

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Pregliasco  
Email: [NRP@BARDLAW.NET](mailto:NRP@BARDLAW.NET)  
Mobile: (502) 777-8831

June 13, 2024

RE: Neighborhood meeting for a proposed change in zoning from R-4 to C-1 to allow a restaurant with a drive-thru on approximately 1.24 acres on property located at 6703 & 6705 Rocky Lane and 6707 Beulah Church Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a drive-thru restaurant to be located as above.

Accordingly, we filed a plan for pre-application review with Planning and Design Services (PDS) that was assigned case number, **24-ZONEPA-0068** and case manager, **Jay Lockett**. The applicant is proposing to build a 3,850 sf restaurant with drive-thru. Access to the site will be from Rocky Lane with a stub to the south to the adjoining and recently approved mixed use development in Docket No. 23-ZONE-0030. We would like to show and explain this plan to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Thursday, June 27, 2024**, beginning at **6:00 pm** at the **Teamsters Local 783** located at **7711 Beulah Church Road, Louisville, Kentucky**. *(Please enter through the side door on the left side of the building.)*

Enclosed for your review are the following:

1. Preliminary development plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Summary sheet of the proposed project
4. Contact information sheet and how to obtain case info online from PDS online customer service portal
5. PDS "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call either of us at the numbers listed above.

We look forward to our opportunity to visit with you.

