

**21-ZONE-0003
OPPOSITION**

Amanda Weinert
Resident of 6511 Mayfair Ave
Master Planner & Architect

NEIGHBORHOOD CONTEXT

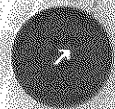




NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CONTEXT

Search Address

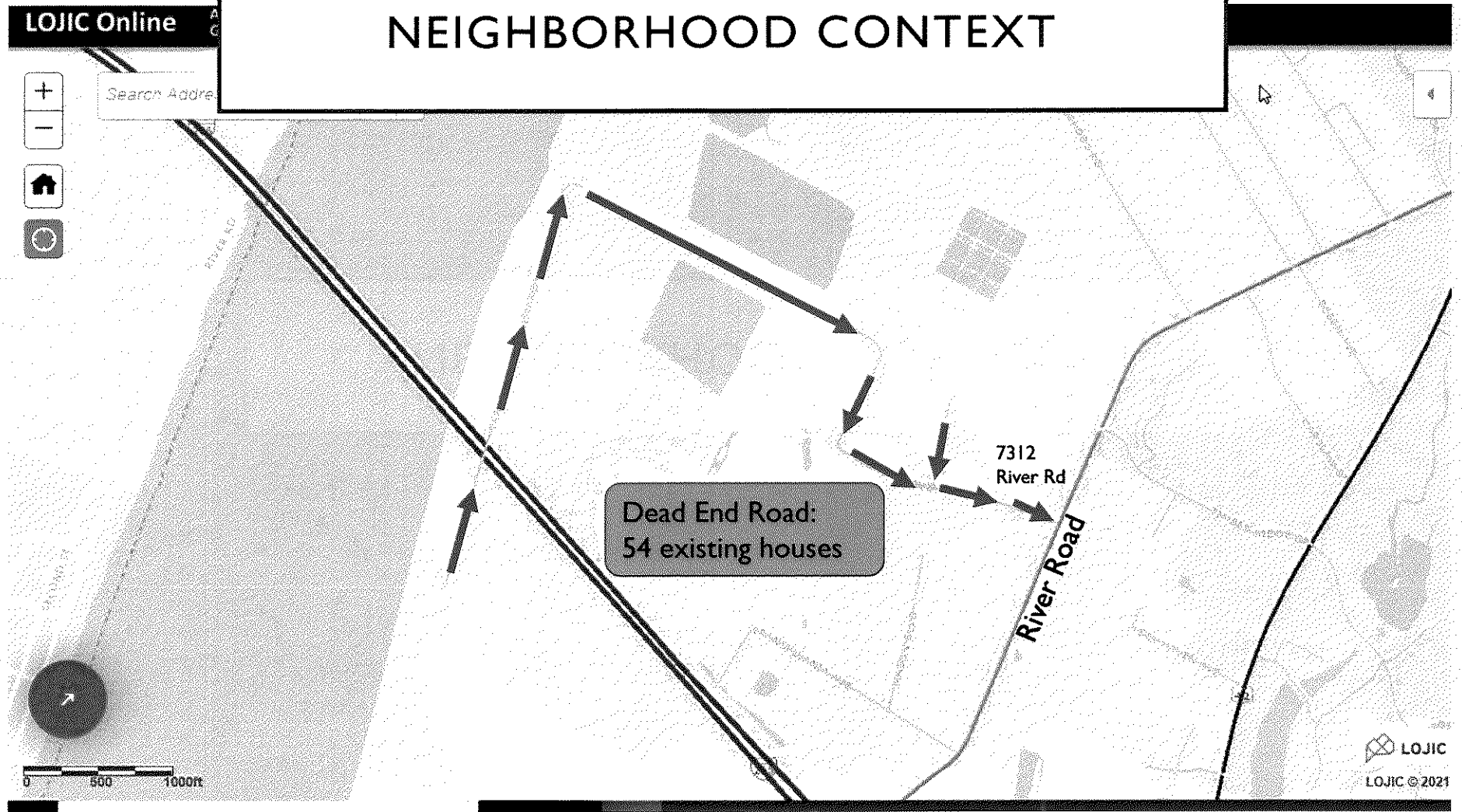


0 500 1000ft

Dead End Road:
54 existing houses

7312
River Rd

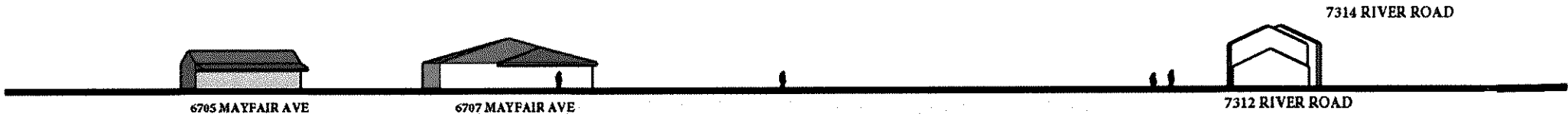
River Road



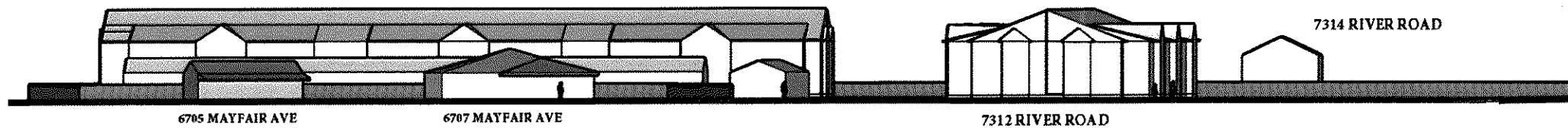
