

St. Germain, Dante

From: Nelson Lemmon <nelsonlemmon@msn.com>
Sent: Tuesday, June 14, 2022 1:23 PM
To: triplett@ldd-inc.com; jbaker@wyattfirm.com; St. Germain, Dante
Cc: Powell, Brian; Holton Stewart, Amy; Nelson Lemmon
Subject: CASE # 21-ZONE-0139 aka The Paddocks of Parkridge, LLC

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

TO: Jon Baker, Derek Triplett, Dante St. Germain
Copy: Amy Holton Stewart, Brian Powell, Nelson Lemmon

RE: Comments to be placed in the Planning File for the Paddocks of Parkridge Neighborhood Meeting, June 14, 2022.

Jon and Derek,

First, I want to thank you for planning this meeting tonight. I was looking forward to meeting both of you; however, due to some unforeseen circumstances, I will need to be at the airport at the time of the meeting. I am truly sorry I will not be able to be there in person.

In the subdivision layout, I noticed you no longer have building designations/descriptions in the drawing. I am hoping that means there will be no proposed buildings having more than one family under one roof (what I initially called multi-family). If this is the case, I along with many of my neighbors, appreciate it. If all of these proposed lots are going to be truly "single-family", I want to say, THANK YOU!

The scope of this new design may very well fit in with the existing neighborhood and could be an actual benefit to all. In keeping with this thought of wanting to improve this area, I would like to ask you to consider making the entrance to the subdivision off of Manslick Rd, as more of a focal point (i.e. more elaborate and designed to create a sense of "having arrived"). To visualize this initial impression, imagine turning into a beautiful landscaped lane and then seeing these homes back off the road. One would immediately wonder what it would be like living in such a community.

This feature could be accomplished by having a divided entrance with stone signage, trees, shrubby, and flowers. This first impression could send a message to potential home buyers that they will be living in a place that is unique to their own tastes and expectations. It would make these homes more valuable - to both the buyers and builders. This could easily be obtained by designating lots #1 and #82 as "open spaces", thereby creating an avenue for a truly "grand entrance".

Again, I am really sorry I cannot attend tonight but please consider making this subdivision a place we can all be proud of.

Thank you,
Nelson Lemmon
8000 Manslick Rd.
Louisville, KY 40214

email: nelsonlemmon@msn.com

----- Original Message -----

From: [Nelson Lemmon](#)
To: [Derek Triplett](#) ; [Baker, Jon](#)
Cc: [Dante.St.Germain@louisvilleky.gov](#) ; [Powell, Brian](#) ; [Amy Holton Stewart](#) ; nelsonlemmon@msn.com
Sent: Thursday, October 07, 2021 1:37 PM
Subject: Re: Case No. 21-ZONEPA-0118

To: Dante St. Germain - Again, please place these additional comments in the Planning and Zoning Case File for this proposal. Thank You!

(in addition, I have a typo in my original response dated Oct, 04 at 3:18 PM. In the sixth paragraph starting with "To emphasize this point, just this past Saturday night (Oct 2, 2020)...", the year/date is wrong. It should read, Oct 2, **2021**.) My apologies.)

Today is Thursday, Oct 7, 2021. Your virtual meeting is scheduled for Monday, Oct 11. Three days ago, on Monday, Oct 4, I sent an email to the contact persons listed for this proposed subdivision, Case No. 21-ZONEPA-0118, and asked several clarifying questions regarding the proposal. Only the Case Manager from Louisville Metro Planning and Design Services responded with one clarification. The identified contact people for this proposal did not respond to any of the questions.

Therefore, I am sending the following email to be placed in the Planning and Zoning Case File and also to the District 25 Councilwoman, Amy Holton Stewart so she can reference it when she has to vote, or have input, on this proposed zoning change.

To: [Baker, Jon](#) jbaker@wyattfirm.com
triplett@ldd-inc.com triplett@ldd-inc.com
Dante.St.Germain@louisvilleky.gov Dante.St.Germain@louisvilleky.gov
[Powell, Brian](mailto:Brian.Powell@louisvilleky.gov) Brian.Powell@louisvilleky.gov
[Holton Stewart, Amy](mailto:Amy.HoltonStewart@louisvilleky.gov) Amy.HoltonStewart@louisvilleky.gov

Now that all of us are aware that this proposed subdivision plan does indeed have multi-family STRUCTURES or we can even call them BUILDINGS, if you prefer. My question becomes WHY did you try to conceal that fact by resorting to stating, "no multi-family zoning is being proposed for the property"? I understand it's a legal definition (i.e. SEMI-ATTACHED DWELLING vs. SINGLE FAMILY DWELLING) but you also knew the intent of what I was asking. Why did you think I asked the question?

