



OLDHAM COUNTY PLANNING COMMISSION

August 26, 2025

Summary of Application:

Docket:	PZ-25-019
Request:	Development Plan
Applicant:	Apple Patch Community Inc, dba: Pillar
Location:	7519 Apple Patch Court
Existing Land Use:	Residential
Existing Zoning:	R-4, Residential District
Total Site Size:	4.5 acres
Tax Parcel:	15-00-00-17E



Surrounding Zoning:

North – Land Use: Residential
Zoning: R-2, R-2A

East – Land Use: Commercial, Office
Zoning: R-4, I-2, C-1

South – Land Use: Residential
Zoning: R-4

West – Land Use: Residential
Zoning: R-4

Planning Commission Action:

DOCKET PZ-25-019 – An application has been filed by Pillar for a Development Plan on property located at 7519 Apple Patch Ct., Crestwood. The property is 4.5 acres and zoned R-4 Residential District.

Site History:

In 1988, the site was rezoned from R-2 to I-2 to allow the development of a landscape gardener's sales area and business. (Docket 1672)

In 1999, the site was rezoned from I-2 to R-4 to support a multi-use development including supported living, commercial, light manufacturing and recreational uses on 19.86 acres. (Docket 3093 & 3096)

In May 2005, the Planning Commission reviewed and approved a zoning map amendment on 20.35 acres from I-2 to R-4 and preliminary plan for a development called The Park at Apple Patch. This development involved the creation of two residential developments: Celebration Park (76 single family residences) and Independence Park (54 condos). A number of variances and waivers were granted for this development. The Celebration Park portion of the development has been built. (Docket PZ-05-017 & 018)

In September 2006, the Planning Commission reviewed and approved a revised development plan for The Park at Apple Patch. This revised plan involved the reconfiguration of the 54 condos of Independence Park. (Docket PZ-06-032)

In December 2007, the Planning Commission reviewed and approved a revised development plan for the Independence Park portion of the development. This proposal was for 42 patio homes on 6.75 acres. (Docket PZ-07-048)

In August 2009, the Planning Commission reviewed and approved a revised development plan for the Independence Park portion of the development to allow 22 garden homes and 40 two-bedroom apartments on 6.7 acres. The Planning Commission also granted a waiver of Section 100-040 Minimum Lot Width and variances for Section 100-040 and 280-120 for side yard setback requirements on the proposed parcels that were to be subdivided. (Docket PZ-09-008)

In June 2012, the Planning Commission reviewed and approved revised preliminary subdivision/development plan for 44 apartments and 22 garden homes on approximately 6.7 acres). The Planning Commission also granted a waiver of Section 100-040, Minimum Lot Width and variances from Section 100-040, Minimum Side Yard Setback and Section 280-120 of the Zoning Ordinance. (Docket PZ-12-013)

In March 2021, the Planning Commission reviewed and approved a Preliminary Subdivision Plan/Development for Brownsboro Woods Phase 2. Additionally, the Planning Commission approved a Parking Waiver. (PZ-25-005)

Case History:

Pre-App Meeting: 05/28/2025

TRC Hearing: 07/16/2025

Adjoining Property Owner Notices Mailed: 08/05/2025

Posted to Website: 07/25/2025

Public Notice Appeared in Oldham Era: 08/07/2025

Conformance with Comprehensive Plan:

The Oldham County Future Land Use Map (2019) predicts that the use of this tract will be Attached/Multi-Family.

Conformance with Zoning Ordinance:

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

Agency Comments: See TRC Agency Comments in packet.

Notes:

1. The applicant has submitted an amended development plan for 72 one-bedroom apartments.
2. The purpose of the site will be for individuals with intellectual disabilities to live independently while having support services available.
3. There will be one building with 3 floors and a walkout basement. The total building area is 84,333 square feet.
4. According to Zoning Ordinance Section 090-020, the Maximum Density/Intensity is 16 units per acre when sewers are present. The dwelling units per acre for the plan is 15.8.

Motions and Findings:

Every motion to approve a zoning change, variance, waiver, preliminary subdivision plan or development plan which is not a subdivision plan 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.

