

St. Germain, Dante

From: Reiley Noe <reiley.no@gmail.com>
Sent: Wednesday, August 24, 2022 9:40 PM
To: St. Germain, Dante
Subject: against zoning change for 21-zone-0116 6001 Southside drive

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I have been a longtime resident of the Southside Neighborhood (139 Seneca Trail) and I am writing to express my opposition to the proposed zoning change for 21-zone-0116 6001 Southside drive, whereby the property at Steedly Drive and Southside Drive will become zoned for commercial manufacturing with an eye to create warehouses on the 7 acre plot.

There are several reasons why making this this zoning change is a bad idea.

First, the people most affected by this have not been informed of the proposed zoning change or its impact. This site is directly across the street from a densely populated neighborhood of single-family post-war homes. Many are poor and nonwhite. There are some renters, but also many first-time home buyers. Many of these people are unaware of the traffic, safety and environmental justice aspects of allowing commercial manufacturing or warehouses on a property so close to families and children. Publicizing and holding a meeting to allow people to learn more about the proposed zoning change is sorely needed.

Creating a large commercial industrial operation in that location will mean an increase in truck traffic, which will find their way in residential streets in the immediate neighborhood, but also into surrounding neighborhoods in the south end, like Iroquois, Beechmont, and Southside neighborhood because there is no easy access from this site to the interstate.

Changing the zoning to allow for warehouses without having a direct, truck-friendly outlet to the interstate away from the residential population of this neighborhood will undoubtedly increase the truck traffic, noise, the potential for accidents, and pollution in surrounding neighborhoods, driving down quality of life and property values. Seneca Trail, for example, is clearly a residential street – a tree lined street with a mix of early 20th century housing and postwar housing – but it has become a truck cut through between Southside and 3rd street. It is not uncommon to find massive semis using it to move from Southside Drive and then through residential streets, and then down the very narrow Woodlawn Avenue, to 3rd street or Southern parkway (both of which have been narrowed by a road diet) to make their way to the Watterson expressway.

It is beyond obvious that increasing commercial and manufacturing on Southside Drive will lead to increased truck traffic and a massively decreased quality for many residents throughout the greater area. Rezoning the area will be a massive mistake and have a negative impact to many people throughout the wider South End.

Reiley Noe
139 Seneca Trail
Louisville, KY 40214

St. Germain, Dante

From: Suzi Wessel <suziwessel@aol.com>
Sent: Wednesday, August 24, 2022 8:57 PM
To: St. Germain, Dante
Subject: 21-zone-0161-6101 Southside Drive

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I would like to express my concern on the rezoning of this property and the demolition of the existing structure at this address.

I am worried that the proposed plan of building warehouses at this site will add to the already heavy flow of semi trucks in this neighborhood. The streets in this area are residential but with the construction of warehouses at the Kenwood Drive-in site and the myriad of warehouses that are now on National Turnpike there is now an increased flow of large semi trucks needing to use these roads which were designed for the use of cars not the heavy traffic of large trucks.

Are you aware that there was a small child killed very near this intersection last year?

Also, go sit in your vehicle at the intersection of Southside Drive and Strawberry Lane and watch a semi truck try to make this hairpin turn. It happens just about every time the traffic light changes.

Constantly, trucks are on the side streets in these neighborhoods. Kenwood Drive is a nightmare and yet trucks continue to use this route. All of these roads that I have mentioned are used by trucks and with more trucks leaving from Southside & Steedly Drive intersection there will be without a doubt a serious accident.

There is high pedestrian use of the sidewalks on these streets as neighborhood residents are accessing public transportation and parents wait with their kids to catch school buses on these street corners.

I do not think the streets are going to get wider and the trucks are not going to get any smaller.

Logistically, this rezoning is not good for this neighborhood.

Sincerely,
Suzi Wessel
6815 Carolyn Road
Louisville KY. 40214
Phone (502)645-7342

Sent from my iPhone

St. Germain, Dante

From: cynthiawebster@twc.com
Sent: Friday, August 19, 2022 3:40 PM
To: St. Germain, Dante
Subject: Reference 21-zone-0161 6101 Southside Drive

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Email to dante.st.germain@louisvilleky.gov

Reference 21-zone-0161 6101 Southside Drive

As residents of District 25, we would like to register our objections to rezoning the area referenced above to Commercial Manufacturing.

Our area is already inundated with warehouses and semi-truck traffic. This zoning change would adversely impact a quiet, economically depressed community of immigrant citizens and refugees.

What are needed here are more services for the community. Perhaps Office/Residential zoning would better serve the needs of this community.

Commercial Manufacturing is too intense for this seven acre plot. Mixed use housing, medical services, green space and more trees are needed here to improve the quality of life.

We request that the Planning Commission reconsider granting permission to rezone this area to CM.

Please consider a meeting for public input from the local community. We suggest that you work with Americana School to publicize the meeting and perhaps hold it there. Speak with the Beechmont, Iroquois and Auburndale Neighborhood Associations and visit their meetings for open discussion.

Hear our voices and provide what is truly needed. Running rough shod over the least among us is not what our city should do. We are better than that.

Thank you.

Frank and Cynthia Webster

1902 Roycewood Ct

Louisville KY 40214

502 619 2796

St. Germain, Dante

From: Teresa Grant <tgrand5@gmail.com>
Sent: Thursday, August 18, 2022 5:06 PM
To: St. Germain, Dante
Subject: 21-zone-0161 6101 Southside Drive

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In reference to the above....

Commercial Maintenance zoning is too intense for the 7 acre plot.

The current built environment requires a transition between the former Naval Ordnance Station and the people residing in the neighborhoods of Southland Park and Southside. A commercial manufacturing zoning is not appropriate right next door to or across the street from residential zoned property.

Please stop the inequitable rezoning of residential property to commercial.

Teresa Grant

St. Germain, Dante

From: Betsy Ruhe <bruhe@bellsouth.net>
Sent: Tuesday, August 16, 2022 12:02 PM
To: dante.st.germain@louisville.ky.gov; St. Germain, Dante
Subject: 21-zone-0161 6101 Southside Drive.

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Regarding rezoning the site at the corner of Southside Dr. and Steedly Dr., I am concerned about having the site rezoned commercial.

There are seven separate parcels there, and five of them are residential with no impediments to building housing. I am concerned that the developers plans could change after rezoning and there will be little we can do to stop it at that point.

We have a lack of affordable housing in our community and an excess of large truck traffic. We don't need any additional warehouses or retail space. We need affordable housing.

I oppose the current plans for rezoning.

Betsy Ruhe

Retired Educator

Candidate for Metro Council District 21

St. Germain, Dante

From: cynthiapierce <cynthiapierce@twc.com>
Sent: Tuesday, August 16, 2022 10:33 AM
To: St. Germain, Dante
Subject: 21-zone - 0161 6101 Southside Dr

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Sending this email to express my concern over the proposed changes to the property st Southside and Steedly Drives.

The area is completely inappropriate for the type of concern that is wanting to locate there. That area is in a decline and this change will devastate the neighborhood.

I hope you are hearing from many people that live in the area.

That type of business should locate in an area that is already zoned for commercial use. There must be plenty of places that are more accessible and closer to the interstate.

Help the Southside area remain residential.

Thank you so much.

St. Germain, Dante

From: Jamie Shepherd <play.love.serve@hotmail.com>
Sent: Tuesday, August 16, 2022 1:34 AM
To: St. Germain, Dante
Subject: 21-zone-0161 6101 Southside Drive

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My name is Jamie Shepherd and I am writing to oppose the proposed commercial manufacturing zoning for 6101 Southside drive.

I am the resident/owner of the home at 5504 Southside Drive, and I believe the proximity to the location in question (less than ¼ mile away) should give my opinion some weight. We already have way too much large truck traffic coming down Southside Drive, and adding more commercial zoning allowing warehouses, etc. will increase this. Additionally, commercial manufacturing zoning is not appropriate right next door to or across the street from residential zoned property. Office/Residential zoning is more appropriate than enterprise/C3 zoning given residential zoning on three sides of the property.

Thanks,
Jamie

St. Germain, Dante

From: Amanda James <amandajames@gmail.com>
Sent: Tuesday, August 16, 2022 9:52 AM
To: St. Germain, Dante
Subject: 21-zone-0161 6101 Southside Drive

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Hello!

I am writing in opposition of the proposed rezoning to commercial manufacturing of the property at Steedly Drive and Southside Drive. As a nearly lifelong resident of the area,

Office/Residential OR zoning transitioning from enterprise/M3 zoning to residential zoning will enhance the neighborhood and facilitate the development of connected, mixed-use neighborhoods. The OR zoning will also expand and ensure a diverse range of housing choices while increasing the long-term affordability and livable options in the neighborhoods of Southland Park and Southside.

Additionally, Louisville has a 30,000 housing shortage. We need housing. Keep the area residential that is outside of the required buffer zoning. We see the shortage firsthand as neighbors struggle with housing options--affordable ones at that.

There is also an equity issue at play, and I want the best for our neighbors. I realize there is also a need for commercial manufacturing space, but I would love to see this remain an opportunity for homes, or at least offices.

Thank you!
Amanda James
544 School Way
Louisville, KY 40214

Amanda James
amandajames@gmail.com

St. Germain, Dante

From: Rachel <rachel@swohio.twcbc.com>
Sent: Tuesday, August 16, 2022 9:20 AM
To: St. Germain, Dante
Subject: Zoning Concern

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Hello,

I am reaching out to you to stop the proposed rezoning of the property located at Steedly Drive and Southside Drive to commercial.

The site plan refers to offices/warehouses but the applicant refers to contractor buildings. Look at the site plans. These are going to be warehouses with huge garage doors. Where is the demand for supposed contractor buildings in this proposal?

The developer has yet to confirm that any of the proposed contractor buildings are leased. In 2019, the Planning Commission approved a zoning change at 7330 Southside Drive for 3 contractor buildings that have never been built.

While a traffic study has been submitted, the words semi or truck do not appear anywhere in the traffic study. The developer's attorney downplays the number of semi-trucks that will use the proposed warehouses. Southland Park and Southside neighborhoods, which surround the property proposed for rezoning, are already inundated with warehouses and semi-trucks.

Per the applicant, Industrial land use has intensified over the past thirty years and the residents have suffered as a result. This proposal also harms the residents.

At this time, the EQUITY IMPACT to the residents should be the top priority. A zoning change to Office/Residential OR is the most equitable zoning to both the applicants and the surrounding residents. Why not keep as much of the property residential, and possibly a medical office building on the remaining portion? The medical office building/parking lot could be the buffer between the enterprise zoning and residential property. Currently, the medical office building at Americana, just down the road, is in manufactured housing. Housing and a medical office building are needed in this area, not warehouses or contractor buildings.

Rezoning property from residential to commercial manufacturing will not help Louisville as a whole with the housing shortage we have. The applicants had previously proposed a 25 lot housing subdivision, but from by understanding, the Planning and Design Services declined the proposal. A house currently on The Property will be removed under the current proposal.

Louisville is suffering from housing shortages. We need housing. Please keep the area residential.

Regards,

Marty Blankenship



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St. Germain, Dante

From: Rachel <rachel@swohio.twcbc.com>
Sent: Tuesday, August 16, 2022 9:07 AM
To: St. Germain, Dante
Subject: Rezoning Concerns

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Good Morning

I am reaching out to you to stop the proposed rezoning to commercial manufacturing of the property located at Steedly Drive and Southside Drive.

Using commercial manufacturing CM zoning as a transition between the enterprise zone/M3 and residential does NOT facilitate the development of connected, mixed-use neighborhoods. Commercial manufacturing CM zoning harms the neighborhood. Warehouses increase the number of semi-trucks. This leads to inequitable health and inequitable outcomes for the residents surrounding The Property. An Office/Residential OR zoning ensures equitable health and safety outcomes for the neighborhood.

Office/Residential OR zoning transitioning from enterprise/M3 zoning to residential zoning will enhance the neighborhood and facilitate the development of connected, mixed-use neighborhoods. The OR zoning will also expand and ensure a diverse range of housing choices while increasing the long-term affordability and livable options in the neighborhoods of Southland Park and Southside.

Rezoning property from residential to commercial manufacturing FAILS to expand and ensure a diverse range of housing choices. The applicants previously proposed a 25 housing subdivision but Planning and Design Services killed the proposal. A house currently on The Property will be removed under the current proposal.

Louisville has a 30,000 housing shortage. We need housing. Keep the area residential that is outside of the required buffer zoning.

I feel that another neighborhood meeting needs to be scheduled. Evidence is in the record that the link to the virtual meeting was bad and that people were not able to access the meeting. People with low incomes may not have landlines or unlimited cell phone plans to access a virtual meeting via phone.

Please take these points into consideration before voting to rezone this area to a commercial zone.

Best Regards,
Rachel Blankenship



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St. Germain, Dante

From: gealr@iglou.com
Sent: Friday, August 12, 2022 8:34 PM
To: Liu, Emily
Cc: George, Nicole A.; Roarx, Rachel G.; Holton Stewart, Amy; St. Germain, Dante; Hollander, Bill H.
Subject: Planning Staff and Plan 2040 and Other Issues

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Director Liu,

While the below comments are specific to Case No. 21-zone-0161, 6101 Southside Drive, the comments do not concern the proposal itself, but the actions of Planning and Design Services. Therefore, I am copying CW Amy Holton Stewart and CW Nicole George as the plan directly affects their districts, and CM Bill Hollander as it relates to a proposed ordinance.

I want these comments regarding two concerns included in the case file for Case No. 21-zone-0161, 6101 Southside Drive.

Concern 1. Is Planning Staff following Plan 2040

What attempts did the planning staff make to include any neighborhood organizations in developing a plan. Beechmont Neighborhood Association and Iroquois Neighborhood Association are two strong neighborhood associations in this area.

During the LD&T hearing on Thursday, August 11, 2022, Jon Baker, the attorney representing the applicant said more than once that he worked with planning staff to develop a plan.

Plan 2040, A Comprehensive Plan for Louisville Metro contains a livability section. Goal 3 under livability is to "Ensure equitable access to land use planning and policy-making resources."

Objective C states:

"Neighborhood and community groups are supported and empowered to participate in land use planning and policy-making processes."

This section continues with emphasis on neighborhood participation and inclusion of people with low incomes and foreign born residents.

The neighborhoods of Southside and Southland Park, the neighborhoods where this development is located, include a large portion of people with low incomes and people who are foreign born.

I believe that if the Planning Staff had contacted CW George, who was the council woman for this area when the plan was filed, she would have connected the planning staff to one of the neighborhood associations in the area.

Please explain why planning staff appears to be ignoring Plan 2040.

Concern 2. Planning Staff inappropriately dismissed concerns regarding people who could not access the virtual neighborhood meeting through the internet.

When the agenda was published along with the comments received, I learned that Ms. Cornelius sent an email on November 10, 2021 at 5:21 p.m. stating she and others were not able to access the virtual neighborhood meeting indicating the link was bad. Ms. Cornelius asked about receiving copies of minutes.

Dante St. Germain responded at 8 a.m. on November 11, 2021 that Ms. Cornelius would have to wait for the applicant to file the minutes.

During the August 11, 2021 LD&T meeting, Dante St. Germain indicated that staff determined no action needed to be taken because Ms. Cornelius and others could not access the virtual neighborhood meeting.

Jon Baker, the attorney representing the applicants, indicated that anyone could access the meeting by phone. This response is from someone who has not experienced poverty and does not understand why someone could not just make a phone call.

While people who are not impoverished generally have cell phone plans with unlimited minutes, this is not true of people with low incomes. They purchase phones on which minutes can be added. Many stores in this area sell this type of phone.

People with low incomes have to make a decision on how those minutes are used. Making a phone call and then having to punch in a long series of numbers does not seem like a good use of a limited number of minutes. As far as I know, no government program exists to furnish phones for non-emergency uses to people with low incomes in this area.

My understanding is that a federal program exists to provide internet to people with low incomes. The people with low income generally pay a small subsidy but may also receive services free. Furthermore, the internet is available free of charge at the Iroquois Library.

How did the Planning Staff make the determination that no action was necessary after learning people could not access the virtual meeting via the internet? Did staff call and discuss the issue with Jon Baker. If so, why wasn't the neighborhood association contacted.

I look forward to a response.

Thank you.

Ann Ramser

St. Germain, Dante

From: Maureen Welch <maureen.welch1222@yahoo.com>
Sent: Friday, August 12, 2022 4:44 PM
To: St. Germain, Dante
Subject: Case No. 21-ZONE-0161 Southside and Steedly Drive Proposed Development
Attachments: Southside Steedly Drive.docx

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Ms. St. Germain,

Please find attached my comments on Case No. 21-ZONE-0161 Southside and Steedly Drive. I would like them included in the formal file on this zoning case.

I appreciate your help with this.

Best regards,

Maureen E. Welch
7101 Venetian Way
Louisville, KY 40214
(502) 693-8526

Case No. 21-ZONE-0161
Southside and Steedly Drive Proposed Development
(6101, 6105, and 6107 Southside and 101, 103, 105, 107, 109, and 111 Steedly Drive)
Maureen E. Welch's Comments as of August 11, 2022

This proposed zoning case involves 7.14 acres at Southside Drive and Steedly in South Louisville with a requested zoning change from residential (R5) to commercial manufacturing (CM) even though the property is surrounded on three sides by residential. The fourth side is the old Naval Ordnance Station. Although the applicant states that the property is anchored by the UPS Worldport, east of the Property and adjacent to the south of the airport, neither are within a realistic walking distance of the Property. Both however significantly increase the Property's value if rezoned CM.

First let's look at who lives in the neighborhood. It's diverse and reflects the settlement of new immigrants in this area partly because home ownership is affordable and possible.

- 59% of Southland Park and 30% of Southside residents are white compared to 70% in Jefferson County.
- 26% of Southland Park and 34% of Southside residents live below the federal poverty line compared to 16% in Jefferson County.
- 32% of Southland Park and 45% of Southside residents are foreign born compared to 7% in Jefferson County.

The proposed zoning change would drastically change their neighborhood now and in the future.

Let's level set.

My understanding is R5 zoning allows things like:

- Residential Single-Family homes
- Schools, libraries, churches
- Home occupations

CM zoning allows a lengthy list of things such as:

- Mini warehouses
- Offices
- Manufacturing, processing of the following:
 - Chemical packing
 - Latex paint (water based)
 - Plastic molding and shaping, excluding manufacturing of basic components.
 - Food
- Medical laboratories, excluding blood/plasma collection center
- Micro-breweries and micro distilleries
- Package liquor stores (no on-site alcohol consumption allowed)
- Pawn shop
- Printing and publishing establishments
- Sheet metal shops
- Tavern, bar, salon
- Used car sales, automotive rental agencies, repair garages, and sales agencies
- Auction sales, indoor

- Bingo halls and parlors
- Building materials storage
- Carpenter, cabinet making, and pattern shops
- Contractor's shop
- Dance halls
- Flea market

Now let's consider Plan 2040 and equity which is defined as being fair and impartial.

Plan 2040 encourages developments to not displace residential uses from properties. Zoning changes should not be made that reduce and encroach on residential areas. In this case, if CM zoning is approved, the applicant and Property resident will move as their home will be demolished. Most nearby residents do not have that option, but their home value will be negatively impacted as well as their quality of life due to increased traffic, and air and noise pollution due to the proximity of the warehouses. Does that sound equitable?

The Property is more valuable if rezoned to CM due to its proximity to UPS which is why the applicant wants to build warehouses / offices instead of houses. The zoning shouldn't be change to CM because it will be more profitable for the applicant and detrimental to the neighborhood. Homeowners and landlords invested in property zoned R5. Does a zoning change sound equitable?

I also disagree with the Plan Element 4 – Economic Development section where the applicant states that rezoning the Property to CM provides the opportunity for useful, appropriate infill redevelopment of the property of which **the current single-family residential use is certainly not the highest and best use, nor the appropriate use of the Property** as it will not contribute to the economic growth and sustainability of the community and, at its currently developed density of one dwelling per 7.14 acres, will provide far under the amount necessary housing density to serve the job centers in the surrounding Suburban Workplace. Seriously? We're looking at 7.14 acres zoned R5. The highest and best use is subjective. For example, St. Margaret Mary on Shelbyville Road would be worth much more if it was developed differently and would provide more economic growth. I'm also sure there are homes in Prospect that are on 7 plus acres.

I ask you to take a hard look at the applicant's statement that CM zoning is more fitting and appropriate zoning than the current single family residential zoning. My question is by whose standards is CM more appropriate than residential. Changing the zoning to CM decreases the value of the remaining residential properties from which it would be just across the street. My guess is for most residents their house is their biggest investment, not a 401K or a brokerage account. This zoning change will force residents out as more property owners seek zoning changes. The applicant references a handful of residential properties. I would note that there are a substantial number of residential properties on Southside and the surrounding neighborhoods.

I also ask you to think about 21-MSUB-0007 which was the subject of the previous housing development proposal on this site which was denied because it would not be equitable to future residents. Allowing the proposed zoning of CM for the property to move forward is not equitable to the current residents either.

I respectfully ask that the zoning be denied, and the applicant reconsider developing residential homes. Thank you!

St. Germain, Dante

From: Iroquois Neighborhood Association <iroquoisna@gmail.com>
Sent: Wednesday, August 10, 2022 3:35 PM
To: St. Germain, Dante; Nichols, Barbara J; Barbara Nichols
Subject: Case No. 21-zone- 0161 6101 Southside Drive
Attachments: case no 21-zone-0161 alternate proposal.pdf

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Dante, Please put the alternate proposal in Case No. 21-zone-0161 for property located at 6101 Southside Drive.

Thank you.