NEIGHBORHOOD CONTEXT



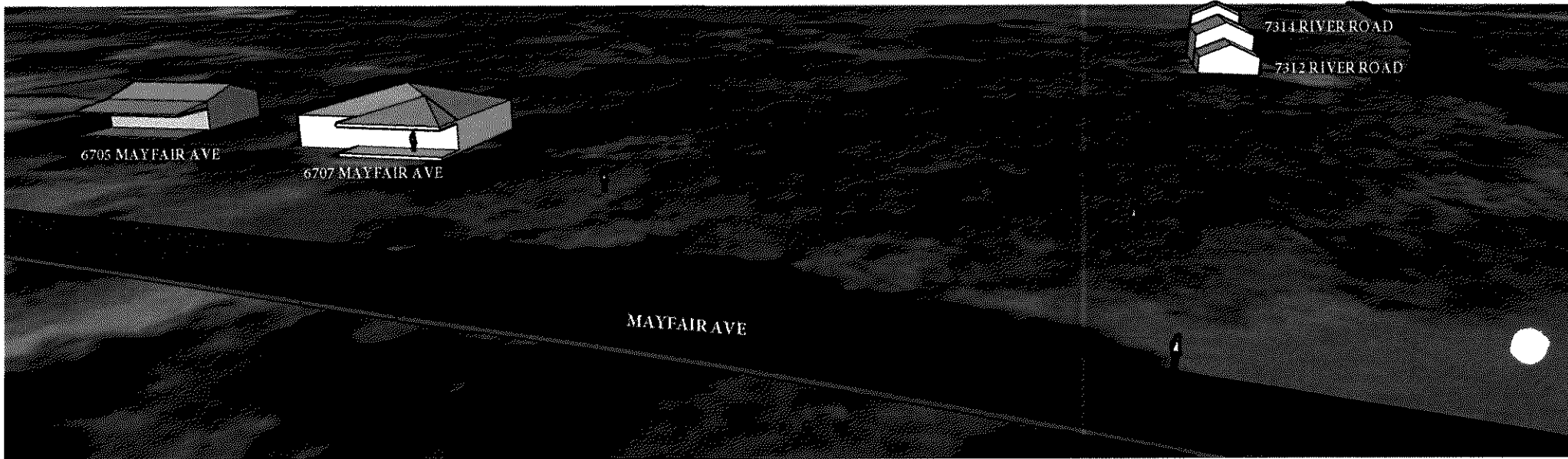
MASS, SCALE, AND DENSITY



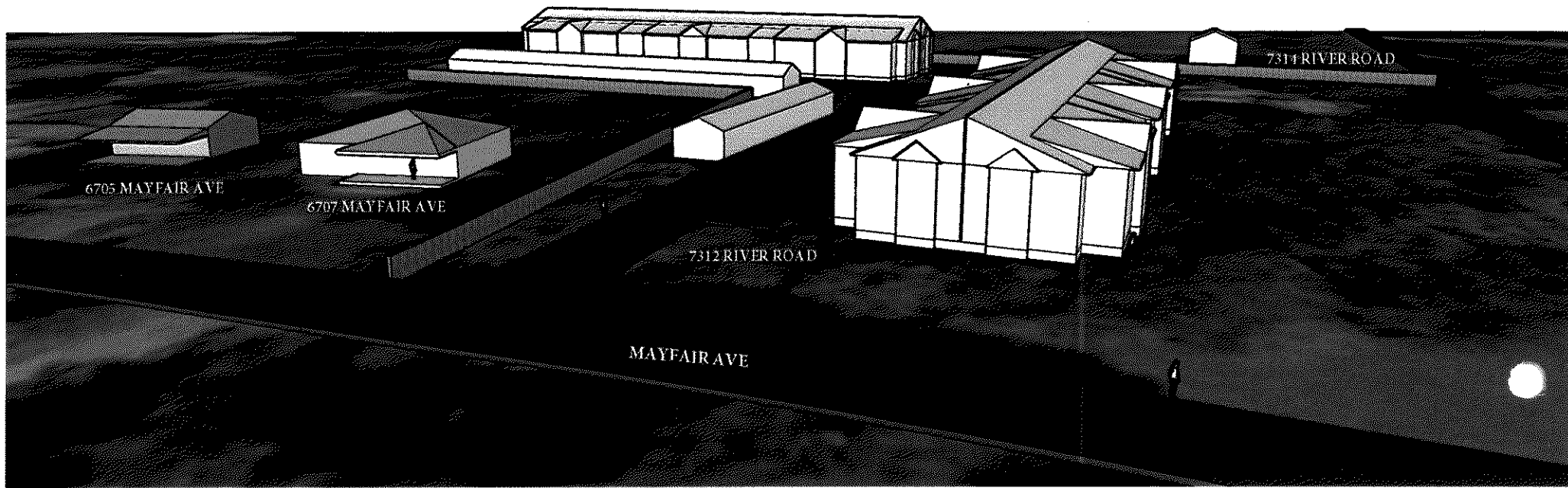
MASS, SCALE, AND DENSITY



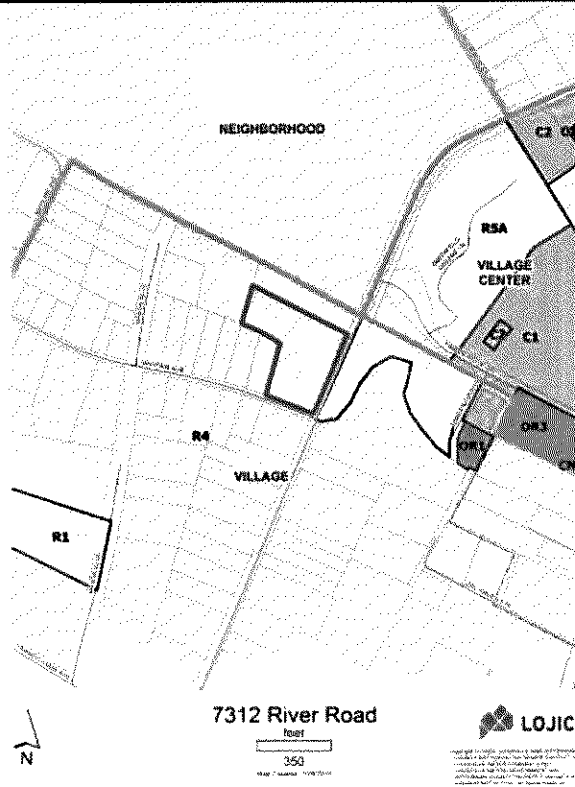
MASS, SCALE, AND DENSITY



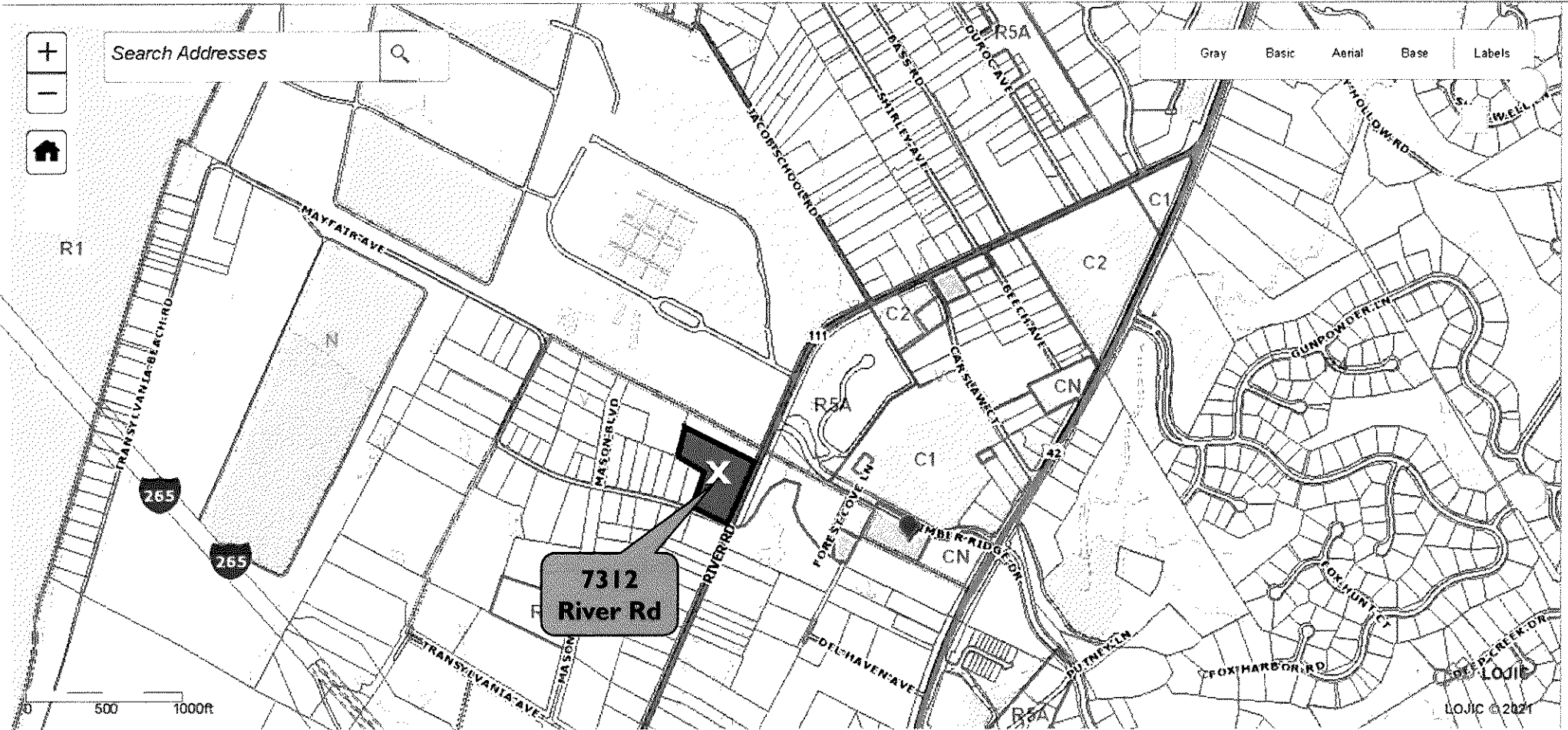
MASS, SCALE, AND DENSITY



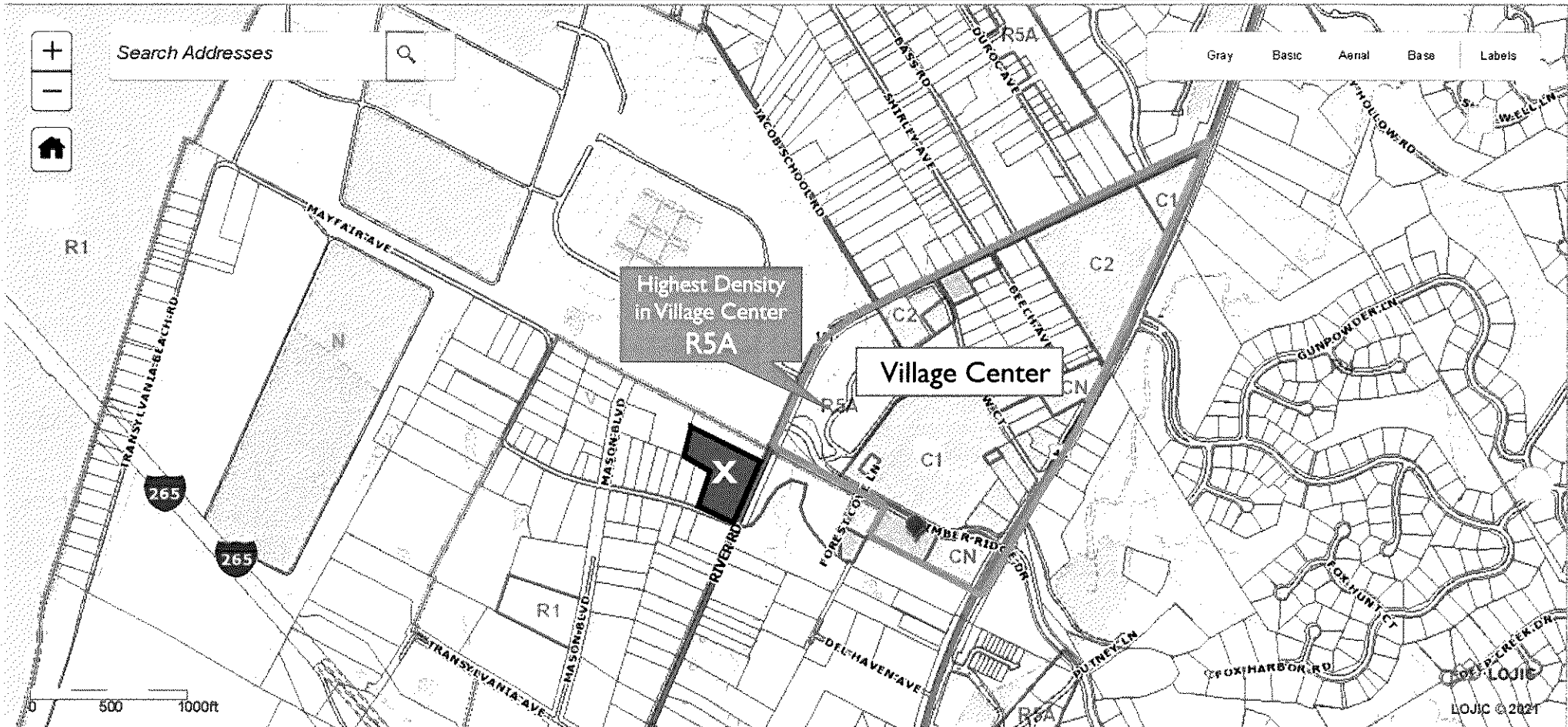
THE CONCEPT OF "NEAR"



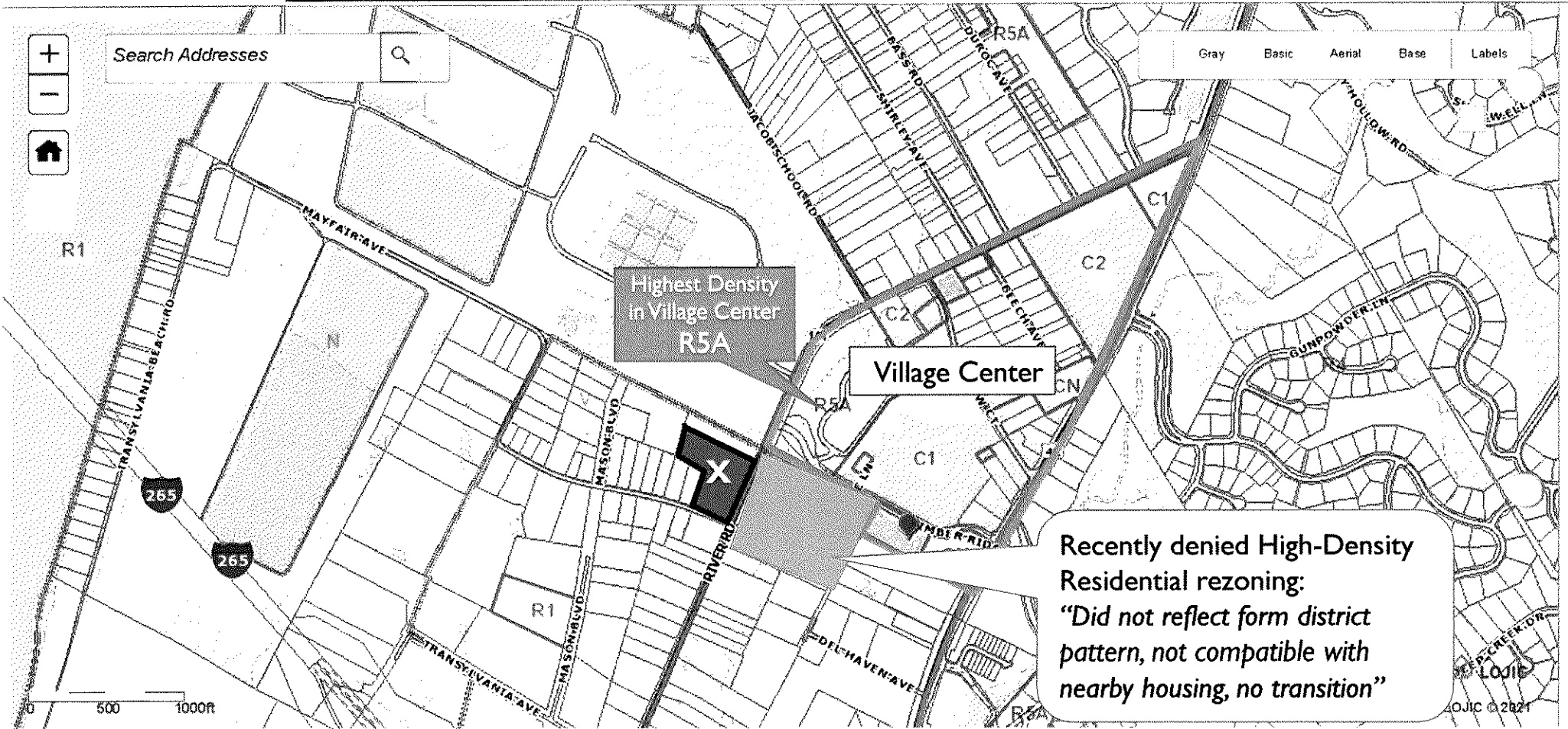
THE CONCEPT OF "NEAR"



