



Land Design & Development, Inc.

**NOTE: MEETING DATE HAS BEEN CHANGED TO OCT. 23<sup>RD</sup> (PLEASE DISREGARD PREVIOUS MEETING NOTICE-THERE WILL NOT BE A MEETING ON OCT 14<sup>TH</sup>- MEETING TIME AND LOCATION HAVE NOT CHANGED)**

October 8, 2025

RE: Neighborhood meeting for proposed commercial development within Beulah Crossings commercial center, located at 6803 Beulah Church Road in Louisville, KY

Dear Neighbor:

We are writing to notify you about an upcoming neighborhood meeting regarding the above referenced project. Our client is requesting approval of a Detailed District Development Plan that will allow the construction of three restaurants and a car wash within the Beulah Crossings commercial center. We invite you to attend our neighborhood meeting to learn about the specifics of the proposal and the Louisville Metro review process which will include a public meeting of the Planning Commission and final action by Louisville Metro Council. Enclosed for your review is a site plan that will be presented at the neighborhood meeting.

Meeting Details

DATE: **October 23, 2025**  
TIME: **6:00 p.m.**  
LOCATION: **Solid Rock Louisville Church of God, 6800 Beulah Church Rd, Louisville, KY**

If you are unable to attend the meeting or have any questions or comments, please feel free to contact me using the information listed below.

