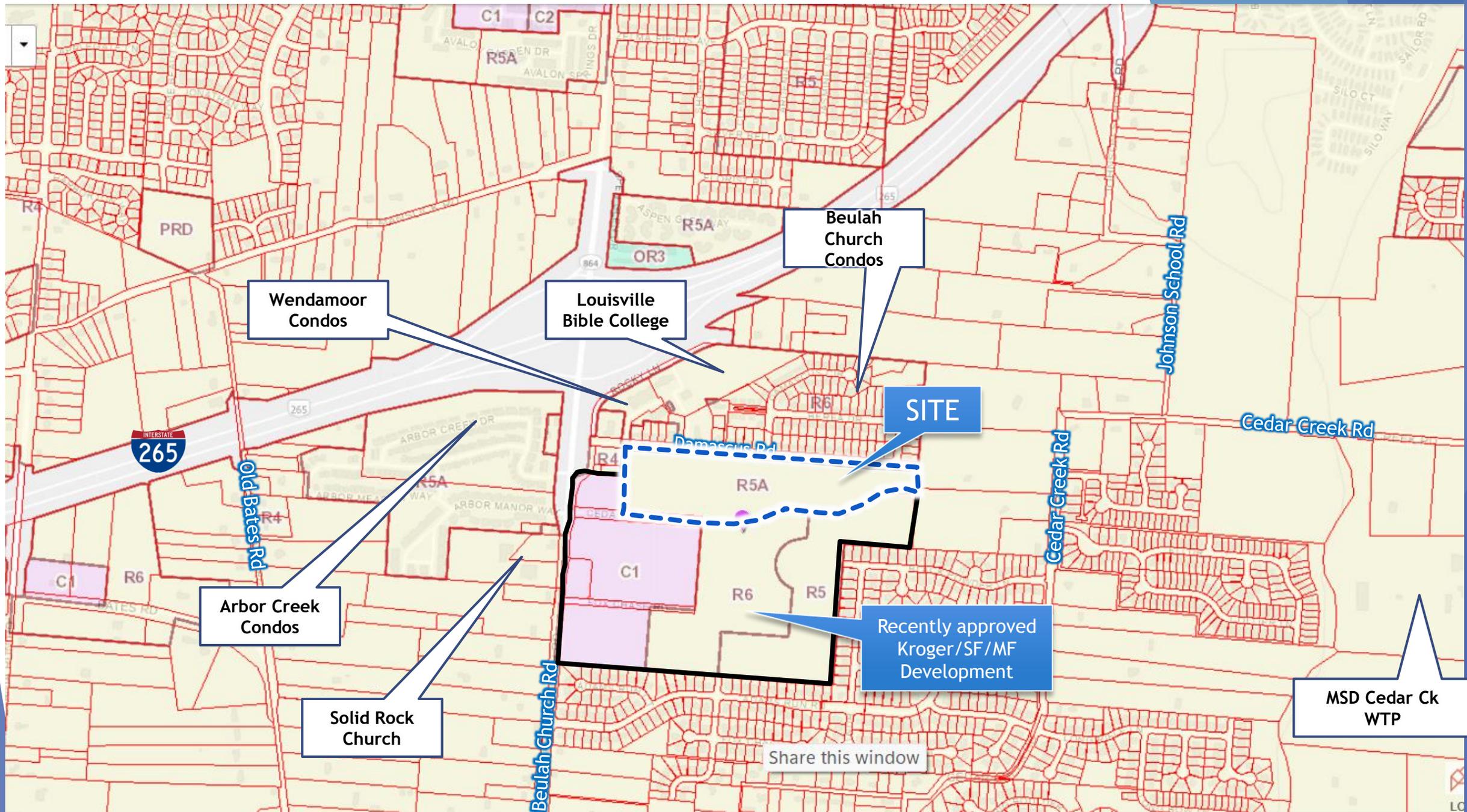


## Docket No. 25-DDP-0007

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



Wendamoor Condos

Louisville Bible College

Beulah Church Condos

SITE

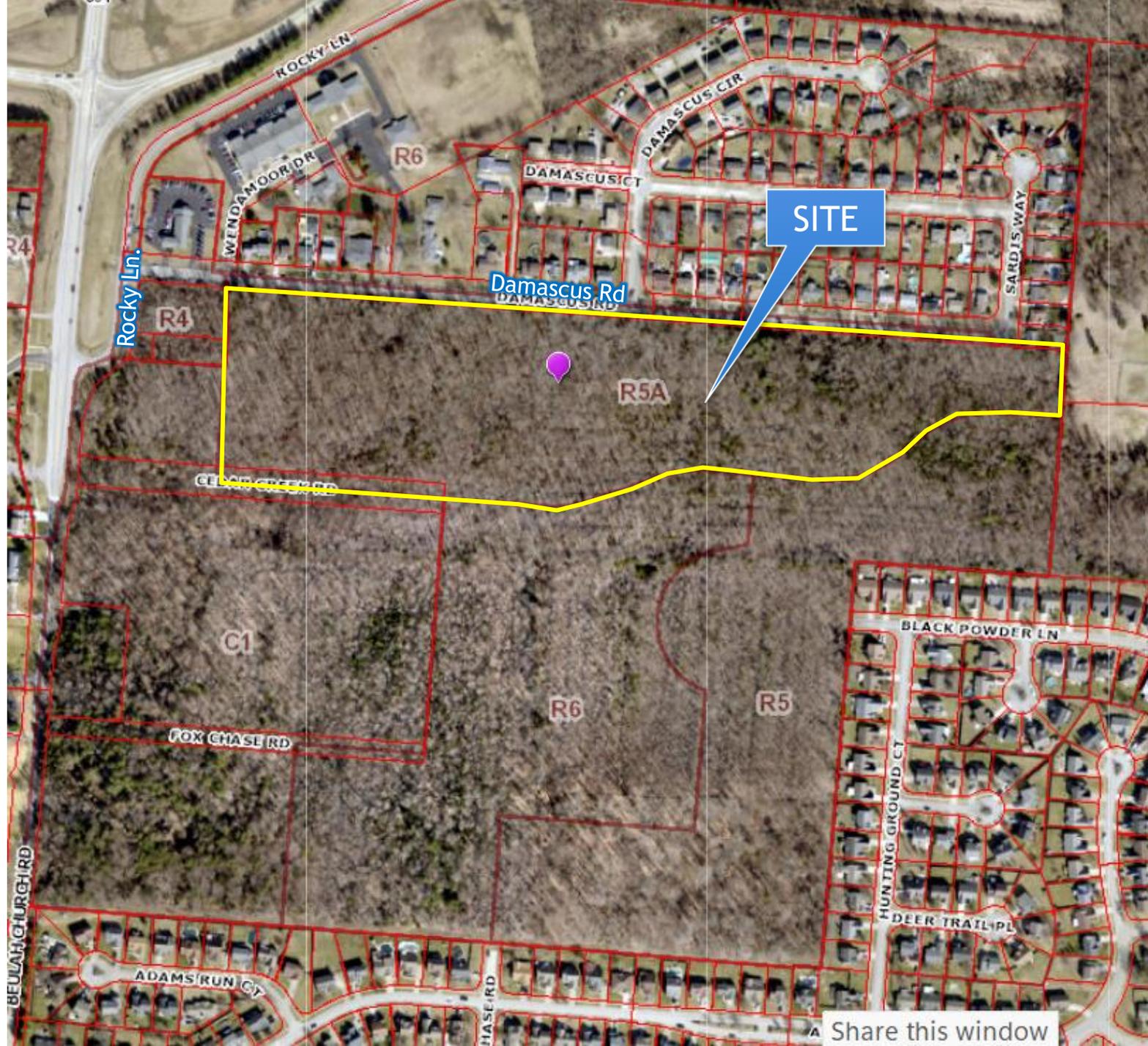
Arbor Creek Condos

Solid Rock Church

Recently approved Kroger/SF/MF Development

MSD Cedar Ck WTP

Share this window



SITE

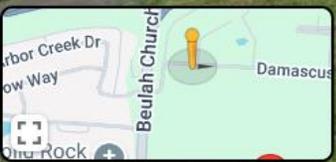
Share this window

0003 Beulah Church Rd

