

2.

Request:

Project Name: Beulah Crossings Townhomes

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Land Development and Transportation Committee Staff Report March 13, 2025



Case No:	25-DDP-0007
Project Name:	Beulah Crossings Townhomes
Location:	6803 Beulah Church Road
Applicant:	Beulah Church Road LLC
Representative:	Land Design & Development
Jurisdiction:	Louisville Metro
Council District:	23 – Jeff Hudson
Case Manager:	Ethan Lett, AICP, Planner I

REQUEST(S)

- **Detailed District Development Plan** with binding elements

CASE SUMMARY

The proposal is for a residential development consisting of 190 townhome units divided among 26 2-story buildings. The development includes associated parking and drive lanes, a clubhouse, and recreational open space with a pool and dog park. Located just south of the I-265 Gene Snyder Freeway, the subject site is zoned R-5A Residential Multi-Family and is in the Neighborhood form district. Environmental conditions include total tree canopy cover and wetlands. Cedar Creek Road, an existing stub street off Beulah Church Road, will be extended to provide two access points to the development. The site was previously rezoned and approved for 184 townhome units under General Plan docket # 23-ZONE-0030.

STAFF FINDING

The proposed plan meets the requirements of the Land Development Code and the guidelines of the Comprehensive Plan.

TECHNICAL REVIEW

General Plan Binding Element #16 requires that any significant increase to proposed structures, density on the property, amendments to binding elements, or changes in use be reviewed by the Planning Commission with final action determined by Metro Council.

Transportation Planning and MSD have preliminarily approved the proposal.

Highview Neighborhood Plan (2015)

INTERESTED PARTY COMMENTS

Please see attached citizen letters.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and AMENDMENT TO BINDING ELEMENTS

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: While this project involves the removal of over 14 acres of mature, existing tree canopy, undergrowth, and the potential degradation of wildlife habitats, the proposal will preserve the minimum amount of tree canopy necessary to meet tree preservation requirements, and new tree saplings will be provided to meet total tree canopy requirements. Additionally, there are both jurisdictional and non-jurisdictional wetlands present on the site and an ephemeral stream. The site is also located in a known habitat zone for the federally endangered Indiana bat and federally threatened northern long-eared bat. The applicant is aware that potential disruptions with jurisdictional wetlands and threatened/endangered species' habitats will require consultation and permitting through state and federal agencies.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Open space will be provided to meet Land Development Code requirements.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. While predominantly single-family residential, the general vicinity includes a mix of residential uses of various densities. The site layout has been designed so that views of the parking lots from the roadway are minimized. Preserved tree canopy areas and new landscaping will provide appropriate buffering and screening between the site and adjacent residences.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Housing Goal 1, Policy 1 calls for encouraging a variety of housing types including, but not limited to, detached and attached single-family, multi-family, mixed use, zero lot line, average lot, cluster, and co-housing. The townhome-style units provide a housing choice option that is distinct but compatible with the single-family or garden-style apartment options that are most prevalent in areas within the Neighborhood form district.

REQUIRED ACTIONS:

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Detailed District Development Plan** with binding elements