Development Plan

Motion to **approve** the development plan because:

- a. It complies with objectives _____ of the comprehensive plan, the zoning ordinance and the subdivision regulations.
- b. _____ (any additional reasons).

The approval is contingent upon the strict adherence to the binding elements/conditions of approval listed above.

Motion to **deny** the development plan because:

- a. It does not plan comply with objectives _____ of the comprehensive plan because _____.
- b. The plan does not comply with the Regulations because _____; (such as too many unreasonable or unnecessary waivers are being requested).
- c. _____ (any additional reasons).

Proposed Binding Elements:

1. The approval applies only to the plan presented at the August 26, 2025, 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.

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

DIVISION 090 R-4 RESIDENTIAL DISTRICT

Sec. 090-010 R-4 Residential District: Intent

The purpose of the R-4 Residential District is to allow higher density residential uses and low intensity non-residential uses which are served by adequate infrastructure, while maintaining the unique character of neighborhoods at densities up to 16 units per acre. This district is used to encourage a variety of residential opportunities.

Sec. 090-020 R-4 Residential 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 for lots without sanitary sewers

Maximum Density/Intensity:

- 16 dwelling units per acre
- 4 dwelling units per acre without sanitary sewers
- 0.50 Floor Area Ratio

Maximum Structure Height:

- 45 feet (agriculture structures are exempt)

Minimum Front Yard Setback:

- 25 feet

Minimum Side Yard Setback:

- 7.5 feet plus 3 feet for each story over three
- 15 feet plus 6 feet for each story over three total

Minimum Street Side Yard Setback:

- 25 feet

Minimum Rear Yard Setback:

- 25 feet

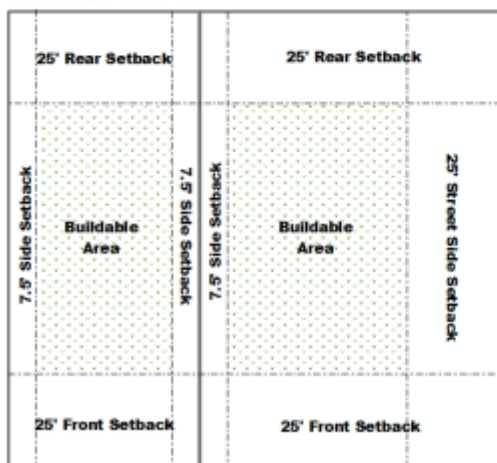
Maximum Lot Coverage for Structures:

- 50 percent of the lot area

Minimum Common Open Space:

- 250 square feet per dwelling unit

Minimum Lot Width - 50'



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 090 R-4 Residential District

Sec. 090-030 R-4 Residential District:

Permitted Uses

Agricultural Uses

Agricultural Uses

Community Facilities and Services

Colleges and Schools, Not for Profit

Community Centers, Not for Profit

Public and Government Buildings and Facilities

Public Utility Buildings & Facilities

Office

Professional Offices

Public Parks and Recreation

Public Parks and Forest Preserves

Public Picnic Grounds, Beaches, Bridle and

Bicycle Paths

Religious Institutions

Churches and Other Religious Institutions

Residential

Dwellings – Single Family Detached

Dwellings – Multi Family

Dwellings – Two Family

Residential Care Facility

Special

Lakes (man-made) non commercial

Sec. 090-040 R-4 Residential District:

Conditional Uses

Agricultural Uses

Riding Academies and Stables Less than 5 Acres

Commercial

Day Care Facilities for Four or More Children

(Up to 12 Children)

Community Facilities and Services

Hospitals and Institutions

Private Utility Building and Facilities

Recreation

Boat Docks and Launching Areas

Marinas and Boat Rental

Private Clubs, Country Clubs and Golf Courses except

Miniature Courses and Commercial Driving Ranges

Recreational Camps/Resorts

Swimming Pools, Tennis Courts and Similar Enterprises

Residential

Nursing Homes

Special

Agritourism Buildings

Borrow Pits, Quarry, Gravel Pit or Stone Mill

Cemeteries, Mausoleums and Crematories

Commercial Lakes

Extraction and Development of Natural Resources