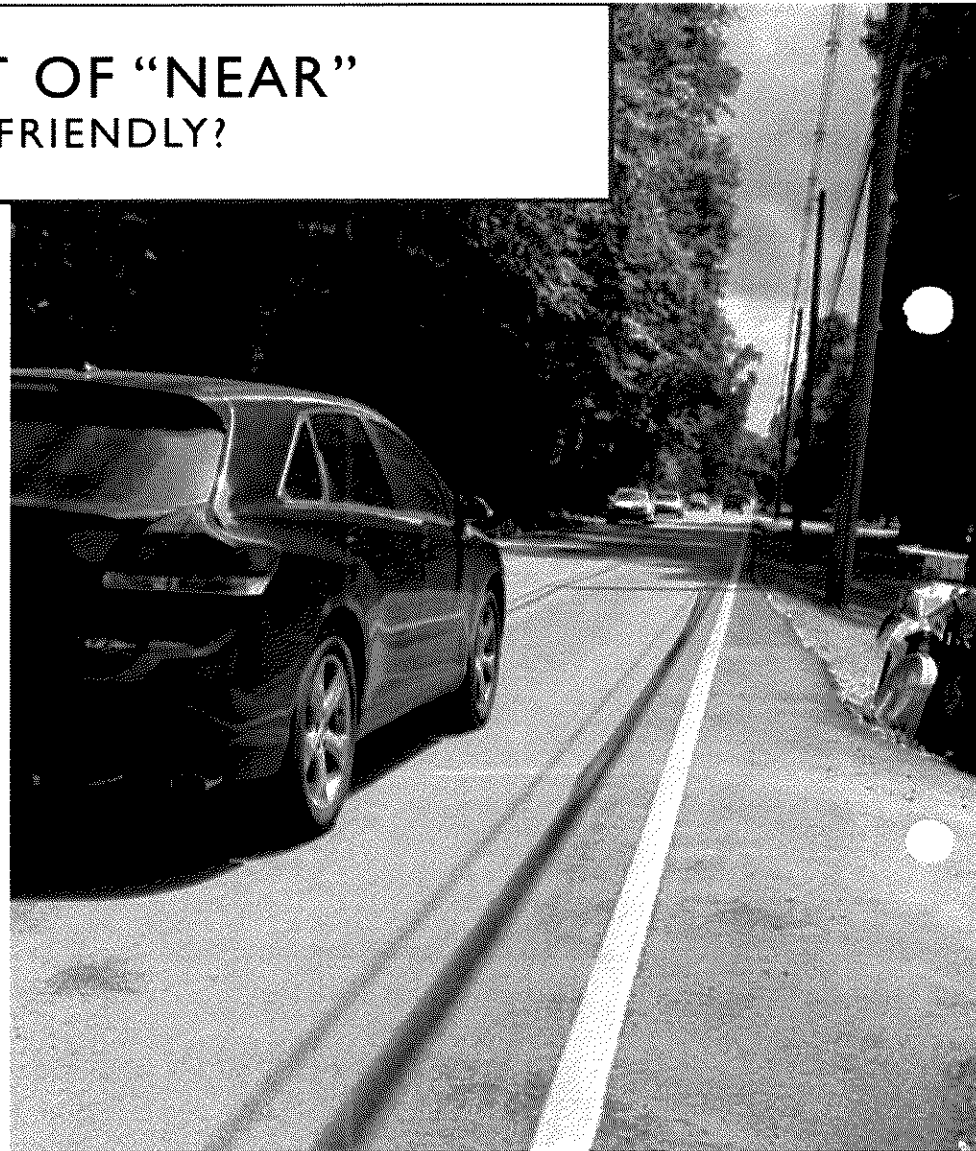
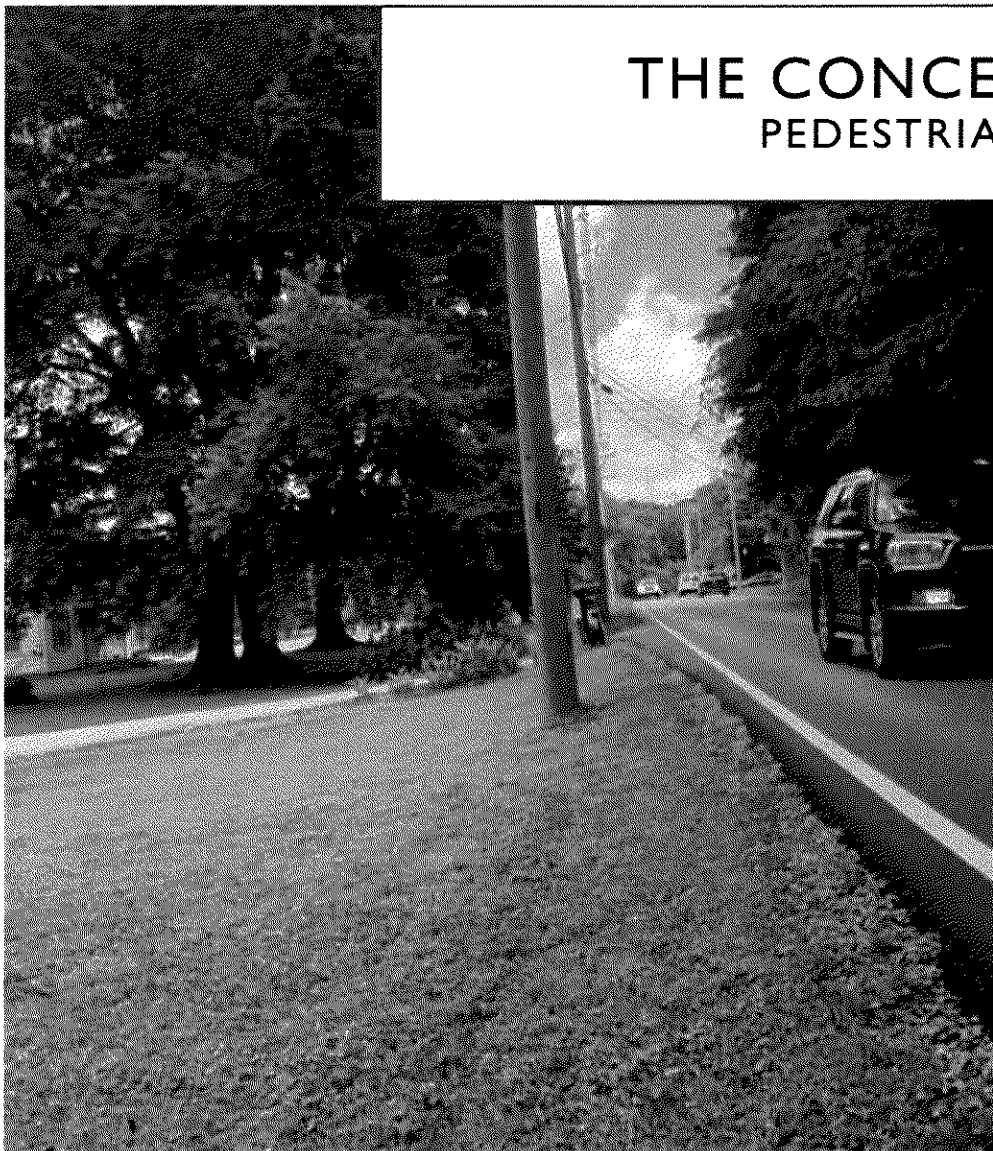
THE CONCEPT OF "NEAR"

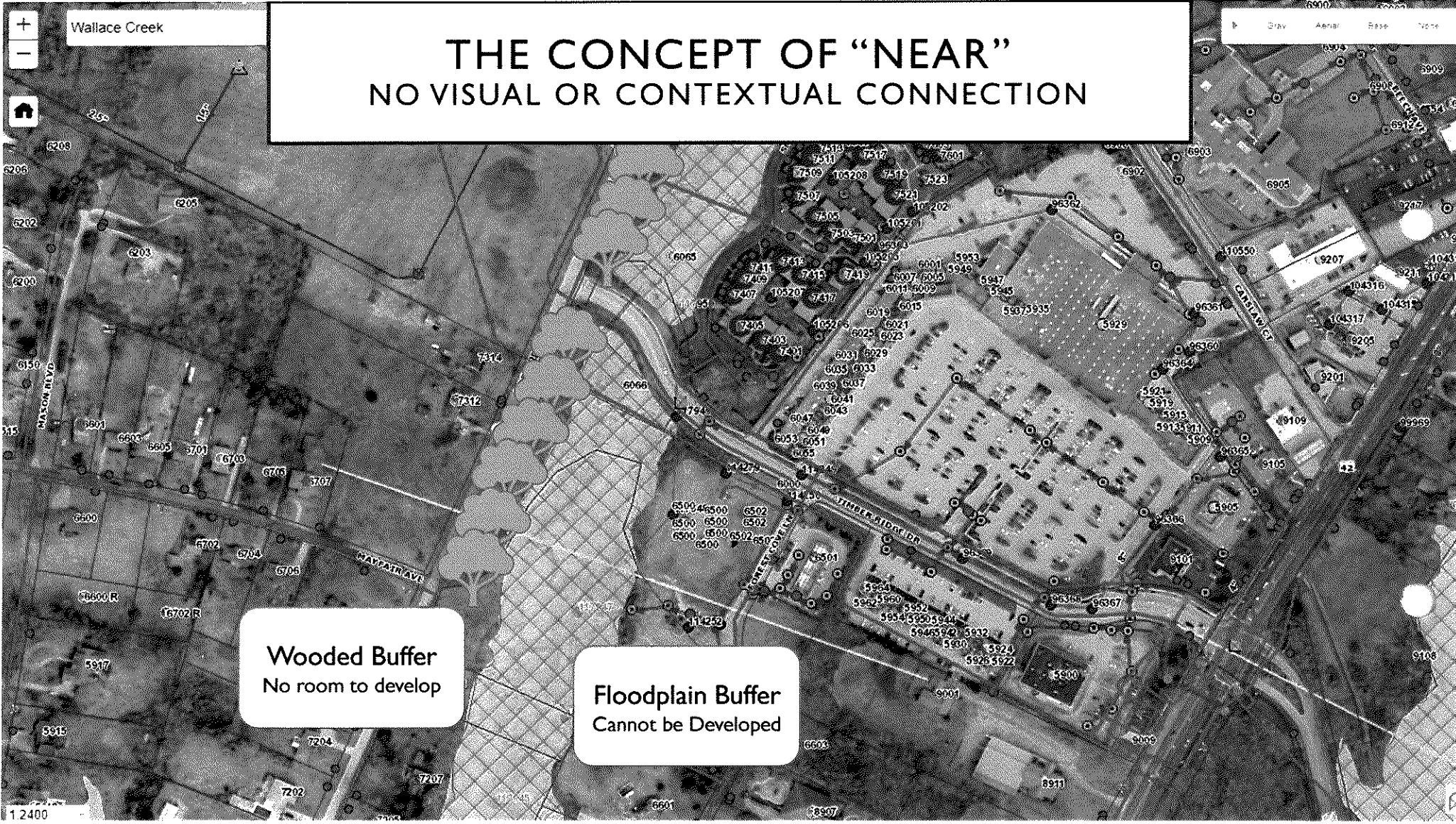


THE CONCEPT OF “NEAR”



THE CONCEPT OF “NEAR” PEDESTRIAN FRIENDLY?