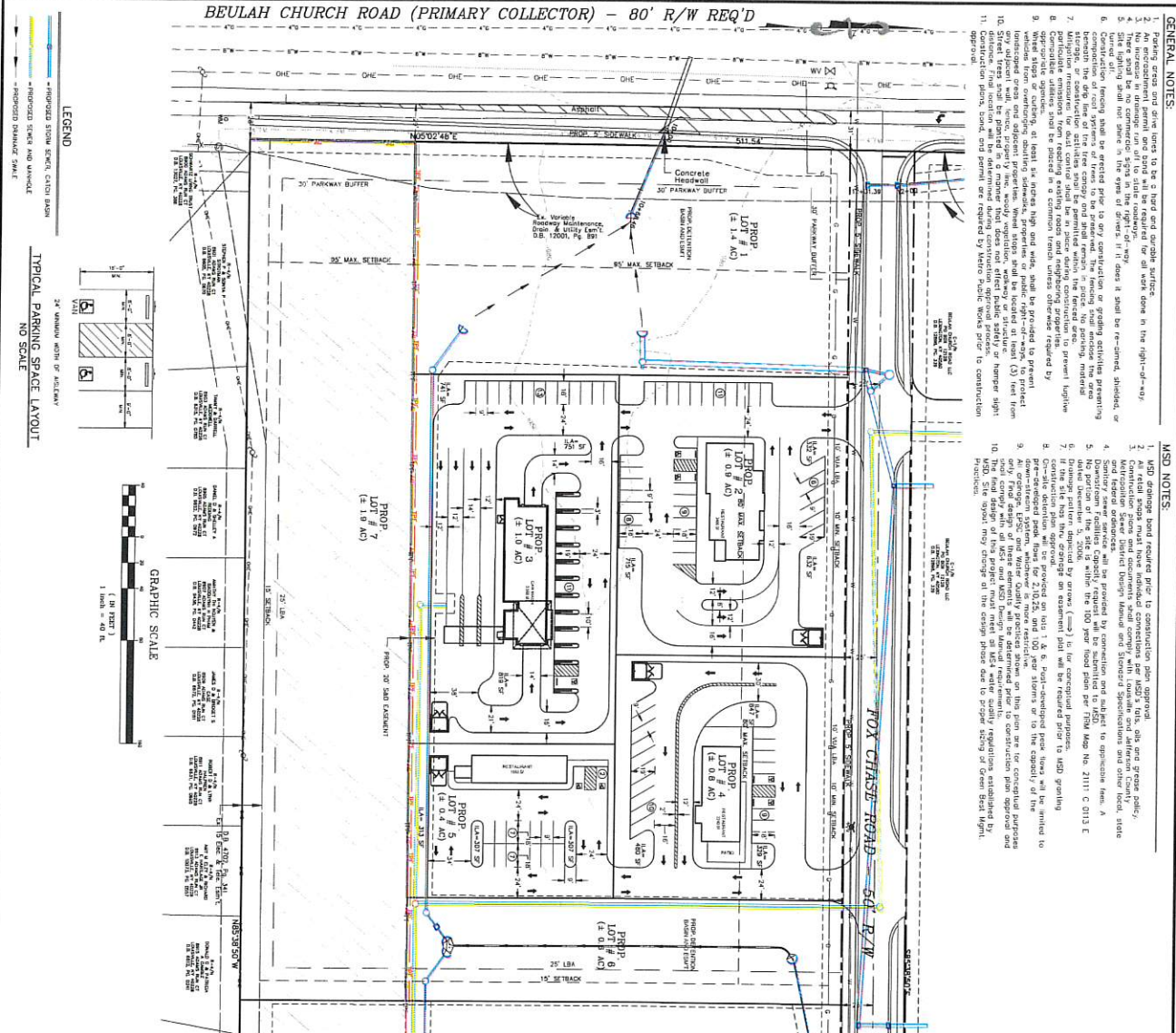
Sincerely,

Michael Hill, AICP  
Planning Department Manager  
Land Design & Development, Inc.  
503 Washburn Avenue, Suite 101  
Louisville, KY 40222  
(502) 426-9374  
[hill@ldd-inc.com](mailto:hill@ldd-inc.com)

MEETING LOCATION: SOLID ROCK CHURCH-6800 BEULAH CHURCH RD



BEULAH CHURCH ROAD (PRIMARY COLLECTOR) - 80' R/W REQ'D



PROJECT DATA	REVISIONS																
<p>PROJECT NAME: 22131-13-4 - DDDP</p> <p>DATE: 8/14/2023</p> <p>SCALE: AS SHOWN</p> <p>CHECKED BY: [ ]</p> <p>DRAWN BY: [ ]</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY												
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<p><b>PROPOSED DATA (OVERALL)</b></p> <p>TOTAL AREA: 121.1 AC (0.9547 SF)</p> <p>TOTAL VEHICULAR USE AREA: 11,905 SF (7.36 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 34 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 7 SPACES</p> <p>TOTAL VEHICULAR USE AREA: 11,905 SF (7.36 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 34 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 7 SPACES</p>	<p><b>LOT 1</b></p> <p>TOTAL AREA: 1.14 AC (0.785 SF)</p> <p>TOTAL VEHICULAR USE AREA: 1,585 SF (1.15 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 11 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 4 SPACES</p>																
<p><b>LOT 2</b></p> <p>TOTAL AREA: 4.03 AC (27,484 SF)</p> <p>TOTAL VEHICULAR USE AREA: 11,905 SF (7.36 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 11 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 4 SPACES</p>	<p><b>LOT 3</b></p> <p>TOTAL AREA: 1.0 AC (6,912 SF)</p> <p>TOTAL VEHICULAR USE AREA: 1,585 SF (1.15 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 11 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 4 SPACES</p>																
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<p><b>LOT 6</b></p> <p>TOTAL AREA: 1.0 AC (6,912 SF)</p> <p>TOTAL VEHICULAR USE AREA: 1,585 SF (1.15 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 11 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 4 SPACES</p>	<p><b>LOT 7</b></p> <p>TOTAL AREA: 1.0 AC (6,912 SF)</p> <p>TOTAL VEHICULAR USE AREA: 1,585 SF (1.15 AC)</p> <p>TOTAL LANDSCAPE AREA: 1,645 SF (1.18 AC)</p> <p>TOTAL PARKING REQUIRED: 11 SPACES</p> <p>TOTAL FURNISHING REQUIRED: 4 SPACES</p>																

NO. 22131T3

DETAILED DISTRICT DEVELOPMENT PLAN

BEULAH CROSSING TRACT 3/4

OWNER/DEVELOPER: BEULAH CHURCH ROAD LLC, P.O. BOX 12128, LEXINGTON, KY 40580-2128

ENGINEER: LAND DESIGN & DEVELOPMENT, INC., 1000 S. MAIN ST., SUITE 100, LEXINGTON, KY 40502

DATE: 8/14/2023

SCALE: AS SHOWN

CHECKED BY: [ ]

DRAWN BY: [ ]

ENGINEER'S SEAL

SURVEYOR'S SEAL

OWNER: BEULAH CHURCH ROAD LLC, 6701 S. GARDEN LANE, LEXINGTON, KY 40520

CONTRACT NO.: 22131-13-4

DATE: 8/14/2023

SCALE: AS SHOWN

CHECKED BY: [ ]

DRAWN BY: [ ]

ENGINEER'S SEAL

SURVEYOR'S SEAL

## 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/office-planning/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/office-planning/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/office-planning> to view meeting agendas, search case information, or to obtain Office of Planning information.



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



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