Sincerely,

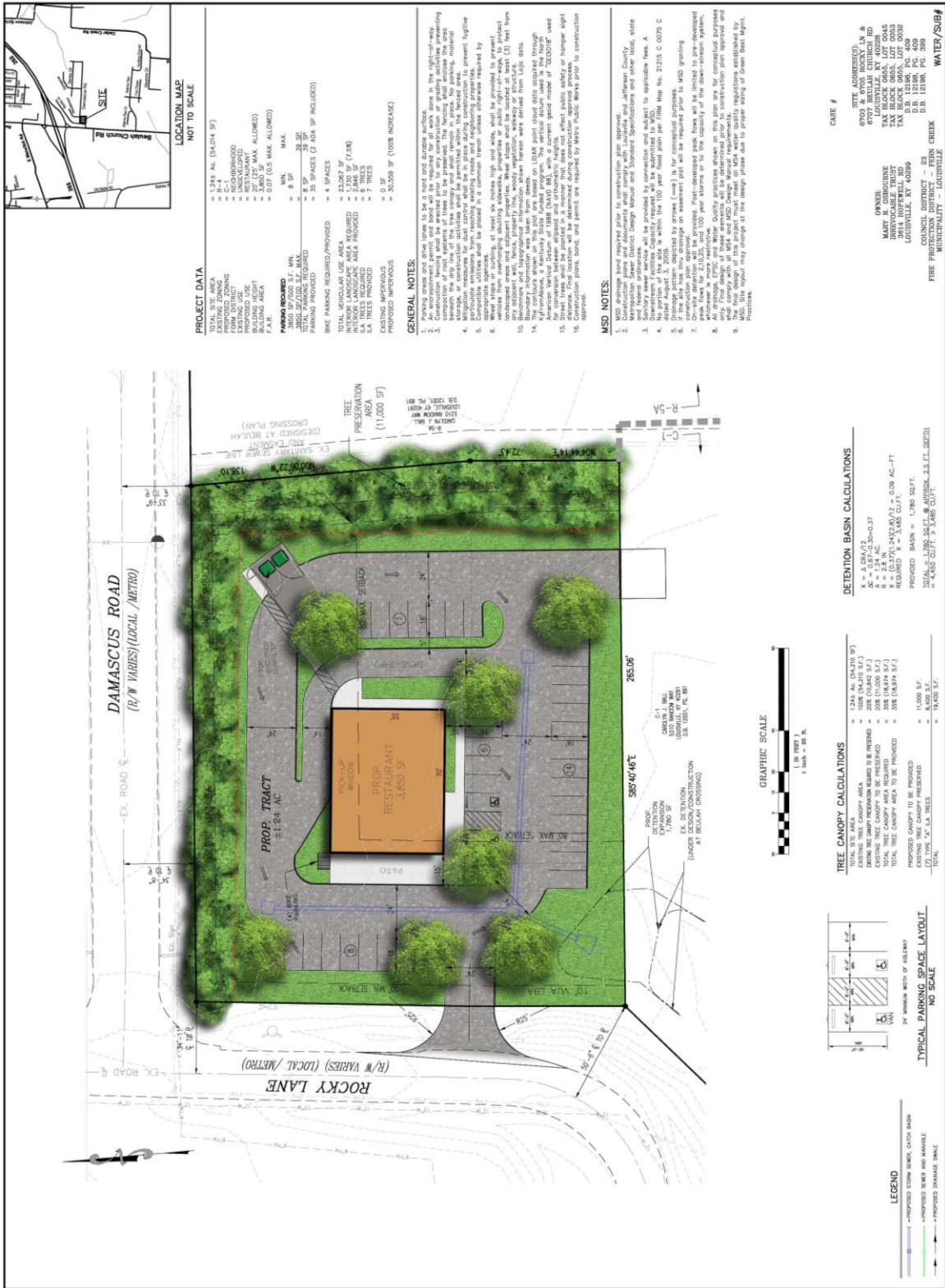


Nicholas R. Pregliasco

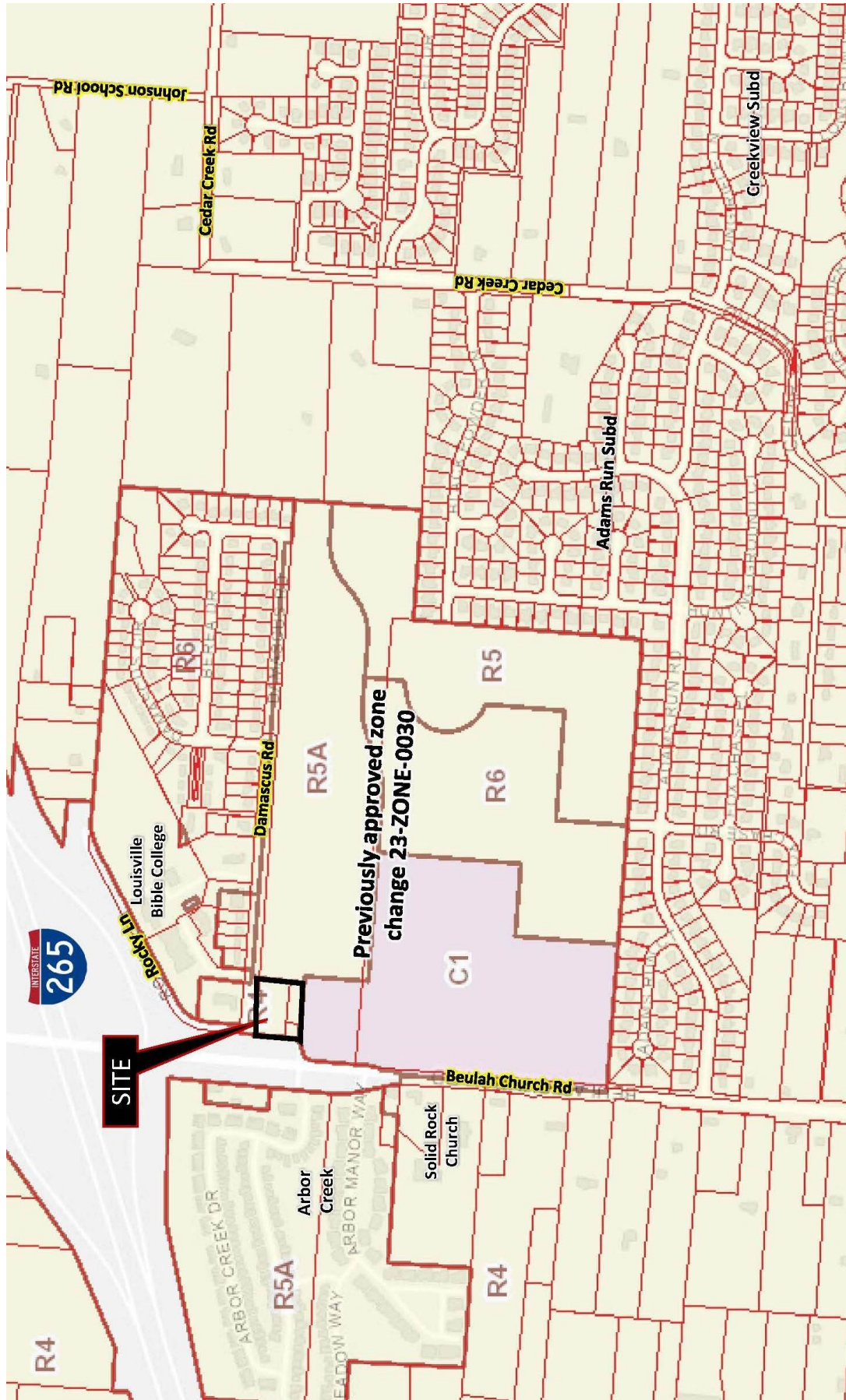
cc: Hon. Jeff Hudson, Councilman, District 23  
Jay Lockett, Case Manager with Planning & Design Services  
Kevin Young & Bianca Borges, engineers with Land Design & Development, Inc.  
Patrick Madden, applicant with Beulah Church Road, LLC

## DEVELOPMENT PLAN

JOB NO. 22131-A SHEET 1 OF 1	DETAILED DISTRICT DEVELOPMENT PLAN BELLAH CROSSING 6705 + 6705 HOOKY LN / 6707 BELLAH CHURCH RD LAND DESIGN & DEVELOPMENT, INC. 10000 WILSON ROAD, SUITE 100 LOUISVILLE, KY 40299 502.555.1234 WWW.LANDDESIGN-INC.COM	PROJECT DATA SHEET NAME - 000 MAIN SHEET NO. 0001 AS SHOWN DATE 08-14-10	ENGINEER'S SEAL SURVEYOR'S SEAL	REVISIONS NO. DATE DESCRIPTION BY
------------------------------------	--	---	------------------------------------	---



## LOJIC SITE LOCATION SHEET





## **SUMMARY SHEET**

The Applicant is proposing a zone change on 1.24 acres from R-4 to C-1. A plan for pre-application review was filed with Planning and Design Services (PDS) that was assigned case number, **24-ZONEPA-0068** and case manager, **Jay Lockett**. The applicant is proposing to build a 3,850 sf restaurant with drive-thru. Access to the site will be from Rocky Lane with a stub to the south to the adjoining and recently approved mixed use development in Docket No. 23-ZONE-0030.