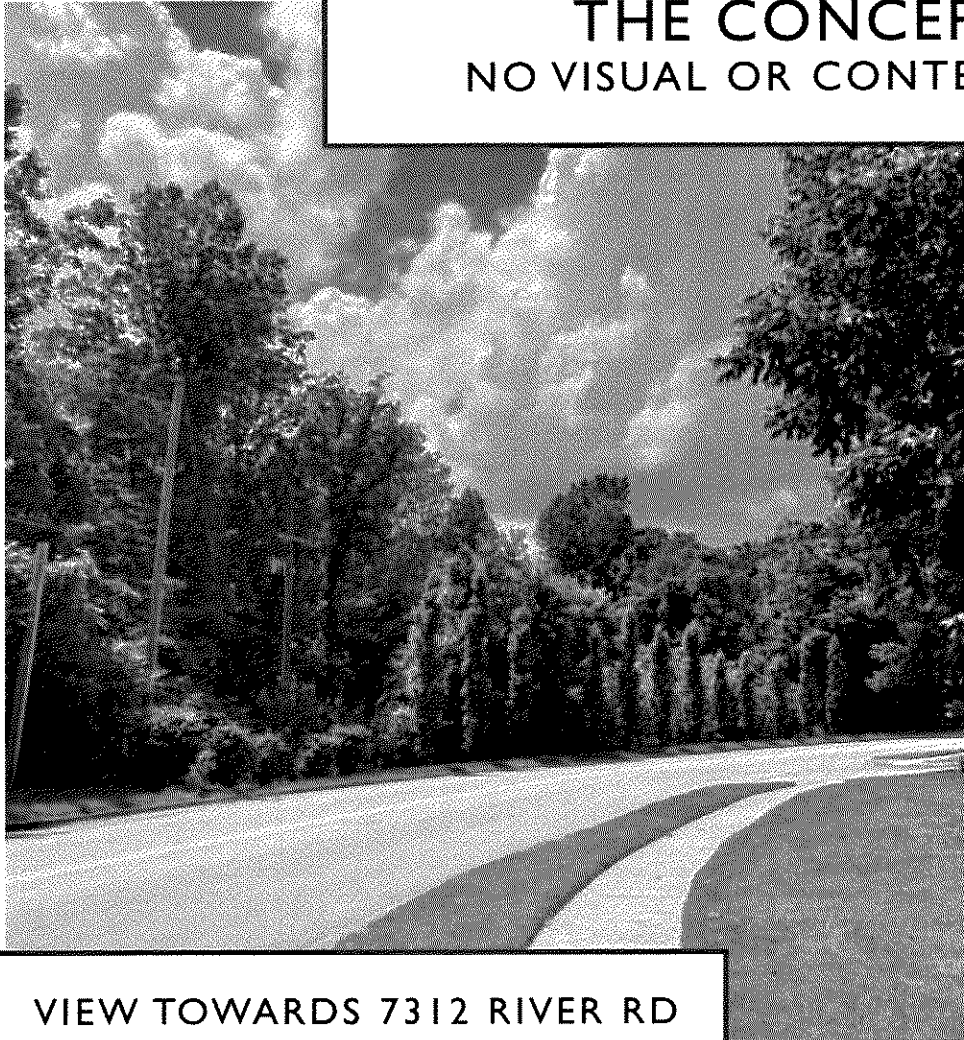
Wallace Creek

THE CONCEPT OF "NEAR" NO VISUAL OR CONTEXTUAL CONNECTION

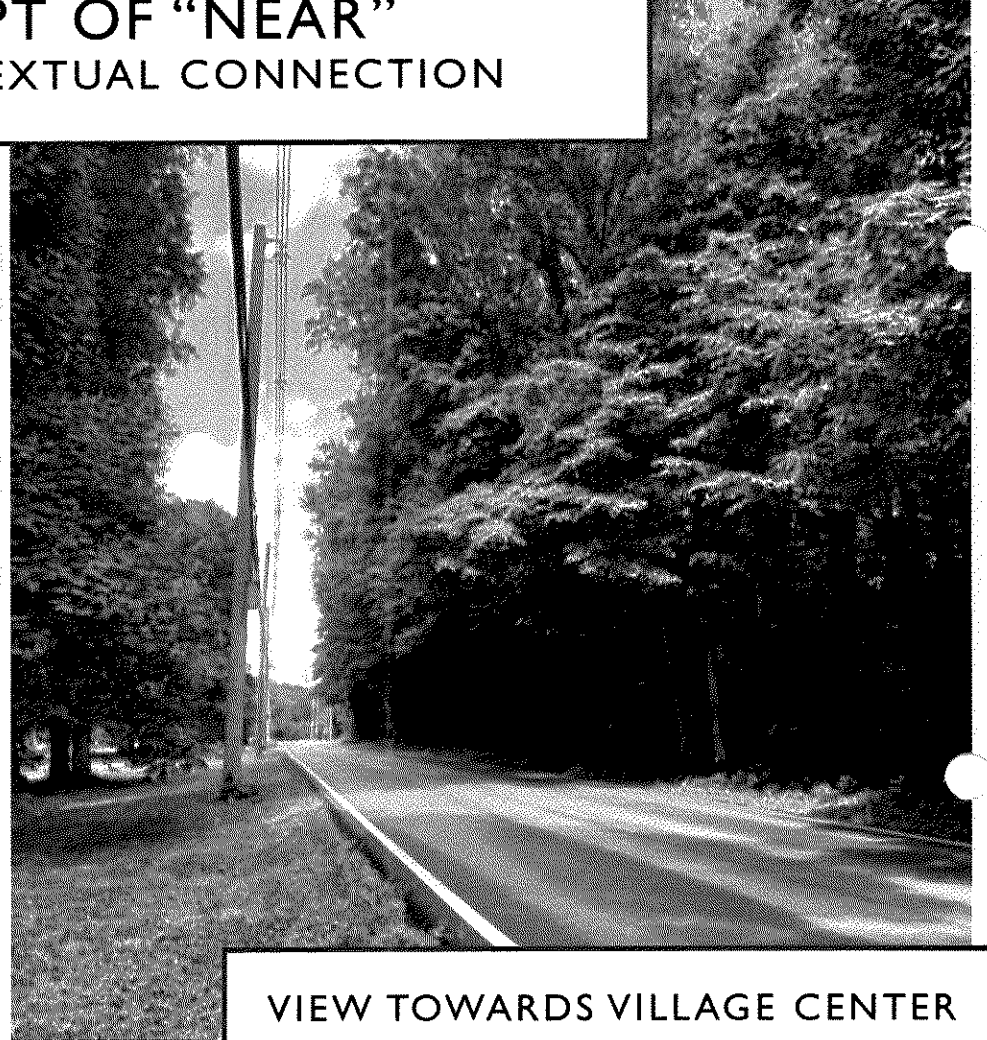
Wooded Buffer
No room to develop

Floodplain Buffer
Cannot be Developed

THE CONCEPT OF "NEAR"
NO VISUAL OR CONTEXTUAL CONNECTION

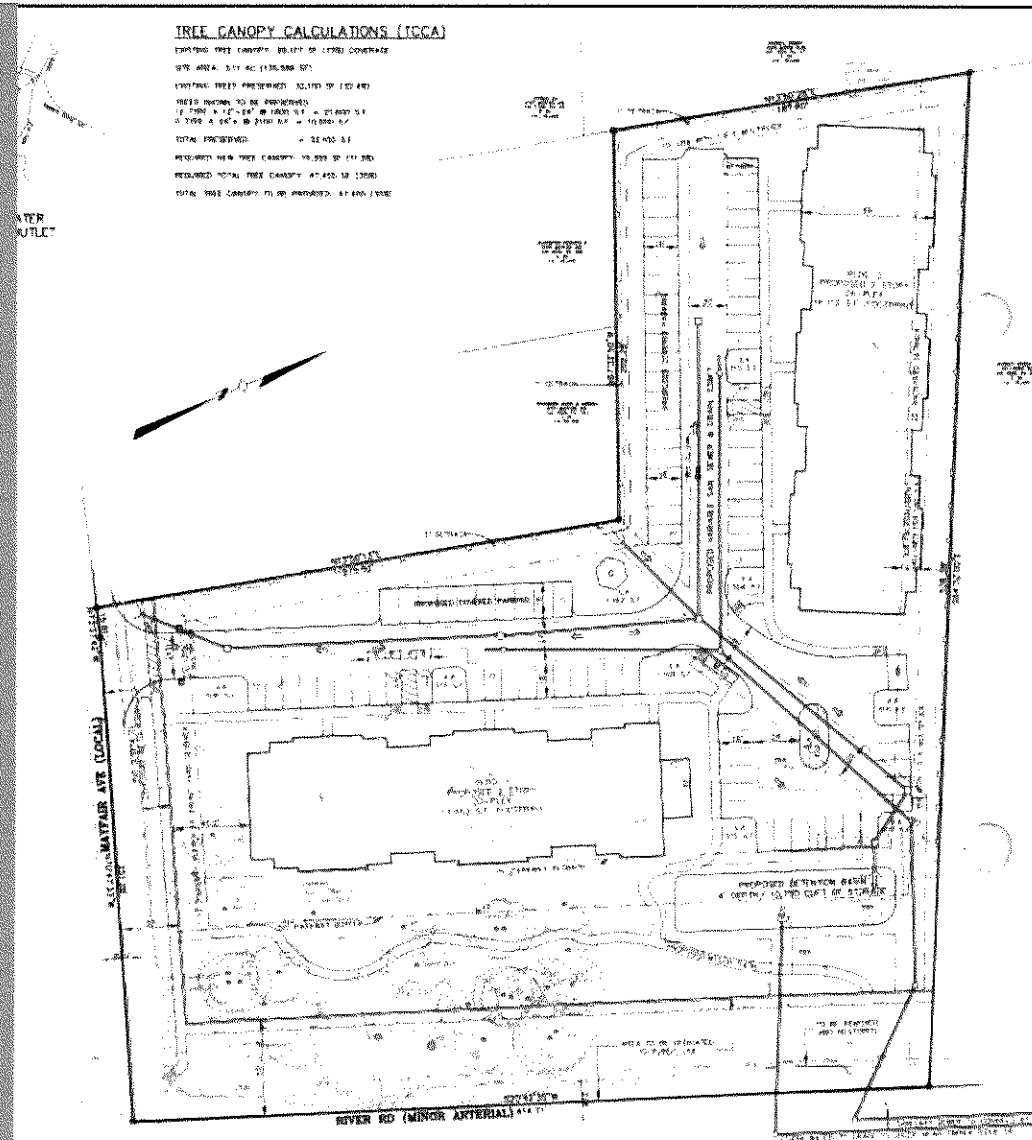


VIEW TOWARDS 7312 RIVER RD

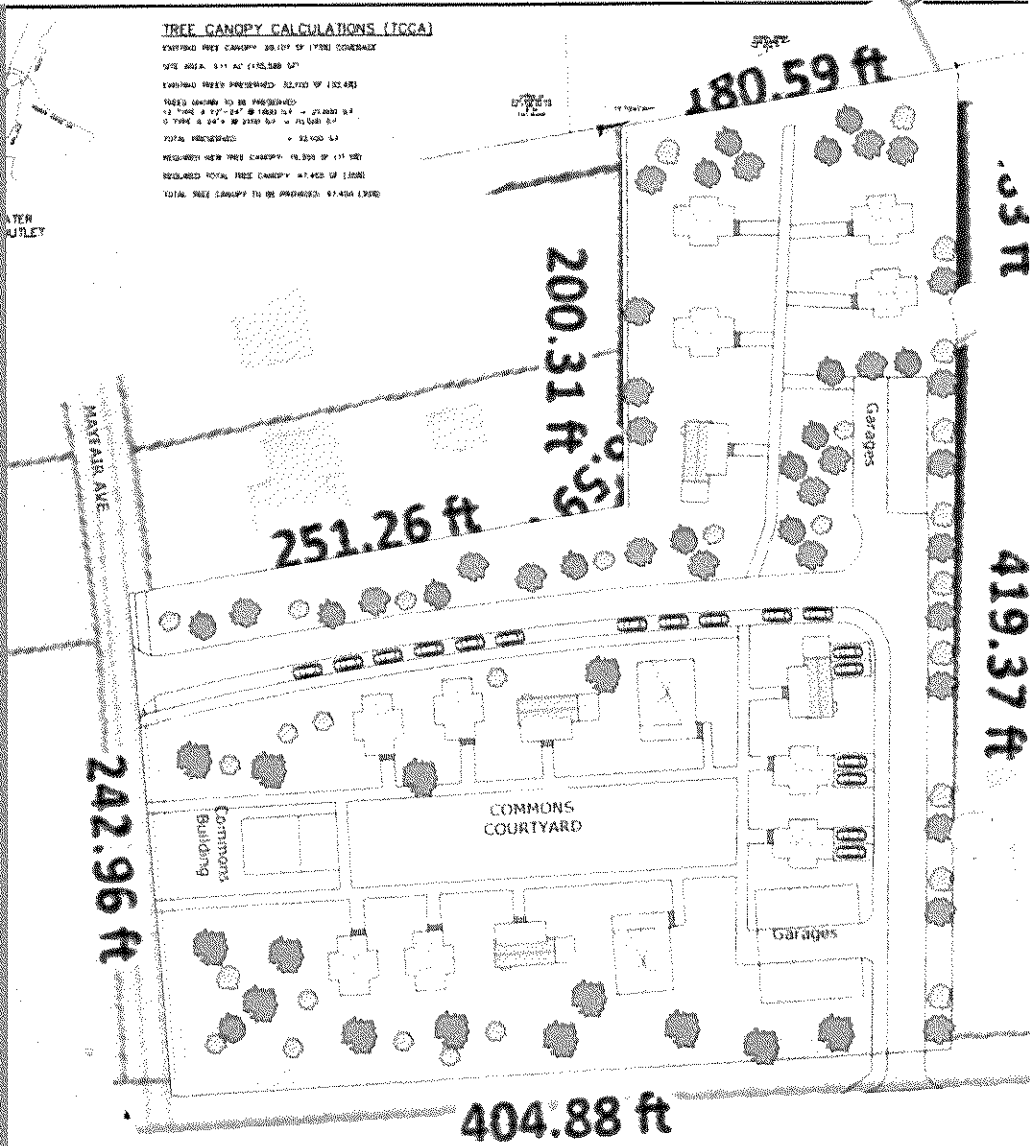


VIEW TOWARDS VILLAGE CENTER

MASS, SCALE, AND DENSITY



MASS, SCALE, AND DENSITY



MASS, SCALE, AND
DENSITY



7312 River Road

21-ZONE-0003 Public Hearing

August 5, 2021

River Fields, Inc.



RIVER FIELDS
THE RIVER CONNECTS US ALL



View of the site from the Scenic Byway

Picture taken from the intersection
of Mayfair Avenue and River Road



RIVER FIELDS
THE RIVER CONNECTS US ALL

Photos of
mature trees
on the site

164 on approx.
3.5 acres



More photos
of other
mature trees
on the site (7-
10 ft in
circumference)



Tree Canopy

164 mature trees on site; only 29 identified for preservation

94% of replacement trees are 1.75" caliper trees

TREE CANOPY CALCULATIONS (TCCA)

EXISTING TREE CANOPY: 99,107 S.F. (73%) COVERAGE

SITE AREA: 3.11 AC (135,586 S.F.)

EXISTING TREES PRESERVED (OF EXISTING TREE CANOPY AREA): 55,800 S.F. (56%)

TREES SHOWN TO BE PRESERVED:

17 TYPE A 12" to >24" @ 1800 S.F. = 30,600 S.F.

12 TYPE A 24"+ @ 2100 S.F. = 25,200 S.F.

TOTAL EXISTING TREES PRESERVED: = 55,800 S.F. (41%)

TOTAL REQUIRED TREE CANOPY: 47,455 S.F. (35%)

PROPOSED TREE PLANTINGS: 54,992 S.F. (40.5%)

43 ~ TYPE A DECID. TREE (1.75" CAL.) @ 1200 S.F. = 51,600 S.F.

6 ~ CANADIAN HEMLOCK (8' HT) @ 424 S.F. = 2,544 S.F.