← 8001 Damascus Rd  
Louisville, Kentucky  
Google Street View  
Apr 2019



**SITE**



Share this window

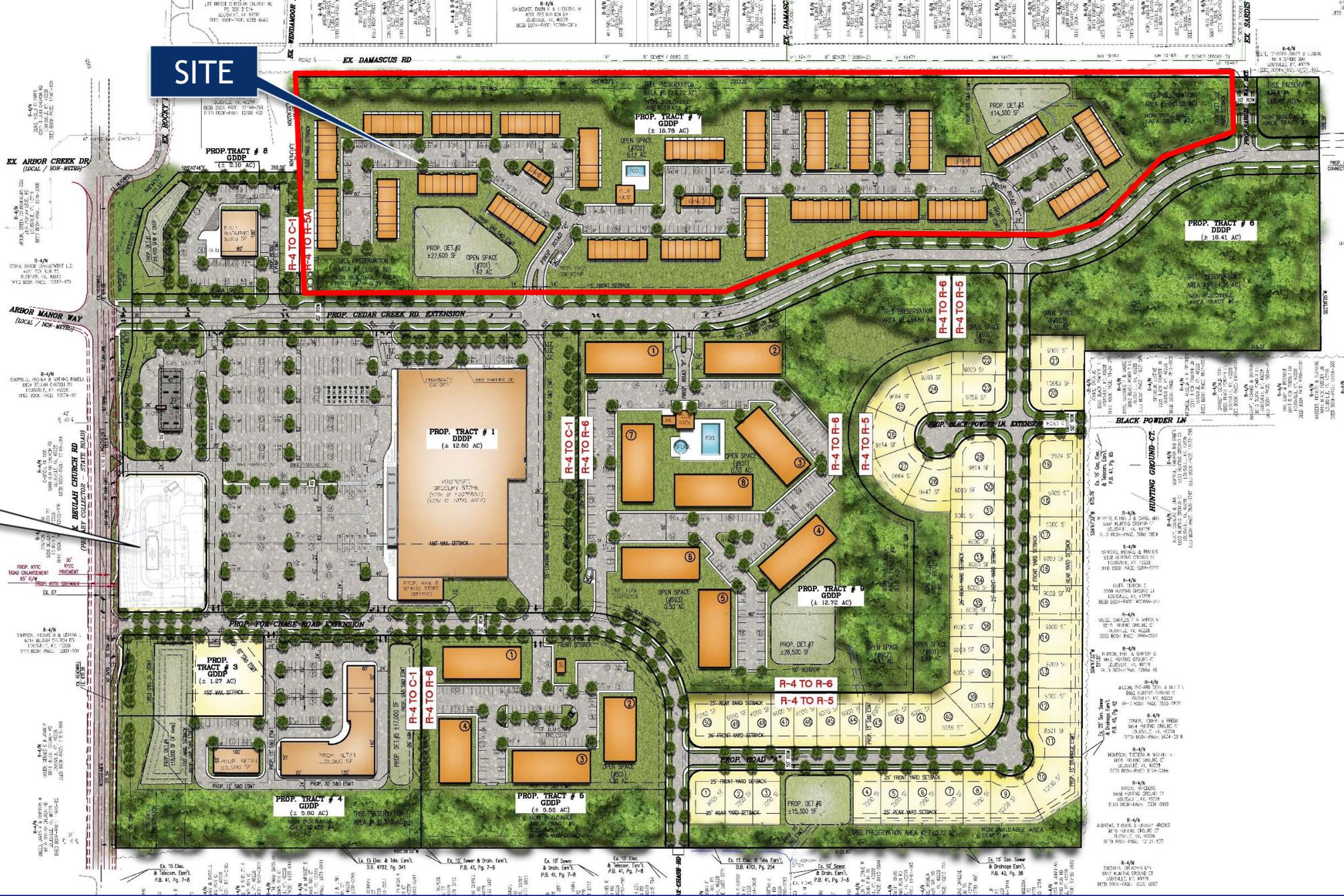
Google

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



**SITE**

**24-DDP-0054**  
(approved)



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

# Current Development Plan and Overall Site





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



R-5/C-1/R-6/R-5A/N  
BEULAH CHURCH ROAD LLC  
P.O. BOX 12128  
LEXINGTON, KY, 40580  
DEED BOOK-PAGE: 12898-339



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:

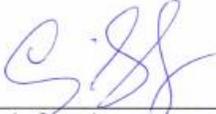
SECTION I: That the zoning of the properties located at 6803 and 6805 Beulah Church Road containing approximately 86.3 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 23ZONE0030, is hereby changed from R-4 Single Family 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)