Iroquois Neighborhood Association



Iroquois Civic Club, Incorporated dba Iroquois Neighborhood Association

CASE NO. 21-ZONE-0161

ALTERNATE PROPOSAL

AND

JUSTIFICATION FOR THE ALTERNATE PROPOSAL

August 10, 2022

ALTERNATE PROPOSAL FOR OFFICE/RESIDENTIAL OR

The boundaries of Iroquois Neighborhood Association includes the property which is the subject of Case Number 21-Zone-0161, involving 6101, 6105, and 6107 Southside Drive and 101, 103, 105, 107, 109, and 111 Steedly Drive all in the 40214 zip code (hereinafter referred to as "The Property").

The Iroquois Neighborhood Association proposes that The Property be zoned OFFICE/RESIDENTIAL OR, not commercial manufacturing CM.

Our proposal is based on the EQUITY IMPACT of residents living on three sides of The Property. The Property is currently zoned R5 and is surrounded on three sides by residentially zoned property. The former Naval Ordnance Station, now known as the Airport Industrial Center, and Kenjoy, Drive Venture LLC are also located beside The Property.¹ The Office/Residential OR zoning provides an EQUITABLE transition from the Enterprise, M-3 zoning to the Residential zoning.

The property at 113 Steedly Drive, right beside 111 Steedly Drive (one of the properties in this case) is R5 and so are the next six properties reaching to Ken Joy Drive. Eighteen houses, all residentially zoned, are on Ken Joy

¹ The Applicants incorrectly state in their Justification statement that The Property "is anchored by the UPS Worldport, east of the Property and adjacent to the south of Louisville Muhammad Ali International Airport." **This is not correct.** To get to the UPS Worldport from The Property, one must first take an overpass known as the Crittenden Drive Connector over the CSX Railroad Switching Station consisting of numerous railroad tracks. After the overpass, one must travel to the end of Crittenden Drive and take Grade Lane to the UPS Worldport. The UPS Worldport **does not anchor** the employment center near The Property. The airport is also on the other side of the CSX Railroad Switching Station.

Drive, nine on one side of the road and nine on the other side of the road. All of the nine properties on the side of the road closest to The Property, back up to residentially zoned property.

On the opposite side of Steedly Drive from The Property, six properties (one has a Southside Drive address) exist from Southside Drive to Estelle Avenue. All six of these properties are residentially zoned.

Approximately five properties on Southside Drive are opposite The Property. These five properties, as well as the properties south and north on Southside Drive, are residentially zoned.

The properties on Steedly Drive and Ken Joy Drive are in the Southland Park Neighborhood. The properties on Southside Drive are in Southside neighborhood. Both the Southside and Southland Park neighborhoods are racially diverse and have multiple countries of origin. Many refugees have settled in these two neighborhoods. The 40214 zip code has the highest rate of rental properties.

The residents in these neighborhoods already have more than sufficient warehouses and the problems that arise from warehouses. During Councilwoman George's term in office, she has tried to solve various issues caused by semi-trucks with very little success.

A word search of the traffic study indicates that the word "semi" or the word "truck" is never mentioned.

While Southside Drive is a minor artery in front of The Property, that minor artery designation ends at West Tenny where Southside Drive becomes a primary collector. Southside Drive becomes a local road at Kenwood Way BEFORE intersecting with Woodlawn Avenue.² None of the roads connecting to Southside Drive between Steedly Drive and West Tenny are minor arteries. The "side" roads are either primary collectors or local roads. These roads were NOT designed for semi-trucks especially, the intensive semi-truck traffic from the numerous warehouses. Utility poles and private property are destroyed by semi-trucks in these neighborhoods. Traffic backs up when semi-trucks have difficulty making turns (either left or right) from one road to another.

We request the Planning Commission consider the EQUITY IMPACT to the residents surrounding The Property and rezone the property to Office/Residential OR. We further request that should the Planning Commission rezone the property, the following binding elements be established

1. The applicant must secure all necessary permits and begin construction within one year of final approval of rezoning of The Property or The Property reverts back to residential zoning.
2. No liquor stores shall exist on the property.
3. No commercial delivery or pick up shall occur between the hours of 4 p.m. and 8 a.m.

JUSTIFICATION OF PROPOSAL FOR OFFICE/RESIDENTIAL OR

Our proposal complies with Plan 2040.

² The applicants on page 3 of their justification state "Southside Drive, a minor arterial roadway, connects to the north with E. Woodlawn Avenue, also a minor arterial roadway." While Southside Drive is a minor arterial roadway in front of The Property, Southside Drive is NOT a minor arterial roadway where Southside Drive connects to E. Woodlawn Avenue. At the connection point, Southside Drive is a local road.

Community Form

Rezoning The Property to Office/Residential OR complies with the goal to guide the form and design of development to respond to distinctive physical, historic and cultural qualities. Southland Park and Southside neighborhoods have historically physically co-existed with the Naval Ordnance Station (NOS); however, NOS did not previously encroach into the residential areas. Even the location of military housing was near Southside Drive, as far from NOS as possible. Changes in the law, including the Land Development Code, now make use of The Property as residential property difficult, but not impossible, for the current owners. Changing the zoning to Office/Residential OR1 rather than Commercial Manufacturing responds to the distinctive physical and historical use of the land and neighborhood.

Office/Residential OR zoning allows for the sustainable growth and density around the mixed use Southside Drive/Steedly Drive corridor. Southside Drive and Steedly Drive both have a mixture of office, commercial and residential properties.

The applicants state on page 4 of their justification that “the office/warehouse component will be setback and screened from Southside Drive and Steedly Drive and from any property line shared with a *residential use*.” Emphasis added. The applicants will not screen all residential properties, just the ones currently having a residential use. This means the property at 113 Steedly Drive will not be screened. This property is owned by the Roman, Catholic Bishop of Louisville.

The applicants at the bottom of page 4 and continuing to the top of page 4 of the justification seem to imply that the area does not have access to food options, goods, and services. This is simply not true. Iroquois Shopping Center is located on South Third Street, one block west and two blocks north of The Property. Iroquois Shopping Center contains a CVS drug store, Valu-Mart grocery, dentist office, eye doctor, Vietnam Kitchen as well as other goods and services. Additionally, other restaurants, goods, and services are available along South 3rd Street.

Mobility

An Office/Residential OR zoning maintains a safe, accessible and efficient transportation system. A commercial manufacturing CM zoning harms the transportation system by damaging public and private property and causing back ups due to semi-trucks inability to negotiate turns on surrounding roads.

A commercial manufacturing CM zoning would DISCOURAGE transportation patterns that connect Louisville Metro. While these neighborhoods have public transportation, buses frequently have to take alternate routes because a semi-truck was unable to negotiate a turn.

The applicant states on page 5 of the justification that the “site has convenient proximity and adequate access via the public roadway network to I-65, I-265 and I-264 highways, which convenient access promotes the efficient movement of people and goods.” A vehicle leaving The Property and heading south cannot reach I-264 via South 3rd Street without first travelling on a primary collector or local road. Both the local road and primary collector are lined with residences. Some semi-trucks travelling to I-65 frequently use either Allmond Avenue, a local road, or the portion of Southside Drive that is a local road. To the neighborhoods of Southland Park and Southside, The Property does NOT have adequate nor convenient access via the public roadway network to I-264 and I-265.

Community Facilities

Commercial manufacturing zoning would degrade the quality of life in the Southland Park and Southside neighborhoods. These neighborhoods already have significant difficulty with semi-truck traffic.

Community facilities within an Office/Residential OR zoning is resilient and compatible with the surrounding neighborhood and makes an EQUITABLE transition from the Airport Industrial Center and other business.

Economic Development

Neither of the two goals of Economic Development will occur if the zoning of The Property is changed to commercial manufacturing CM.

Rezoning The Property to commercial manufacturing CM does not improve opportunity for all. Warehouses do not bring jobs. The residents are hurt with increased semi-truck traffic and the value of their property will decrease. An Office/Residential OR zoning does improve growth and opportunity for all.

Warehouses do not cultivate a vibrant, unique city that attracts, retains, and develops highly skilled workforce.

An Office/Residential OR zoning does attract and retain a skilled workforce.

Applicants, on page 4 of the justification state "The Property also has convenient connections to major highways, such as I-65 and I-264. . . via adequate access . . . to the Property." The "convenient connections" are via primary collectors and local roads which contain numerous residences. To the residents in the neighborhood of Southside and Southland Park, these connections are NOT adequate and are not convenient for use by semi-trucks.

Livability

The residents in Southland Park and Southside have not had EQUITABLE access to land use planning and policy-making resources. No one in the neighborhood that has spoken on this issue wants a commercial manufacturing CM zoning. The previous proposal of a 25 house subdivision was more desirable.

The current built environment requires a transition between the former Naval Ordinance Station and the people residing in the neighborhoods of Southland Park and Southside. A commercial manufacturing zoning is not appropriate right next door to or across the street from residentially zoned property.

Warehouses increase the number of semi-trucks. This leads to inequitable health and inequitable outcomes for the residents surrounding The Property. An Office/Residential OR zoning ensures equitable health and safety outcomes for the neighborhood.

The applicants in this case failed to integrate sustainability and resilience in community planning processes. As noted in the summary of the neighborhood meeting, residents had difficulty accessing the virtual neighborhood meeting. One of the emails from a resident indicated that the resident was never able to participate in the virtual neighborhood meeting and that other residents also were not able to connect to the meeting.

Housing

Office/Residential zoning OR transitioning from enterprise/M3 zoning to residential zoning will enhance the neighborhood and facilitate the development of connected, mixed-use neighborhoods. The OR zoning will also expand and ensure a diverse range of housing choices while increasing the long-term affordability and livable options in the neighborhoods of Southland Park and Southside.

Using commercial manufacturing CM zoning as a transition between the enterprise zone/M3 and residential does NOT facilitate the development of connected, mixed-use neighborhoods. Commercial manufacturing CM zoning harms the neighborhood.

Rezoning property from residential to commercial manufacturing **FAILS** to expand and ensure a diverse range of housing choices. The applicants previously proposed a 25 housing subdivision but Planning and Design Services killed the proposal. A house currently on The Property will be removed under the current proposal.

The applicant on page 9 of the justification states:

"Though Plan 2040 encourages developments to not displace residential uses from property, the change in zoning of the Property to CM, Commercial Manufacturing is much more in keeping with the applicable Suburban Workplace Form and, here, the owner and resident of the Property is freely choosing to develop the Property; the current incompatible relationship between the singlefamily house currently on the Property, the zoning district being sought, the form district applicable to the Property and the surrounding industrial land uses, which have only intensified over the past thirty (30) years, warrant removal of the single-family use from the Property."

The applicant has summarized the EQUITY IMPACT that past development decisions have caused the residents in Southland Park and Southside. Per the applicant, Industrial land use has intensified over the past thirty years and the residents have suffered as a result. At this time, the EQUITY IMPACT to the residents should be the top priority. A zoning change to Office/Residential OR is the most equitable zoning to both the applicants and the surrounding residents.

We appreciate your consideration and request that the Planning Commission not approve a zoning change to Commercial Manufacturing. Should the Planning Commission approve a zoning change, we request an Office/Residential OR zoning with the following binding elements:

1. The applicant must secure all necessary permits and begin construction within one year of final approval of rezoning of The Property or The Property reverts back to residential zoning.
2. No liquor stores shall exist on the property.
3. No commercial delivery or pick up shall occur between the hours of 4 p.m. and 8 a.m.

Sincerely,



Barbara Nichols, President
Iroquois Neighborhood Association

August 10, 2022

St. Germain, Dante

From: gealr@iglou.com
Sent: Wednesday, August 10, 2022 6:50 AM
To: St. Germain, Dante
Subject: Case No 21-Zone-0161 6101 Southside Drive
Attachments: Southland-Park neighborhood profile.pdf; Southside Neighborhood Profile.pdf

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

Good Morning Dante,

I plan to speak at tomorrow's LDT meeting. I am aware that this meeting is for the purpose of deciding if the case is ready to send to the Planning Commission.

If at all possible, I would like for the commissioner's to have access to the following documents at tomorrow's meeting.

Thank you.

Ann Ramser

SOUTHLAND PARK NEIGHBORHOOD PROFILE

July 2017



Prepared in Partnership Between the
Kentucky State Data Center
at the University of Louisville
and Metro United Way



0 0.25 0.5 1
Mile

- Original 1975 Neighborhood Boundary
- 2010 Census Tracts used to Approximate Neighborhood



Louisville's traditional urban neighborhoods were first defined by the Department of Public Works in 1975 and are still used today. However, federal agencies that publish data for small areas do not recognize these types of non-standardized geographies, and data is thus not directly available for Louisville's urban neighborhoods. The Census Bureau delineates census tracts — statistical units used to publish data for small areas — after each Decennial Census. Because census tract boundaries align fairly well with the urban neighborhood boundaries, this data profile uses 2010 census tract boundaries to approximate the traditional urban neighborhoods.

Unless otherwise noted, the data in this profile reflects the five year time period from the beginning of 2011 through the end of 2015.

POPULATION CHARACTERISTICS

Age and Sex

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Population	1,661	-	755,809	-
Male	866	52%	364,719	48%
Female	795	48%	391,090	52%

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Under Age 5	133	8%	49,204	7%
Under Age 3	103	6%	29,305	4%
Age 3 and 4	30	2%	19,899	3%
Population Under Age 18	425	26%	172,203	23%
Age 5 to 14	267	16%	94,654	13%
Age 15 to 17	25	2%	28,345	4%
Population Age 18 to 64	1,042	63%	476,759	63%
Population Age 65 and Over	194	12%	106,847	14%

Race, Ethnicity, and Nativity

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
White, Non-Hispanic	978	59%	525,430	70%
Black, Non-Hispanic	377	23%	154,852	20%
Asian, Non-Hispanic	214	13%	18,398	2%
Hispanic, Of Any Race	24	1%	35,322	5%
Multiple Races, Non-Hispanic	68	4%	19,760	3%
Other, Non-Hispanic	0	0%	2,047	0%
Foreign Born	528	32%	50,641	7%

Veteran Status

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Civilian population 18 years and over	1,236	-	583,007	-
Veterans	68	6%	51,362	9%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey Note: Percentages may not sum to 100 due to rounding

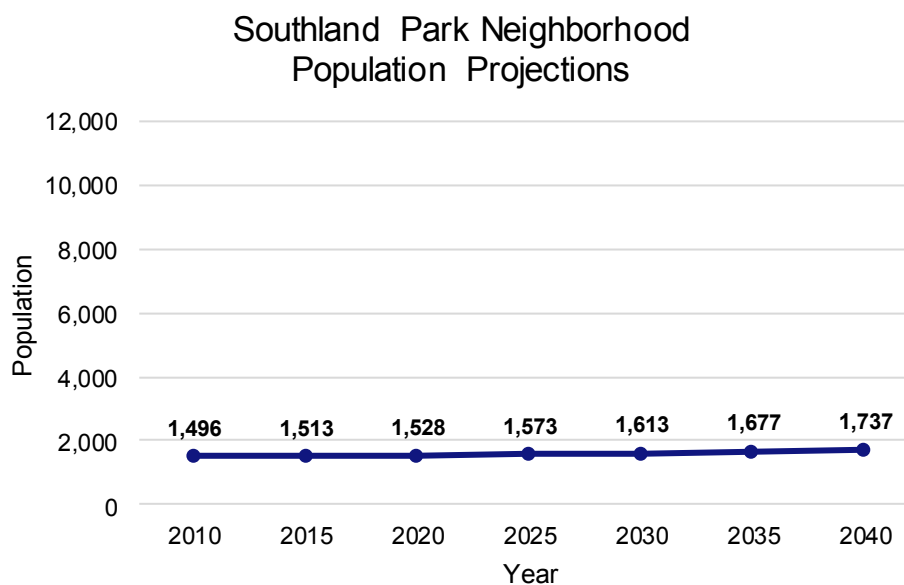
POPULATION CHARACTERISTICS

Households and Families

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Households	598	-	306,915	-
Family Households	407	68%	185,758	61%
Married Couple Family Households	178	30%	125,226	41%
with Related Children	67	38%	50,138	40%
Male Householder Family Households	86	14%	15,175	5%
with Related Children	37	43%	8,237	54%
Female Householder Family Households	143	24%	45,357	15%
with Related Children	105	73%	29,987	66%
Non-Family Households	191	32%	121,157	39%
Single Person Households	156	82%	100,998	83%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Population Projections



Data Source: Louisville Metro Demographic and Economic Projections 2010-2040, December 2015

ECONOMIC CHARACTERISTICS

Income

	Southland Park	Jefferson County
Median Household Income (in 2015 dollars)	\$34,787	\$48,695
Change since 2000 Census (inflation-adjusted)	-9%	-12%

SNAP Benefits

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Households receiving SNAP Benefits	220	37%	45,560	15%
Households with public assistance income	8	1%	9,156	3%

Vehicles Available

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Households with no vehicle	100	17%	31,066	10%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

ECONOMIC CHARACTERISTICS

Poverty Status

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total population below federal poverty line (FPL)	439	26%	121,683	16%
Population under 18 years below FPL	152	36%	40,856	24%
Population under 6 years below FPL	111	62%	15,689	27%
Population age 6 to 11 below FPL	24	16%	13,044	24%
Population age 12 to 17 below FPL	17	17%	12,123	22%
Population age 18 to 64 below FPL	255	24%	71,514	15%
Population age 65 and over below FPL	32	16%	9,313	9%
Total population below 150% of the FPL	740	45%	190,956	26%
Population under 18 years below 150% of the FPL	283	67%	60,015	36%
Population under 6 years below 150% of the FPL	140	79%	22,859	39%
Population age 6 to 11 below 150% of the FPL	104	70%	18,990	35%
Population age 12 to 17 below 150% of the FPL	39	39%	18,166	32%
Population age 18 to 64 below 150% of the FPL	394	38%	110,164	24%
Population age 65 and over below 150% of the FPL	63	32%	20,777	20%
Total population below 185% of the FPL	820	49%	239,457	32%
Population under 18 years below 185% of the FPL	292	69%	72,826	43%
Population under 6 years below 185% of the FPL	140	79%	27,479	47%
Population age 6 to 11 below 185% of the FPL	108	73%	23,358	43%
Population age 12 to 17 below 185% of the FPL	44	44%	21,989	39%
Population age 18 to 64 below 185% of the FPL	441	42%	138,891	30%
Population age 65 and over below 185% of the FPL	87	45%	27,740	27%
Total population below 200% of the FPL	828	50%	259,057	35%
Population under 18 years below 200% of the FPL	292	69%	77,381	46%
Population under 6 years below 200% of the FPL	140	79%	29,305	51%
Population age 6 to 11 below 200% of the FPL	108	73%	24,505	45%
Population age 12 to 17 below 200% of the FPL	44	44%	23,571	42%
Population age 18 to 64 below 200% of the FPL	449	43%	150,696	32%
Population age 65 and over below 200% of the FPL	87	45%	30,980	30%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

ECONOMIC CHARACTERISTICS

Labor Force Status

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Age 16-19—Unemployed	0	0%	3,373	23%
Age 20-21—Unemployed	18	15%	2,649	17%
Age 22-24—Unemployed	64	18%	2,919	11%
Age 25-64—Unemployed	294	15%	23,453	7%
Age 65 and over—Unemployed	0	0%	816	5%
Total Unemployed, age 16 and over	376	15%	33,210	8%

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Age 16-19—Not in the labor force	21	35%	20,874	58%
Age 20-21—Not in the labor force	0	0%	4,521	22%
Age 22-24—Not in the labor force	5	7%	4,706	16%
Age 25-64—Not in the labor force	311	34%	87,803	21%
Age 65 and over—Not in the labor force	160	82%	88,848	83%
Total Not in the labor force, age 16 and over	497	40%	206,752	34%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

An **unemployed** person is someone who does not have a job, but is actively looking for a job and is available for work. The unemployment rate is calculated as the number of unemployed persons in an age group divided by the sum of the number of employed and unemployed persons in that age group.

A person who is **not in the labor force** is someone who does not have a job, and is not looking for one. This includes students, retirees, those taking care of children or other family members, and others who are neither working nor seeking work. The rate of labor force participation is calculated as the number of persons not in the labor force in an age group divided by the population in that age group.

ECONOMIC CHARACTERISTICS

Jobs by Place of Work (2014)

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Full and Part-time Jobs	6,560	-	462,282	-
Agriculture and Mining	4	0%	373	0%
Construction	738	11%	18,541	4%
Manufacturing	2,919	44%	48,288	10%
Trade	1,312	20%	71,897	16%
Transportation, Warehousing, and Utilities	920	14%	36,344	8%
Information	0	0%	8,687	2%
Finance, Insurance, and Real Estate	53	1%	39,514	9%
Professional Services	386	6%	69,431	15%
Education and Health Care	7	0%	96,111	21%
Entertainment, Accommodation, and Food Services	54	1%	47,968	10%
Other Services	167	3%	12,709	3%
Public Administration	0	0%	12,419	3%

Data Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES)

Note: The workplace is based on the address of administrative records, and may or may not be the actual location that a worker reports to most often. In the original data, all Jefferson County Public School (JCPS) employees were reported as working at the location of the JCPS administrative headquarters. Data provided by JCPS was used to allocate employees to the physical location they work at. JCPS is the only institution that was adjusted from the original data.

Percentages may not sum to 100 due to rounding.