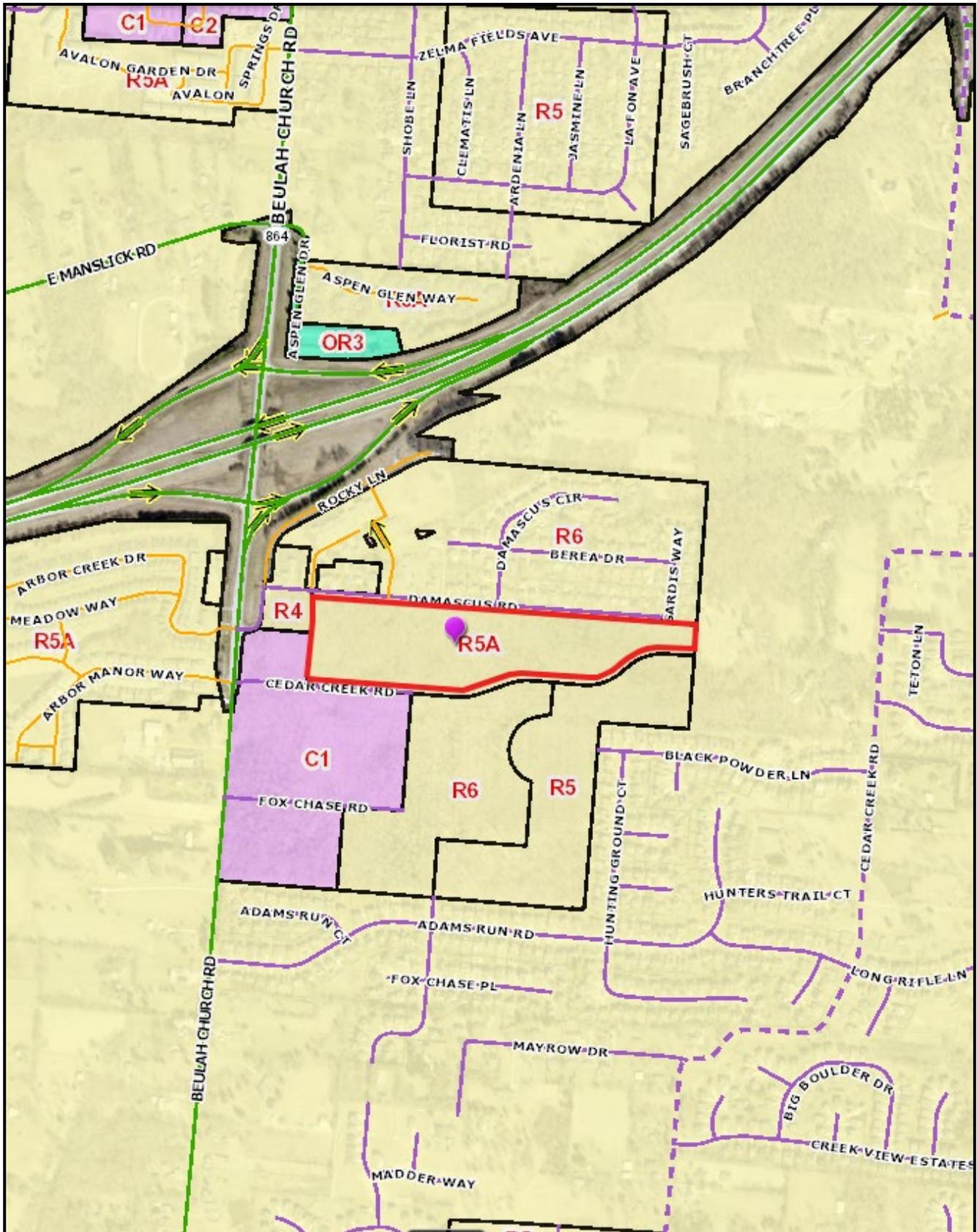
NOTIFICATION

Date	Purpose of Notice	Recipients
2/28/2025	Hearing before LD&T	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 23

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC), and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.
 - b. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Office of Planning prior to obtaining a building permit.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 13, 2025 Land Development and Transportation Committee meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
4. The site shall be developed in accordance with environmental permitting requirements noted in the Water/Wetland Delineation Summary Report dated September 1, 2022.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors, and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

GENERAL NOTES:

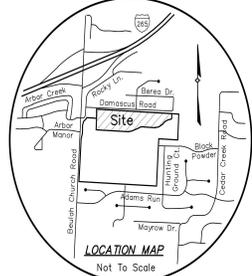
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Boundary and topographical information shown herein were derived from survey data.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- Construction plans, bonds, and permit are required by Metro Public Works prior to construction approval.
- There should be no landscaping in the right-of-way without an encroachment permit. Tree species planted in the right-of-way must conform with District 5 list of approved trees.
- There shall be no parking nor any portion of any parking lot on state right of way.
- All new and existing sidewalks shall be either brought up to or built to ADA current standards and the curb line to be restored.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity was approved by MSD (February 6th, 2025).
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10.25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- Detention Basins calculation and location per the overall Beulah Crossings Development: MSD WM#12548 / CASE#23-ZONE-0030.
- All drainage structures within state right-of-way shall be state design.