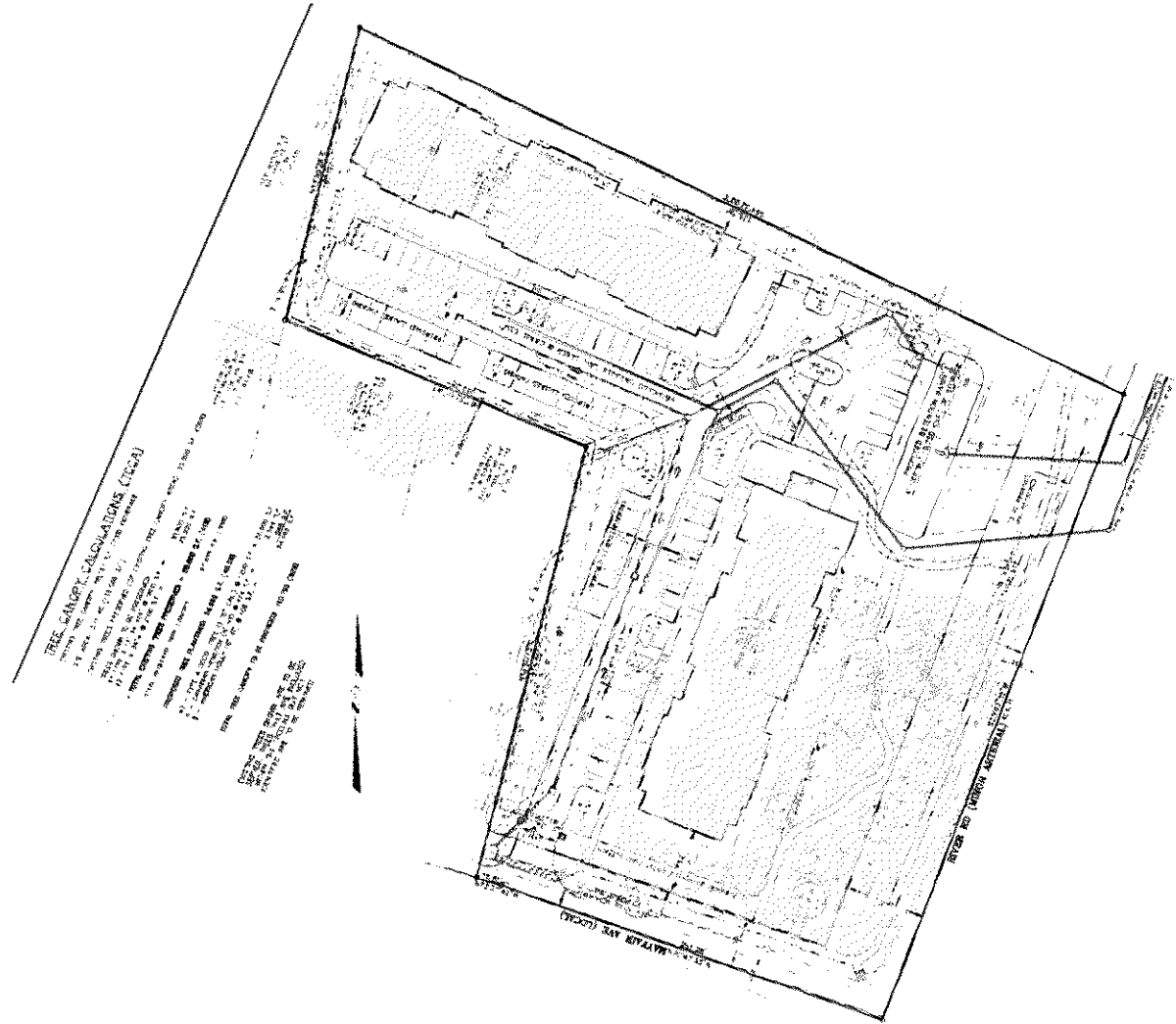
8 ~ AMERICAN HOLLY (8' HT) @ 108 S.F. = 864 S.F.

54,992 S.F.

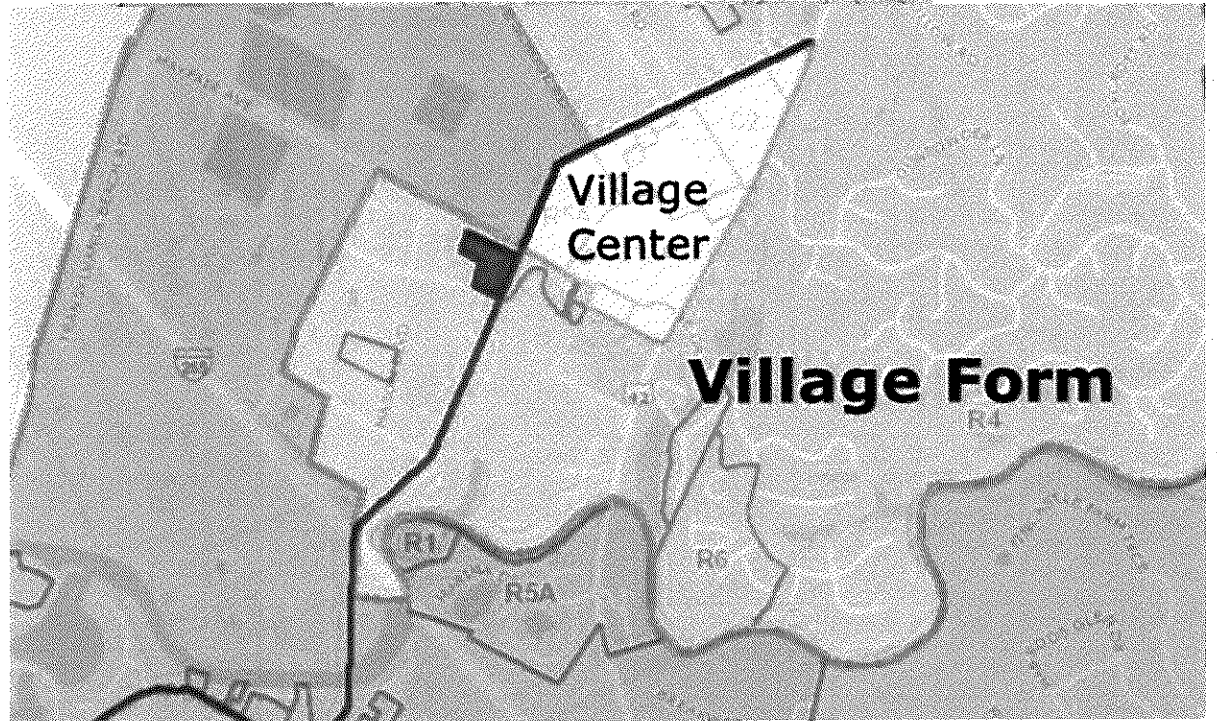


Tree Canopy

Where is the tree canopy in the property's northeast corner?

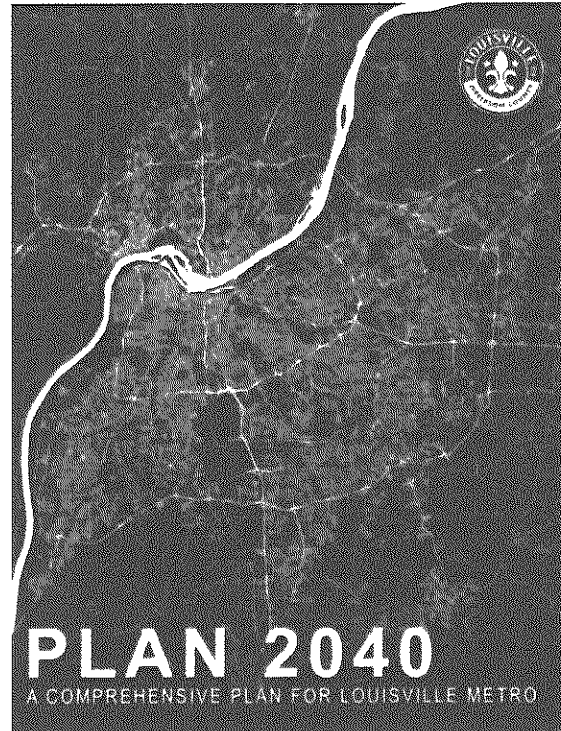


Form Districts



RIVER FIELDS
THE RIVER CONNECTS US ALL

Comprehensive Plan (effective Jan. 1, 2019)



3.1.4. **Village:** Village Form is characterized by predominately residential uses where the pattern of development is distinguished by open space such as parks, greenways, and farmland protected by conservation easements. The Village Form should have a small-scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The village center may be arranged around a village green. Low-density residential uses interspersed with open space may be encouraged at the edge of the Village. Village Form should be designed to encourage pedestrian, bicycle and transit use.

View of River
Road by
Smithfield
Greene Project



St. Germain, Dante

From: Rick Rhodes <rhodesrick5@gmail.com>
Sent: Wednesday, July 28, 2021 3:03 PM
To: St. Germain, Dante
Subject: CASE 21-ZONE0003

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom It May Concern:

I am almost 69, have been back in Louisville since 2006. I also spent most of my first 18 years here.

I believe we have two separate issues here:

1) the trees, and the time it would take to replace those. Saw that Meme Runyon had stated it will take many years to regain where we are now.

2) maybe the larger one, traffic. River Rd is a rather narrow road, two lanes. This area has been almost overgrown in the 15 years I have been back. I do think we are going to add quite a bit to an already tough situation.

Thank you, I will likely attend the hearing, but if you want clarification, or have a question, please call or return this email.

Thank you.

Sincerely,

Rick & Sharon Rhodes (another person, who at 68, detests highways and uses River Rd all the time to get to Oldham Co, and downtown)

St. Germain, Dante

From: Dodd, Allen P. <apdodd@doddattorneys.net>
Sent: Friday, July 16, 2021 12:34 PM
To: St. Germain, Dante
Subject: Proposed condominiums

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I am a resident of Harrods Creek and am opposed to development consisting of condominiums on River Road as inconsistent with single family homes in area and further oppose loss of trees when city and charities are trying to restore canopy offered by mature trees.

Respectfully,

Allen P Dodd

Sent from my iPhone

St. Germain, Dante

From: Terri Conway <terricon8@gmail.com>
Sent: Thursday, July 15, 2021 11:30 AM
To: St. Germain, Dante; info@riverfields.org
Cc: Eleanor Bingham Miller; Steve Rutledge; Dana Edlin; Gretchen Luther
Subject: 44 Condos at River Road and Mayfair Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

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Eleanor Bingham Miller would like to express the following comments about this plan:

The only high density plan that should ever get approved along the River Road Scenic Corridor should be for affordable housing - period. More expensive dwellings are not needed in an already financially out of reach neighborhood. This is a terrible development plan and must be stopped if at all possible. Rich people wishing to downsize have many existing options including Waterfront Park Place Louisville's premier high rise condominium building.

The loss of so many trees in exchange for brick and stone buildings is shameful. Build the condos in an area where there are no trees and make them affordable for all. Please stop this insanity!

Sincerely,

Eleanor Bingham Miller

--

Terri Conway
Office Manager/Personal Assistant to Eleanor Bingham Miller
502-228-1053 office
502-228-1054 fax

"Nature is party to all our deals and decisions, and she has more votes, a longer memory, and a sterner sense of justice than we do."

- Wendell Berry, poet and activist

St. Germain, Dante

From: Matt Stone <mdstone06@gmail.com>
Sent: Wednesday, July 21, 2021 9:39 PM
To: St. Germain, Dante
Subject: KY needs housing

Follow Up Flag: Follow up
Flag Status: Flagged

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In reference to the R6 zoning on river road, I wholeheartedly support any zoning that allows more homes to be built in less area. We need higher density allowed in way more places. Don't let NIMBYs derail building homes for more people. People need more places to live.

Matt Stone

Sent from my iPhone

St. Germain, Dante

From: bpdblranner@gmail.com
Sent: Thursday, July 15, 2021 1:27 PM
To: St. Germain, Dante
Subject: Proposed Condos on River and Mayfair roads - opposed !

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Dante,, my name is Bryan Davey and I've lived on the river for >35yrs. A lot has morphed in the River Rd Prospect area since then. Urban and suburban sprawl. The River Road corridor has managed to stay pretty much intact,,which is somewhat a miracle and there is little Reason to change that perspective. Please note for the record we are very much opposed to allowing this crazy kind of development. They could literally go down the street to TimberRidge a few hundred yards and build across from the Kroger gas station. No trees to remove,,or very few,,lotsa development space. It's ridiculous and self serving to accept this type request.. it's time to take back our open property spaces.

Cheers and best regards Bryan

Sent from my iPhone

St. Germain, Dante

From: Debra harlan <debraandted@gmail.com>
Sent: Thursday, July 15, 2021 9:59 AM
To: St. Germain, Dante
Subject: Mayfair case

Follow Up Flag: Follow up
Flag Status: Flagged

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Once again zero notice on cases, twice this week and not your issue, but seriously.