EDUCATION CHARACTERISTICS

School Enrollment

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 3 and 4	30	-	19,899	-
Population Age 3 and 4, Enrolled in School	12	40%	9,574	48%
Enrolled in Public School	12	100%	4,757	50%
Population Age 5 to 14	267	-	94,654	-
Population Age 5 to 14, Enrolled in School	250	94%	91,824	97%
Enrolled in Public School	227	91%	72,645	79%
Population Age 15 to 17	25	-	28,345	-
Population Age 15 to 17, Enrolled in School	25	100%	27,667	98%
Enrolled in Public School	25	100%	21,738	79%
Population Age 18 to 24	124	-	67,672	-
Population Age 18 to 24, Enrolled in School	18	15%	27,687	41%

Disconnected Youth

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 16 to 19	60	-	35,818	-
Not Enrolled in School and Not Working	29	48%	2,533	7%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

EDUCATION CHARACTERISTICS

Educational Attainment

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 18 to 24	124	-	67,672	-
Less than 9th Grade Education	6	5%	996	1%
9th thru 12th Grade Education	7	6%	9,272	14%
High School Graduate/GED	93	75%	21,165	31%
Some College, no degree	8	6%	26,252	39%
Associate's Degree	10	8%	2,997	4%
Bachelor's Degree	0	0%	6,357	9%
Graduate or Professional Degree	0	0%	633	1%

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 25 and Over	1,112	-	515,934	-
Less than 9th Grade Education	99	9%	18,357	4%
9th thru 12th Grade Education	260	23%	38,753	8%
High School Graduate/GED	401	36%	141,802	27%
Some College, no degree	217	20%	115,561	22%
Associate's Degree	47	4%	38,948	8%
Bachelor's Degree	54	5%	94,641	18%
Graduate or Professional Degree	34	3%	67,872	13%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey, Note: Percentages may not sum to 100 due to rounding.

EDUCATION CHARACTERISTICS

Schools

JCPS assignment plan for students living in Southland Park:

Elementary Schools

Cluster 4

- *Auburndale*
- Frayser
- Jacob
- *Kenwood*
- McFerran
- Minors Lane
- Semple

Cluster 5

- Blake
- Blue Lick
- Coral Ridge
- Fairdale
- Hazelwood
- *Rutherford*

Students attending Jefferson County Public Schools (JCPS) are assigned to schools based on their home address. The student assignment plan is designed to promote economic and racial integration across the district, so many students are assigned to a school outside of their neighborhood. Most students attend their assigned school, while others apply to magnet schools and programs outside of the assignment plan.

At the elementary school level, students are assigned to a cluster based on their home address, and given the option to choose from several schools within the assigned cluster. One of the options within each elementary cluster is a neighborhood school, called the “resides” school.

At the middle and high school level, students are assigned to a school based on their home address, which may or may not be a neighborhood school.

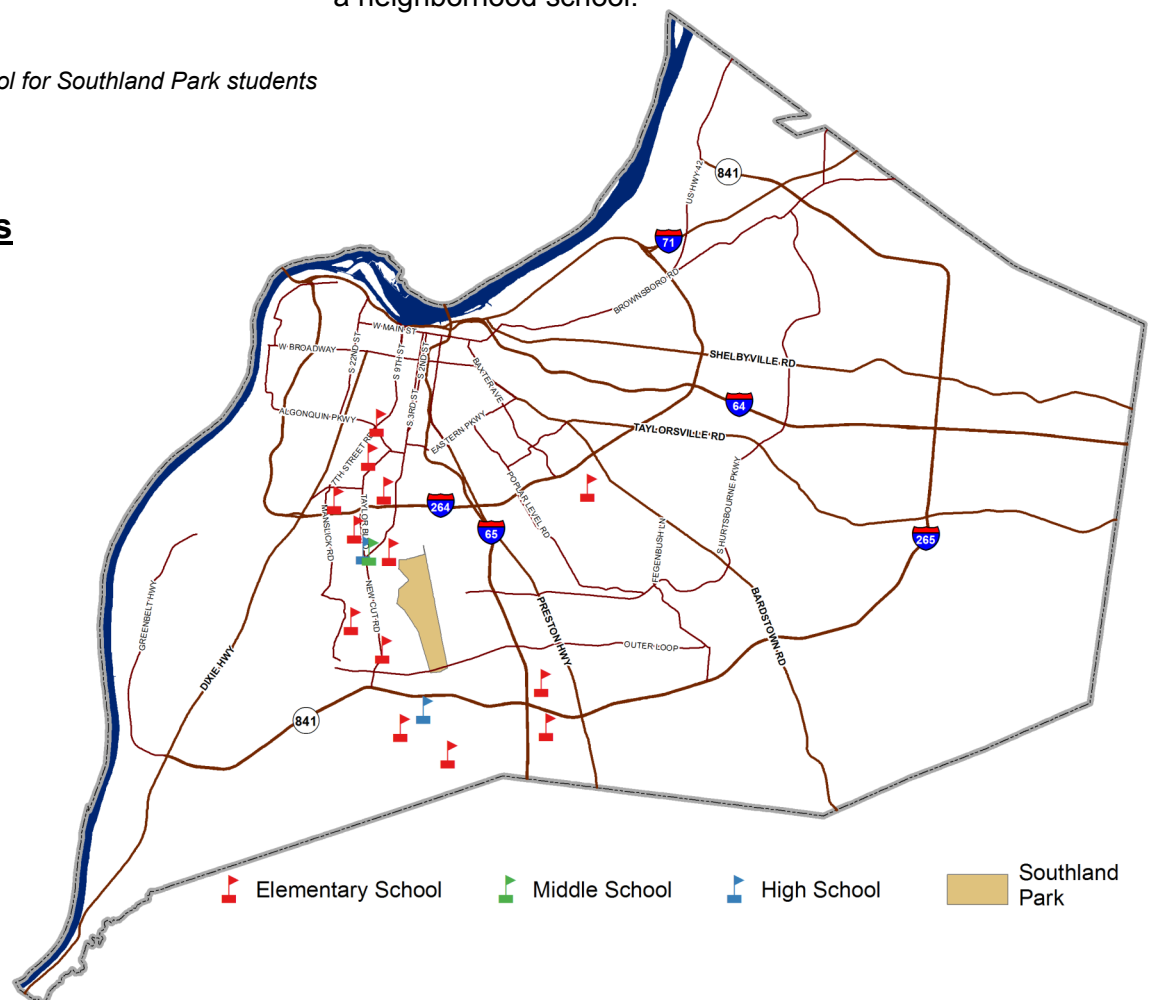
Indicates resides school for Southland Park students

Middle Schools

- Olmsted South

High Schools

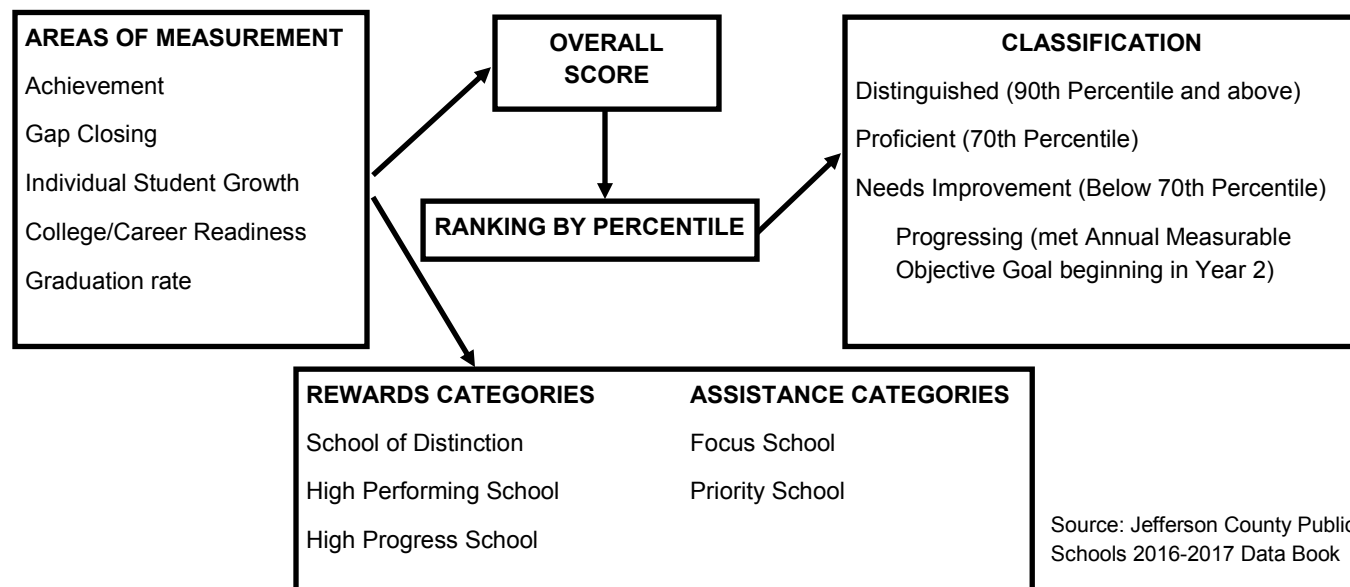
- Fairdale
- Iroquois



EDUCATION CHARACTERISTICS

School Accountability Profile - School Year 2015-2016

The Accountability Profile summarizes the status of a school or district in the state accountability system, Unbridled Learning: College- and Career-Ready for All. The Overall Score is used to compare and rank school and district performance and to calculate improvement goals.



Southland Park "Resides" Schools	Overall Score	Classification	Rewards and Assistance Category
Auburndale Elementary	67.4	Proficient/Progressing	
Kenwood Elementary	66.7	Needs Improvement	
Rutherford Elementary	52.8	Needs Improvement	
Olmsted Academy South	53.6	Needs Improvement	Focus School
Fairdale High	73.5	Proficient/Progressing	Priority School
Iroquois High	57.8	Needs Improvement	Priority School
District Total	63.1	Needs Improvement	

Data Source: Kentucky Department of Education

EDUCATION CHARACTERISTICS

Student Achievement - School Year 2015-2016

Elementary “Resides” Schools	Proficient and Distinguished Scores		Kindergarten Readiness	Middle “Resides” Schools	Proficient and Distinguished Scores	
	Reading	Math			Reading	Math
Auburndale	41%	48%	40%	Olmsted South	35%	34%
Kenwood	47%	51%	25%	District Total	46%	39%
Rutherford	35%	35%	20%			
District Total	49%	49%	48%			

High “Resides” Schools	Proficient and Distinguished Scores		Graduation Rate	College and Career Ready
	Reading	Math		
Fairdale	42%	44%	89%	58%
Iroquois	13%	25%	73%	46%
District Total	51%	48%	80%	63%

Student Demographics - School Year 2016-2017

<u>Southland Park “Resides” Schools</u>	<u>% Non-White</u>	<u>% Free/Reduced Lunch</u>
Auburndale Elementary	53%	80%
Kenwood Elementary	58%	86%
Rutherford Elementary	71%	90%
Olmsted Academy South	64%	83%
Fairdale High	40%	69%
Iroquois High	75%	82%
District Total	54%	62%

Data Source: Jefferson County Public Schools 2016-2017 Data Book

HOUSING CHARACTERISTICS

Housing Units

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Housing Units	608	-	340,132	-
Occupied Housing Units	598	98%	306,915	90%
Owner Occupied	304	51%	189,914	62%
Renter Occupied	294	49%	117,001	38%
Vacant Housing Units	10	2%	33,217	10%

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Single Family Housing Units	422	69%	234,584	69%
Multi-Family Housing Units	186	31%	100,338	29%
Other Housing Units	0	0%	5,210	2%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Vacant Property (2017)

	Southland Park	Jefferson County
Vacant Structures	5	5,753
Vacant Lots	4	2,188

Data Source: Louisville Metro Codes and Regulations Property Reports, as of June 30, 2017

Home Value

	Southland Park	Jefferson County
Median Reported Value of Owner Occupied Housing Units*	\$89,200	\$150,400
Median Assessed Value of Single Family Housing Units (2016)*	\$78,160	\$139,440

*Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

*Data Source: Jefferson County Property Value Administrator

HOUSING CHARACTERISTICS

Housing Cost Burden

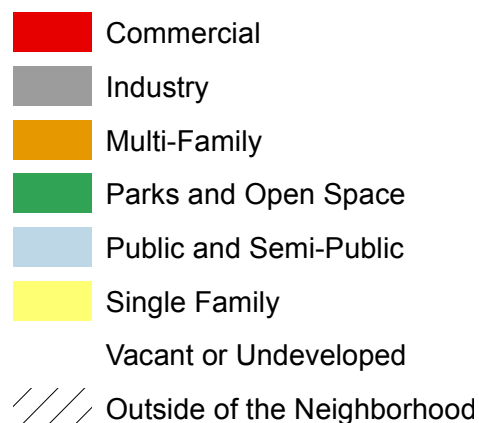
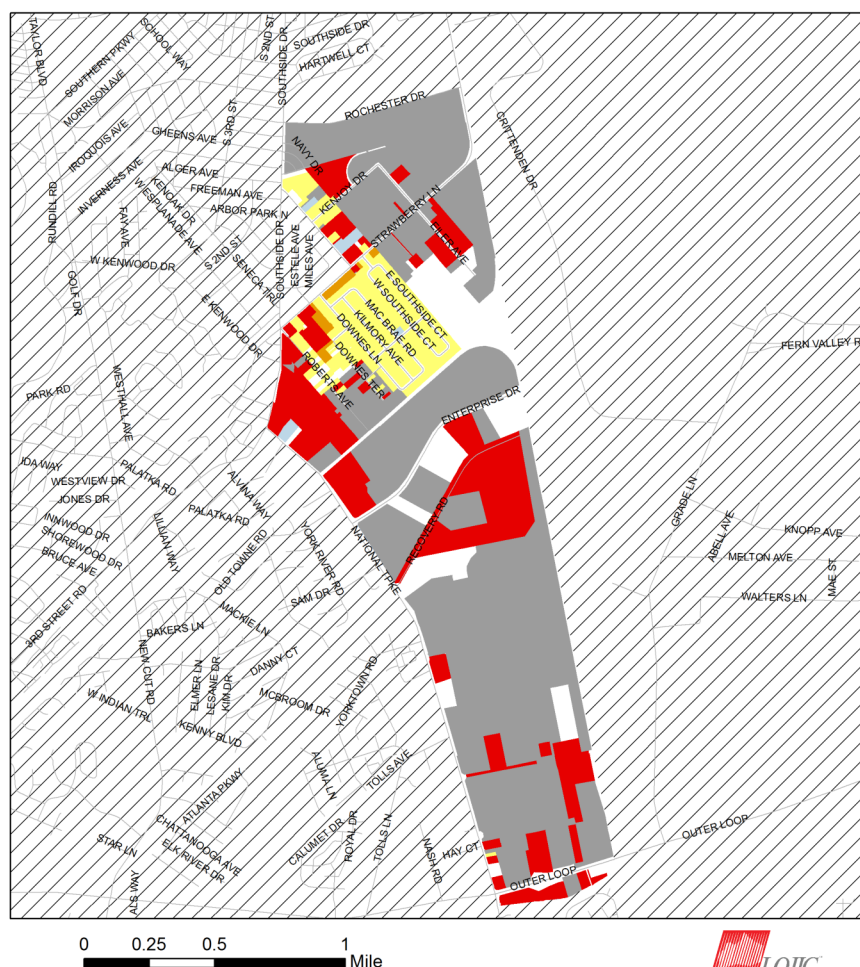
According to the U.S. Department of Housing and Urban Development, households that spend more than 30% of their income on housing are considered cost burdened and may have difficulty affording necessities such as food, transportation, and medical care.

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Renters paying 30% or more of income on housing costs	176	61%	52,192	48%
Owners paying 30% or more of income on housing costs	46	16%	40,139	21%

Note: Housing costs as a percentage of income is only calculated for households that pay rent and report income.

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Land Use (2016)



Percentage of Southland Park Land Area	
Commercial	20%
Industry	61%
Multi-Family	1%
Parks and Open Space	0%
Public and Semi-Public	1%
Single Family	9%
Vacant or Undeveloped	9%

Data Source: LOJIC

Note: Percentages may not sum to 100 due to rounding.

HEALTH CHARACTERISTICS

Health Insurance Coverage

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population under 6 years without health insurance	0	0%	1,820	3%
Population under 18 years without health insurance	7	2%	6,435	4%
Total population without health insurance	404	24%	79,273	11%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Disability Status

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population with a disability	268	16%	108,054	14%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Food Access (2015)

	Southland Park		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population who are low income and do not live close to a grocery store	0	0%	37,089	5%
Census tracts designated a food desert	0	-	13	-

Note: Population who are low income is defined as living at or below 200 percent of the federal poverty line. Not living close to a grocery store is defined as living further than one mile from a full service grocery store.

Food deserts are defined at the census tract level, when the tract is considered low income and low access. A tract is considered low income if the tract's poverty rate is 20% or greater, or if the tract has a median family income less than or equal to 80% of the metropolitan area's median family income. A census tract is considered to have low access if a significant number (at least 500 people) or share (at least 33%) of individuals in the tract is greater than one mile from the nearest grocery store.

Data Source: U.S. Department of Agriculture, Food Access Research Atlas

HEALTH CHARACTERISTICS

Violent Crime (2016)

	Southland Park	Jefferson County
Number of violent crimes	4	4,534
Violent crime rate per 100,000 population	241	600

Data Source: Louisville Metro Police Department

Note: This data only reflects crime reported to Louisville Metro Police, and excludes any violent incidences reported to the other policing agencies with jurisdiction in Jefferson County.

Violent crime is defined as cases of reported homicide, rape, robbery, and aggravated assault within the Part 1 Uniform Crime Report (UCR) hierarchy.

Birth Measures

	Southland Park	Jefferson County
Births to mothers who smoked during pregnancy	12%	12%
Births to mothers without a high school degree	40%	15%
Births to unmarried mothers	48%	47%
Low birthweight births	10%	9%
Teen birth rate per 1,000 women age 15-19	157	33

Data Source: Kentucky Cabinet for Health and Family Services Department of Public Health

Premature Death

	Southland Park	Jefferson County
Years of potential life lost before age 75 per 100,000 population (age-adjusted)	8,368	8,229

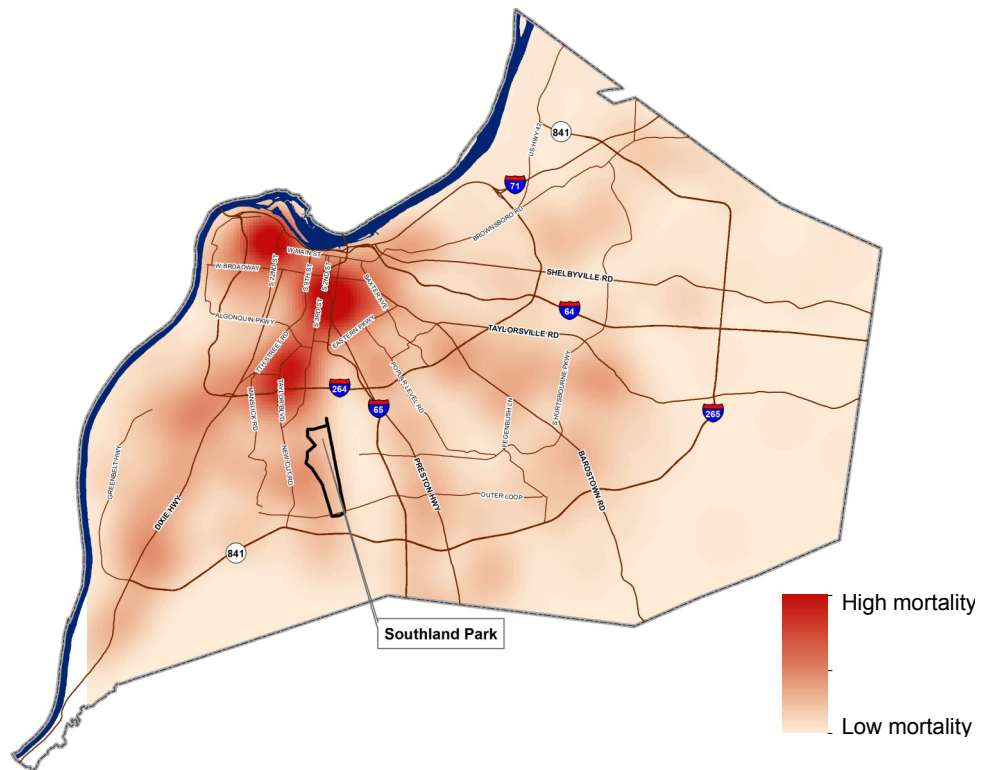
Data Source: Kentucky Cabinet for Health and Family Services Department of Public Health

HEALTH CHARACTERISTICS

Drug Overdose Mortality

The age-adjusted rate of drug overdose deaths in Jefferson County was 24 deaths per 100,000 standard population.

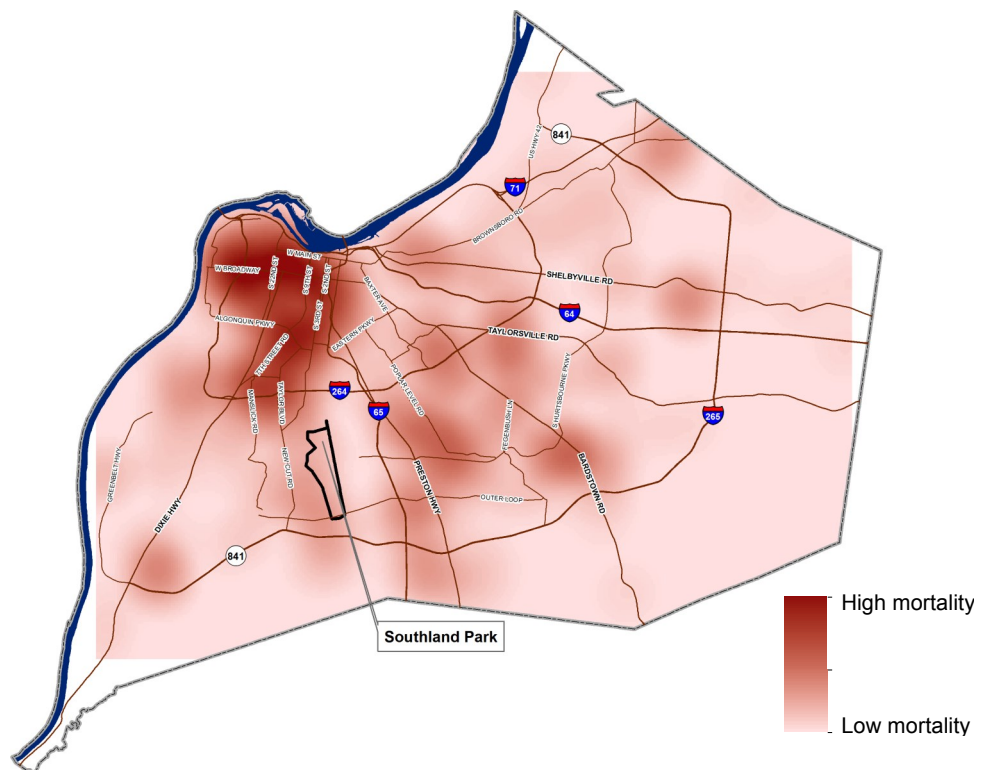
Due to the small number of observations, a drug overdose mortality rate was not calculated for individual neighborhoods.



