



Oldham County Planning and Development Services
Application for Development Plan

Oldham County
JUL 23 25
Planning &
Development

Date: <u>7/25/25</u>	For Staff Use Only: Docket No: <u>PZ-25-019</u>	Staff: <u>AB</u>	APD only Fee: <u>\$160</u>
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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): Apple Patch Community Inc dba: Pillar

Project Address: 7408 Hwy 329 Crestwood, KY 40014

Project Name: Choice Landing

City: Crestwood Is the project within the incorporated city limits? Yes

Total Site Acreage: 4.5+ Subdivision Name: N/A

Current Land Use: Vacant, Residence Proposed Land Use: Residential Care Facility

Parcel ID: 15-00-00-17E Current Zoning: R-4

Are there any past or present related Planning and Zoning cases on this property? If yes, please list the cases:
PZ-21-005

Signatures: (The undersigned agrees that the filing of this application constitutes an agreement by the owner(s) and other parties having an interest in the subject property. Their heirs, successors, and assigns, that, if the development plan requested by this application is enacted by the Planning Commission, building permits for improvement of the subject property shall be issued only in conformance with the zoning ordinance and binding and that such binding elements shall be strictly complied with and may be enforced in the same manner as the zoning district regulations.)

Owner(s):

Name: Apple Patch Community Inc dba: Pillar Signature: [Signature]

Address: 7408 Hwy 329 Crestwood, KY 40014

Name: _____ Signature: _____

Address: _____

Name: _____ Signature: _____

Address: _____

Applicant(s): (if other than owner)

Name: Same as Owner Signature: _____

Address: _____

Phone: _____ Email Address: _____

Contact: (if other than owner)

Name: Mike Hill - Land Design & Development, Inc. Signature: [Signature]

Address: 503 Washburn Ave, Louisville, KY 40222

Phone: 502-426-9374 Email Address: hill@idd-inc.com

100 West Jefferson Street ~ LaGrange, Kentucky

Ph: 502-222-1476 Fax: 502-222-3213

Last Updated 11/14/2024

www.oldhamcountky.gov

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Additional Requests:

A. Are there any variances required? No

If yes, complete a Variance application and attach a list including each variance and from which section of the Zoning Ordinance the variance is requested. Each request for a variance must also include a justification statement in response to the following questions:

1. What are the specific conditions related to this request that are unique only to the applicant's land and do not exist on other land in the same general vicinity, or in the same zoning district?
2. If this variance were not granted, how would this deprive the applicant of reasonable use of the land in a manner equivalent to uses permitted to other landowners in the same zoning district?
3. Are the unique conditions and circumstances a result of actions of the applicant taken after the adoption of the zoning regulations from which relief is sought?
4. How will the variance preserve, and not harm, the public safety and welfare of the public and maintain the essential character of the neighborhood?

Variances are needed when a major subdivision conflicts with specific dimensional requirements of the Oldham County Zoning Ordinance.

B. Are there any waivers required? No

If yes, complete a Waiver application and attach a list including each waiver and from which section of the Zoning Ordinance or Subdivision Regulations the waiver is requested. 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 the case of plans for complete neighborhoods or other design innovations which, in the Commission's opinion, still achieve the basic objectives of these regulations.

Requests for waivers must be justified based on one or both of the above situations.

C. Is the Development Plan part of an application for a Major Subdivision? No

If yes, a separate Major Subdivision Preliminary Plan Application is required.

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