



Oldham County Planning and Development Services
Application for Waiver of Regulations

Brammell/Law
office
PSC

Date: _____ Plat No: 12-24-029 For Staff Use Only: Staff: CC Fee: \$590

This application must be submitted in person at the Planning and Zoning Office.

#2624

General Information:

Name of Applicant(s): Estes Development Group, LLC

Project Address: 2243 Commerce Parkway, La Grange, KY 40031

Subdivision Name: _____

Current Land Use: IPD - Commercial Parcel ID: 39-00-00-7A

Current Zoning: IPD Total Acreage: 1.556

Are there any past or present related Planning and Zoning cases, including minor plats, on this property? If yes, please list the cases:

Signatures:

Owner(s):
Name: Estes Development Group LLC Signature: [Signature]

Applicant(s): (if other than owner)

Name: _____ Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact:
Name: Neil (Neil) Salyer Signature: [Signature]

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Explanation:

The Commission may reduce or otherwise grant waivers from the requirements of the Oldham County Subdivision regulations whenever it encounters the situations described below.

- A. Exceptional Hardship – Where the Commission finds that strict compliance with these regulations would create an undue hardship because of exceptional unique topographic or other natural or man-made physical conditions encountered on the particular land, the Commission may modify these regulations to the extent necessary to relieve the undue hardship.
- B. Design Innovation and Large Scale Development – These regulations may be modified by the Commission in case of plans for complete neighborhoods or other design innovations which, in the Commissions opinion, still achieve the basic objectives of these regulations.

Please explain how this request relates to one or both of the above situations.

Applicant, Estes Development Group, LLC, requests, to the extent required, a waiver of Section 280-080 of the Oldham County Comprehensive Zoning Ordinance, regarding the maximum parking spaces allowed. Petitioner has entered into a lease agreement with Enterprise Rent-A-Car and will be used as such.

The subject property is an existing, fully developed commercial site. The building, parking areas, access points, landscaping, and other site improvements have already been constructed, and Applicant does not propose to expand the existing building, parking area, or other developed portions of the property.

Section 280-080 permits a maximum of one parking space for each 200 square feet of gross floor area, plus one parking space for each employee on the maximum shift, for an auto rental agency. The existing building contains approximately 2,400 square feet and Enterprise anticipates a maximum of four (4) employees on a shift, resulting in a calculated maximum of sixteen (16) parking spaces. The property presently contains thirty-eight (38) parking spaces, including four (4) bays located within the building.

The requested waiver would therefore permit the continued use of the existing thirty-eight (38) spaces without alteration to the existing site. No additional parking spaces, pavement, impervious surface, curb cuts, or expansion of the developed area are proposed. Further, the existing parking is particularly suited to the proposed use because Enterprise will utilize a substantial portion of the available spaces for its rental vehicle inventory.

Strict application of the maximum parking limitation to this existing developed property would require alteration of a previously constructed site without advancing the purposes of the parking regulations. The existing parking configuration provides adequate access, circulation, and parking for the proposed use and allows the property to be utilized without additional development or disturbance.

Applicant further notes that Section 280-040(2)(c) provides that, upon a change of use, where the existing number of parking spaces exceeds the maximum permitted for the new use, the new use may continue to utilize those existing parking spaces and may not increase parking without a parking waiver. Applicant is not proposing any increase in parking. Accordingly, Applicant submits this waiver request at the direction of Planning and Development Services and to preserve consideration of the proposed use, without waiving Applicant's position that a parking waiver may not be required under Section 280-040(2)(c).

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Submittal Checklist:

- ☒ 1. Complete Oldham County Planning and Zoning Waiver Application. (Owner's signature is required.)
- ☒ 2. Required \$250.00 application fee.
- ☒ 3. Notice fees equal to \$5.00 per adjoining property owner.
- ☒ 4. Mailing Labels for all adjoining property owners, including name and address of all 1st tier adjoining parcels. 1st tier adjoining parcels include all those that border the property, including those across streets. (*See note below for PVA directions)
- ☒ 5. Property information for the project location as listed by the Property Valuation Administration (PVA). (*See note below for PVA directions)
- ☒ 6. A copy of the current recorded deed along with any applicable easement deeds or maintenance agreements. Include any existing surveys of the property, if available.
- ☒ 7. One copy of an original survey. All surveys must be created by a licensed surveyor and must meet the minimum criteria listed within the Oldham County Subdivision Regulations under Section 3.5, page 8. (The Subdivision Regulations are accessible via the internet at www.oldhamcounty.net/property under the public documents section of the webpage.)
- ☒ 8. Twenty additional copies of the survey. (These copies may be photocopies of the original survey)
- ☒ 9. Any proposed access easement agreements.
- ☒ 10. Any other supporting documents and/or photographs

** 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.*