Infant Mortality

For every 1,000 live births in Jefferson County there were 7 infant deaths.

Due to the small number of observations, an infant mortality rate was not calculated for individual neighborhoods.



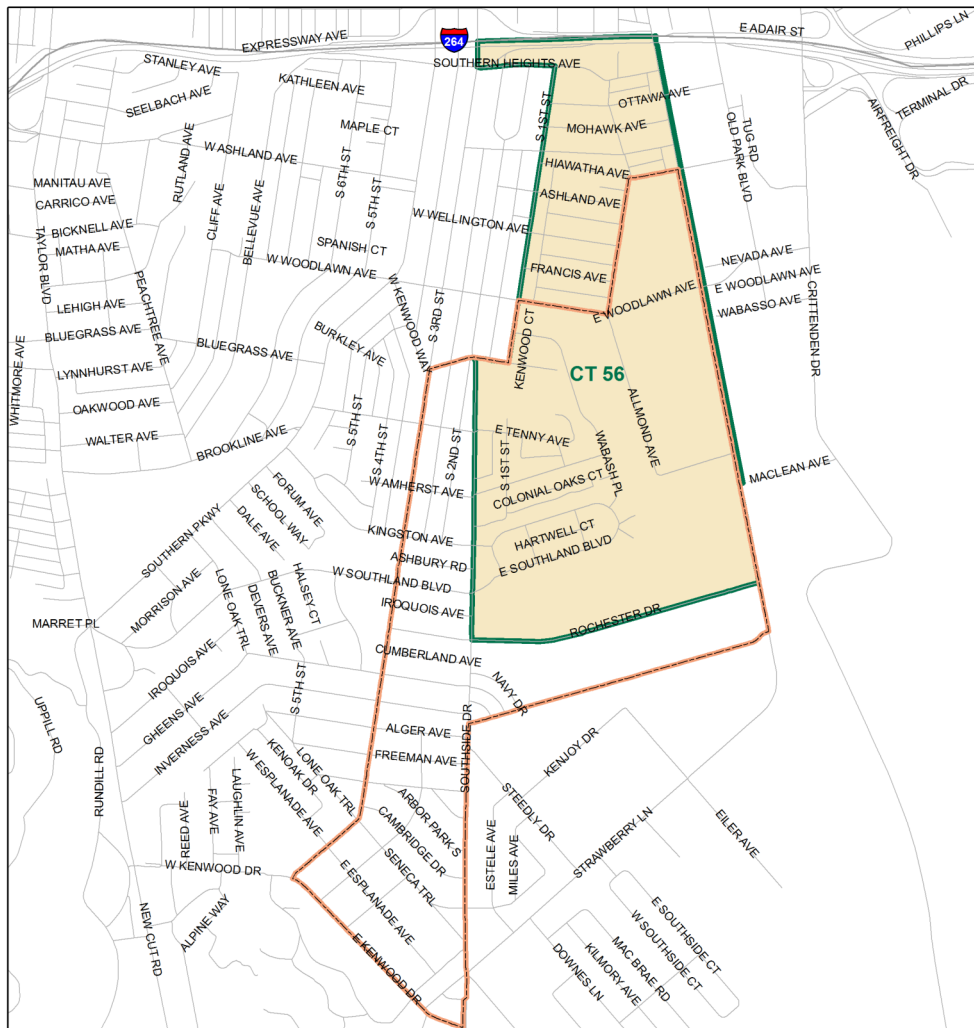
Data Source: Kentucky Cabinet for Health and Family Services Department of Public Health

SOUTHSIDE NEIGHBORHOOD PROFILE

July 2017

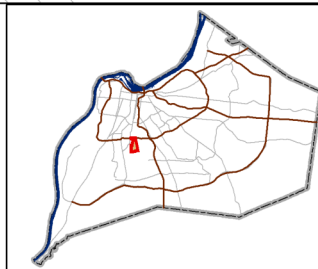


Prepared in Partnership Between the
Kentucky State Data Center
at the University of Louisville
and Metro United Way



0 0.25 0.5 1 Mile

- Original 1975 Neighborhood Boundary
- 2010 Census Tracts used to Approximate Neighborhood



Louisville's traditional urban neighborhoods were first defined by the Department of Public Works in 1975 and are still used today. However, federal agencies that publish data for small areas do not recognize these types of non-standardized geographies, and data is thus not directly available for Louisville's urban neighborhoods. The Census Bureau delineates census tracts — statistical units used to publish data for small areas — after each Decennial Census. Because census tract boundaries align fairly well with the urban neighborhood boundaries, this data profile uses 2010 census tract boundaries to approximate the traditional urban neighborhoods.

Unless otherwise noted, the data in this profile reflects the five year time period from the beginning of 2011 through the end of 2015.

POPULATION CHARACTERISTICS

Age and Sex

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Population	4,381	-	755,809	-
Male	2,239	51%	364,719	48%
Female	2,142	49%	391,090	52%

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Under Age 5	440	10%	49,204	7%
Under Age 3	304	7%	29,305	4%
Age 3 and 4	136	3%	19,899	3%
Population Under Age 18	1,294	30%	172,203	23%
Age 5 to 14	667	15%	94,654	13%
Age 15 to 17	187	4%	28,345	4%
Population Age 18 to 64	2,665	61%	476,759	63%
Population Age 65 and Over	422	10%	106,847	14%

Race, Ethnicity, and Nativity

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
White, Non-Hispanic	1,320	30%	525,430	70%
Black, Non-Hispanic	949	22%	154,852	20%
Asian, Non-Hispanic	1,119	26%	18,398	2%
Hispanic, Of Any Race	689	16%	35,322	5%
Multiple Races, Non-Hispanic	199	5%	19,760	3%
Other, Non-Hispanic	105	2%	2,047	0%
Foreign Born	1,967	45%	50,641	7%

Veteran Status

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Civilian population 18 years and over	3,087	-	583,007	-
Veterans	124	4%	51,362	9%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey Note: Percentages may not sum to 100 due to rounding

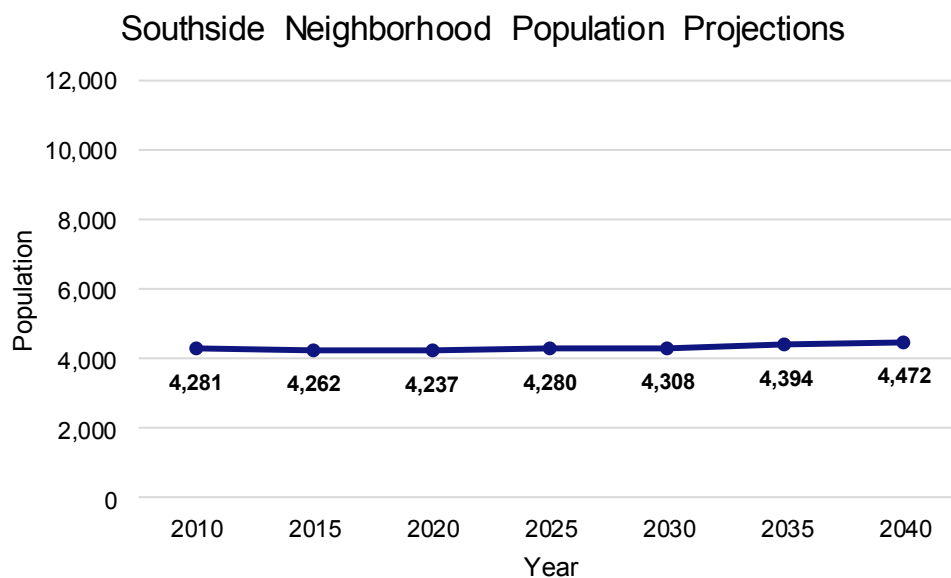
POPULATION CHARACTERISTICS

Households and Families

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Households	1,489	-	306,915	-
Family Households	898	60%	185,758	61%
Married Couple Family Households	468	31%	125,226	41%
with Related Children	281	60%	50,138	40%
Male Householder Family Households	137	9%	15,175	5%
with Related Children	103	75%	8,237	54%
Female Householder Family Households	293	20%	45,357	15%
with Related Children	187	64%	29,987	66%
Non-Family Households	591	40%	121,157	39%
Single Person Households	439	74%	100,998	83%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Population Projections



Data Source: Louisville Metro Demographic and Economic Projections 2010-2040, December 2015

ECONOMIC CHARACTERISTICS

Income

	Southside	Jefferson County
Median Household Income (in 2015 dollars)	\$31,750	\$48,695
Change since 2000 Census (inflation-adjusted)	-5%	-12%

SNAP Benefits

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Households receiving SNAP Benefits	703	47%	45,560	15%
Households with public assistance income	87	6%	9,156	3%

Vehicles Available

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Households with no vehicle	460	31%	31,066	10%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

ECONOMIC CHARACTERISTICS

Poverty Status

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total population below federal poverty line (FPL)	1,478	34%	121,683	16%
Population under 18 years below FPL	542	42%	40,856	24%
Population under 6 years below FPL	278	49%	15,689	27%
Population age 6 to 11 below FPL	159	43%	13,044	24%
Population age 12 to 17 below FPL	105	30%	12,123	22%
Population age 18 to 64 below FPL	849	32%	71,514	15%
Population age 65 and over below FPL	87	21%	9,313	9%
Total population below 150% of the FPL	2,059	47%	190,956	26%
Population under 18 years below 150% of the FPL	760	59%	60,015	36%
Population under 6 years below 150% of the FPL	387	68%	22,859	39%
Population age 6 to 11 below 150% of the FPL	189	51%	18,990	35%
Population age 12 to 17 below 150% of the FPL	184	53%	18,166	32%
Population age 18 to 64 below 150% of the FPL	1,165	44%	110,164	24%
Population age 65 and over below 150% of the FPL	134	32%	20,777	20%
Total population below 185% of the FPL	2,635	60%	239,457	32%
Population under 18 years below 185% of the FPL	914	71%	72,826	43%
Population under 6 years below 185% of the FPL	412	73%	27,479	47%
Population age 6 to 11 below 185% of the FPL	271	73%	23,358	43%
Population age 12 to 17 below 185% of the FPL	231	66%	21,989	39%
Population age 18 to 64 below 185% of the FPL	1,555	58%	138,891	30%
Population age 65 and over below 185% of the FPL	166	39%	27,740	27%
Total population below 200% of the FPL	2,842	65%	259,057	35%
Population under 18 years below 200% of the FPL	948	74%	77,381	46%
Population under 6 years below 200% of the FPL	438	77%	29,305	51%
Population age 6 to 11 below 200% of the FPL	271	73%	24,505	45%
Population age 12 to 17 below 200% of the FPL	239	68%	23,571	42%
Population age 18 to 64 below 200% of the FPL	1,706	64%	150,696	32%
Population age 65 and over below 200% of the FPL	188	45%	30,980	30%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

ECONOMIC CHARACTERISTICS

Labor Force Status

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Age 16-19—Unemployed	7	11%	3,373	23%
Age 20-21—Unemployed	33	29%	2,649	17%
Age 22-24—Unemployed	33	13%	2,919	11%
Age 25-64—Unemployed	110	7%	23,453	7%
Age 65 and over—Unemployed	0	0%	816	5%
Total Unemployed, age 16 and over	183	9%	33,210	8%

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Age 16-19—Not in the labor force	177	74%	20,874	58%
Age 20-21—Not in the labor force	14	11%	4,521	22%
Age 22-24—Not in the labor force	107	29%	4,706	16%
Age 25-64—Not in the labor force	486	24%	87,803	21%
Age 65 and over—Not in the labor force	348	82%	88,848	83%
Total Not in the labor force, age 16 and over	1,132	35%	206,752	34%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

An **unemployed** person is someone who does not have a job, but is actively looking for a job and is available for work. The unemployment rate is calculated as the number of unemployed persons in an age group divided by the sum of the number of employed and unemployed persons in that age group.

A person who is **not in the labor force** is someone who does not have a job, and is not looking for one. This includes students, retirees, those taking care of children or other family members, and others who are neither working nor seeking work. The rate of labor force participation is calculated as the number of persons not in the labor force in an age group divided by the population in that age group.

ECONOMIC CHARACTERISTICS

Jobs by Place of Work (2014)

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Full and Part-time Jobs	1,563	-	462,282	-
Agriculture and Mining	2	0%	373	0%
Construction	145	9%	18,541	4%
Manufacturing	772	49%	48,288	10%
Trade	332	21%	71,897	16%
Transportation, Warehousing, and Utilities	40	3%	36,344	8%
Information	0	0%	8,687	2%
Finance, Insurance, and Real Estate	84	5%	39,514	9%
Professional Services	86	6%	69,431	15%
Education and Health Care	39	2%	96,111	21%
Entertainment, Accommodation, and Food Services	1	0%	47,968	10%
Other Services	61	4%	12,709	3%
Public Administration	1	0%	12,419	3%

Data Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES)

Note: The workplace is based on the address of administrative records, and may or may not be the actual location that a worker reports to most often. In the original data, all Jefferson County Public School (JCPS) employees were reported as working at the location of the JCPS administrative headquarters. Data provided by JCPS was used to allocate employees to the physical location they work at. JCPS is the only institution that was adjusted from the original data.

Percentages may not sum to 100 due to rounding.

EDUCATION CHARACTERISTICS

School Enrollment

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 3 and 4	136	-	19,899	-
Population Age 3 and 4, Enrolled in School	75	55%	9,574	48%
Enrolled in Public School	75	100%	4,757	50%
Population Age 5 to 14	667	-	94,654	-
Population Age 5 to 14, Enrolled in School	593	89%	91,824	97%
Enrolled in Public School	593	100%	72,645	79%
Population Age 15 to 17	187	-	28,345	-
Population Age 15 to 17, Enrolled in School	187	100%	27,667	98%
Enrolled in Public School	187	100%	21,738	79%
Population Age 18 to 24	622	-	67,672	-
Population Age 18 to 24, Enrolled in School	143	23%	27,687	41%

Disconnected Youth

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 16 to 19	238	-	35,818	-
Not Enrolled in School and Not Working	13	5%	2,533	7%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

EDUCATION CHARACTERISTICS

Educational Attainment

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 18 to 24	622	-	67,672	-
Less than 9th Grade Education	42	7%	996	1%
9th thru 12th Grade Education	205	33%	9,272	14%
High School Graduate/GED	172	28%	21,165	31%
Some College, no degree	140	23%	26,252	39%
Associate's Degree	36	6%	2,997	4%
Bachelor's Degree	27	4%	6,357	9%
Graduate or Professional Degree	0	0%	633	1%

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population Age 25 and Over	2,465	-	515,934	-
Less than 9th Grade Education	357	14%	18,357	4%
9th thru 12th Grade Education	473	19%	38,753	8%
High School Graduate/GED	695	28%	141,802	27%
Some College, no degree	632	26%	115,561	22%
Associate's Degree	49	2%	38,948	8%
Bachelor's Degree	137	6%	94,641	18%
Graduate or Professional Degree	122	5%	67,872	13%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey, Note: Percentages may not sum to 100 due to rounding.

EDUCATION CHARACTERISTICS

Schools

JCPS assignment plan for students living in Southside:

Elementary Schools

Cluster 4

- Auburndale
- Frayser
- Jacob
- Kenwood
- McFerran
- Minors Lane
- Semple

Cluster 5

- Blake
- Blue Lick
- Coral Ridge
- Fairdale
- Hazelwood
- Rutherford

Indicates resides school for Southside students

Students attending Jefferson County Public Schools (JCPS) are assigned to schools based on their home address. The student assignment plan is designed to promote economic and racial integration across the district, so many students are assigned to a school outside of their neighborhood. Most students attend their assigned school, while others apply to magnet schools and programs outside of the assignment plan.

At the elementary school level, students are assigned to a cluster based on their home address, and given the option to choose from several schools within the assigned cluster. One of the options within each elementary cluster is a neighborhood school, called the “resides” school.

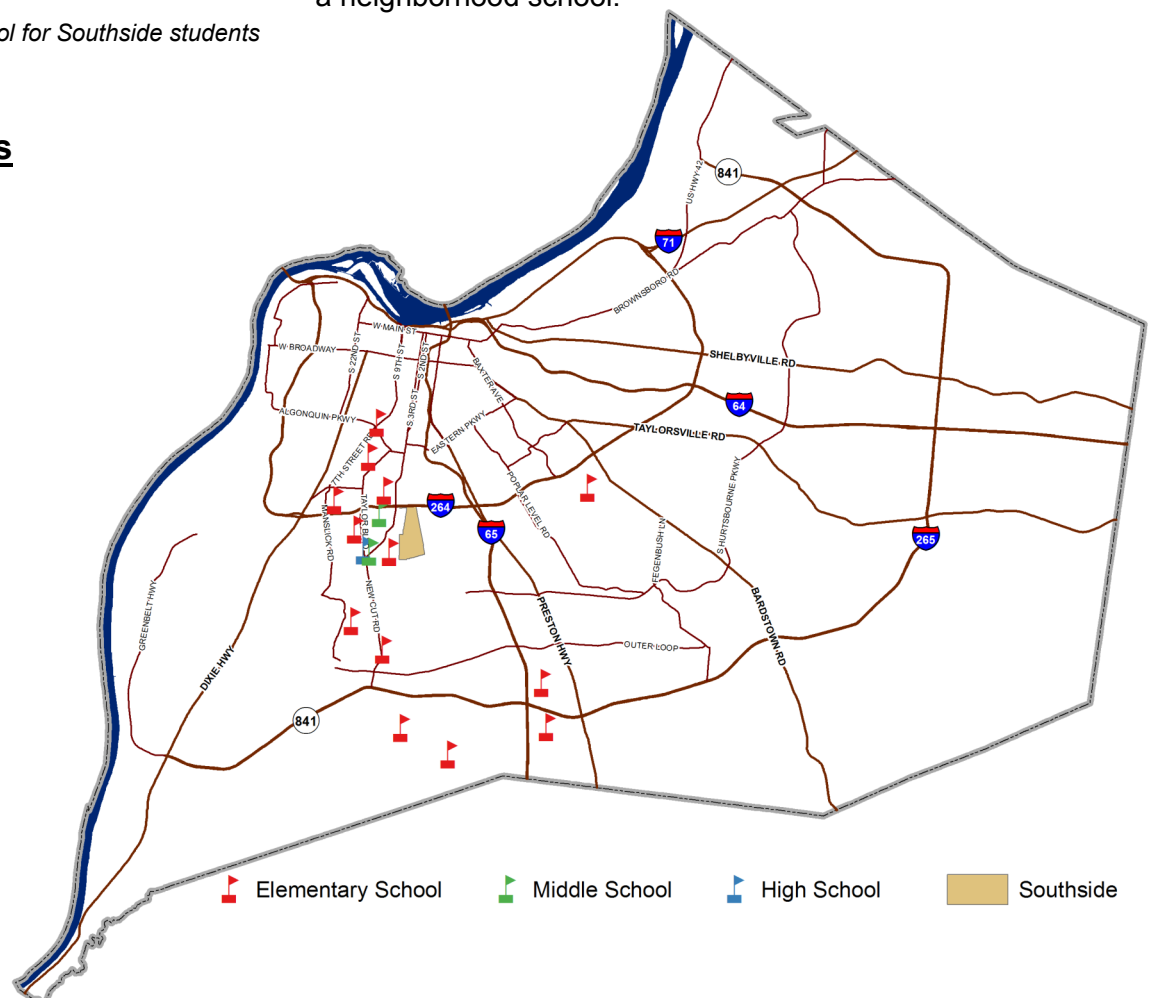
At the middle and high school level, students are assigned to a school based on their home address, which may or may not be a neighborhood school.

Middle Schools

- Olmsted North
- Olmsted South

High Schools

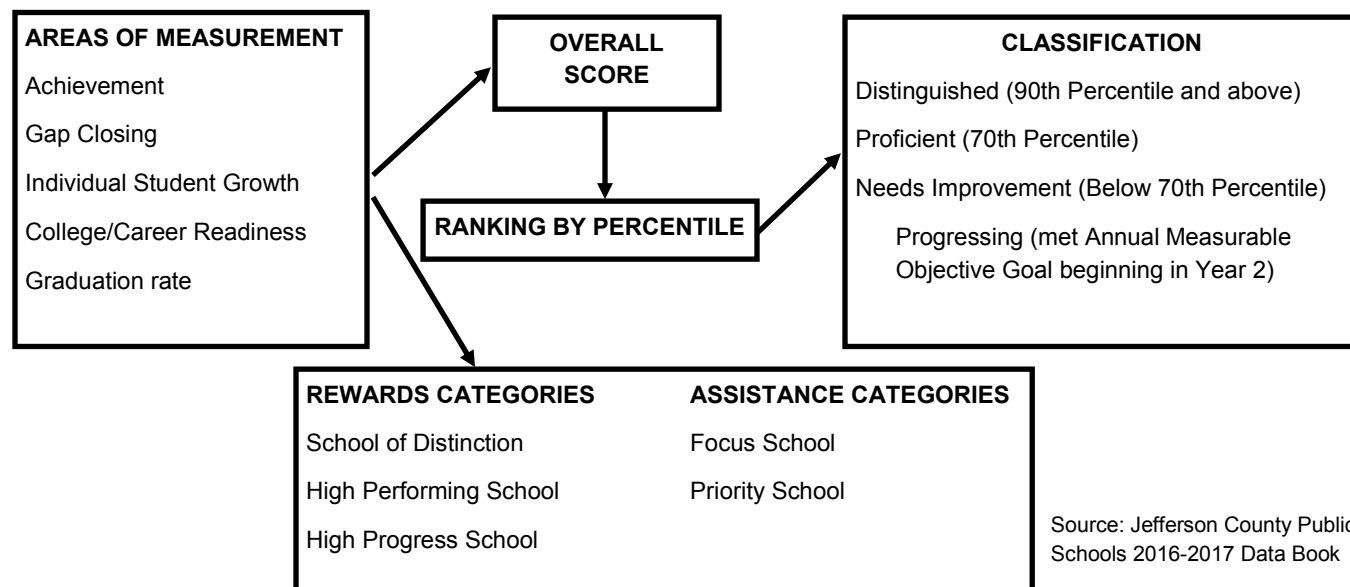
- Iroquois



EDUCATION CHARACTERISTICS

School Accountability Profile - School Year 2015-2016

The Accountability Profile summarizes the status of a school or district in the state accountability system, Unbridled Learning: College- and Career-Ready for All. The Overall Score is used to compare and rank school and district performance and to calculate improvement goals.



