

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
Mobile: (502) 777-8831

July 1, 2025

RE: Neighborhood meeting for a proposed zone change from R-4 to R-5A to allow a 25-unit townhome community on property located at 7402 Beulah Church Road and 7903 E. Manslick Road

Dear Neighbor:

We are writing to invite you to a neighborhood meeting to present neighbors with our zone change and Detailed District Development Plan (DDDP) to allow a 25-unit townhome community to be located as above.

Accordingly, we filed a plan with the Office of Planning that was assigned case number **25-ZONEPA-0079** and case manager **Molly Clark**. This is the same property that we previously proposed rezoning from R-4 to R-5A under case number 23-ZONE-0097. We held a neighborhood meeting on June 12, 2023 which was very well attended. The applicant had to place this project on hold in 2023 and was only recently able to restart it. Like before, the applicant is proposing to build three 2-story buildings comprising of 25 townhome units and 45 parking spaces. There will be access to the site from E. Manslick Road. We would like to show and explain this plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, July 15, 2025** beginning at **6:00 p.m.** at the **Summit Heights Methodist Church** in the **gym** located at **7400 Outer Loop, Louisville, KY 40228** (*Park around back of building and enter through double doors on right side of building*).

Enclosed for your review are the following:

1. The development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet, and Information on how to obtain case information online from Office of Planning's online customer service portal
5. Office of Planning's "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 me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



Nick Pregliasco

cc: Hon. Jeff Hudson, Councilman, District 23
Molly Clark, case manager with Office of Planning
Michael Hill, AICP with Land Design & Development, Inc.
Saanjh Kaur Bains, applicant representative with Platinum Property Investments, LLC

DEVELOPMENT PLAN

LAND DESIGN & DEVELOPMENT INC.

BELULAH CHURCH ROAD

DETINATED DISTRICT DEVELOPMENT PLAN

OWNER DEVELOPER PLATINUM PROPERTY INVESTMENTS LLC
PO BOX 405985
LOUISVILLE KY 40253

DATE 1/27/2022
DESIGNER CHUCK BROWN
DESIGNER'S SIGNATURE

PROJECT DATA

GENERAL NOTES

DETENTION BASIN CALCULATIONS

GRAPHIC SCALE

TYPICAL PARKING SPACE LAYOUT

LEGEND

PROJECT DATA

GENERAL NOTES

DETENTION BASIN CALCULATIONS

GRAPHIC SCALE

TYPICAL PARKING SPACE LAYOUT

LEGEND

LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

A plan was filed with the Office of Planning that was assigned case number **25-ZONEPA-0079** and case manager **Molly Clark**. This is the same property that we previously proposed rezoning from R-4 to R-5A under case number 23-ZONE-0097. We held a neighborhood meeting on June 12, 2023 which was very well attended. The applicant had to place this project on hold in 2023 and was only recently able to restart it. Like before, the applicant is proposing to build three 2-story buildings comprising of 25 townhome units and 45 parking spaces. There will be access to the site from E. Manslick Road

The property is located at the northwest corner of the Beulah Church Road and E. Manslick Road intersection as shown on the attached “LOJIC Site Location” attachment.

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

All dumpster pads, transformers, AC units, generator pads will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by connection.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions. Preliminary stormwater calculations are as shown on the development plan.

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 Office of Planning staff review. Any changes will be available for public review on the Office of Planning’s Online Customer Service Portal. Instructions on how to access this information is provided in the Office of Planning’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 Office of Planning 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) 426-6688
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Land Design & Development, Inc.
505 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
Attn: Mike Hill – (502) 426-9374
hill@ldd-inc.com*

3. APPLICANT

*Platinum Property Investments, LLC
c/o Saanjh Kaur Bains
sbains1278@gmail.com*

4. CASE MANAGER OR SUPERVISOR

*Molly Clark, Planner II
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8656
Molly.Clark@louisvilleky.gov*

PLANNING & DESIGN SERVICES (PDS's) 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.

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.

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>

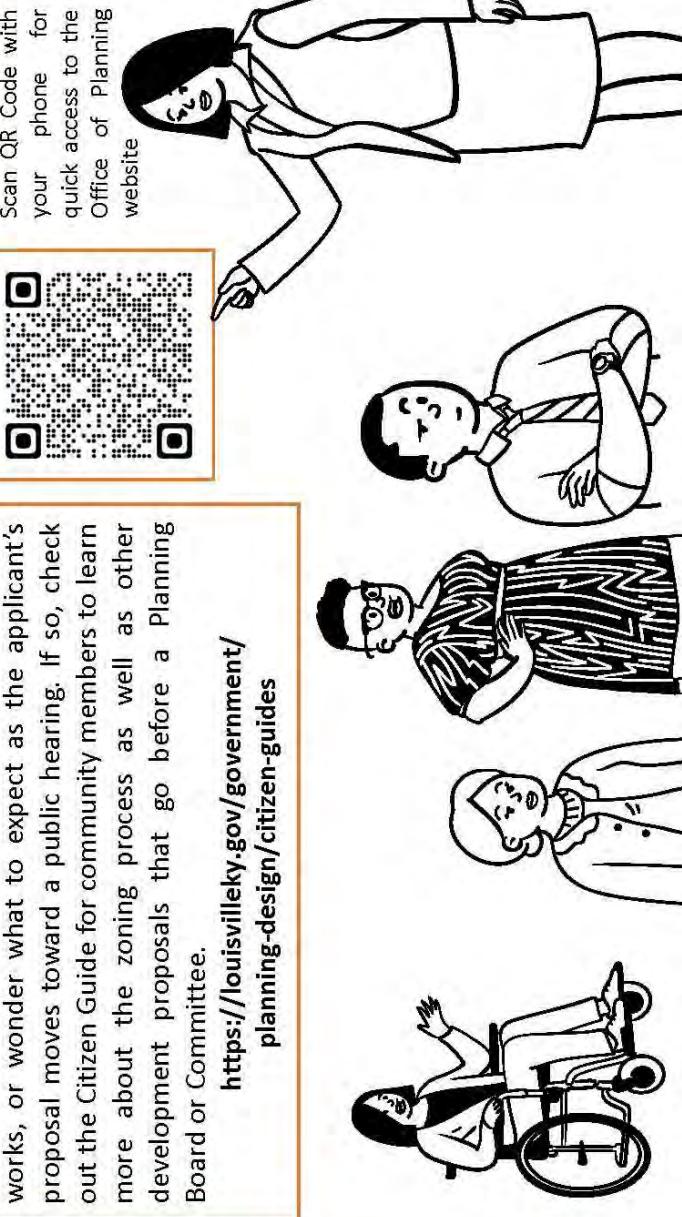
to view meeting agendas, search case information, or to obtain Office of Planning information.

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".

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>



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