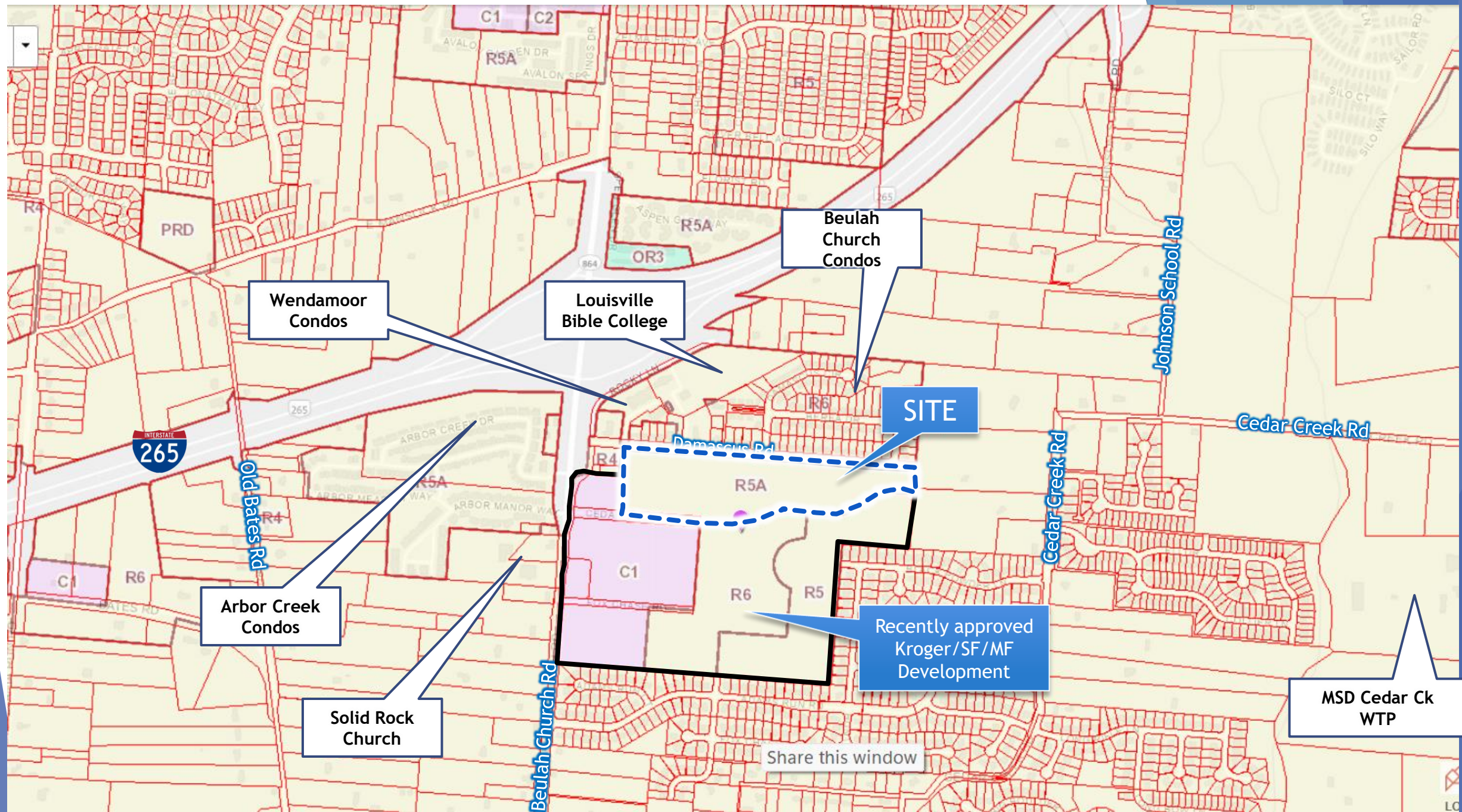


Docket No. 25-DDP-0007

A DDDP to allow 190 townhome units on approximately 18 acres on property located at 6803 Beulah Church Road
(no waivers or variances requested)