Southside "Resides" Schools	Overall Score	Classification	Rewards and Assistance Category
Rutherford Elementary	52.8	Needs Improvement	
Semple Elementary	58.3	Needs Improvement	Focus School
Olmsted Academy North	48.9	Needs Improvement/Progressing	Priority School
Olmsted Academy South	53.6	Needs Improvement	Focus School
Iroquois High	57.8	Needs Improvement	Priority School
District Total	63.1	Needs Improvement	

Data Source: Kentucky Department of Education

EDUCATION CHARACTERISTICS

Student Achievement - School Year 2015-2016

Elementary “Resides” Schools	Proficient and Distinguished Scores		Kindergarten Readiness	Middle “Resides” Schools	Proficient and Distinguished Scores	
	Reading	Math			Reading	Math
Rutherford	35%	35%	20%	Olmsted North	19%	19%
Semple	28%	27%	30%	Olmsted South	35%	34%
District Total	49%	49%	48%	District Total	46%	39%

High “Resides” Schools	Proficient and Distinguished Scores		Graduation Rate	College and Career Ready
	Reading	Math		
Iroquois	13%	25%	73%	46%
District Total	51%	48%	80%	63%

Student Demographics - School Year 2016-2017

Southside “Resides” Schools	% Non-White	% Free/Reduced Lunch
Rutherford Elementary	71%	90%
Semple Elementary	59%	86%
Olmsted Academy North	64%	83%
Olmsted Academy South	64%	83%
Iroquois High	75%	82%
District Total	54%	62%

Data Source: Jefferson County Public Schools 2016-2017 Data Book

HOUSING CHARACTERISTICS

Housing Units

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Total Housing Units	2,008	-	340,132	-
Occupied Housing Units	1,489	74%	306,915	90%
Owner Occupied	355	24%	189,914	62%
Renter Occupied	1,134	76%	117,001	38%
Vacant Housing Units	519	26%	33,217	10%

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Single Family Housing Units	604	30%	234,584	69%
Multi-Family Housing Units	1,404	70%	100,338	29%
Other Housing Units	0	0%	5,210	2%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Vacant Property (2017)

	Southside	Jefferson County
Vacant Structures	21	5,753
Vacant Lots	2	2,188

Data Source: Louisville Metro Codes and Regulations Property Reports, as of June 30, 2017

Home Value

	Southside	Jefferson County
Median Reported Value of Owner Occupied Housing Units*	\$87,000	\$150,400
Median Assessed Value of Single Family Housing Units (2016)*	\$80,030	\$139,440

*Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

*Data Source: Jefferson County Property Value Administrator

HOUSING CHARACTERISTICS

Housing Cost Burden

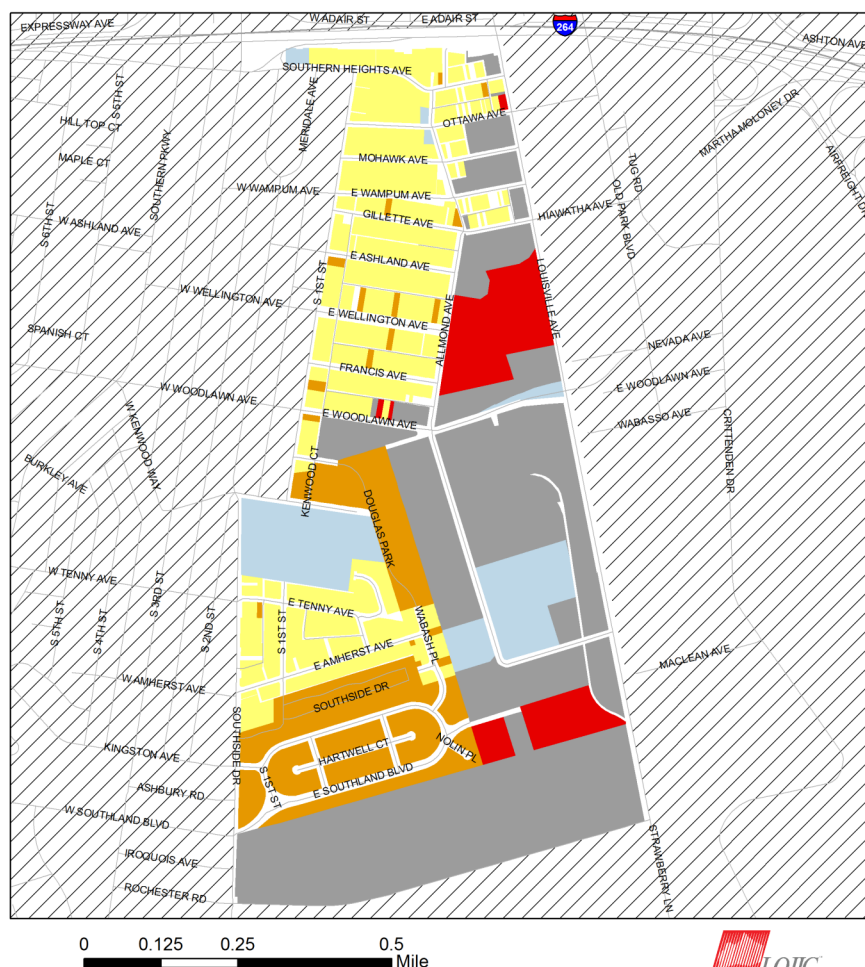
According to the U.S. Department of Housing and Urban Development, households that spend more than 30% of their income on housing are considered cost burdened and may have difficulty affording necessities such as food, transportation, and medical care.

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Renters paying 30% or more of income on housing costs	444	42%	52,192	48%
Owners paying 30% or more of income on housing costs	53	15%	40,139	21%

Note: Housing costs as a percentage of income is only calculated for households that pay rent and report income.

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Land Use (2016)



■	Commercial
■	Industry
■	Multi-Family
■	Parks and Open Space
■	Public and Semi-Public
■	Single Family
■	Vacant or Undeveloped
///	Outside of the Neighborhood

Percentage of Southside Land Area

Commercial	7%
Industry	43%
Multi-Family	15%
Parks and Open Space	0%
Public and Semi-Public	10%
Single Family	24%
Vacant or Undeveloped	1%

Data Source: LOJIC

Note: Percentages may not sum to 100 due to rounding.



HEALTH CHARACTERISTICS

Health Insurance Coverage

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population under 6 years without health insurance	0	0%	1,820	3%
Population under 18 years without health insurance	50	4%	6,435	4%
Total population without health insurance	1,090	25%	79,273	11%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Disability Status

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population with a disability	635	14%	108,054	14%

Data Source: U.S. Census Bureau, 2011-2015 American Community Survey

Food Access (2015)

	Southside		Jefferson County	
	Estimate	Percent	Estimate	Percent
Population who are low income and do not live close to a grocery store	18	0%	37,089	5%
Census tracts designated a food desert	0	-	13	-

Note: Population who are low income is defined as living at or below 200 percent of the federal poverty line. Not living close to a grocery store is defined as living further than one mile from a full service grocery store.

Food deserts are defined at the census tract level, when the tract is considered low income and low access. A tract is considered low income if the tract's poverty rate is 20% or greater, or if the tract has a median family income less than or equal to 80% of the metropolitan area's median family income. A census tract is considered to have low access if a significant number (at least 500 people) or share (at least 33%) of individuals in the tract is greater than one mile from the nearest grocery store.

Data Source: U.S. Department of Agriculture, Food Access Research Atlas

HEALTH CHARACTERISTICS

Violent Crime (2016)

	Southside	Jefferson County
Number of violent crimes	42	4,534
Violent crime rate per 100,000 population	959	600

Data Source: Louisville Metro Police Department

Note: This data only reflects crime reported to Louisville Metro Police, and excludes any violent incidences reported to the other policing agencies with jurisdiction in Jefferson County.

Violent crime is defined as cases of reported homicide, rape, robbery, and aggravated assault within the Part 1 Uniform Crime Report (UCR) hierarchy.

Birth Measures

	Southside	Jefferson County
Births to mothers who smoked during pregnancy	7%	12%
Births to mothers without a high school degree	48%	15%
Births to unmarried mothers	49%	47%
Low birthweight births	8%	9%
Teen birth rate per 1,000 women age 15-19	51	33

Data Source: Kentucky Cabinet for Health and Family Services Department of Public Health

Premature Death

	Southside	Jefferson County
Years of potential life lost before age 75 per 100,000 population (age-adjusted)	7,835	8,229

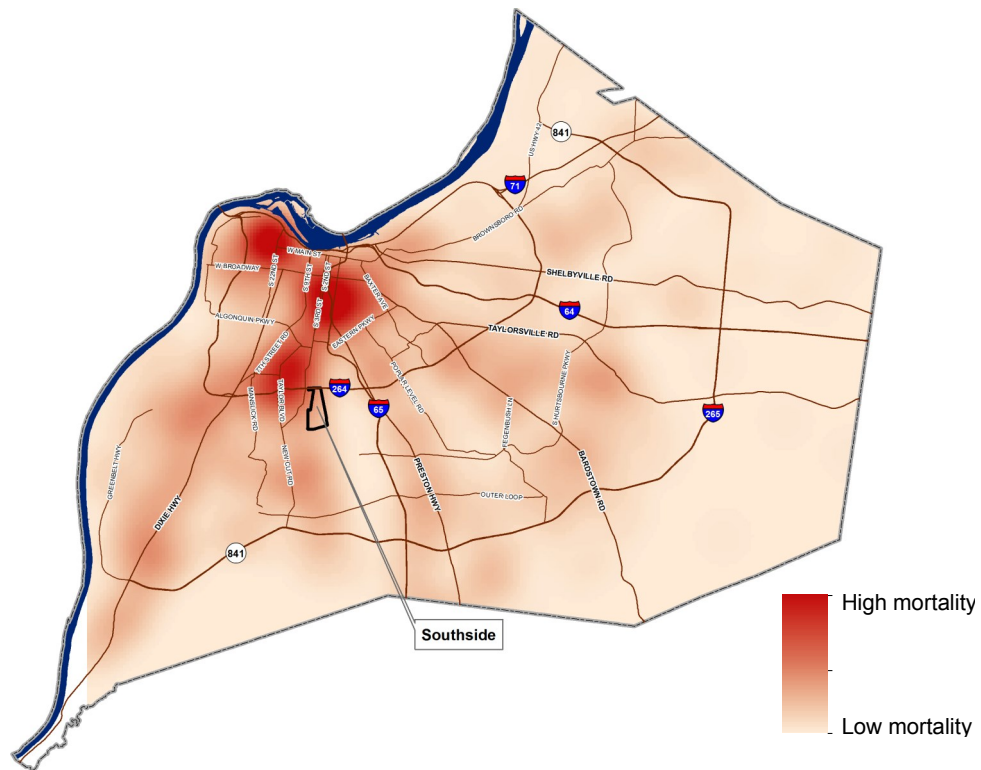
Data Source: Kentucky Cabinet for Health and Family Services Department of Public Health

HEALTH CHARACTERISTICS

Drug Overdose Mortality

The age-adjusted rate of drug overdose deaths in Jefferson County was 24 deaths per 100,000 standard population.

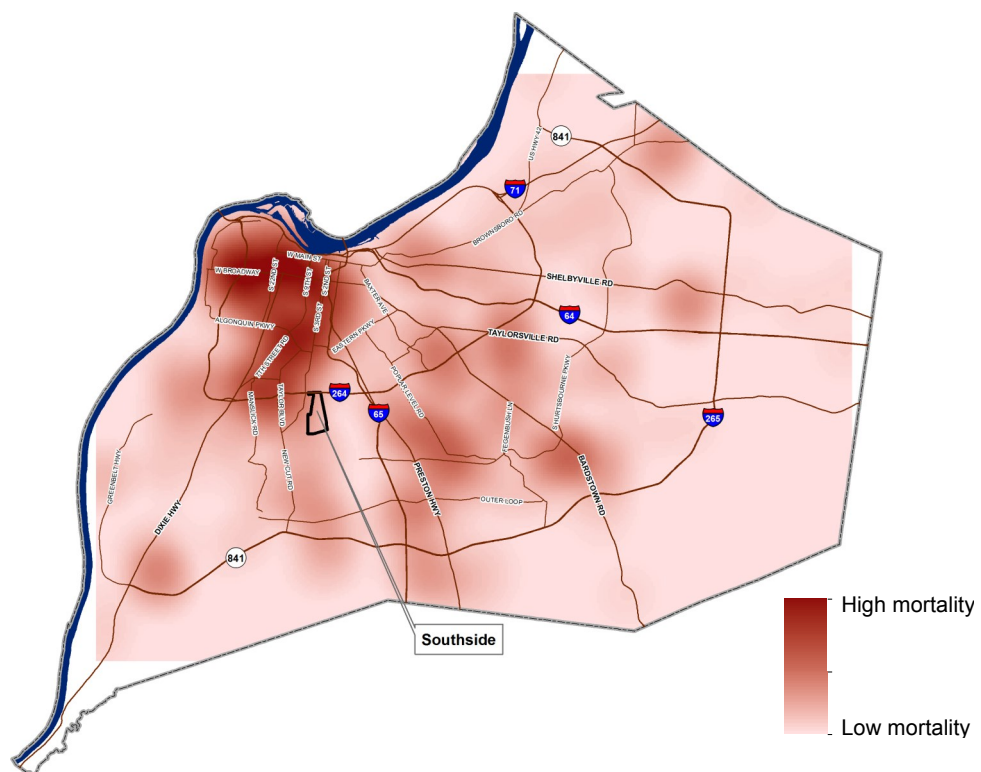
Due to the small number of observations, a drug overdose mortality rate was not calculated for individual neighborhoods.



Infant Mortality

For every 1,000 live births in Jefferson County there were 7 infant deaths.

Due to the small number of observations, an infant mortality rate was not calculated for individual neighborhoods.



Data Source: Kentucky Cabinet for Health and Family Services Department of Public Health

St. Germain, Dante

From: Powell, Brian
Sent: Wednesday, August 10, 2022 12:21 PM
To: St. Germain, Dante; Ferguson, Laura M.; Fiechter, Travis J.; Holton Stewart, Amy
Subject: Re: 6101 – 6107 Southside Drive, 101 – 111 Steedly Drive

Amy,

Jon Baker is the attorney for the applicant.

The case manager is Dante St. Germain. I have added her here.

I have also added Assistant County Attorneys Laura Ferguson and Travis Fiechter to assist in binding element language.

Dante,

Please note this email for the Land Development & Transportation Committee.

Laura & Travis,

CW Holton Stewart would like to add the following binding elements to 21-ZONE-0161:

- The following uses shall be prohibited on site:
 - Package Liquor Store
 - Smoking Retail Store
 - Quick Loan or Payday Loan Businesses
-
- Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.
 1. Can we request this at the LD&T meeting tomorrow or do we need to wait until it goes before the Planning Commission?
 2. If we have to wait, why?

Thank you,



Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
601 West Jefferson St, 2nd floor
Louisville, KY 40202
Email: brian.powell@louisvilleky.gov

From: Amy Stewart <amystewart3718@gmail.com>
Sent: Wednesday, August 10, 2022 12:04 PM
To: Powell, Brian <Brian.Powell@louisvilleky.gov>
Cc: Holton Stewart, Amy <Amy.HoltonStewart@louisvilleky.gov>
Subject: Re: 6101 – 6107 Southside Drive, 101 – 111 Steedly Drive

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

Who's the attorney on this case? I'd like to add binding elements on this retail space similar to Stonestreet-but also add no quick loan or payday loan businesses. If they are going to say retail, I want to hold them to it.

On Wed, Aug 10, 2022 at 10:32 AM Powell, Brian <Brian.Powell@louisvilleky.gov> wrote:

Overview:

- We are Item #4, the last on the agenda.
- I have signed you up, just in case you wish to speak, however you are not required to.
- This is a zoning change from R5 to CM (Commercial Manufacturing)
- **Ann Ramser & Alida Antonia Cornelius** are the only persons who contacted Planning Staff. Ann had 7 communications & Alida had one. Ann's were in opposition, Alida's were to ask for the minutes of the neighborhood meeting, because she stated no one could access the meeting, no one. The meeting was held before redistricting occurred.
- The rezoning to CM seems adequately justified with a Commercial component to face the Iroquois neighborhood and industrial use similar to all of the surrounding industrial uses to the North and East. This is on the border of residential developments, however the industrial is slowly creeping out further and further in this area due to the adjacent uses.

Thursday, August 11, 2022

Planning Commission's Land, Development, and Transportation Committee

- **Time:** 1:00 PM
- **Location:** Old Jail Auditorium, [514 W Liberty St., Louisville, KY 40202](#)

This meeting will be available for remote attendance via Cisco WebEx video teleconferencing. You may join the meeting using a computer, laptop, or mobile device by following the link below:

- **Link:** <https://louisvilleky.webex.com/louisvilleky/j.php?MTID=efacf145a823479c3157c02c391fcb826>
- **Event Number:** 2314 672 3927

- **Event Password:** LDT08112022

[6101 – 6107 Southside Drive](#), 101 – 111 Steedly Drive

Record: <https://louisville.legistar.com/LegislationDetail.aspx?ID=5746369&GUID=A85E7FD7-DC0E-48C4-A4D5-3CC3DE07D7F6>

REQUESTS:

- Change in zoning from R-5 Single Family Residential to C-M Commercial Manufacturing
- Waiver to not provide vehicular and pedestrian connections to the east and south adjoining properties (22-WAIVER-0012)
- Detailed District Development Plan with Binding Elements

BACKGROUND:

The subject site is located on Southside Drive at the intersection with Steedly Drive. It consists of eight contiguous parcels, which are partially vacant and partially developed with a single-family residence. **The applicant proposes to rezone the site in order to construct a new 67,500 square foot commercial development, with contractors shops, retail, and potentially a restaurant.** To the north of the site is vacant industrially-zoned property, with industrial uses located to the east and farther to the north. The site to the immediate east is in industrial use. Residential property is located to the south-east, along with an LG&E site. To the west and south-west are single-family residential properties.

INTERESTED PARTY COMMENTS:

Staff has received eight interested party comments in opposition to the request.
All 8 comments were from Ann Ramser. (See attached)

APPLICANT JUSTIFICATION STATEMENT:

The applicant plans two (2) land use components for the Property.

Western side of Property:

On the western portion of the Property, fronting Southside Drive, Steedly Drive and the Traditional Neighborhood Form established to the west/southwest of the Property, the applicant is requesting to build **two commercial/retail buildings totaling twenty-two thousand five hundred (22,500 sq. ft.) square feet.** **This commercial component will serve the many residents living within the Traditional Neighborhood Form** and the employees and customers of the various businesses operating within the Suburban Workplace Form encompassing the Property and surrounding area to the north, east and south of the Property.

Eastern side of Property:

On the eastern portion of the Property, adjacent to more industrial land uses, the applicant is requesting to **establish a moderately-sized office/warehouse use consisting of two structures that will provide space for storage or for small contractor's shops (plumbing, carpentry, auto repair, similar trades, etc.) and appurtenant offices.** The two office/warehouse buildings combine for forty-five thousand (45,000 sq. ft.) square feet (each twenty-two thousand five hundred (22,500 sq. ft.)). The current use of the Property is one single-family dwelling, where the owner resides.

The **applicant's request for CM zoning is a more fitting and appropriate zoning district for the Property within the Suburban Workplace Form than is the current single-family residential zoning district.** The

Property is on the western edge of the Suburban Workplace Form and just outside the eastern edge of the Traditional Neighborhood Form located to the west across Southside Drive and Steedly Drive from the Property. To the immediate north is the old Naval Ordnance property, zoned EZ-1, Enterprise Zone and M-3, Industrial; the east is property zoned EZ-1 and is used to park heavier trucks and equipment; to the south is an LG&E facility that is primarily a graveled lot with electrical infrastructure situated toward its north property line; also to the south is a single-family residence fronting Steedly Drive; to the west of the property is the Traditional Neighborhood Form comprised of numerous single- and multi-family properties. Access to/from the Property is proposed from both Southside Drive and Steedly Drive.

In contrast, if the owner/applicant were to develop the Property under its currently-assigned R-5 zoning district, only a small fraction of the Property would be developable as individual single family lots due to applicable Land Development Code provisions that require a significant setback for single-family houses constructed adjacent to EZ-1 and M-3 zoning districts. **The applicant seeks CM zoning because it is appropriate for both the surrounding area and the proposed uses for the Property, and also because the Property's existing R-5, Single-Family zoning district designation is no longer appropriate.**

TRAFFIC STUDY:

CONCLUSIONS: Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2024 and 2034, there will be an impact to the existing highway network, with Levels of Service remaining within **acceptable limits**. The delays experienced in the area will **increase within acceptable limits**.