PROJECT DATA:

TOTAL SITE AREA	= 18.3± Ac. (799,206 SF)
EXISTING ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= TOWNHOMES
BUILDING HEIGHT	= 2 STORIES (35' MAX. ALLOWED)
TOTAL # OF UNITS	= 190 UNITS
BUILDING AREA	= 262,470 SF
CLUBHOUSE	= 4,200 SF
TOTAL BUILDING AREA	= 266,670 SF
DENSITY	= 10.38 DU/AC. (12.01 DU/AC. MAX. ALLOWED)
PARKING REQUIRED	
1 SF/UNIT MIN.	= MIN.
2 SF/UNIT MAX.	= 190 SP 380 SP
PARKING PROVIDED	
	= 363 SPACES (18 HC SPACES PROVIDED)
TOTAL VEHICULAR USE AREA	= 138,698 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 10,402 SF (7.5% OF V.U.A.)
INTERIOR LANDSCAPE AREA PROVIDED	= 16,942 SF
OPEN SPACE REQUIRED	= 119,881 SF (15% SITE)
RECREATIONAL OPEN SPACE REQUIRED	= 59,940 SF (50% REQ. O.S.)
OPEN SPACE PROVIDED	= 264,400 SF
RECREATIONAL OPEN SPACE PROVIDED	= 76,100 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 304,485 SF (INCREASE)



NO.	DATE	DESCRIPTION
1	2/17/25	PER AGENCY REVIEW COMMENTS
2	2/25/25	S&M EMT BETWEEN BLDG AND TOCAMS

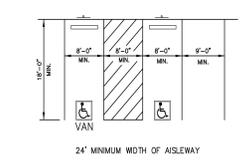
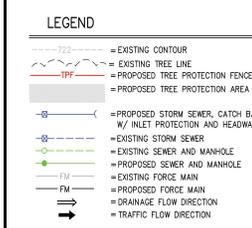
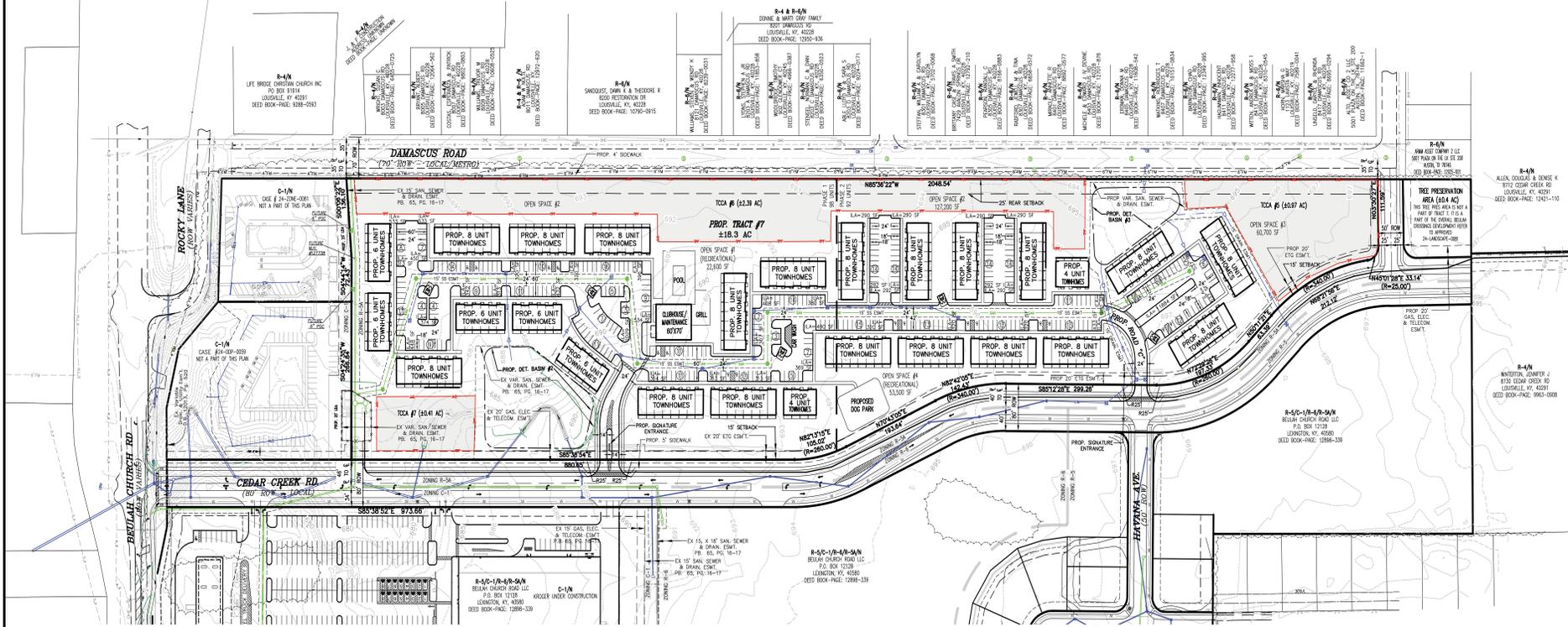
PROJECT DATA
FILE NAME: 25031-T1 - DDDP.DWG
DATE: 01-27-2025
CHECKED BY: MT
SCALE: AS SHOWN
DRAWN BY: BR