So, how does this knowledge change anything? I'll start with my own experiences... Years ago I was a planner for several assembly lines and work centers within a major manufacturing facility. This position involved developing the work-flow, job-descriptions and utilization rates for all the jobs in those areas. If I didn't communicate the process with enough detail, or if I wasn't completely forthcoming and transparent with the intent and the method to be used, the employees thought something was being hidden from them. Mutual TRUST was then compromised.

I felt the same way after being made aware that the term being applied to this proposed development is "a semi-detached housing", which is a form of single-family development in which 2 units are attached along one wall but each unit is on its own lot. This is considered single-family development because one dwelling unit is located on each lot".

My first question/concern is why does this proposal need to have "semi-attached" dwellings when single family dwellings would be sufficient and, therefore, would not require a zoning change? Why haven't you been up-front about why you want to change the zoning? Zoning codes should exist for the good of the neighborhood. Changing them should only be done to improve the neighborhood - not just to improve the developer's bottom-line profits. Thus far, as the developer's contact person, you HAVE NOT shown a *neighborhood* need to change the zoning from R-4 to R-5.

Let me point out some other things you appear to be withholding regarding this proposal (*my assumption due to the fact that you never answered my questions contained in the email I sent to you on Monday, Oct 4 at 3:18 PM*).

You also ignored my request for discussing the possible need for existing road improvements - including increased traffic and road widths as they pertain to turning lanes for ingress and egress, etc. Nor, did you answer my question about the stub road at lot # 62. Is it intended to intersect with a road within the Buddha Bless Temple plan and then exit onto Wisertown Rd.? How do those additional 76 residential units affect the existing road widths and turning lane calculations?

There are many more questions... Why haven't the elevation drawings been provided? What exterior materials will be used on these units? Are they one-story, two-story? What roof slopes will be used? Will they all have similar floor plans? What is the minimum square footage for these homes? What amenities will this subdivision have? Will there be any subsidized housing? How many units will be designated as "low-income" housing? Where will they be located?

It's not that I am against developing this property; it could be beneficial for the neighborhood. **However, I am firmly against this particular development.** Because... your inability to be forthcoming about the development itself (i.e. all the preceding concerns I have raised) is a major cause for alarm. I cannot begin to think about supporting this proposal without knowing the details you have been unwilling to provide.

And, being "invited" to a *virtual* meeting doesn't do any good if all residents (participants) do not have the proper video, audio, and/or internet capabilities for this type of meeting. Even though the meeting is probably legal in today's climate, it doesn't make it the best delivery method for communicating. When I looked through the Land Development Code regarding Neighborhood Meetings, I could not find anything pertaining to virtual meetings. The Land Development Code stated, "*The meeting should be arranged at [sic] location that is convenient for area neighbors and concerned citizens...*" Not providing the proper internet capabilities and/or video and audio access for a virtual meeting is not convenient for all the neighbors.

Sincerely,
Nelson Lemmon
Property owner of 8001 Manslick Rd.
(and mailing address at 8000 Manslick Rd.)

----- Original Message -----

From: Nelson Lemmon

To: Derek Triplett

Cc: Baker, Jon ; Dante.St.Germain@louisvilleky.gov ; Nelson Lemmon

Sent: Monday, October 04, 2021 3:18 PM

Subject: Re: Case No. 21-ZONEPA-0118

NOTE: Please place this email along with my concerns in the Planning and Zoning case file for this proposal.

Derick,

The PDF for the subdivision plan was helpful to see the details I was looking for. Thank you for providing it.

After having looked over this document, I have a couple of questions/comments regarding the project. In a separate email, Jon Baker indicated that "*no multi-family zoning is being proposed for the property*". I absolutely appreciate that information as it makes this subdivision plan more palatable. However, before I commit any further, please confirm your firm's definition of "*multi-family*" for me. I understand the term to mean *a building that houses more than one family at a time*. To me, this means no *attached* patio homes, condos, townhomes, duplexes, etc. Am I correct in that assumption?

In the PDF plan that I received, the lot numbers, 1, 2, 3, & 4 (at the Manslick Rd. entrance), as well as, lot numbers, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57 (on the Third Street Rd. entrance) all appear to be buildings that are attached to other buildings. Are all of these now going to be separate buildings? In other words, will any of these dwellings, or any other residential dwellings, share a wall or roof with any other residential structures?