The property is located on Beulah Church Road and Rock Lane, south of Damascus Road (with actual property addresses of at 6703 & 6705 Rocky Lane and 6707 Beulah Church Road) as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4. The present form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan and be in compliance with Chapter 10 of the Louisville Metro Land Development Code (LDC).

All dumpster pads/compactors, transformers, AC units, generator pads (if any) will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by connection.

The storm water management plan, which includes on-site detention, will assure that the post-development rate of run-off does not exceed pre-development conditions.

**NOTICE OF POTENTIAL DEVELOPMENT PLAN CHANGES.** Please be advised that this "Detailed Summary" is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS's online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

## **CONTACT INFORMATION SHEET**

### **1. PRIMARY CONTACT**

*Bardenwerper, Talbott & Roberts, PLLC  
1000 N. Hurstbourne Pkwy., Suite 200  
Louisville, KY 40223  
Nick Pregliasco – (502) 777-8831  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Land Design & Development, Inc.  
503 Washburn Ave., Ste. 101  
Louisville, Kentucky 40222  
Attn: Kevin Young or Bianca Borges – (502) 426-9374  
[young@ldd-inc.com](mailto:young@ldd-inc.com) or [borges@ldd-inc.com](mailto:borges@ldd-inc.com)*

### **3. APPLICANT**

*Beulah Church Road, LLC  
Attn: Patrick W. Madden - (859) 299-7028  
[patmadden@hamburgplace.com](mailto:patmadden@hamburgplace.com)*

### **4. CASE MANAGER OR SUPERVISOR**

*Jay Luckett, AICP  
Planning & Design Services Case Manager  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-5159  
[jay.luckett@louisvilleky.gov](mailto:jay.luckett@louisvilleky.gov)*

---

## **PLANNING & DESIGN SERVICES (PDS') ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET**

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the “Search” tab

Then “Planning Applications”

Enter case number in “Record Number” box

Click on “Record Info” tab

## After the Neighborhood Meeting

### Why a Neighborhood Meeting

This neighborhood meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

### Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:  
<https://louisvilleky.gov/government/planning-design/notifications>  
Select "Notification of Development Proposals" and "Weekly Agenda".

### What Happens Next

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the "sign-in" sheet, you will receive a notice of the public hearing.

### Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

<https://louisvilleky.gov/government/planning-design/citizen-guides>

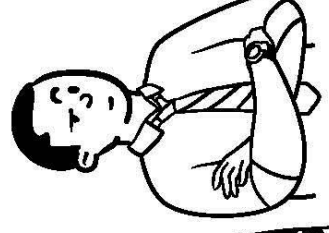
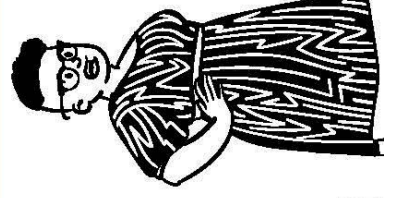
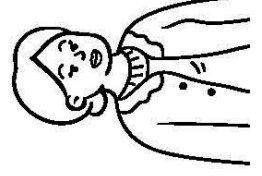
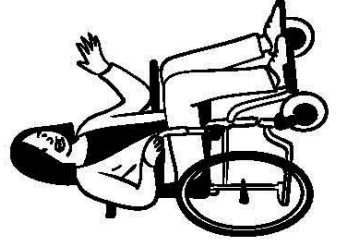
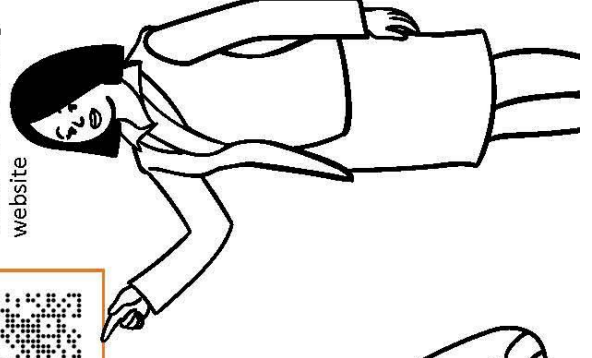
### Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to <https://louisvilleky.gov/government/planning-design>

to view meeting agendas, search case information, or to obtain of Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website



OFFICE OF  
**PLANNING**