REVISIONS
BY: []
DESCRIPTION: []

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERS • LAND ARCHITECTS • LANDSCAPE ARCHITECTS
 605 WASHINGTON AVENUE, SUITE 200, LOUISVILLE, KY 40202
 WWW.LD&D.COM

BEULAH CROSSINGS TOWNHOMES (TRACT 7)
 DEVELOPER
 BLACKBETTER COMPANY
 225 SOUTH HURSTBOURNE PKWY. STE. 103
 LOUISVILLE, KY 40222

22131 - T1
 SHEET 1 OF 1

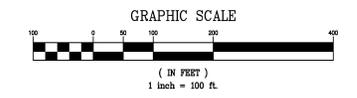


TREE CANOPY DATA - OVERALL SITE

OVERALL SITE AREA	= ±86.33 AC
EXISTING TREE CANOPY	= ±84.59 AC (98% SITE)
TREE CANOPY REQ. TO BE PRESERVED	= ±16.92 AC (20% EXISTING)
TREE CANOPY PROP. TO BE PRESERVED	= ±16.92 AC

TREE CANOPY DATA - TRACT 7

SITE AREA	= ±18.3 AC (799,206 SF)
EXISTING TREE CANOPY	= ±18.3 AC (100% SITE)
TREE CANOPY TO BE PRESERVED	= ±3.76 AC
(PER APPROVED TREE PRESERVATION PLAN 24-LANDSCAPE-0081)	
TOTAL TREE CANOPY TO BE PROVIDED	= 279,722 SF (35% SITE)



OWNER:
 BEULAH CHURCH ROAD LLC
 PO BOX 12126
 LEVINGTON KY 40560-2126

SITE ADDRESS:
 CEDAR CREEK ROAD
 LOUISVILLE, KY 40333
 PARCEL ID: 06550070000
 TAX BLOCK 655, LOT 7
 D.B. 12898, PG. 339

CASE # 25-DDDP-0007
 RELATED CASES # 24-LANDSCAPE-0081
 23-ZONE-0030
 23-MSUB-004

COUNCIL DISTRICT - 23
FIRE PROTECTION DISTRICT - FERN CREEK
MUNICIPALITY - LOUISVILLE

25-DDP-0007 WM # 12548

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?

Edward J. Devine IV
Business Manager/ Financial Secretary
IBEW Local 369
4315 Preston Hwy., Suite 102
Louisville Ky., 40213



From: Lett, Ethan <ethan.lett@louisvilleky.gov>
Sent: Friday, February 14, 2025 9:20 AM
To: Ed Devine <EDevineIV@ibewlocal369.com>
Subject: 25-DDP-0007 - 6803 Beulah Church Rd

Per our phone conversation, please see the attached approved general plan and detailed plan for the proposed townhomes located at 6803 Beulah Church Rd. If you have any additional questions or

concerns, please feel free to reach out.

Best,

Ethan Lett, AICP

Planner I

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202

O: (502) 574-5158



Find us: [Website](#) | [Facebook](#)

ethan.lett@louisvilleky.gov

<https://louisvilleky.gov/government/office-planning>

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FRONT ELEVATION