Thank you,



Brian Powell

Legislative Assistant
Councilwoman Amy Holton Stewart
District 25
[601 West Jefferson St, 2nd floor](#)
[Louisville, KY 40202](#)
Email: brian.powell@louisvilleky.gov
Office: (502) 574-1125

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St. Germain, Dante

From: Iroquois Neighborhood Association <iroquoisna@gmail.com>
Sent: Friday, July 29, 2022 2:12 PM
To: St. Germain, Dante
Subject: Fwd: August 11, 2022 LDT Mtg. - Case# - 21-ZONE-0161, located at 6101-6107 Southside Dr. & 101-111 Steedly Dr.
Attachments: 21-ZONE-0161_LDT_Notice_081122_Gov_Delivery.pdf

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Dante,

Can you explain what happens at the Land Development and Transportation meeting? Is this an all day meeting. Will a staff report be prepared. I oppose any more warehouses in this neighborhood. Putting warehouses so close to people living on Kenjoy and Steedly Drive should not be allowed. I could not open attachments in accela. I received this error message The maximum file size allowed is **100 MB**.
ade;adp;bat;chm;cmd;com;cpl;exe;hta;htm;html;ins;isp;jar;js;jse;lib;lnk;mde;mht;mhtml;msc;msp;mst;php;pif;scr;sct;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh are disallowed file types to upload.

Ann Ramser

|

----- Forwarded message -----

From: Council District 21 Notification of Development Proposals <development-notifications@public.govdelivery.com>
Date: Thu, Jul 28, 2022 at 3:13 PM
Subject: August 11, 2022 LDT Mtg. - Case# - 21-ZONE-0161, located at 6101-6107 Southside Dr. & 101-111 Steedly Dr.
To: <iroquoisna@gmail.com>

The attached is notification of the August 11, 2022 Land Development and Transportation meeting to be held at 1:00 p.m.

- [21-ZONE-0161_LDT Notice_081122 Gov Delivery.pdf](#)

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St. Germain, Dante

From: gearl@iglou.com
Sent: Monday, January 3, 2022 3:45 PM
To: St. Germain, Dante
Subject: RE: 21-ZONE-0161

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Thank you.

On Mon, January 3, 2022 09:46, St. Germain, Dante wrote:

>

>

>

> Ms. Ramser,

>

>

> The deadline for formally filing a zoning change is 90 days from the
> neighborhood meeting date, per the LDC.

>

>

>

> Dante St. Germain, AICP

> Planner II

> Planning & Design Services

> Department of Develop Louisville

> LOUISVILLE FORWARD

> 444 South Fifth Street, Suite 300

> Louisville, KY 40202

> (502) 574-4388

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

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>

>

> -----Original Message-----

> From: gearl@iglou.com <gearl@iglou.com>

> Sent: Tuesday, December 21, 2021 2:41 PM

> To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>;

> dante.st.germaine@louisvilleky.gov Subject: 21-ZONE-0161
>
>
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> links or open attachments unless you recognize the sender and know the
> content is safe
>
> Dante,
>
>
> I thought that Jon Baker stated during the pre application November 9,
> 2021 neighborhood meeting that the applicant only had 30 days after the
> neighborhood meeting to file the formal application. If I correctly
> summarized what I thought Jon Baker said, then the 30 day period ended
> on December 10, 2021 at the latest. The formal application was not filed
> until December 20, 2021.
>
> Is there a set time for an applicant to file a formal application after
> the neighborhood meeting held during the pendancy of a pre-application.
>
> Thank you.
>
>
> Ann Ramser
>
>
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>

Ann Ramser
307 East Kenwood Drive
Louisville, KY 40214

January 7, 2022

Mayor Greg Fischer
527 West Jefferson Street
Louisville, KY 40202

**Re: Louisville's Tree Canopy and Housing Shortage – Do Elected Officials Really Care
Planning and Design Case Nos. 21-MSUB-0007 and 21-ZONEPA-0128 now 21-Zone-0161
Corner Steedly Drive and Southside Drive**

Dear Mayor Fischer,

I write to you because I believe our elected and appointed officials say one thing and do another.

On March 8, 2021, property owners, Teresa Nguyen and Justin Dinh, filed Case No. 21-MSUB-0007 for a 25 house subdivision at the corner of Southside Drive and Steedly Drive. This entire property is currently zoned residential. Louisville has such an overwhelming need for housing especially in older established neighborhoods. I liked the idea of housing in this location, although potential traffic issues concerned me. At the neighborhood meeting, the stated price point seemed high.

This property is located southwest of the currently named Airport Industrial Center formerly known as Naval Ordnance. As Mayor, you nominate members to the Redevelopment Authority Board which oversees the Airport Industrial Center.

Planning and Design issued agency comments on March 25, 2021 and basically killed the proposed subdivision due to zoning of the surrounding property. Military housing previously occupied the land northwest of the proposed subdivision. However, the former military housing property is now zoned M3, EZ1.

Within the proposed subdivision property, a house already exists with egress from Southside Drive. The proposed subdivision property also contains 6 residential lots (101, 103, 105, 107, 109, and 111 Steedly Drive) along Steedly Drive zoned R5. The lot at 113 Steedly Drive sitting next to the proposed subdivision is also zoned R5. LG&E owns the next lot which is also zoned R-5. Kenjoy Drive Venture LLC owns the property north of the proposed subdivision is zoned EZ1.

Agency comments indicate that a 250 foot buffer is required from the property zoned M3 and EZ1. This means a 250 foot buffer is required from the Airport Industrial Center and from Kenjoy Drive Venture LLC. I spoke with Steve Diebold with Kenjoy Drive Venture LLC and he indicated that commercial/manufacturing activity is planned sometime in the future at this location. The property is currently leased to Pike Electric and Pike Electric vehicles occupy most of the property.

After Planning and Design killed the much needed 25 house subdivision, the property owners submitted Case No. 21-ZONEPA-0128 to rezone this residential property to CM. The Case No. is now 21-Zone-0161. The house currently sitting on the property would be demolished. The proposal includes warehouses, office, and retail. This area is inundated with warehouses and has suffered due to the numerous semi-trucks on neighborhood roads. Our neighborhood does not need more warehouses.

RECEIVED

JAN 10 2022

PLANNING & DESIGN
SERVICES

21-ZONE-0161

The proposed development detracts from tree canopy. In the latest Louisville Tree Canopy Assessment, District 21 (this property was in District 21 prior to redistricting – the property is now in District 25) was one of four districts not gaining tree canopy.

I corresponded with Director Liu regarding Planning and Design basically killing a proposal for much needed housing. She stated that equity prevents building houses near commercial activity and that she thought the current rezoning proposal is appropriate. I strongly disagree that a CM zoning is appropriate in the residential area of Southside Drive, Steedly Drive, and Kenjoy Drive.

The property owners first submitted a proposal for housing. This leads me to believe that they prefer housing on the property.

I believe if Louisville's elected and appointed officials really want to work on the tree canopy and housing shortage, a solution can be found. Currently, the former military housing property is green space. Private citizens put conservation easements on their property. Can the government put a conservation easement on the former military housing property. With the conservation easement, Trees Louisville could plant more trees in the conservation easement adding to the tree canopy. The conservation easement would allow residential housing along the border with Airport Industrial Center except at the corner of the property shared with Kenjoy Drive Venture LLC.

Do our elected and appointed officials really want to solve our housing and tree canopy problems or is it just lip service.

Sincerely,



Ann Ramser

CC - Director Liu
Planning and Design

21-ZONE-0161

St. Germain, Dante

From: St. Germain, Dante
Sent: Thursday, November 11, 2021 8:00 AM
To: Alida Antonia Cornelius
Subject: RE: Notice of Virtual Neighborhood Meeting Case No. 21-ZONEPA-0128

Ms. Cornelius,

You will need to contact the applicant for those until such time as they formally file. The formal filing will have the minutes in them. But if you want them prior to the formal filing, the applicant will need to provide them to you.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: Alida Antonia Cornelius <artbyalida@icloud.com>
Sent: Wednesday, November 10, 2021 5:21 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Notice of Virtual Neighborhood Meeting Case No. 21-ZONEPA-0128

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Greetings.

Is there a way to get the minutes or comments from other people from this virtual meeting?

No one I know could access the meeting. No one.

Link had an error.

Regards,

Alida Cornelius

"Art Washes Away The Dust From The Soul"

Picasso

On Nov 9, 2021, at 11:16 AM, Alida Antonia Cornelius <artbyalida@icloud.com> wrote:

They look the same to me.

"Art Washes Away The Dust From The Soul"

Picasso

On Nov 9, 2021, at 11:06 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Cornelius,

Sorry, I thought you said it was 21-ZONEPA-0218, which is not a valid case number. I will add your comments to the record for this case.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

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From: Alida Antonia Cornelius <artbyalida@icloud.com>
Sent: Tuesday, November 9, 2021 10:55 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Fwd: Notice of Virtual Neighborhood Meeting Case No. 21-ZONEPA-0128

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The case number is in the document.

Case No. 21-ZonePA-0128
It's the correct case number.

https://content.govdelivery.com/attachments/KYLOUISVILLE/2021/11/02/file_attachments/1983938/Neigh%20Mtg%20Notice_21%20ZONEPA%200128%20Reminder_11.09.21.pdf

"Art Washes Away The Dust From The Soul"
Picasso

Begin forwarded message:

From: Alida Antonia Cornelius <artbyalida@me.com>
Date: November 9, 2021 at 10:40:12 AM EST
To: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Notice of Virtual Neighborhood Meeting Case No. 21-ZONEPA-0128



Then, where can I find it?
Regards, Alida Cornelius

"Art Washes Away The Dust From The Soul"

Picasso

On Nov 9, 2021, at 7:56 AM, St. Germain, Dante
<Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Cornelius,

Please clarify the case number. That does not appear to be a valid case number in our system. I will add your comments to the case as soon as I verify the case number.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
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-----Original Message-----

From: Alida Antonia Cornelius <artbyalida@me.com>
Sent: Monday, November 8, 2021 5:38 PM
To: St. Germain, Dante
<Dante.St.Germain@louisvilleky.gov>
Subject: Notice of Virtual Neighborhood Meeting Case No. 21-ZONEPA-0128

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Greetings.

I have grave concerns about this development Case No. 21-ZONEPA-0218 regarding the loss of trees and green space. I see no landscaping or areas where existing trees will be implemented into the development.

We don't need additional concrete parking that takes away the beauty and also the health of those living nearby.

I would like to see another plan that adds landscaping and some trees.

Regards,

Alida Cornelius

1111 Longfield Avenue

Louisville Kentucky

40215

"Art Washes Away The Dust From The Soul"

Picasso

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St. Germain, Dante

From: gealr@iglou.com
Sent: Thursday, October 7, 2021 4:26 PM
To: Liu, Emily
Cc: George, Nicole A.; Roarx, Rachel G.; St. Germain, Dante; Lockett, Jay P
Subject: RE: Planning and Zoning Killed a Proposed Subdivision

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Director Liu,

I really appreciate you taking the time to look into the proposed subdivision and rezoning cases involving the property located at the corner of Steedly Drive and Southside Drive.

I certainly wish the outcome had been different. The thought of more warehouses in this area with the accompanying truck traffic is very disheartening.

I think the neighbors and neighborhood would support office space or retail space at this location, but I don't have enough knowledge to know if we could require the current owners to only build offices or retail operations, not warehouses if the zoning is changed.

Thank you for researching and responding to my email.

Ann Ramser

On Thu, October 7, 2021 12:48, Liu, Emily wrote:

> Ms. Ramser,
>
>
> I spent some time during the last few days looking into both the proposed
> subdivision and rezoning cases.
>
> The subject property is located in the Suburban Workforce Form district
> and adjacent to industrial zoning and industrial use. A residential
> subdivision at this location is required of a 250' buffer, leaving very
> little room for the proposed subdivision to build single family houses.
> A 50' landscaping buffer is also required, making the development of
> single family houses at this location more expansive. The proposed
> rezoning of the property offers a transition of land uses from industrial
> in the back to commercial in the front and is more in compliance with the
> Comprehensive Plan and the Land Development Code.
>
>
> Yes, we need more housing, especially more affordable housing. However,

> our land use policies and zoning regulations also lay out measures to
 > protect all residents, including future residents, from potential
 > negative impact of heavy industrial uses by discouraging new residential
 > proposals from locating directly adjacent to heavy industrial use and
 > zoning. As you are aware we are in the middle of the Land Development
 > Code (LDC) Reform focusing on equity and environmental justice.
 > Introducing affordable housing without protection (as shown in the
 > subdivision application) at this location adjacent to heavy industrial is
 > not supported by current the Land Development Code, the LDC Reform effort
 > or good planning practice.
 >
 >
 >
 > Thanks
 > Emily
 >
 >
 > Yu "Emily" Liu
 > Director
 > Louisville Metro Planning and Design Services
 > Develop Louisville, Louisville Forward
 > 444 S. 5th Street, 3rd Floor
 > Louisville, KY 40202
 > 502.574.6678
 > <https://louisvilleky.gov/government/planning-design>
 >
 >
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 >
 >
 >
 > From: gearl@iglou.com <gearl@iglou.com>
 > Sent: Friday, October 1, 2021 5:06 PM
 > To: Liu, Emily <emily.liu@louisvilleky.gov>
 > Cc: George, Nicole A. <Nicole.George@louisvilleky.gov>; Roarx, Rachel G.
 > <Rachel.Roarx@louisvilleky.gov>
 > Subject: Planning and Zoning Killed a Proposed Subdivision
 >
 >
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 > Director Liu,
 >
 >
 > I am sure you are aware of the great housing shortage in Louisville
 > Kentucky. This was the reason Planning and Design proposed and got
 > approved by-right accessory dwelling units. Today I learned that Planning
 > and Design killed a proposed 24 house subdivision in a residentially zoned
 > area.

>
> Earlier this year I learned of a proposed subdivision at Steedly Drive
> and Southside Drive. Case No. 21msub0007. I was intrigued to hear of a
> possibility of a new subdivision so close to where I live.
>
> Earlier this week. I learned that a request for a change in zoning from
> residential to warehouse/office/retail had been filed for the same
> location.
>
> I wanted to find out what happened to the subdivision proposal and
> contacted the case manager for the zoning change request, Dante St.
> Germain.
>
>
> As you can see from the below email chain, Dante St. Germain indicated
> that a 250 foot buffer was necessary. I offered some suggestions on how to
> achieve the 250 foot buffer. Dante St. Germain responded was that my
> comments would be placed in the file regarding the zoning change. No
> consideration was given as to how the subdivision proposal could move
> forward.
>
> I have now located the information regarding the proposed subdivision,
> Case No. 21-MSUB-0007 and learned that Jay Luckett killed the proposed
> subdivision. He stated "Applicant may want to consider zoning or form
> district changes to make a more appropriate development pattern for this
> site and area."
>
> This area DOES NOT need anymore warehouses. We are already overrun with
> semi trucks. We need more houses. Louisville needs more houses.
>
> I am also not sure what Jay Luckett means by more appropriate development
> pattern for this site and area. What exactly is Jay Luckett trying to
> say about this area. One house already exists east of the proposed
> subdivision and another house already exists west of the proposed
> subdivision.
>
> I continue to say that Metro Louisville says one thing (we need more
> houses) but their actions speak louder than their words. Metro Louisville
> allows air bnbs in residential areas, allows houses to become businesses,
> and now intentionally kills a proposed subdivision containing 23 houses.
>
>
> Louisville is so desperate for houses that thinking outside of the box is
> necessary instead of killing a proposed subdivision.
>
> This area is going to have more warehouses because of Planning and
> Design's actions. This is going to add to the semi-truck issue that
> already is causing problems in this area of town. Planning and Design's
> actions are hurting my neighborhood.
>
> Ann Ramser
>

>
>
> ----- Original Message
> -----
> Subject: RE: 21-ZONEPA-0128:
> From: "St. Germain, Dante"
> <Dante.St.Germain@louisvilleky.gov<mailto:Dante.St.Germain@louisvilleky.g
> ov>> Date: Fri, October 1, 2021 12:06
> To: "gealr@iglou.com<mailto:gealr@iglou.com>"
> <gealr@iglou.com<mailto:gealr@iglou.com>>
> Cc: "George, Nicole A."
> <Nicole.George@louisvilleky.gov<mailto:Nicole.George@louisvilleky.gov>>
> "Roarx, Rachel G."
> <Rachel.Roarx@louisvilleky.gov<mailto:Rachel.Roarx@louisvilleky.gov>>
> -----
>
>
>
>
>
>
>
> Ms. Ramser,
>
>
> Thank you for your comments on this case. I will add them to the record.
> I will also forward your address to the applicant to have your name and
> address added to the notice list, if it is not there already.
>
>
>
>
>
> Dante St. Germain, AICP
> Planner II
> Planning & Design Services
> Department of Develop Louisville
> LOUISVILLE FORWARD
> 444 South Fifth Street, Suite 300
> Louisville, KY 40202
> (502) 574-4388
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> ov/government/planning-design>
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> [cid:image001.png@01D7B6BC.C5816F20]
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> [cid:image002.png@01D7B6BC.C5816F20]<<https://twitter.com/DevelopLou><<https://w>
> :<https://twitter.com/DevelopLou>>>[cid:image003.png@01D7B6BC.C5816F20]<<https://w>
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>

>

> From: gealr@iglou.com<mailto:gealr@iglou.com>

> <gealr@iglou.com<mailto:gealr@iglou.com>>

> Sent: Friday, October 1, 2021 12:05 PM

> To: St. Germain, Dante

> <Dante.St.Germain@louisvilleky.gov<mailto:Dante.St.Germain@louisvilleky.gov>>

> Cc: George, Nicole A.

> <Nicole.George@louisvilleky.gov<mailto:Nicole.George@louisvilleky.gov>>;

> Roarx, Rachel G.

> <Rachel.Roarx@louisvilleky.gov<mailto:Rachel.Roarx@louisvilleky.gov>>

> Subject: RE: 21-ZONEPA-0128:

>

>

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>

> Right now Louisville Redevelopment Authority, Inc. ("LRA") owns the

> property surrounding the previously proposed subdivision. Metro Government

> appoints the board members for LRA. The property is the former Naval

> Ordnance Station and is now called Airport Industrial Center. LRA leased

> the property to Titan. The property directly surrounding/touching the

> proposed subdivision is currently green space with trees and my

> understanding is that nothing will ever be built on the green space in

> this area.

>

> Can we approach LRA, Metro Government and Titan with the proposal of a

> 250

> foot easement that can never be developed. I know that an easement was

> granted to the Louisville Water Company within the last two years.

>

> I agree that we should not generally have industrial and residential

> mixed together, but we already have industrial and residential mixed

> together along Steedly Drive. Allowing this property to become

> warehouse/office/retail will further encroach on the residential areas

> already in existence on Steedly Drive and Southside Drive.

>

> Louisville desperately need housing. We need to consider all options to

> keep this area residential and build houses.

>

> Ann Ramser

>

>

>

> On Fri, October 1, 2021 10:44, St. Germain, Dante wrote:

>

>>

>

>>
>>
>>
>> Ms. Ramser,
>>
>>
>>
>> The site is in the Suburban Workplace form district. Suburban Workplace
>> is not intended to be residential, but mostly industrial with some
>> commercial mixed in. Some residentially-zoned properties are in the
>> Suburban Workplace form with the intention that they be rezoned as
>> developers come in to serve industrial uses.
>>
>> Section 7.1.84 of the Land Development Code states:
>>
>>
>>
>> Major residential subdivisions within the Suburban Workplace Form
>> District shall provide a 50 foot buffer strip with a six (6) foot berm
>> and canopy trees as required by Chapter 10. No residential structure
>> within the major residential subdivisions shall be allowed within 250
>> feet from the perimeter of the subdivision. Exception: 250 foot setback
>> is not applicable to portions of the subdivision that adjoin lots
>> developed for residential use at a density equal to or greater than one
>> dwelling unit per acre.
>>
>>
>> As a result, the LDC does not encourage residential subdivisions to be
>> located in the Suburban Workplace form, although it is permitted if the
>> setback and all other provisions of the LDC are followed. In general,
>> the purpose of zoning is to separate incompatible uses, such as heavy
>> industrial and residential, and require buffers between these uses so
>> that the less-intensive use (such as a person's house) is not
>> negatively impacted by the noise, pollution, and traffic generated by
>> heavy industry. Because the Suburban Workplace form is where industry is
>> supposed to be located, separating that from residential subdivisions
>> is required by the LDC. When a new residential subdivision is proposed
>> next to industry, the subdivision must provide this setback in order to
>> protect the future residents.
>>
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>>
>> Dante St. Germain, AICP
>> Planner II
>> Planning & Design Services
>> Department of Develop Louisville

>> LOUISVILLE FORWARD
>> 444 South Fifth Street, Suite 300
>> Louisville, KY 40202
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>> [cid:image002.png@01D7B6B0.8BCF7FD0]<<https://twitter.com/DevelopLouisvill>><<https://twitter.com/DevelopLouisvill>><<https://twitter.com/DevelopLouisvill>><<https://twitter.com/DevelopLouisvill>>
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>> From:
>> gearl@iglou.com<mailto:gearl@iglou.com<mailto:gearl@iglou.com%3cmailto:
>> gearl@iglou.com>>
>> <gearl@iglou.com<mailto:gearl@iglou.com<mailto:gearl@iglou.com%3cmailto:g
>> earl@iglou.com>>>
>> Sent: Friday, October 1, 2021 10:20 AM
>> To: St. Germain, Dante
>>
>> <Dante.St.Germain@louisvilleky.gov<mailto:Dante.St.Germain@louisvilleky.g
>> ov<mailto:Dante.St.Germain@louisvilleky.gov%3cmailto:Dante.St.Germain@lou
>> svilleky.gov>>>
>> Cc: George, Nicole A.
>>
>> <Nicole.George@louisvilleky.gov<mailto:Nicole.George@louisvilleky.gov<mai
>> lto:Nicole.George@louisvilleky.gov%3cmailto:Nicole.George@louisvilleky.go
>> v>>>; Roarx, Rachel G.
>>
>> <Rachel.Roarx@louisvilleky.gov<mailto:Rachel.Roarx@louisvilleky.gov<mai
>> lto:Rachel.Roarx@louisvilleky.gov%3cmailto:Rachel.Roarx@louisvilleky.go
>> v>>> Subject: RE: 21-ZONEPA-0128:

>>
>>
>> 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
>>
>> Dante,
>>
>>
>>
>> My address is 307 E. Kenwood Dr. 40214.
>>
>>
>>
>> I would like additional information on the need for significant
>> setbacks in an area already zoned residential. I don't have the previous
>> application in front of me, but as I recall the area surrounding the
>> proposed subdivision previously served as housing for people stationed
>> at Naval Ordnance.
>>
>>
>>
>> With the housing need so great in Louisville, we need to see how
>> barriers can be resolved. The area is zoned residential and we need to
>> keep it residential.
>>
>> I want more information.
>>
>>
>>
>> Thank you.
>>
>>
>>
>> Ann
>>
>>
>>
>>
>> On Fri, October 1, 2021 08:50, St. Germain, Dante wrote:
>>
>>
>>>
>>
>>>
>>>
>>>
>>> Ms. Ramser,
>>>
>>>
>>>
>>>

>>> The subdivision proposal was withdrawn because a subdivision on that
>>> parcel would be problematic for the applicant to accomplish. Because
>>> of the industry that is so close by, there were significant setbacks
>>> that would have needed to be provided (250 feet from the property
>>> line) which made the subdivision infeasible.

