		Supplemental Heat			0/0
Construction Type		Mobile Home Model			
Construction Quality		Mobile Home Manufacturer			
Building Condition		MH Skirt Foundation			
Roof Type		Heat			No
Roof Cover		Heat Source			
Roof Pitch		Heat Type			No
Basement Type		Air Conditioning			No
Basement Finish		AC/Type			No
Basement Size		Special Improvements			No
Basement Sq Ft		Fire Alarm			No
Garage/Carport		Sprinklers			No
Garage Size		Porch/Deck			
Garage Type		Porch Sq Ft			0
Garage Exterior		Deck Sq Ft			0
Width		Concrete Sq Ft			0
Length		Farm Bldg Type			\$0.00
Garage Sq Ft		Value			
Pool		Driveway			0
Pool Size		Fence			
Tennis Courts					

Sale Information

Sale Date	Sale Price	Sale Type	Book-Page	Grantee	Grantor
1/22/2004	\$1	Close Relative Sale	789-384	TOMATO FIELD LLC	THE HORTON FRUIT CO INC
4/1/1983	\$1		244-326	THE HORTON FRUIT CO INC	

No data available for the following modules: Comp Search (Residential Report), Comp Search (Commercial Report), Assessment Appeals Process, Taxes, Photos, Sketches.

The Oldham County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/3/2026, 5:11:36 PM

Contact Us



LAND DESIGN & DEVELOPMENT, INC.

503 Washburn Avenue, Suite 101
Louisville, KY 40222
(502) 426-9374

LETTER OF TRANSMITTAL

TO Oldham County Planning & Zoning
100 W Jefferson St, #3

FROM Zoe Sermersheim

DATE	07/22/26	JOB NO.	26006
ATTENTION	Warehouse Commerce Parkway		
RE:	DEVELOPMENT PLAN		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ PROPOSAL

COPIES	DATE	NO.	DESCRIPTION
20			Development Plans for Review
10			8.5" x 11" Development Plans

THESE ARE TRANSMITTED as checked below:

☐ For approval	☐ Approved as submitted	☐ Resubmit _____ copies for approval
☐ For your use	☐ Approved as noted	☐ Submit _____ copies for distribution
☐ As requested	☐ Returned for corrections	☐ Return _____ corrected prints
☒ For review and comment	☐ _____	
☐ FOR PROPOSAL DUE _____	☐ PRINTS RETURNED AFTER LOAN TO US	

REMARKS Attached are plans for review. Dinsmore will deliver the associated application, check, and additional materials.

COPY TO Zoe Sermersheim

SIGNED: 

If enclosures are not as noted, kindly notify us at once.