Wholesale clearance of old growth trees for 44 upscale condos and stick trees?!?! Another "Highland Preserve" that "preserves" nothing.
Heat island city by our river. Why not build an expressway or simply pave the site over in homage to bad development everywhere? The wildlife will thank you. And 88 parking spaces for 44 units. Privilege via Pavement. This isn't 2040, it's 1968.

This project is another insult to our tree Canopy we give lip service to and then bulldoze. Like "Thousand Oaks" also on Newburg decades ago-you had a thousand and now you have a "signature entrance" recalling same. Either save the tree canopy or resign the city to becoming the new Sahara.
Not to mention the history in this area of surface flooding. Of course trees do nothing to assuage that issue. "But it's "economic development ".....
Rant over - angst remains.

Thank you for
Your time.
Debra Richards Harlan
1734 Chichester Ave
40205
Sent from my iPhone

St. Germain, Dante

From: John Alex Martin <jalexmartin@mac.com>
Sent: Thursday, July 15, 2021 10:29 AM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Opposition to Case Number 21-ZONE-003

Follow Up Flag: Follow up
Flag Status: Flagged

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Please note our opposition to case number 21-ZONE-003. This development should not be approved for the following reasons:

1. **Density:** The proposed development is on the only scenic by-way in Jefferson County. A high density development will diminish the character of this designation. Upper River Road is a narrow two lane road that has many bike riders sharing the road with an already dense traffic load. The density of this project will put more pressure on the scenic roadway that is already dangerous to recreational bikers. With the expected addition of the VA hospital and other high density housing projects for this area, this will further impact traffic flow and density pressure onto River Road. Brownsboro Road density and traffic flow is significant with blind entry ways and vehicles traveling at speeds significantly higher than the posted speed limits. This project will further increase traffic flow and risk to those that travel to and from this location.
2. **Ecological Impact** - The proposed project includes the removal of a significant number of the trees. This is in direct contradiction of Metro Louisvilles effort to reduce tree removal and its destructive impact on the environment and climate. Removal of a large number of trees negatively impacts the nature and aesthetic beauty of a scenic byway.
3. This plan is in violation of zoning ordinances related to Village Form Districts cited in Plan 2040. - This type of project is specifically discouraged in the Village Form District Plan 2040 and contrary to the designation of a "scenic byway".

Alex and Anne Martin
4305 Twin Elms Court
Louisville, KY 40241

St. Germain, Dante

From: Deirdre Baliban <deirdrebaliban@gmail.com>
Sent: Thursday, July 15, 2021 10:49 AM
To: St. Germain, Dante
Subject: The Lodges of Prospect

Follow Up Flag: Follow up
Flag Status: Flagged

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As a resident of Prospect for the last 23 years, I am writing to express my dismay in learning of yet another proposed development nearby.

Please carefully consider the negative impact of allowing this project to go forward. It is common knowledge that our city's tree canopy is dwindling and by permitting developers to cut down almost all old growth trees is, in my opinion, not just short sighted, but poor policy. These trees cannot be replaced in our lifetime and the "quick fix" of planting saplings as an attempt to replace them is laughable.

Why bother having a "Division of Urban Forestry" if you aren't going to create a policy to actually protect our remaining old growth trees? Please say NO to this development unless they commit to preserving the existing forest in a significant way. How much climate change do we have to experience before you take action?

When did parking lots become landscape? When will the needs of the community at large finally outweigh the bank accounts of the few?

Sincerely,
Deirdre Baliban
7206 Edmonson Way
Prospect

St. Germain, Dante

From: Charles Geisler <charles_geisler@b-f.com>
Sent: Thursday, July 15, 2021 10:07 AM
To: St. Germain, Dante
Subject: opposition to Lodges of Prospect development

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear **Dante St. Germain**

I am opposed to the Lodges of Prospect development proposal #21-ZONE-0003. High density development has no place along a Ky scenic byway.

Thank you,

Charles Geisler

St. Germain, Dante

From: Janet Denuyl <janetdenuyl@gmail.com>
Sent: Thursday, July 15, 2021 9:52 AM
To: St. Germain, Dante
Subject: River development

Follow Up Flag: Follow up
Flag Status: Flagged

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I am against high density River Rd housing developments. It is important to maintain our environmental eco system near the river. These types of developments are always worse than portrayed when finally implemented.

Janet Denuyl

St. Germain, Dante

From: Connie Morris <kyweimcm@twc.com>
Sent: Thursday, July 15, 2021 12:34 PM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Proposed high density (R-6) development

Follow Up Flag: Follow up
Flag Status: Flagged

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Regarding the public hearing tonight at 5:30 pm and rezoning request for the corner of River Road and Mayfair Avenue to change the zoning from R-4 (single-family residential uses) to R-6, I am writing to ask that you please deny this change in the best interest of the community and the planet.

As a lifetime resident of Jefferson County and a 49 year resident of Southwest Jefferson County on the Ohio River, I am very proud of and protective of Jefferson County's only Scenic Byway on the Upper Ohio.

Coupled with our current climate situation, the change in zoning and the significant destruction of mature trees in this area should be denied.

Our climate situation is more important than a rezoning request at this point in time and the consequences of a short sighted approach to special interest will indeed be born by all and cannot be justified legally or morally.

Respectfully,

Constance D. Morris
16706 Abbotts Beach Rd (Jefferson County property)
West Point, KY 40177
502-922-4574

St. Germain, Dante

From: elaine musselman <elainanyc@gmail.com>
Sent: Thursday, July 15, 2021 12:41 PM
To: St. Germain, Dante
Subject: Oppose Condos at River Road and Mayfair Avenue in Prospect

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom it may concern,

I stand by River Fields in opposing the proposed condominiums at River Road and Mayfair Avenue in Prospect for the below reasons.

Thanks you for you time.

Sincerely,

--

elaine musselman
917 589-6525

1. This development called "The Lodges of Prospect", is a 44-unit condominium complex contained within two, two-story structures alongside 88 parking spaces. The case number assigned to the issue is 21-ZONE-0003.
2. River Fields has been meeting with the developers and/or their representative but **they have refused to reduce the number of units in response to our requests.**
3. R-6 is listed as a "higher density" development by the Planning Commission. **No "higher density" development has ever been proposed, nor approved for River Road before.**
4. This would be the first ever high-density development directly on River Road, Jefferson County's sole state designated Scenic Byway. **See startling and accurate photos below for before and after views of the impact.**
5. Additionally, this property is in a Village Form District. **"High-density developments" such as this one are not to be allowed in the Village Form District under Plan 2040 and therefore this should be denied.**
6. The rezoning of this property would set a dangerous precedent for the scenic and rural character of River Road by opening the door for more condominium and apartment buildings up and down our Scenic Byway. For over 3 decades, the

Planning Commission has institutionally protected the scenic byway by outright denying proposals for multifamily housing directly on River Road.

7. River Road can be de-listed as a Scenic Byway! Kentucky law proscribes a process for delisting Scenic Byways when the qualities that made the road scenic have changed. **Projects like this are exactly what get Scenic Byways de-listed.**

8. **From the review of the site plan and the recent tree inventory, we count that 135 mature trees would be cut down – and irretrievably lost. These trees include Pin Oak, Sweet Gum, Tulip Poplar, Ash, and Elm.**

9. The developers have indicated that they plan to market these condos to wealthy residents of Prospect who may be looking to downsize from a single-family home. Our research indicates that these condominiums will definitely be the most expensive multifamily properties in Prospect. **Mayfair Avenue is one of River Road's last affordable neighborhoods. One of the primary purposes of Plan 2040 is to promote access to affordable housing, therefore, recommendations should not be used to justify the introduction of high-priced condos in an affordable neighborhood.**

--
elaine musselman
917 589-6525

July 15, 2021

To: Members of the Planning Commission

It was my great pleasure and privilege to live in Harrods Creek for four decades. I raised my children there, and I spent most of my career as editorial writer and editor of The Courier-Journal in residence only a mile or so from the proposed site of this development. I could not oppose it more strongly, and if I retained my position as editor of the C-J's editorial pages, rest assured that our voice would be firmly against this too.

The drive from U.S. 42 west to downtown Louisville remains largely unchanged from what it was in 1980. This is a good thing, not a bad thing. This thoroughfare is among our region's most beautiful "scenic byways," and it has been recognized as such by the state of Kentucky. Much of the landscape has been designated a national historic site – the Estates of River Road – by the National Register of Historic Places.

Despite its rarified reputation, Upper River Road has been one of our city's most diverse neighborhoods since the 19th Century. One of the most dynamic African-American residential areas was created here not long after the Civil War, and its descendants continue to live there. Nearby shopping and professional areas in Prospect continue that pattern of integration often missing in other East End sectors. We in Harrods Creek have been very proud of this heritage.

We're also troubled by the creeping urbanization of the landscape, and that this development – so inconsistent with the very aspects of the area which make people want to live and work here – would become the totem for disaster. Despite the intrusion of the Lewis and Clark Bridge, the roadway between Wolf Pen Branch Road and Prospect continues to be tasteful and to be in keeping with the landscape.

The outsized development at Mayfair Avenue would not be either in keeping with the landscape or safe for the environment. Indeed, removing perhaps as many as 135 trees and paving 88 parking spaces will contribute to our city's head island and increase the chances of flooding in what is already a flood plain.

This would be a landmark of greed and vulgarity in a sylvan world that people long to inhabit or visit. In 2016, Mayor Fischer appointed me to be co-chair of his Advisory Commission on Historic Preservation, and in that role, we helped delineate why our natural and built landscapes mean economic strength for Louisville. This proposed cancer on the riverbank will metastasize and eventually destroy what generations have worked so hard to create. I strongly urge you to firmly reject this plan.

Sincerely,
Keith L. Runyon
1400 Willow Avenue
Louisville, Kentucky 40204
(Resident of Nitta Yuma in Harrods Creek, 1979-2018.)

St. Germain, Dante

From: Patrick White <pdwhit18@gmail.com>
Sent: Thursday, June 17, 2021 11:47 AM
To: St. Germain, Dante
Subject: 7312 River Road Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Dante,

My name is Patrick White, I live at 6705 Mayfair Ave. directly behind the 7312 River Road property. I am writing to you today because I oppose the rezoning of 7312 River Road to a R6. I am opposing this rezoning obviously for personal reasons, being that it's in my backyard, but also the first public meeting with the developers left me with more questions than answers. My main concern is flooding. Since I purchased this house in August (unaware of the rezoning), any time we have a few days of rain my entire backyard pools, and has anywhere from an inch to 3 inches of standing water across the entire yard. In my front yard it pools on the south side down across my neighbors front yard, and then more significantly on the 7312 River Road property on the Mayfair ave. side. My concern is the potential for these pooling levels to rise significantly when 3 acres of water-absorbing soil is covered by a parking lot, and over 70 mature 60+ft trees are cut down. According to www.americanforests.org, a large tree, in a single day, can soak up about 100 gallons of water. To give you an idea of what that looks like, 70 trees pulling 100 gallons per day over a month period of time would add up to 210,000 gallons of water (equivalent to 10 swimming pools) and 2,520,000 gallons per year. (that's 2.5 water towers). In 2020 we had about 2.3 inches of rain, which is about 62,455 gallons of water per acre (<https://www.ag.ndsu.edu/>) and 187,365 gallons over 3 acres that would no longer be absorbed into the ground. I don't think any of this has really been taken seriously, but I know we as a neighborhood are very concerned. That amount of water during flooding season has the potential to add to the floodplain in our area. I hope you will take the time to consider how this will affect the community in prospect, and base your decisions on that. Thank you for your time.

Patrick White

St. Germain, Dante

From: Katie Mccullum <kate.mccullum@TexasRoadhouse.com>
Sent: Tuesday, June 22, 2021 1:32 PM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Rezoning Proposal for Northern Corner of Mayfair Avenue & River Road

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Afternoon,

Please accept this email as my opposition to the proposed rezoning for the northern corner of Mayfair Avenue and River Road from R-4 (single-family residential uses) to R-6 ("The Lodges of Prospect").

No "higher density" development has ever been proposed, nor approved for River Road before.

Having lived on River Road for over 42 years, I am very aware of what negative affects a project like this would do to the area.

This proposed property is in a Village Form District. "High-density developments" such as this one are not to be allowed in the Village Form District and therefore this should be denied.

Over 55+ mature trees would be cut down – and irretrievably lost. These trees include Pin Oak, Sweet Gum, Tulip Poplar, Ash, and Elm.

See startling and accurate photos below for before and after views of the impact.



The rezoning of this property would set a dangerous precedent for the scenic and rural character of River Road by opening the door for more condominium and apartment buildings up and down our Scenic Byway. For over 3 decades, the

Planning Commission has institutionally protected the scenic byway by outright denying proposals for multifamily housing directly on River Road.