This brings up another question I have about this proposed development. If only single-family homes are being proposed, without any multi-family structures, why does the zoning need to change from R-4 to R-5? Please explain.

Other concerns include the roads and traffic - most specifically, Manslick, McNair, and Third Street Roads. This new proposed subdivision will only add more traffic to already busy, small two-lane roads without any stop lights in the area. While this is not an unusual situation, (it happens all over Jefferson County), we must include traffic pattern planning in these kinds of proposals. Over the years we've added multiple subdivisions in this same area (Parkridge, Pavilion Park, Park Ridge Woods, etc.) without doing anything to these named roads, except for a couple of turning lanes.

To emphasize this point, just this past Saturday night (Oct 2, 2020), I came home to find another vehicle wrapped around another broken utility pole across from my drive at 8000 Manslick Rd. I can only say that dozens of accidents have happened in this same area over the years that I have lived here. In 2019, I had to remove a 110 year-old Hickory tree because of the damage it sustained over the years due to vehicles hitting it. When is adding more and more residences without improving the streets going to be enough? At what point it time will a developer, or the Planning and Zoning Board, say, "*Maybe we better plan how this (the development) will affect the traffic for the rest of the neighbors.*"?

Along with that thought, have you considered the fact that in June, 2017, Louisville Planning and Zoning approved another development for 76 multi-story, multi-family residential units to be built adjacent to your proposed SMITH Subdivision Plan (Case No. 21-ZONEPA-0118)? This already approved development plan will be located on the back side of the Buddha Bless Temple Inc. property located at 7748 Third Street Road. It will have an access road to McNair Rd. which looks to be in the same proximity to the road in your subdivision adjacent to Lot # 62. Is the plan for your road at Lot # 62 to intersect with a road within the Buddha Bless Temple plan (16 DEV PLAN 1035), and then access it out to Mc Nair Rd? If so, what are the improvement plans for Mc Nair Road?

I think it is vital to look at how any proposed subdivision, along with it's increased traffic, will affect the existing neighbors. Is another turning lane needed on Manslick Road? Or on Third Street Road? Or, Mc Nair Road? Are these three roads wide enough to accommodate new turning lanes? Do we need a stoplight, or a round-a-bout, at the Manslick Road, Mc Nair Road and Third Street intersections? Thus far, I have not seen any discussion on accessing your proposed subdivision. What access plans and/or road changes do you propose?

Again, thank you for providing the PDF. I look forward to hearing from you soon.

Nelson Lemmon
8000 Manslick Rd, Louisville, KY 40214
nelsonlemmon@msn.com

----- Original Message -----

From: [Nelson Lemmon](mailto:Nelson.Lemmon)
To: [Derek Triplett](mailto:Derek.Triplett)
Cc: [Baker, Jon](mailto:Baker.Jon) ; Dante.St.Germain@louisvilleky.gov
Sent: Friday, October 01, 2021 9:23 AM
Subject: Re: Case No. 21-ZONEPA-0118

Derek,
Thank You. I will review it.
Nelson

----- Original Message -----

From: [Derek Triplett](mailto:Derek.Triplett)
To: nelsonlemmon@msn.com
Cc: [Baker, Jon](mailto:Baker.Jon) ; Dante.St.Germain@louisvilleky.gov
Sent: Friday, October 01, 2021 8:07 AM
Subject: RE: Case No. 21-ZONEPA-0118

Nelson,

I've attached a pdf of the proposed subdivision plan for your use.

Thanks,

Derek Triplett R.L.A.
Landscape Architect
Land Design & Development, Inc.
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
Phone: (502) 426-9374
Fax: (502) 426-9375
Email: triplett@ldd-inc.com
www.ddd-inc.com

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From: Baker, Jon <jbaker@wyattfirm.com>
Sent: Wednesday, September 29, 2021 5:53 PM
To: Derek Triplett <triplett@ldd-inc.com>
Subject: FW: Case No. 21-ZONEPA-0118

Derek,

When you get a chance would you mind sending him a pdf of a file he can enlarge and review.