Wendamoore
Condos

Louisville
Bible College

Beulah
Church
Condos

SITE

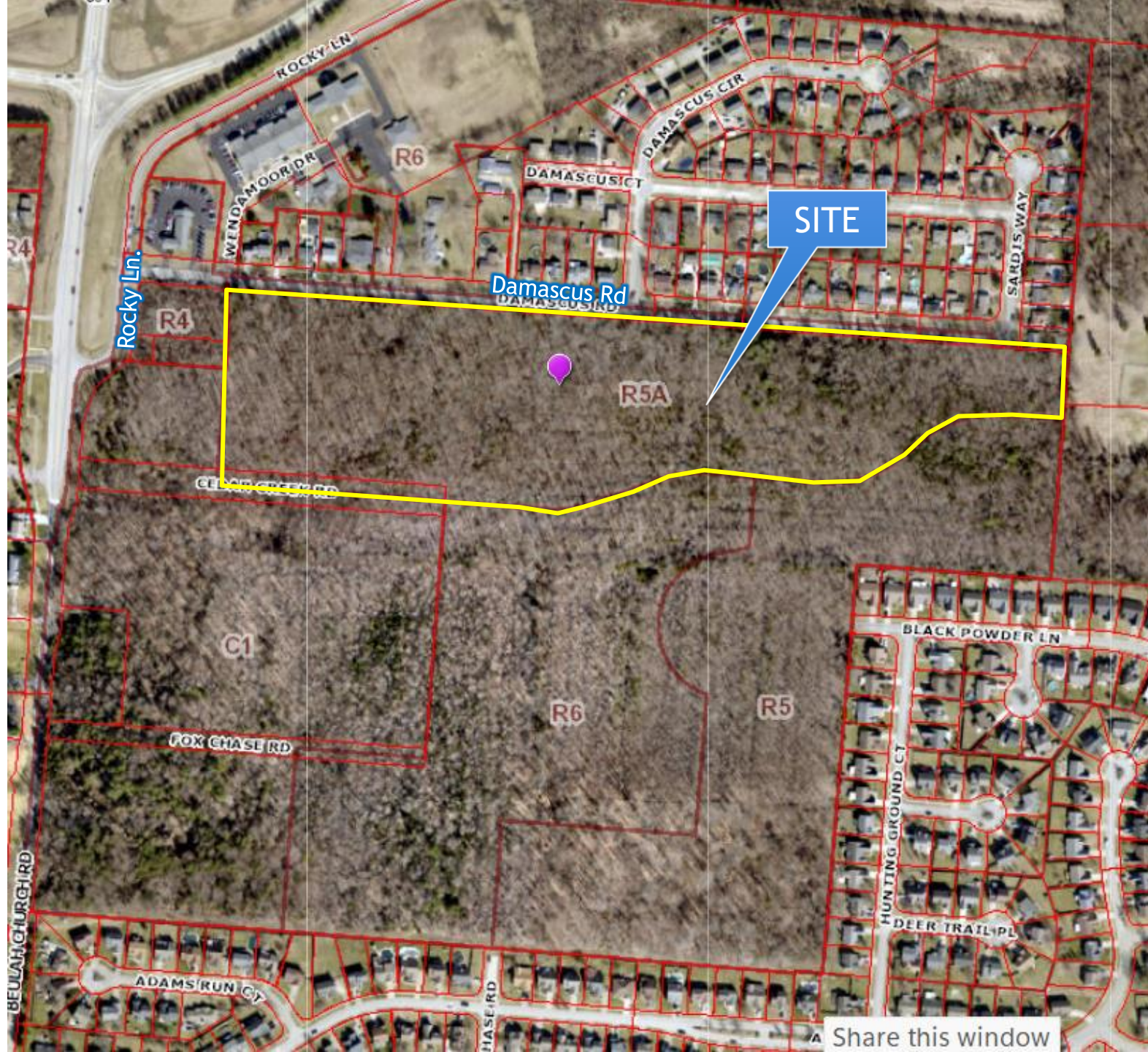
Arbor Creek
Condos

Solid Rock
Church

Recently approved
Kroger/SF/MF
Development