River Road can be de-listed as a Scenic Byway! Kentucky law proscribes a process for delisting Scenic Byways when the qualities that made the road scenic have changed. Projects like this are exactly what get Scenic Byways de-listed.

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<input type="checkbox"/>	
<input type="checkbox"/>	

Thank you for your time and consideration.

Katie McCullum | Manager of Licensing & Liquor Compliance, Legal Dept.
Texas Roadhouse | 6040 Dutchmans Lane | Louisville, KY 40205
p 502.855.5512 | f 502.426.3274 | katie.mccullum@texasroadhouse.com



This email, and any attachments to it, are confidential and may be a privileged communication. If you have received it in error, please do not save, copy, or distribute in any manner or form, but delete it immediately from your computer and notify the sender by replying to the message.

St. Germain, Dante

From: irishgoddess12 (null) <irishgoddess12@aol.com>
Sent: Tuesday, June 22, 2021 2:11 PM
To: St. Germain, Dante
Subject: Rezoning Proposal for Northern Corner of Mayfair Avenue & River Road

Follow Up Flag: Follow up
Flag Status: Flagged

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 Afternoon,

Please accept this email as my opposition to the proposed rezoning for the northern corner of Mayfair Avenue and River Road from R-4 (single-family residential uses) to R-6 ("The Lodges of Prospect").

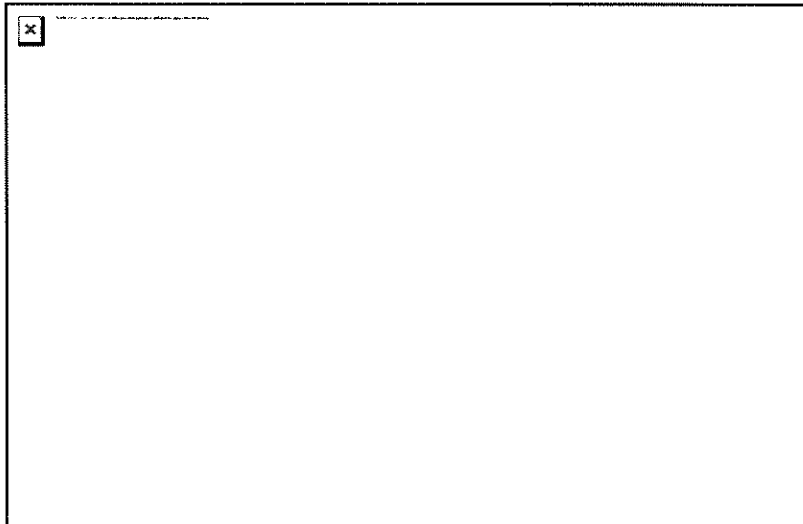
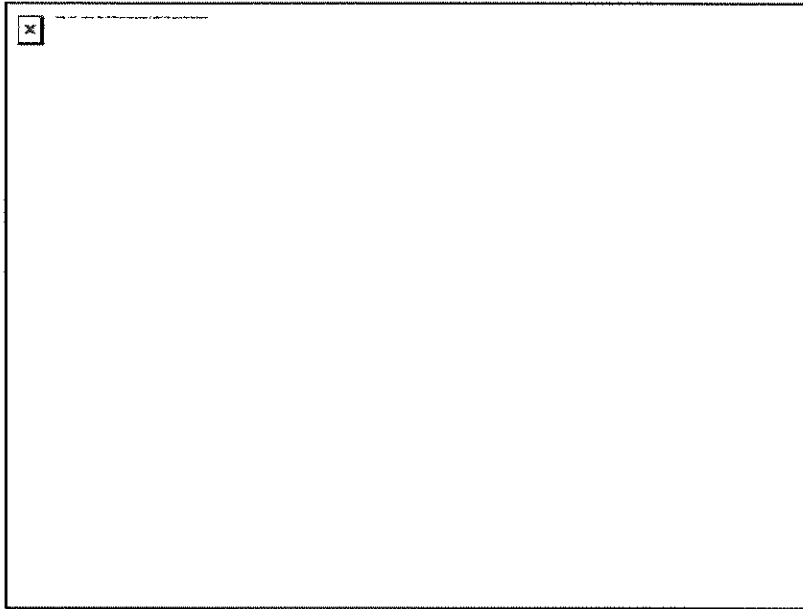
No "higher density" development has ever been proposed, nor approved for River Road before.

Having lived on River Road for over 43 years, I am very aware of what negative affects a project like this would do to the area.

This proposed property is in a Village Form District. "High-density developments" such as this one are not to be allowed in the Village Form District and therefore this should be denied.

Over 55+ mature trees would be cut down – and irretrievably lost. These trees include Pin Oak, Sweet Gum, Tulip Poplar, Ash, and Elm.

See startling and accurate photos below for before and after views of the impact.

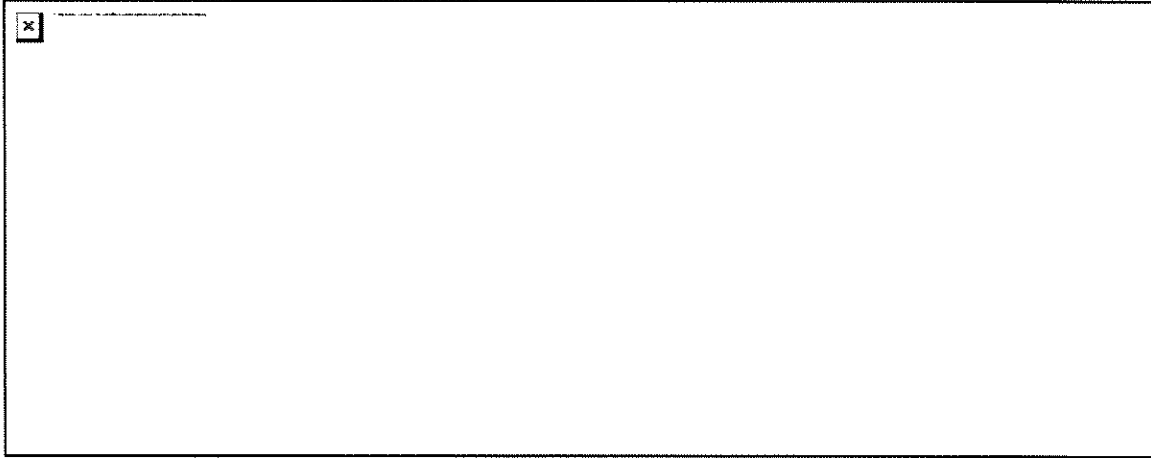
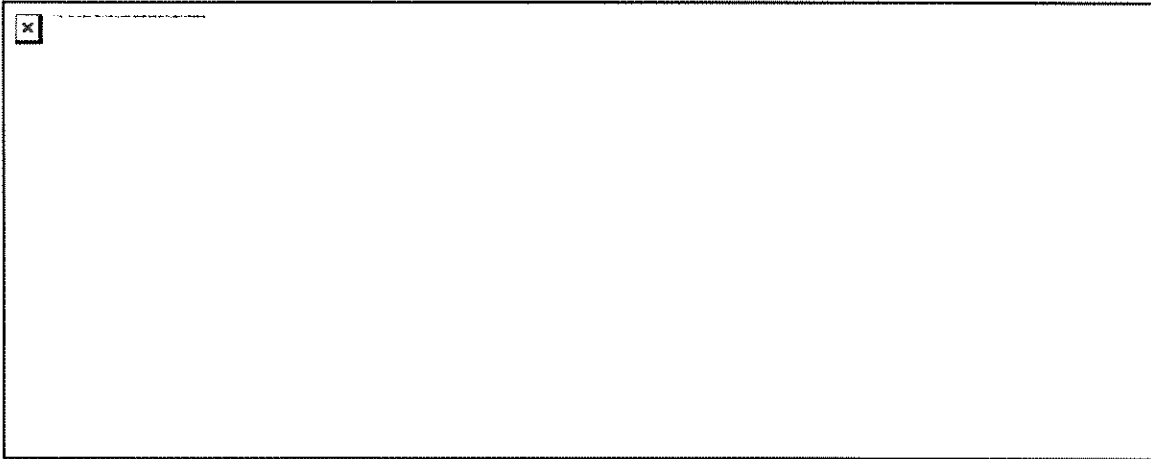


The rezoning of this property would set a dangerous precedent for the scenic and rural character of River Road by opening the door for more condominium and apartment buildings up and down our Scenic Byway. For over 3 decades, the Planning Commission has institutionally protected the scenic byway by outright denying proposals for multifamily housing directly on River Road.

River Road can be de-listed as a Scenic Byway! Kentucky law proscribes a process for delisting Scenic Byways when the qualities that made the road scenic have changed. Projects like this are exactly what get Scenic Byways de-listed.

The developers have indicated that they plan to market these condos to wealthy residents of Prospect who may be looking to downsize from a

single-family home. Research indicates that these condominiums will definitely be the most expensive multifamily properties in Prospect. Mayfair Avenue is one of River Road's last affordable neighborhoods. One of the primary purposes of Plan 2040 is to promote access to affordable housing, therefore, recommendations should not be used to justify the introduction of high-priced condos in an affordable neighborhood.



Thank you for your time and consideration.

Erin Jones

St. Germain, Dante

From: EmsJones12 <emsjones12@aol.com>
Sent: Tuesday, June 22, 2021 2:14 PM
To: St. Germain, Dante
Subject: Rezoning Proposal for Northern Corner of Mayfair Avenue & River Road

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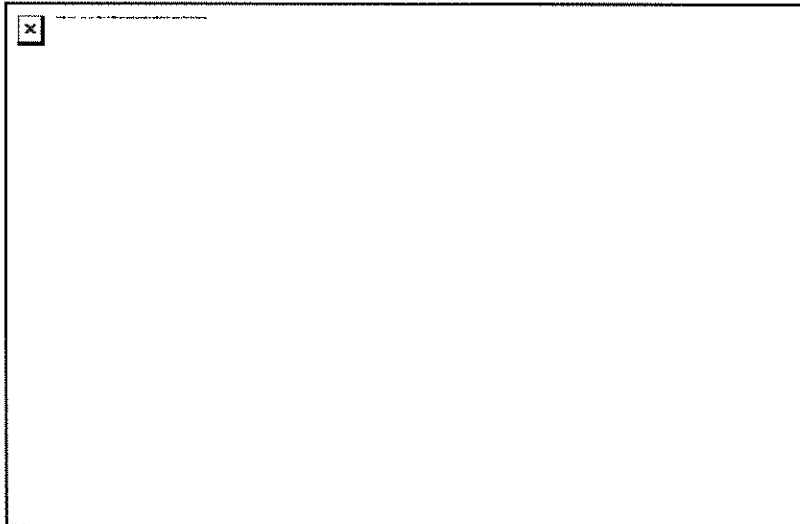
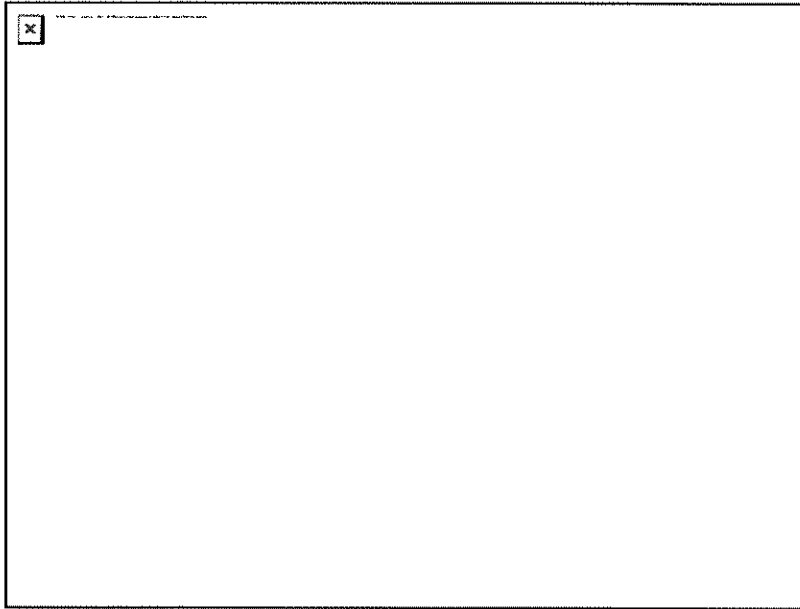
No "higher density" development has ever been proposed, nor approved for River Road before.

Having lived on River Road for over 25 years, I am very aware of what negative affects a project like this would do to the area.

This proposed property is in a Village Form District. "High-density developments" such as this one are not to be allowed in the Village Form District and therefore this should be denied.