>>>

>>> The applicant now proposes a more industrial use which requires a
>>> zoning change.

>>>

>>> Please provide me with your address and I will ensure that when
>>> notices are sent out, you will be on the list.

>>>

>>>

>>>

>>>

>>> Dante St. Germain, AICP

>>> Planner II

>>> Planning & Design Services

>>> Department of Develop Louisville

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>>> Louisville, KY 40202

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>>> From: Dock, Joel
>>> <Joel.Dock@louisvilleky.gov<mailto:Joel.Dock@louisvilleky.gov<mailto:J
>>> oel.Dock@louisvilleky.gov%3cmailto:Joel.Dock@louisvilleky.gov<mailto:
>>> Joel.Dock@louisvilleky.gov%3cmailto:Joel.Dock@louisvilleky.gov%3cmail
>>> to:Joel.Dock@louisvilleky.gov%3cmailto:Joel.Dock@louisvilleky.gov>>>>
>>> Sent: Friday, October 1, 2021 8:38 AM
>>> To: St. Germain, Dante
>>> <Dante.St.Germain@louisvilleky.gov<mailto:Dante.St.Germain@louisvillek
>>> y
> <mailto:Dante.St.Germain@louisvilleky.gov%3cmailto:Dante.St.Germain@louis
> villeky%0b<mailto:Dante.St.Germain@louisvilleky.gov%3cmailto:Dante.St.Ger
> main@louisvilleky%0b%3cmailto:Dante.St.Germain@louisvilleky.gov%3cmailto:
> Dante.St.Germain@louisvilleky%0b>>>>
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> alr@iglou.com%3cmailto:gealr@iglou.com>>>
>
>>> Subject: Re: 21-ZONEPA-0128:
>>>
>>>
>>>
>>>
>>> Dante,
>>> I've copied Ann Ramser. Ann has some questions about this pre-app.
>>> Could
>>> you please follow-up?
>>>
>>> Thanks,
>>> Joel
>>>
>>>
>>>
>>>
>>>
>>> Get Outlook for

>>>
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>>> gearl@iglou.com<mailto:gearl@iglou.com<mailto:gearl@iglou.com%3cmailto
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> %3cmailto%0b<mailto:gearl@iglou.com%3cmailto:gearl@iglou.com%3cmailto:gea
> lr@iglou.com%3cmailto%0b%3cmailto:gearl@iglou.com%3cmailto:gearl@iglou.co
> m%3cmailto:gearl@iglou.com%3cmailto%0b>>>>
> :gearl@iglou.com<<http://:gearl@iglou.com>><<http://:gearl@iglou.com><[http://:](http://:gearl@iglou.com)
> gearl@iglou.com>>>>>
>>> Sent: Thursday, September 30, 2021 8:43 PM
>>> To: Dock, Joel
>>> Subject: 21-ZONEPA-0128:
>>>
>>>
>>>
>>>
>>> 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
>>>
>>> Joel,
>>>
>>>
>>>
>>>
>>> Could you please provide me with Dante St. Germain's email address. I
>>> want to learn more about this proposal and what happened to
>>> previousl subdivision proposal.
>>>
>>> Thank you.
>>>
>>>
>>>
>>> Ann Ramser
>>>
>>>
>>>
>>>

>>>
>>>
>>> Hi Joel,
>>>
>>>
>>>
>>>
>>> This message is for Dante St. Germain, but I cannot figure out the
>>> email address.
>>>
>>> On the most recent IAEC weekly activity report, I see that a zoning
>>> change has been requested for 6101 Southside Drive. They want to
>>> change from residential to warehouse/office/retail. I thought a
>>> proposal had been submitted for a subdivision for the property
>>> (located at the
>>> corner of Southside Drive and Steedly Drive) earlier this year. What
>>> happened to that proposal.
>>>
>>> I am against more warehouses in this area.
>>>
>>>
>>>
>>>
>>> I want to be specifically notified of everything that is filed
>>> regarding this proposal.
>>>
>>> Ann Ramser
>>>
>>>
>>>
>>>
>>> The information contained in this communication from the sender is
>>> confidential. It is intended solely for use by the recipient and
>>> others authorized to receive it. If you are not the recipient, you are
>>> hereby notified that any disclosure, copying, distribution or taking
>>> action in relation of the contents of this information is strictly
>>> prohibited and may be unlawful.
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>>
>> The information contained in this communication from the sender is
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>> notified that any disclosure, copying, distribution or taking action in
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>
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> The information contained in this communication from the sender is
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> authorized to receive it. If you are not the recipient, you are hereby
> notified that any disclosure, copying, distribution or taking action in
> relation of the contents of this information is strictly prohibited and
> may be unlawful.
>

St. Germain, Dante

From: Baker, Jon <jbaker@wyattfirm.com>
Sent: Friday, October 1, 2021 3:17 PM
To: St. Germain, Dante
Subject: FW: [Fwd: RE: 21-ZONEPA-0128:]
Attachments: Dinh Southside Subdivision file 03-08-2021.pdf

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Dante,

Just keeping you in the loop with communications.

Let me know if you have any questions,

Jon Baker

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

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From: Baker, Jon
Sent: Friday, October 01, 2021 2:35 PM
To: 'gealr@iglou.com' <gealr@iglou.com>
Cc: Ann E. Richard (richard@ldd-inc.com) <richard@ldd-inc.com>
Subject: RE: [Fwd: RE: 21-ZONEPA-0128:]

Ann,

Because there is an active zoning pre-application for this matter, I have removed Councilwoman Nicole George from this correspondence. As the ultimate decision maker on zoning applications, the Metro Council must base their decision on the record of evidence established before the Louisville Metro Planning Commission. Thus, in order to avoid even the perception that any type of inappropriate ex parte contact with the decision maker has occurred, I did not include the Councilwoman on this response. In this case, as in all of my zoning cases, I do the best I can to avoid having

communications with folks about pending zoning applications whereon any decision makers are included in said correspondence and I advise my clients to do the same. Feel free to ask Dante, as staff case manager for this particular zoning application, to include these communications within the official administrative record being compiled for this particular zoning application. Moving forward, to uphold the integrity of the administrative record, I will not be responding to any future email communications whereon you copy any person who has a vote on this zoning application. As an attorney yourself, you may have a different position as it relates to this particular legal issue.

Concerning the earlier preliminary major subdivision application submitted for the property, I have attached the plan above; the file # assigned to that case is 21-MSUB-0007. I have also copied Ann Richard with LD&D who assisted in preparing said subdivision application and participated in communications with planning, and also took part in the Neighborhood Meeting, I believe. I was not involved during this stage of the application process, so excuse any misstatements I may have made below as it relates residents voicing opinions on the previously proposed subdivision plan. I may have misremembered previous communications as to whether it was planning or the nearby residents who indicated residential development for the property may not be the most appropriate use. From a planning perspective, I guess I'm surprised you were shocked to learn of the rezoning proposal given the property is within the Suburban Workplace Form District, wherein CM uses, like the ones the applicant proposes here, are appropriate to locate. Regardless, we look forward to continuing this discussion as the application advances through Louisville Metro's zoning process. And we understand there may be individuals opposed to this rezoning application; that is not uncommon for zoning applications. We hope they will participate in the process for this application and avail themselves of their respective due process rights to be heard.

Thanks,

Jon Baker

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



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From: gealr@iglou.com <gealr@iglou.com>
Sent: Friday, October 01, 2021 1:22 PM
To: Baker, Jon <jbaker@wyattfirm.com>
Cc: nicole.george@louisvilleky.gov; rachel.roarx@louisvilleky.gov
Subject: RE: [Fwd: RE: 21-ZONEPA-0128:]

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Jon,

I participated in the one zoom meeting (at least the only one of which I was aware) that was held on the prior subdivision proposal. I believe only 4 people were on the zoom meeting. I know that questions were asked with me asking several questions. Beverly Wheatley asked several questions. Gayle Mingus was on the call, but I don't recall if she said anything. I only recall one person, a male, saying residential use was not appropriate. I never reviewed the file to see if it contained any written comments.

I wondered what happened to subdivision proposal and was shocked to learn of the rezoning proposal.

Please share the case number for the proposed subdivision so I can again review that proposal and review where "a good number of residents from the surrounding neighborhoods attended and shared positions that were not congruent with the one you shared below in that they believe residential use is not appropriate for the property."

I am already aware of two other people who are against rezoning this property.

Thank you.

Ann Ramser

On Fri, October 1, 2021 13:02, Baker, Jon wrote:

> Ann,
>
>
> There will be a number of public meetings where you can participate and
> provide your position in regards to the zoning application. Because your
> name and contact information will be added to the APO list, you will
> receive notifications to the Neighborhood Meeting, the LD&T Meeting and
> the Planning Commission public hearing. I recommend participating during
> these public meetings to have your voice heard. From the previous
> submittal where the property owner was in fact pursuing residential use
> of the property, a good number of residents from the surrounding
> neighborhoods attended and shared positions that were not congruent with
> the one you shared below in that they believe residential use is not
> appropriate for the property. Perhaps your voice will persuade others to
> agree with your perspective.
>
> Thank you for your interest in the application.
>
>
>

> Jon Baker
> Wyatt, Tarrant & Combs, LLP
> 400 West Market Street
> Suite 2000
> Louisville KY 40202
> Direct: (502) 562-7316
> Email: jbaker@wyattfirm.com<<mailto:jbaker@wyattfirm.com>>
>
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> [[cid:image001.png@01D7B6C4.A1280A00](#)]<[http://](#)>
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> www.wyattfirm.com<<http://www.wyattfirm.com>>
>
>
>
>
> From: gealr@iglou.com <gealr@iglou.com>
> Sent: Friday, October 01, 2021 12:34 PM
> To: Baker, Jon <jbaker@wyattfirm.com>
> Subject: [Fwd: RE: 21-ZONEPA-0128:]
>
>
>
> CAUTION: This email originated from outside of the Firm. Do not click
> links or open attachments unless you know the sender and were expecting
> this message.
>
> Jon,
>
>
> In this email chain are my suggestions on ways the previously proposed
> subdivision might move forward, rather than the now proposed zoning change.
>
>
> Dante said my comments would be added to the file which often means the
> comments will not see the light of day again.
>
> Ann Ramser
>
>
>
> ----- Original Message
> -----
> Subject: RE: 21-ZONEPA-0128:
> From: gealr@iglou.com<<mailto:gealr@iglou.com>>
> Date: Fri, October 1, 2021 12:05
> To: "St. Germain, Dante"
> <Dante.St.Germain@louisvilleky.gov<<mailto:Dante.St.Germain@louisvilleky.gov>
> ov>> Cc: "George, Nicole A."
> <nicole.george@louisvilleky.gov<<mailto:nicole.george@louisvilleky.gov>>>

> "Roarx, Rachel G."
> <rachel.roarx@louisvilleky.gov<<mailto:rachel.roarx@louisvilleky.gov>>>
> -----
>
>
>
> Right now Louisville Redevelopment Authority, Inc. ("LRA") owns the
> property surrounding the previously proposed subdivision. Metro Government
> appoints the board members for LRA. The property is the former Naval
> Ordnance Station and is now called Airport Industrial Center. LRA leased
> the property to Titan. The property directly surrounding/touching the
> proposed subdivision is currently green space with trees and my
> understanding is that nothing will ever be built on the green space in
> this area.
>
> Can we approach LRA, Metro Government and Titan with the proposal of a
> 250
> foot easement that can never be developed. I know that an easement was
> granted to the Louisville Water Company within the last two years.
>
> I agree that we should not generally have industrial and residential
> mixed together, but we already have industrial and residential mixed
> together along Steedly Drive. Allowing this property to become
> warehouse/office/retail will further encroach on the residential areas
> already in existence on Steedly Drive and Southside Drive.
>
> Louisville desperately need housing. We need to consider all options to
> keep this area residential and build houses.
>
> Ann Ramser
>
>
>
>
> On Fri, October 1, 2021 10:44, St. Germain, Dante wrote:
>
>>
>
>>
>>
>>
>>
>> Ms. Ramser,
>>
>>
>>
>> The site is in the Suburban Workplace form district. Suburban Workplace
>> is not intended to be residential, but mostly industrial with some
>> commercial mixed in. Some residentially-zoned properties are in the
>> Suburban Workplace form with the intention that they be rezoned as
>> developers come in to serve industrial uses.
>>
>> Section 7.1.84 of the Land Development Code states:
>>

>>
>>
>> Major residential subdivisions within the Suburban Workplace Form
>> District shall provide a 50 foot buffer strip with a six (6) foot berm
>> and canopy trees as required by Chapter 10. No residential structure
>> within the major residential subdivisions shall be allowed within 250
>> feet from the perimeter of the subdivision. Exception: 250 foot setback
>> is not applicable to portions of the subdivision that adjoin lots
>> developed for residential use at a density equal to or greater than one
>> dwelling unit per acre.
>>
>>
>> As a result, the LDC does not encourage residential subdivisions to be
>> located in the Suburban Workplace form, although it is permitted if the
>> setback and all other provisions of the LDC are followed. In general,
>> the purpose of zoning is to separate incompatible uses, such as heavy
>> industrial and residential, and require buffers between these uses so
>> that the less-intensive use (such as a person's house) is not
>> negatively impacted by the noise, pollution, and traffic generated by
>> heavy industry. Because the Suburban Workplace form is where industry is
>> supposed to be located, separating that from residential subdivisions
>> is required by the LDC. When a new residential subdivision is proposed
>> next to industry, the subdivision must provide this setback in order to
>> protect the future residents.
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>> Dante St. Germain, AICP
>> Planner II
>> Planning & Design Services
>> Department of Develop Louisville
>> LOUISVILLE FORWARD
>> 444 South Fifth Street, Suite 300
>> Louisville, KY 40202
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>> From: gealr@iglou.com<<mailto:gealr@iglou.com>>
>> <gealr@iglou.com<<mailto:gealr@iglou.com>>>
>> Sent: Friday, October 1, 2021 10:20 AM
>> To: St. Germain, Dante
>> <Dante.St.Germain@louisvilleky.gov<<mailto:Dante.St.Germain@louisvilleky>
>> .gov>>
>> Cc: George, Nicole A.
>> <Nicole.George@louisvilleky.gov<<mailto:Nicole.George@louisvilleky.gov>>>
>> ; Roarx, Rachel G.
>> <Rachel.Roarx@louisvilleky.gov<<mailto:Rachel.Roarx@louisvilleky.gov>>>
>> Subject: RE: 21-ZONEPA-0128:
>>
>>
>>
>> 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
>>
>> Dante,
>>
>>
>>
>> My address is 307 E. Kenwood Dr. 40214.
>>
>>
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>> I would like additional information on the need for signifigant
>> setbacks in an area already zoned residential. I don't have the previous
>> application in front of me, but as I recall the area surrounding the
>> proposed subdivision previously served as housing for people stationed
>> at Naval Ordnance.
>>
>>
>>
>> With the housing need so great in Louisville, we need to see how
>> barriers can be resolved. The area is zoned residential and we need to
>> keep it residential.
>>

>> I want more information.

>>

>>

>>

>> Thank you.

>>

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>>

>> Ann

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>> On Fri, October 1, 2021 08:50, St. Germain, Dante wrote:

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>>> Ms. Ramser,

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>>>

>>>

>>>

>>> Dante St. Germain, AICP

>>> Planner II

>>> Planning & Design Services

>>> Department of Develop Louisville

>>> LOUISVILLE FORWARD

>>> 444 South Fifth Street, Suite 300

>>> Louisville, KY 40202

>>> (502) 574-4388

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>>> [ky.gov/government/planning-design](https://louisvilleky.gov/government/planning-design)><[https://louisvilleky](https://louisvilleky.gov/government/planning-design)

>>> .gov/government/planning-design>
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>>> Stay aware of new development in your area! Sign up for Gov Delivery
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>>>
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>>>
>>> From: Dock, Joel
>>> <Joel.Dock@louisvilleky.gov<<mailto:Joel.Dock@louisvilleky.gov><[mailto:J](mailto:Joel.Dock@louisvilleky.gov)
>>> [oel.Dock@louisvilleky.gov](mailto:Joel.Dock@louisvilleky.gov)%3c<mailto:Joel.Dock@louisvilleky.gov>>>>
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>>> <Dante.St.Germain@louisvilleky.gov<<mailto:Dante.St.Germain@louisvillek>
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>> <<mailto:Dante.St.Germain@louisvilleky.gov>%3c<mailto:Dante.St.Germain@louis>
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>>> Cc:
>>> gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com>%3cmailt
>>> o:gealr@iglou.com>>
>>> Subject: Re: 21-ZONEPA-0128:
>>>
>>>
>>>
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>>> Dante,
>>> I've copied Ann Ramser. Ann has some questions about this pre-app.
>>> Could
>>> you please follow-up?

>>>
>>> Thanks,
>>> Joel
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>>> Get Outlook for
>>> iOS<<https://aka.ms/o0ukef><<https://aka.ms/o0ukef>><<https://aka.ms/o0ukef>>
>>> f<<https://aka.ms/o0ukef>>>>
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>>> From:
>>> gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com%3cmailto>
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> %3cmailto%0b>>> :gealr@iglou.com>>>
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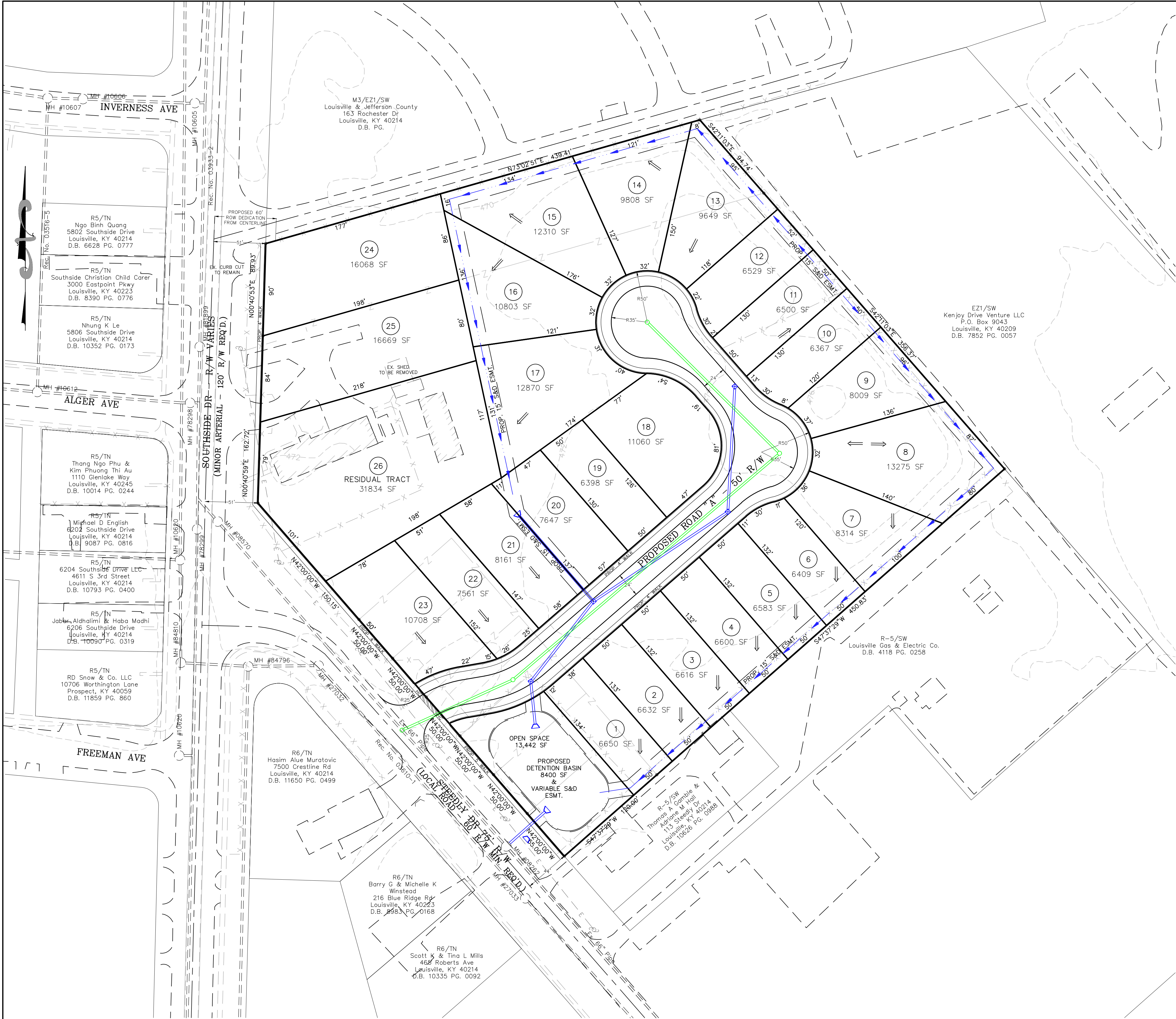
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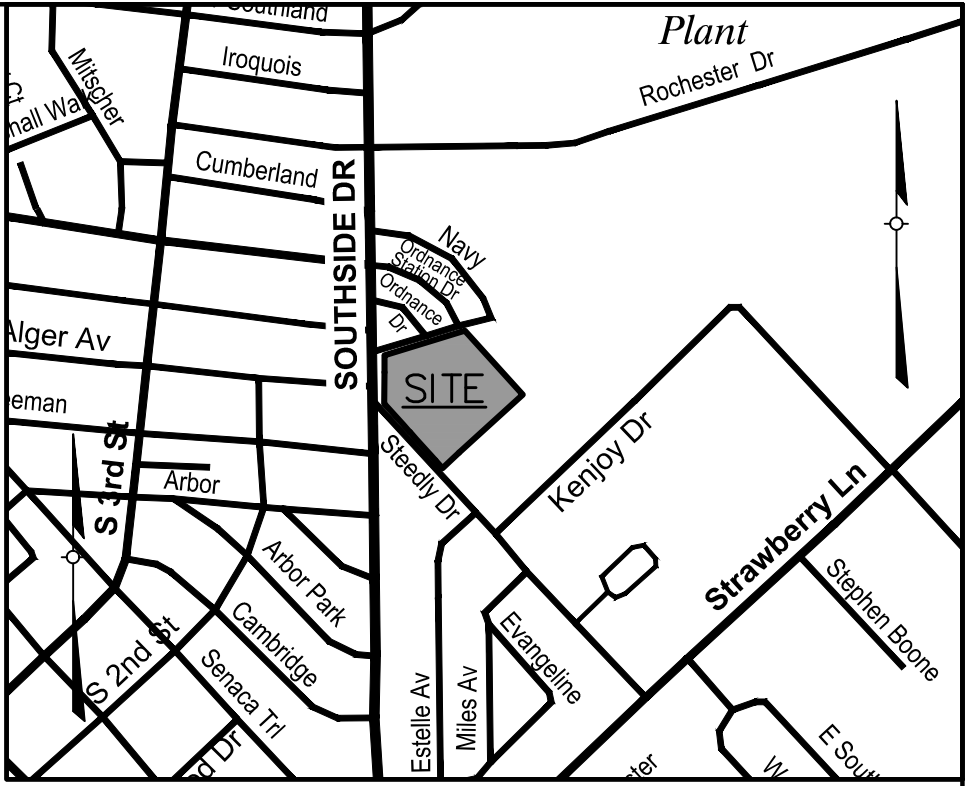
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R-5 REQUIREMENTS