Thanks,

Jon Baker

Wyatt, Tarrant & Combs, LLP
400 West Market Street
Suite 2000
Louisville KY 40202
Direct: (502) 562-7316
Email: jbaker@wyattfirm.com

WYATT

Louisville | Lexington | Memphis | Nashville | New Albany | www.wyattfirm.com

From: Nelson Lemmon <nelsonlemmon@msn.com>
Sent: Monday, September 27, 2021 2:13 PM
To: Baker, Jon <jbaker@wyattfirm.com>; Triplett@ldd-inc.com
Cc: dante.st.germain@louisvilleky.gov; Nelson Lemmon <nelsonlemmon@msn.com>
Subject: Case No. 21-ZONEPA-0118

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TO: Jon Baker
Derek Triplett

From: Nelson Lemmon
Property owner of 8001 Manslick Rd., which is adjacent to the proposed subdivision plan (job 16200) to be located on Manslick Road, Louisville KY 40214.

Jon and Derek:

I received the Virtual Neighborhood Notice by email. Thank you. However, I am unable to enlarge the document enough to be able to read the proposed subdivision layout details. It seems that when I enlarge it, the graphics get blurry, become missing, etc. In addition to not being able to read the subdivision layout, I do not have the available technology to attend the virtual meeting (older computer, no cell phone).

Therefore, I am requesting a printed copy of the SMITH PRELIMINARY SUBDIVISION PLAN, job Number 16200. I'll need this map to be sized large enough to be able to read the details including the lot numbers, those deemed multi-family lots vs. single-family lots, etc. and all other notes that are written on the document. Thank you.

Please mail this document to:

Nelson Lemmon
8000 Manslick Rd.

Louisville, KY 40214

=====
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=====

St. Germain, Dante

From: Nelson Lemmon <nelsonlemmon@msn.com>
Sent: Thursday, October 7, 2021 1:38 PM
To: triplett@ldd-inc.com; jbaker@wyattfirm.com
Cc: St. Germain, Dante; Powell, Brian; Holton Stewart, Amy; Nelson Lemmon
Subject: Re: Case No. 21-ZONEPA-0118

Follow Up Flag: Follow up
Flag Status: Flagged

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To: Dante St. Germain - Again, please place these additional comments in the Planning and Zoning Case File for this proposal. Thank You!

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triplett@ldd-inc.com triplett@ldd-inc.com
Dante.St.Germain@louisvilleky.gov Dante.St.Germain@louisvilleky.gov
Powell, Brian Brian.Powell@louisvilleky.gov
Holton Stewart, Amy Amy.HoltonStewart@louisvilleky.gov

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Sincerely,
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Property owner of 8001 Manslick Rd.

(and mailing address at 8000 Manslick Rd.)

----- Original Message -----

From: [Nelson Lemmon](#)

To: [Derek Triplett](#)

Cc: [Baker, Jon](#) ; [Dante.St.Germain@louisvilleky.gov](#) ; [Nelson Lemmon](#)

Sent: Monday, October 04, 2021 3:18 PM

Subject: Re: Case No. 21-ZONEPA-0118

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8000 Manslick Rd, Louisville, KY 40214
nelsonlemmon@msn.com

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To: [Derek Triplett](mailto:Derek.Triplett@louisvilleky.gov)
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Subject: Re: Case No. 21-ZONEPA-0118

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Nelson,

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Thanks,

Derek Triplett R.L.A.
Landscape Architect
Land Design & Development, Inc.
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
Phone: (502) 426-9374
Fax: (502) 426-9375
Email: triplett@ldd-inc.com
www.ldd-inc.com

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From: Baker, Jon <jbaker@wyattfirm.com>
Sent: Wednesday, September 29, 2021 5:53 PM
To: Derek Triplett <triplett@ldd-inc.com>
Subject: FW: Case No. 21-ZONEPA-0118

Derek,

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Thanks,

Jon Baker

Wyatt, Tarrant & Combs, LLP
400 West Market Street
Suite 2000
Louisville KY 40202
Direct: (502) 562-7316
Email: jbaker@wyattfirm.com

WYATT

Louisville | Lexington | Memphis | Nashville | New Albany | www.wyattfirm.com

From: Nelson Lemmon <nelsonlemmon@msn.com>
Sent: Monday, September 27, 2021 2:13 PM
To: Baker, Jon <jbaker@wyattfirm.com>; Triplett@ltd-inc.com
Cc: dante.st.germain@louisvilleky.gov; Nelson Lemmon <nelsonlemmon@msn.com>
Subject: Case No. 21-ZONEPA-0118

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TO: Jon Baker
Derek Triplett

From: Nelson Lemmon
Property owner of 8001 Manslick Rd., which is adjacent to the proposed subdivision plan (job 16200) to be located on Manslick Road, Louisville KY 40214.

Jon and Derek:

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Please mail this document to:

Nelson Lemmon
8000 Manslick Rd.
Louisville, KY 40214

=====
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=====