MSD Cedar Ck
WTP

Share this window



SITE

Damascus Rd

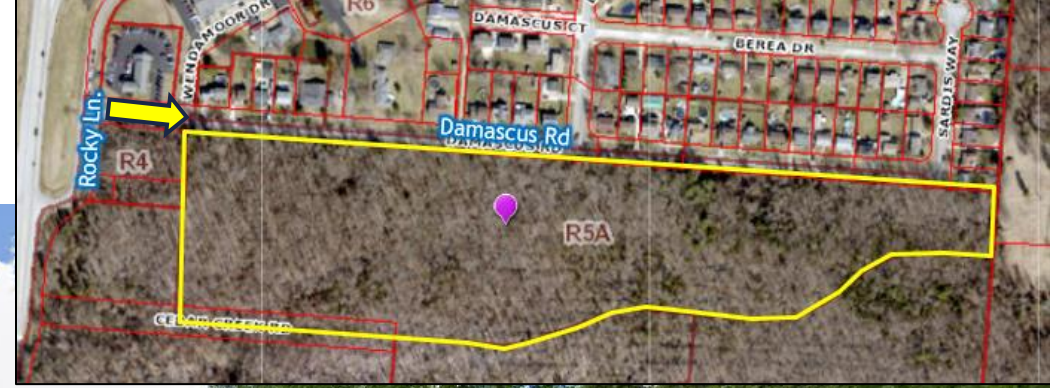
R5A

C1

R6

R5

Share this window



SITE

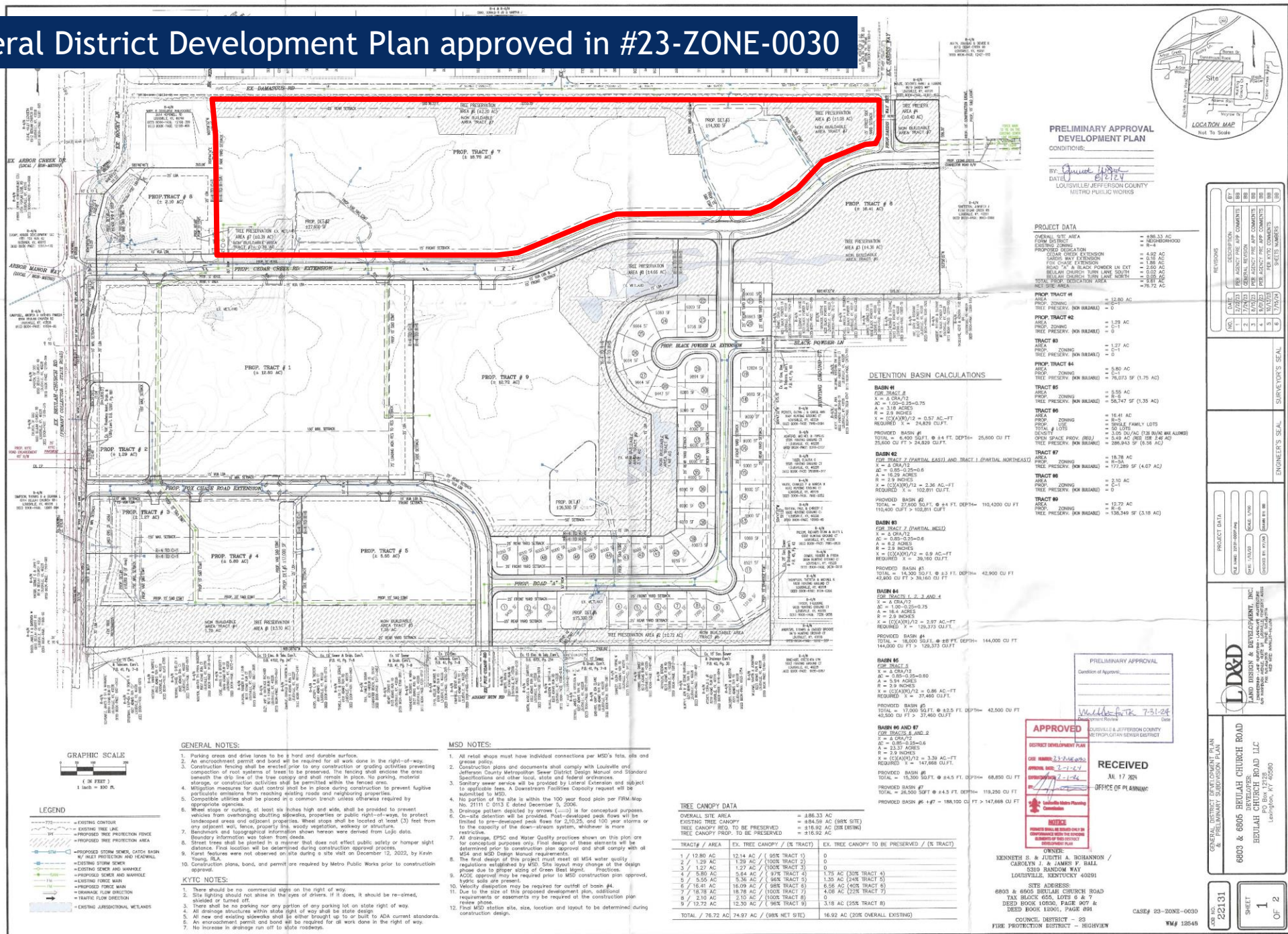
Windamoor Dr.