MINIMUM LOT AREA	= 6,000 SF
MINIMUM SIDE YARD	= 5'
MIN. FRONT YARD & STREET SIDE YARD	= 25'
MINIMUM LOT WIDTH	= 50'
MINIMUM REAR YARD	= 25'
MAX. BUILDING HEIGHT	= 35'



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 7.14± Ac. (311,227 SF)
TOTAL AREA OF ROW	= 0.86± Ac. (37,594 SF)
NET SITE AREA	= 6.28± Ac. (273,633 SF)
EXISTING ZONING	= R-5
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
TOTAL # RESIDENTIAL LOTS	= 26 LOTS
TOTAL AREA OF LOTS	= 5.97 ± AC. (260,036 SF)
DENSITY	= 4.14 DU/AC. (7.26 DU/AC. ALLOWED)
OPEN SPACE PROVIDED	= 13,442 SF

NOTES

GENERAL

- No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the planning commission.
- Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
- A soil erosion and sedimentation control plan shall be developed and implemented in accordance with the Metropolitan Sewer District and USDA Soil Conservation Service recommendations.
- All open space lots are non-buildable and will be recorded as open space and utility easements.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Compatible on-site utilities, (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

MSD NOTES

- 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 request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0074 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat 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 10 year and post 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.
- The Louisville Water Company will determine the width of their easement prior to construction plan approval.

STREETS & SIDEWALKS

- All roads within the development shall have curb and gutters, Cul-de-sacs shall have a pavement width of 20 feet with a radius of 35 foot at Cul-de-sac. All other roads shall be 24 feet in width with a 35 foot radius at intersections.
- Sidewalks within the subdivision shall be provided in accordance with Table 6.2.1 of the Land Development Code.
- Street grades shall not be less than 1% (Min.) or 10% (max.).
- A Bond & Encroachment Permit is required by Metro Public Works for all work within the Steady Drive Right-Of-Way, and for roadway approaches on all surrounding access roads to the subdivision site due to damages caused by construction traffic.
- Verges shall be provided as required by Metro Public Works.
- All streets, intersections, loop roads, cul-de-sacs, bulbs, traffic circles and rights-of-way shall be in accordance with the Development Code and Metro Public Works' standards and approved at the time of construction.
- All street name signs shall conform with the MUTCD requirements and shall be installed prior to the recording of the applicable subdivision plat or prior to obtaining the first certificate of occupancy and shall be in place at time of bond release.
- The location and type of plantings within the street right-of-way will be evaluated for roadway safety and sight distance requirements by Metro Public Works which reserves the right to remove them without the property owner's approval.
- Should any existing drainage structures and/or utilities located within offsite rights-of-way become necessary to be altered, extended or relocated, such shall be at the owner's/developer's expense.
- A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
- All roadway intersections shall meet the requirements for landing areas as set by Metro Public Works.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 272,339 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 40% (108,936 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (108,936 S.F.)

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
ΔC = 0.50-0.23=0.27
A = 5.9 ACRES
R = 2.3 INCHES
X = (0.27)(5.9)(2.3)/12 = 0.43 AC.-FT.
REQUIRED X = 18,730 CU.FT.

PROVIDED BASIN = 8,400 SQ.FT.

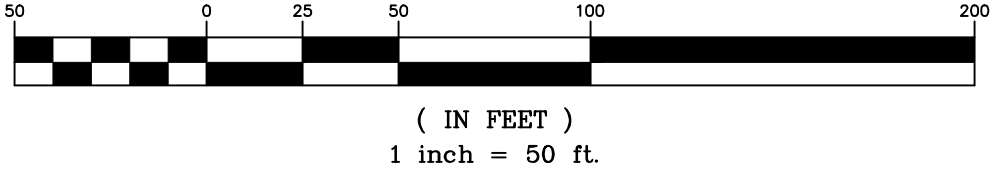
TOTAL = 8,400 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 21,000 CU.FT. > 18,730 CU.FT.

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN AND CREEKSTONE HEADWALL
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE



OWNERS & DEVELOPER:
TERESA NGUYEN & JUSTIN V DINH
6105 SOUTHSIDE DRIVE
LOUISVILLE, KY 40214

SITE ADDRESSES:
6105 SOUTHSIDE DRIVE
LOUISVILLE, KY 40214
TAX BLOCK: 059H, LOT 91,92,93,94,95,96,97,98
D.B. 11773, PG. 0711

COUNCIL DISTRICT - 21
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE

PREPARED BY:
LAND DESIGN & DEVELOPMENT, INC.
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 426-9374
FAX: (502) 426-9375
JOB: 20204
MSD SUB# XXXX
DATE: 02/16/21

SOUTHSIDE DRIVE
PRELIMINARY SUBDIVISION PLAN

St. Germain, Dante

From: gealr@iglou.com
Sent: Friday, October 1, 2021 12:05 PM
To: St. Germain, Dante
Cc: George, Nicole A.; Roarx, Rachel G.
Subject: RE: 21-ZONEPA-0128:

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

Right now Louisville Redevelopment Authority, Inc. ("LRA") owns the property surrounding the previously proposed subdivision. Metro Government appoints the board members for LRA. The property is the former Naval Ordnance Station and is now called Airport Industrial Center. LRA leased the property to Titan. The property directly surrounding/touching the proposed subdivision is currently green space with trees and my understanding is that nothing will ever be built on the green space in this area.

Can we approach LRA, Metro Government and Titan with the proposal of a 250 foot easement that can never be developed. I know that an easement was granted to the Louisville Water Company within the last two years.

I agree that we should not generally have industrial and residential mixed together, but we already have industrial and residential mixed together along Steedly Drive. Allowing this property to become warehouse/office/retail will further encroach on the residential areas already in existence on Steedly Drive and Southside Drive.

Louisville desperately need housing. We need to consider all options to keep this area residential and build houses.

Ann Ramser

On Fri, October 1, 2021 10:44, St. Germain, Dante wrote:

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> Ms. Ramser,

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> The site is in the Suburban Workplace form district. Suburban Workplace
> is not intended to be residential, but mostly industrial with some
> commercial mixed in. Some residentially-zoned properties are in the
> Suburban Workplace form with the intention that they be rezoned as
> developers come in to serve industrial uses.

>

> Section 7.1.84 of the Land Development Code states:

>

>

> Major residential subdivisions within the Suburban Workplace Form

> District shall provide a 50 foot buffer strip with a six (6) foot berm

> and canopy trees as required by Chapter 10. No residential structure

> within the major residential subdivisions shall be allowed within 250

> feet from the perimeter of the subdivision. Exception: 250 foot setback

> is not applicable to portions of the subdivision that adjoin lots

> developed for residential use at a density equal to or greater than one

> dwelling unit per acre.

>

>

> As a result, the LDC does not encourage residential subdivisions to be

> located in the Suburban Workplace form, although it is permitted if the

> setback and all other provisions of the LDC are followed. In general,

> the purpose of zoning is to separate incompatible uses, such as heavy

> industrial and residential, and require buffers between these uses so

> that the less-intensive use (such as a person's house) is not negatively

> impacted by the noise, pollution, and traffic generated by heavy

> industry. Because the Suburban Workplace form is where industry is

> supposed to be located, separating that from residential subdivisions is

> required by the LDC. When a new residential subdivision is proposed next

> to industry, the subdivision must provide this setback in order to

> protect the future residents.

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> Dante St. Germain, AICP

> Planner II

> Planning & Design Services

> Department of Develop Louisville

> LOUISVILLE FORWARD

> 444 South Fifth Street, Suite 300

> Louisville, KY 40202

> (502) 574-4388

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

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> image003.png@01D7B6B0.8BCF7FD0]<<https://www.facebook.com/DevelopLouisvill>

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>

St. Germain, Dante

From: Liu, Emily
Sent: Thursday, October 7, 2021 12:48 PM
To: gealr@iglou.com
Cc: George, Nicole A.; Roarx, Rachel G.; St. Germain, Dante; Lockett, Jay P
Subject: RE: Planning and Zoning Killed a Proposed Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Ramser,

I spent some time during the last few days looking into both the proposed subdivision and rezoning cases.

The subject property is located in the Suburban Workforce Form district and adjacent to industrial zoning and industrial use. A residential subdivision at this location is required of a 250' buffer, leaving very little room for the proposed subdivision to build single family houses. A 50' landscaping buffer is also required, making the development of single family houses at this location more expansive. The proposed rezoning of the property offers a transition of land uses from industrial in the back to commercial in the front and is more in compliance with the Comprehensive Plan and the Land Development Code.

Yes, we need more housing, especially more affordable housing. However, our land use policies and zoning regulations also lay out measures to protect all residents, including future residents, from potential negative impact of heavy industrial uses by discouraging new residential proposals from locating directly adjacent to heavy industrial use and zoning. As you are aware we are in the middle of the Land Development Code (LDC) Reform focusing on equity and environmental justice. Introducing affordable housing without protection (as shown in the subdivision application) at this location adjacent to heavy industrial is not supported by current the Land Development Code, the LDC Reform effort or good planning practice.

Thanks
Emily

Yu "Emily" Liu
Director
Louisville Metro Planning and Design Services
Develop Louisville, Louisville Forward
444 S. 5th Street, 3rd Floor
Louisville, KY 40202
502.574.6678
<https://louisvilleky.gov/government/planning-design>

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From: gealr@iglou.com <gealr@iglou.com>
Sent: Friday, October 1, 2021 5:06 PM

To: Liu, Emily <emily.liu@louisvilleky.gov>

Cc: George, Nicole A. <Nicole.George@louisvilleky.gov>; Roarx, Rachel G. <Rachel.Roarx@louisvilleky.gov>

Subject: Planning and Zoning Killed a Proposed Subdivision

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Director Liu,

I am sure you are aware of the great housing shortage in Louisville Kentucky. This was the reason Planning and Design proposed and got approved by-right accessory dwelling units. Today I learned that Planning and Design killed a proposed 24 house subdivision in a residentially zoned area.

Earlier this year I learned of a proposed subdivision at Steedly Drive and Southside Drive. Case No. 21msub0007. I was intrigued to hear of a possibility of a new subdivision so close to where I live.

Earlier this week. I learned that a request for a change in zoning from residential to warehouse/office/retail had been filed for the same location.

I wanted to find out what happened to the subdivision proposal and contacted the case manager for the zoning change request, Dante St. Germain.

As you can see from the below email chain, Dante St. Germain indicated that a 250 foot buffer was necessary. I offered some suggestions on how to achieve the 250 foot buffer. Dante St. Germain responded was that my comments would be placed in the file regarding the zoning change. No consideration was given as to how the subdivision proposal could move forward.

I have now located the information regarding the proposed subdivision, Case No. 21-MSUB-0007 and learned that Jay Luckett killed the proposed subdivision. He stated "Applicant may want to consider zoning or form district changes to make a more appropriate development pattern for this site and area."

This area DOES NOT need anymore warehouses. We are already overrun with semi trucks. We need more houses. Louisville needs more houses.

I am also not sure what Jay Luckett means by more appropriate development pattern for this site and area. What exactly is Jay Luckett trying to say about this area. One house already exists east of the proposed subdivision and another house already exists west of the proposed subdivision.

I continue to say that Metro Louisville says one thing (we need more houses) but their actions speak louder than their words. Metro Louisville allows air bnbs in residential areas, allows houses to become businesses,

and now intentionally kills a proposed subdivision containing 23 houses.

Louisville is so desperate for houses that thinking outside of the box is necessary instead of killing a proposed subdivision.

This area is going to have more warehouses because of Planning and Design's actions. This is going to add to the semi-truck issue that already is causing problems in this area of town. Planning and Design's actions are hurting my neighborhood.

Ann Ramser

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

Subject: RE: 21-ZONEPA-0128:

From: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>

Date: Fri, October 1, 2021 12:06

To: "gealr@iglou.com" <gealr@iglou.com>

Cc: "George, Nicole A." <Nicole.George@louisvilleky.gov>

"Roarx, Rachel G." <Rachel.Roarx@louisvilleky.gov>

Ms. Ramser,

Thank you for your comments on this case. I will add them to the record. I will also forward your address to the applicant to have your name and address added to the notice list, if it is not there already.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388

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

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[[cid:image002.png@01D7B6BC.C5816F20](#)] <<https://twitter.com/DevelopLou>> [[cid:image003.png@01D7B6BC.C5816F20](#)]
<<https://www.facebook.com/DevelopLouisville/>>

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From: gealr@iglou.com <gealr@iglou.com>

Sent: Friday, October 1, 2021 12:05 PM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Cc: George, Nicole A. <Nicole.George@louisvilleky.gov>; Roarx, Rachel G. <Rachel.Roarx@louisvilleky.gov>

Subject: RE: 21-ZONEPA-0128:

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Right now Louisville Redevelopment Authority, Inc. ("LRA") owns the property surrounding the previously proposed subdivision. Metro Government appoints the board members for LRA. The property is the former Naval Ordnance Station and is now called Airport Industrial Center. LRA leased the property to Titan. The property directly surrounding/touching the proposed subdivision is currently green space with trees and my understanding is that nothing will ever be built on the green space in this area.

Can we approach LRA, Metro Government and Titan with the proposal of a 250 foot easement that can never be developed. I know that an easement was granted to the Louisville Water Company within the last two years.

I agree that we should not generally have industrial and residential mixed together, but we already have industrial and residential mixed together along Steedly Drive. Allowing this property to become warehouse/office/retail will further encroach on the residential areas already in existence on Steedly Drive and Southside Drive.

Louisville desperately need housing. We need to consider all options to keep this area residential and build houses.

Ann Ramser

On Fri, October 1, 2021 10:44, St. Germain, Dante wrote:

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> Ms. Ramser,

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> The site is in the Suburban Workplace form district. Suburban Workplace
> is not intended to be residential, but mostly industrial with some
> commercial mixed in. Some residentially-zoned properties are in the
> Suburban Workplace form with the intention that they be rezoned as

> developers come in to serve industrial uses.

>

> Section 7.1.84 of the Land Development Code states:

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> Major residential subdivisions within the Suburban Workplace Form

> District shall provide a 50 foot buffer strip with a six (6) foot berm

> and canopy trees as required by Chapter 10. No residential structure

> within the major residential subdivisions shall be allowed within 250

> feet from the perimeter of the subdivision. Exception: 250 foot setback

> is not applicable to portions of the subdivision that adjoin lots

> developed for residential use at a density equal to or greater than one

> dwelling unit per acre.

>

>

> As a result, the LDC does not encourage residential subdivisions to be

> located in the Suburban Workplace form, although it is permitted if the

> setback and all other provisions of the LDC are followed. In general,

> the purpose of zoning is to separate incompatible uses, such as heavy

> industrial and residential, and require buffers between these uses so

> that the less-intensive use (such as a person's house) is not negatively

> impacted by the noise, pollution, and traffic generated by heavy

> industry. Because the Suburban Workplace form is where industry is

> supposed to be located, separating that from residential subdivisions is

> required by the LDC. When a new residential subdivision is proposed next

> to industry, the subdivision must provide this setback in order to

> protect the future residents.

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> Dante St. Germain, AICP

> Planner II

> Planning & Design Services

> Department of Develop Louisville

> LOUISVILLE FORWARD

> 444 South Fifth Street, Suite 300

> Louisville, KY 40202

> (502) 574-4388

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> From: gealr@iglou.com<<mailto:gealr@iglou.com>>

<gealr@iglou.com<<mailto:gealr@iglou.com>>>

> Sent: Friday, October 1, 2021 10:20 AM

> To: St. Germain, Dante

<Dante.St.Germain@louisvilleky.gov<<mailto:Dante.St.Germain@louisvilleky.gov>>>

> Cc: George, Nicole A.

<Nicole.George@louisvilleky.gov<<mailto:Nicole.George@louisvilleky.gov>>>;

Roarx, Rachel G.

> <Rachel.Roarx@louisvilleky.gov<<mailto:Rachel.Roarx@louisvilleky.gov>>>

> Subject: RE: 21-ZONEPA-0128:

>

>

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>

> Dante,

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> My address is 307 E. Kenwood Dr. 40214.

>

>

> I would like additional information on the need for significant setbacks

> in an area already zoned residential. I don't have the previous application

> in front of me, but as I recall the area surrounding the proposed

> subdivision previously served as housing for people stationed at Naval

> Ordnance.

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>

> With the housing need so great in Louisville, we need to see how barriers

> can be resolved. The area is zoned residential and we need to keep it

> residential.

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> I want more information.

>

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> Thank you.

>

>

> Ann

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>> From: Dock, Joel

>>

<Joel.Dock@louisvilleky.gov<<mailto:Joel.Dock@louisvilleky.gov><<mailto:Joel.Dock@louisvilleky.gov%3cmmailto:Joel.Dock@louisvilleky.gov>>>>>>>

>> Sent: Friday, October 1, 2021 8:38 AM

>> To: St. Germain, Dante

>> <Dante.St.Germain@louisvilleky.gov<<mailto:Dante.St.Germain@louisvilleky.gov><<mailto:Dante.St.Germain@louisvilleky.gov%3cmmailto:Dante.St.Germain@louisvilleky.gov>%0b>>>>>>

.gov>>

>> Cc:

gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com%3cmmailto:gealr@iglou.com>>>>>>>

>> Subject: Re: 21-ZONEPA-0128:

>>

>>

>>

>> Dante,

>> I've copied Ann Ramser. Ann has some questions about this pre-app. Could

>> you please follow-up?

>>

>> Thanks,

>> Joel

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>>

gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com%3cmmailto:gealr@iglou.com>>>>>>>

>> gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com%3cmmailto:gealr@iglou.com>>>>>>>

>> <gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com%3cmmailto:gealr@iglou.com>>>>>>>

>> gealr@iglou.com<<mailto:gealr@iglou.com><<mailto:gealr@iglou.com%3cmmailto:gealr@iglou.com>>>>>>>

>> <http://gealr@iglou.com>>>>>

>> Sent: Thursday, September 30, 2021 8:43 PM

>> To: Dock, Joel
>> Subject: 21-ZONEPA-0128:
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>>
>> Joel,
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>> Could you please provide me with Dante St. Germain's email address. I
>> want to learn more about this proposal and what happened to previous
>> subdivision proposal.
>>
>> Thank you.
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>> Ann Ramser
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>> Hi Joel,
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>> This message is for Dante St. Germain, but I cannot figure out the
>> email address.
>>
>> On the most recent IAEC weekly activity report, I see that a zoning
>> change has been requested for 6101 Southside Drive. They want to change
>> from residential to warehouse/office/retail. I thought a proposal had
>> been submitted for a subdivision for the property (located at the
>> corner of Southside Drive and Steedly Drive) earlier this year. What
>> happened to that proposal.
>>
>> I am against more warehouses in this area.
>>
>>
>>
>> I want to be specifically notified of everything that is filed
>> regarding this proposal.
>>
>> Ann Ramser
>>
>>
>>

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