



Oldham County Planning and Development Services  
Application for Development Plan

Oldham County

16 25

Planning &  
Development

Date: 9/25/25 For Staff Use Only: Docket No: P225-031 Staff: AB Fee: \$3041.12

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

check # 2669

**General Information:** (A separate application must be submitted for each individual request.)

Name of Applicant(s): Teulu Homes, LLC

Project Address: Haunz Lane, Crestwood, Kentucky, 40014

Project Name: Summit Creek Apartment Complex

City: Crestwood Is the project within the incorporated city limits? No

Total Site Acreage: 20.31 acres Subdivision Name: Summit Creek

Current Land Use: Undeveloped Proposed Land Use: Residential

Parcel ID: 16-00-00-32A Current Zoning: R-4

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

**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: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_

**Applicant(s):** (if other than owner)

Name: Teulu Homes, LLC Signature: [Signature]

Address: 4208 Taylorsville Road, Louisville, Kentucky, 40220

Phone: [Redacted] Email Address: [Redacted]

**Contact:** (if other than owner)

Name: Michael G. Swansburg, Jr., Esq. Signature: [Signature]

Address: c/o Swansburg & Smith, PLLC, 117 W. Main Street, La Grange, Kentucky, 40031

Phone: [Redacted] Email Address: [Redacted]

100 West Jefferson Street ~ LaGrange, Kentucky

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

Last Updated 11/14/2024

www.oldhamcountky.gov

***Development Plan***  
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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.

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

JUSTIFICATION STATEMENT  
SUMMIT CREEK APARTMENT COMPLEX  
Haunz Lane  
Crestwood, Kentucky 40014

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The Applicant, Teulu Homes, LLC, (hereinafter “**Teulu Homes**”) respectfully seeks the approval of a one hundred ninety-six (196) unit apartment complex (the “**Project**”) adjacent to the City of Orchard Grass Hills, located within Oldham County PVA Parcel No. 16-00-00-32A (the “**Property**”). The purpose of this document is to identify those portions of the Oldham Co. Comprehensive Plan to which the Project comports as justification for support by the Oldham Co. Planning Commission.

A. Land Use Objective LU-2-1(4): “Housing in Oldham County should include efforts to provide an appropriate mix of housing types and opportunities to meet the needs of all people.”

☒ The Project is designed to provide an alternative form of housing from the traditional single-family, acre-sized subdivision that is customary around Oldham County.

B. Land Use Objective LU-2-4: “Address affordable housing opportunities within all areas of Oldham County, including programs, policies or incentives within the Land Use Element to ensure that Oldham County has appropriate tools to guide the provision of a range of housing opportunities.”

☒ The Project is designed to create a new affordable-housing opportunity through the building of a multi-unit apartment structure within Oldham County and near the growing Crestwood community.

C. Land Use Objective LU-2-4(4): “Promote infill development of affordable housing in order to take advantage of existing infrastructure.”

☒ The Property on which the Project is intended to be built presently consists of an undeveloped parcel that is surrounded by the City of Orchard Grass Hills to the east, Louisville Memorial Gardens to the south, the Willow Creek subdivision (Jefferson County) to the west, and Ernst Concrete to the north. Thus, the Project will utilize “infill development” to create an affordable housing opportunity that is surrounded by existing infrastructure in Oldham County.

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE CITY OF ORCHARD GRASS HILLS, KENTUCKY,  
SUPPORTING THE KENTUCKY TRANSPORTATION CABINET REDUCING  
THE POSTED SPEED LIMIT ON A PORTION OF KENTUCKY HIGHWAY 22  
ADJACENT TO THE CITY.**

WHEREAS, the speed limit on Kentucky Highway 22 is 55 miles per hour in the area proximate to the City of Orchard Grass Hills, Kentucky (City);

WHEREAS, KY. REV. STAT. ANN. § 189.390(4)(a) permits the Secretary of the Kentucky Transportation Cabinet to reduce the posted speed limit to one which reflects a "reasonable and safe speed" at any intersection if an engineering study and traffic investigation shows that the current posted speed limit is greater than what is "reasonable and safe under the conditions;"

WHEREAS, the City believes that the current 55 miles per hour posted speed limit on that portion of Kentucky Highway 22 in direct proximity to it is greater than what is reasonable and safe under the conditions and further believes that a 45 mile per hour speed limit would be a reasonable and safe speed; and

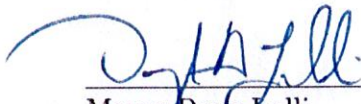
WHEREAS, the City supports the Kentucky Transportation Cabinet reducing the posted speed limit on that portion of Kentucky Highway 22 in direct proximity to it.

NOW, THEREFORE, BE IT RESOLVED, that the City supports the Secretary of the Kentucky Transportation Cabinet ordering a reduction of the speed limit on Kentucky Highway 22 from 55 miles per hour to 45 miles per hour in the area comprising:

one-quarter (.25) mile east of the intersection of Highway 22 and  
East Orchard Grass Hills Boulevard to

one-quarter (.25) mile west of the intersection of Highway 22 and  
Haunz Lane.

This resolution is adopted this 11th day of September, 2025 by a vote of the City Council with 5 councilmembers voting in favor and 0 voting in opposition.



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Mayor Doug Lalli,  
City of Orchard Grass Hills, KY