Damascus Rd

Share this window

Looking east down Damascus Road near Windamoor Dr. intersection. Site is to the right.

Approved General District Development Plan approved in #23-ZONE-0030



Current Development Plan and Overall Site





Rendering from original rezoning in #23-ZONE-0030

Conceptual Development Plan from original rezoning in #23-ZONE-0030
General District Development Plan approved



Proposed Development Plan



6-Plex front



Brentlinger front



FRONT ELEVATION

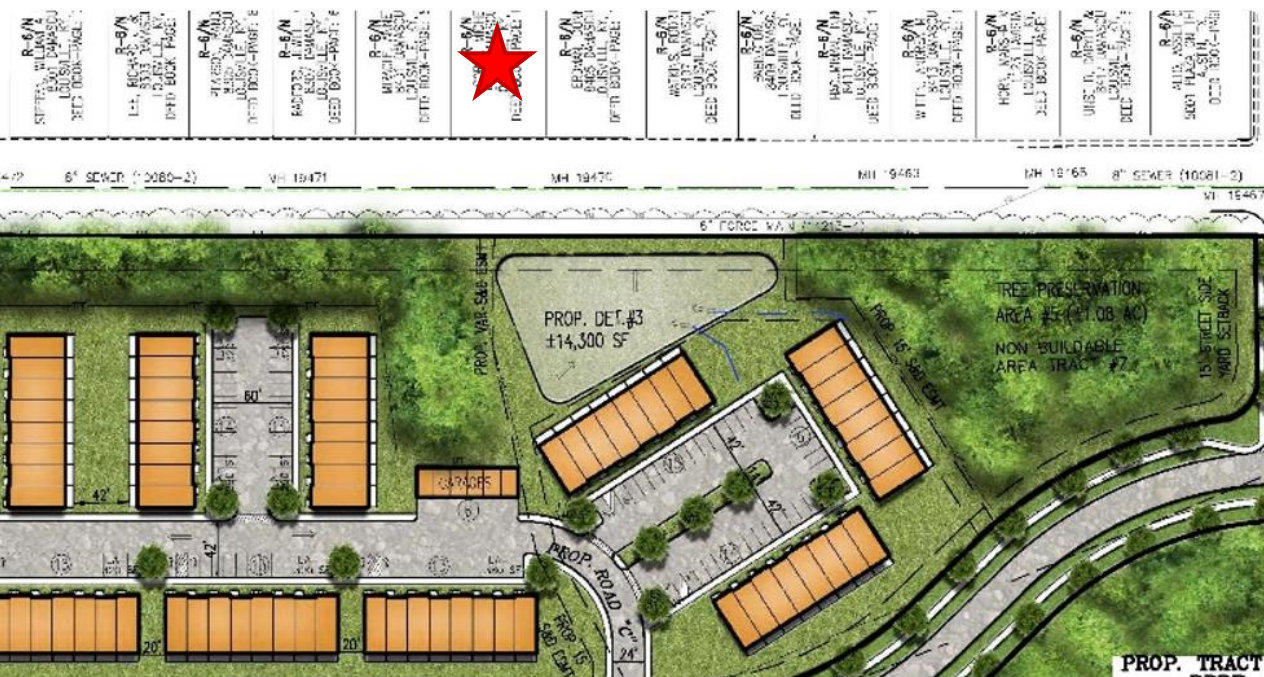
From: [Ed Devine](#)
To: [Lett, Ethan](#)
Subject: RE: 25-DDP-0007 - 6803 Beulah Church Rd
Date: Friday, February 14, 2025 4:02:34 PM
Attachments: [image002.jpg](#)
[image003.png](#)

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

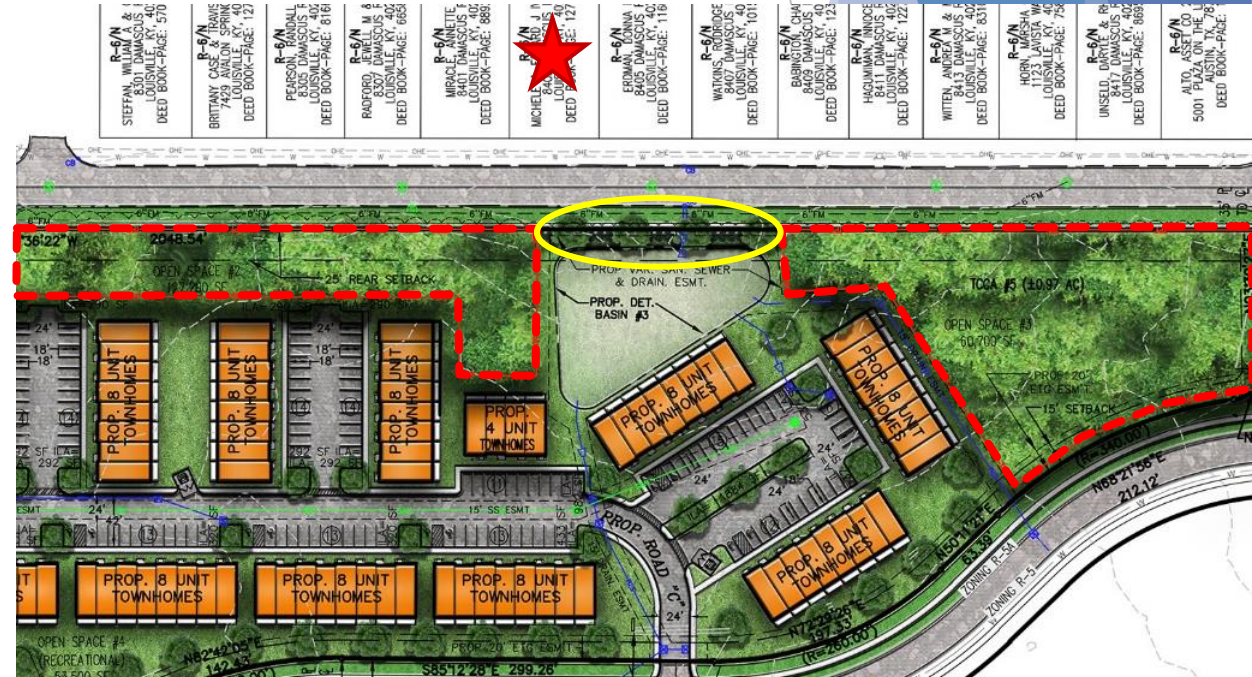
Ethan, I have concerns with the layout. There is no longer a tree buffer along the Damascus Rd. across from my property 8403 Damascus Rd. The original proposals said that there would be a 100ft of tree buffer all along our street. It looks as if there is a cut out for drainage almost directly across from my property. I was ok with original plans because I was going to have a buffer and not have to look at the development. Now that is gone? Another concern for me, our street already collects water whenever it rains. Has the developer taken into consideration the drainage and traffic issues this development is going to create for the surrounding neighborhoods?

- Tree Preservation area remains same
- Tree Protection fence added around TPA (in red/enhanced for detail)
- Location of the detention basin remains same
- Viburnums and evergreens added along Damascus at detention basin (circled in yellow)

Original Conceptual Development Plan



Current Development Plan



Proposed Development Plan

Proposed 4 ft sidewalk
along Damascus Rd



ORDINANCE NO. 012, SERIES 2023

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 6803 AND 6805 BEULAH CHURCH ROAD CONTAINING APPROXIMATELY 86.3 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 23ZONE0030). (AS AMENDED)

SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 23ZONE0030; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 23ZONE0030 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with an additional binding element.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the zoning of the properties located at 6803 and 6805 Beulah Church Road containing approximately 86.3 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 23ZONE0030, is hereby changed from R-4 Single Family Residential to R-5 Single Family Residential, R-5A Multi-Family Residential, R-6 Multi-Family Residential and C-1 Commercial; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 23ZONE0030, with the following additional binding element:

16. Any significant increases to the proposed structures (e.g. increases in building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property which directly or indirectly require a public hearing before the Planning Commission or subcommittee thereof, and/or any amendments to the binding elements, other than (i) the addition of new binding elements, (ii) changes to binding elements that merely update the public hearing date, or (iii) updating a previous version of this binding element to reflect the current language, shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

SECTION II: This Ordinance shall take effect upon its passage and approval or otherwise becoming law.


Sonya Harward
Metro Council Clerk


Markus Winkler
President of the Council


Craig Greenberg
Mayor

February 5, 2024
Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney



By: 

O-279-23 23ZONE0030 Approval (As Amended).docx (TF 1-23-24)