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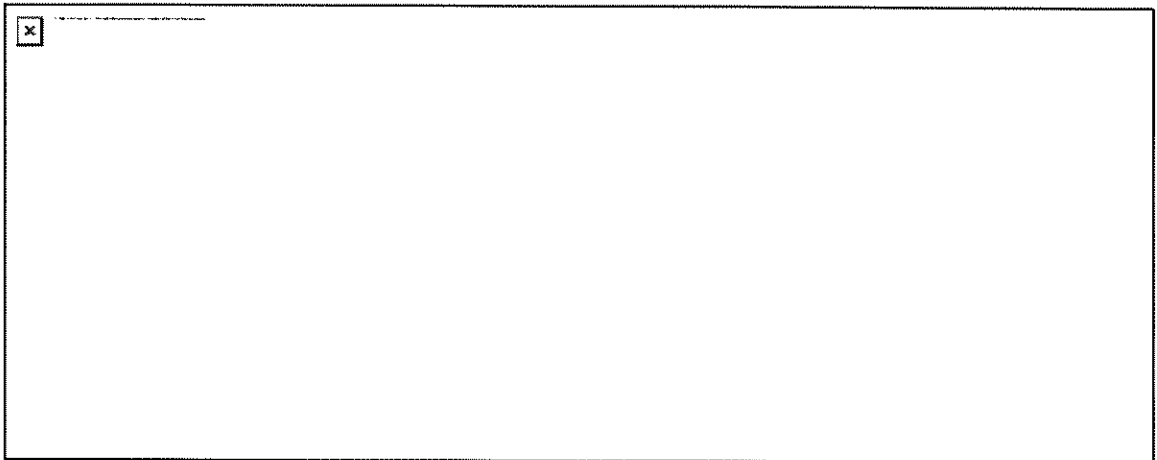
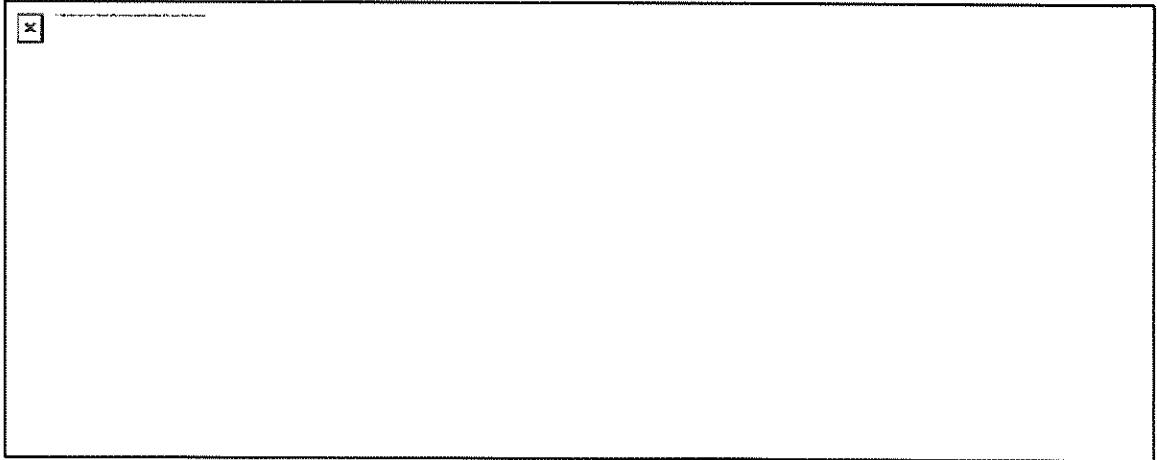
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Thank you for your time and consideration.

T. Jones

St. Germain, Dante

From: Barbara <bmstaley25@aol.com>
Sent: Tuesday, June 22, 2021 2:17 PM
To: St. Germain, Dante
Subject: Rezoning Proposal for Northern Corner of Mayfair Avenue & River Road

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Afternoon,

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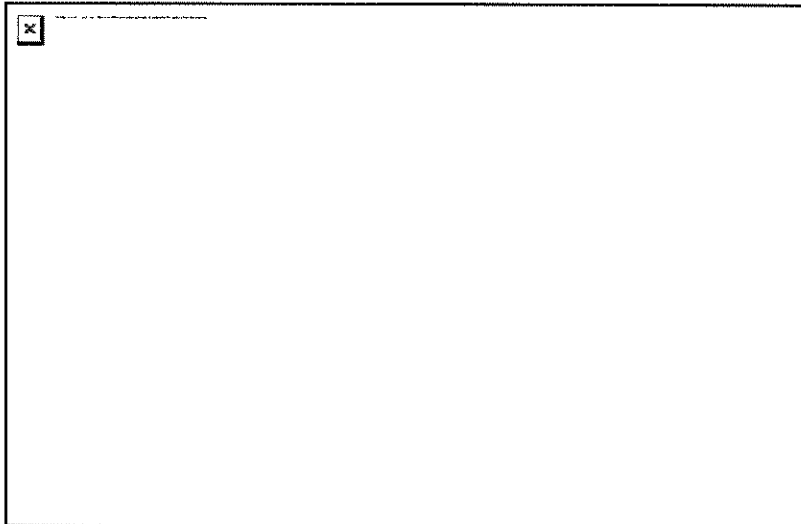
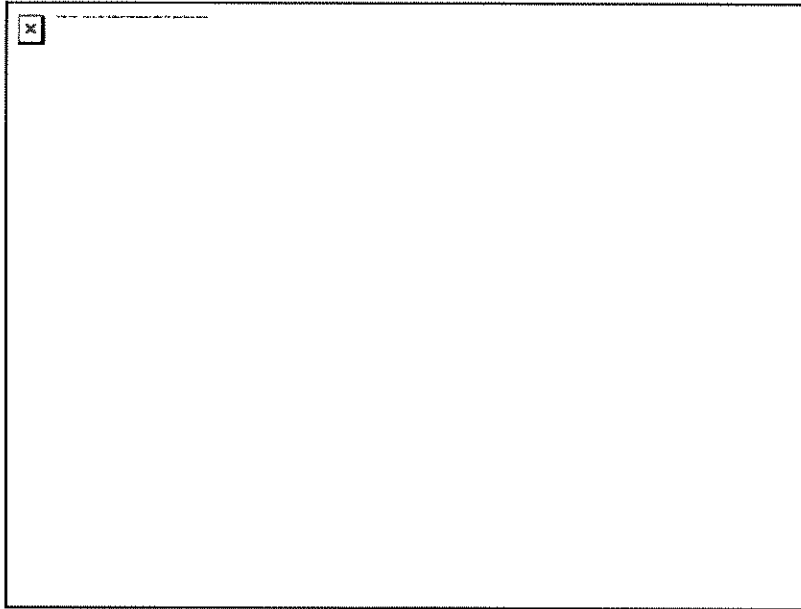
No "higher density" development has ever been proposed, nor approved for River Road before.

Having lived on River Road for over 55 years, I am very aware of what negative affects a project like this would do to the area.

This proposed property is in a Village Form District. "High-density developments" such as this one are not to be allowed in the Village Form District and therefore this should be denied.

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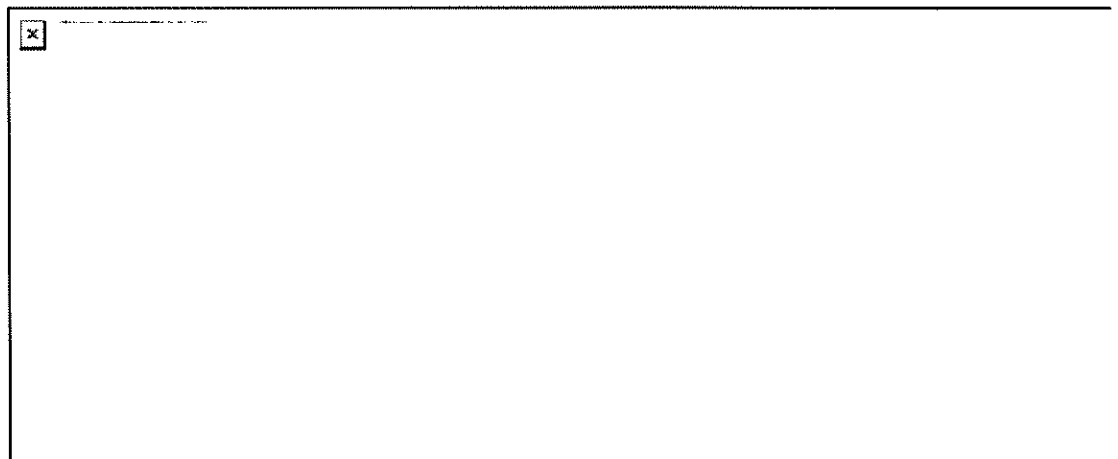
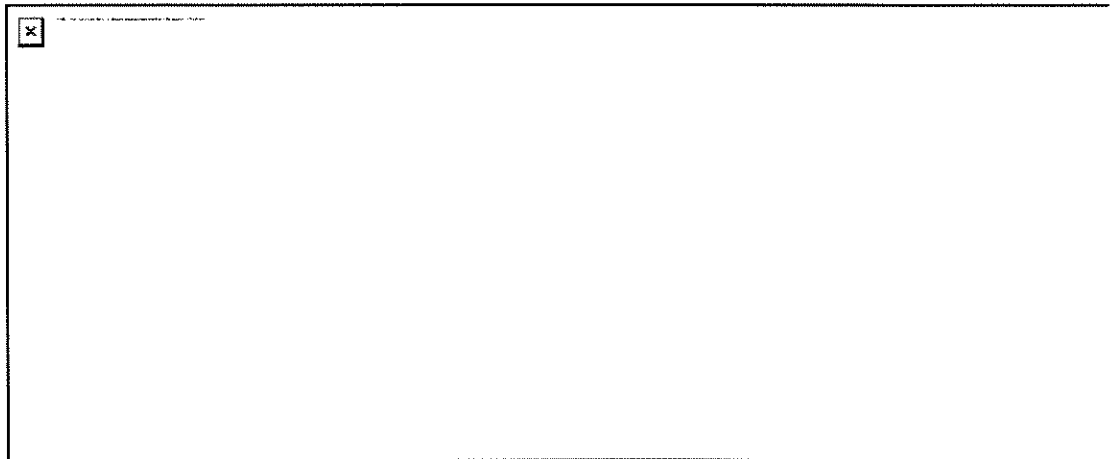


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Thank you for your time and consideration.

Barbara Staley

St. Germain, Dante

From: LAURA DUNBAR <funbar@aol.com>
Sent: Thursday, July 15, 2021 7:14 AM
To: St. Germain, Dante
Cc: memerunyon@riverfields.org
Subject: Re: Development at River Road and Mayfair Lane

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Dante St. Germaine,

I am writing in regards to the proposal for development of condominiums at Mayfair Lane and River Road. As a life long resident of Louisville, I plead with you to not allow further development along River Road. There are many reasons why I request this of you.

The mature tree canopy is vital to keeping our air quality acceptable.

The beauty of River Road is once again in jeopardy after all the work that has been done to preserve it.

This area cannot handle any more traffic.

Hasn't the Prospect area had enough development? If you look at a google map, even wetland areas have been developed along our River.

Please think of future generations and do not allow this development.

Thank you for your time!

Sincerely,
Laura Dunbar

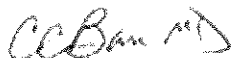
Sent from my iPhone

St. Germain, Dante

From: Barr, Charles C. <charles.barr@louisville.edu>
Sent: Thursday, July 15, 2021 8:13 AM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Mayfair lane

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I am opposed to increased density housing on River Road, as it will abrogate the beauty of our scenic byway.



Charles C Barr MD
Arthur and Virginia Keeney Professor
Department of Ophthalmology
301 E Muhammad Ali Blvd
Louisville, Ky. 40202
Cell 502-551-7330
Office 502-852-5470

St. Germain, Dante

From: Larry Smith <lsmith@chswindows.com>
Sent: Thursday, July 15, 2021 8:42 AM
To: St. Germain, Dante
Subject: River road zoning

Follow Up Flag: Follow up
Flag Status: Flagged

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I live in Prospect and my father in-law lives on river just three blocks from 3 acres proposed to be re zoned. To change the zoning is a big mistake and would forever change River road making it more of a highway. Biking is already very dangerous. Family's who live there are being put in more in harms way. This area also has historic value to the Black Community and should be Preserved. Please lesson the the people who live in this area and do not change the Zoning to R-6

Charles L Smith
8200 wolf pen branch rd

Sent from
Larry Smith iPad

St. Germain, Dante

From: kywahoo541@yahoo.com
Sent: Thursday, July 15, 2021 12:06 AM
To: St. Germain, Dante
Subject: Object to Mayfair river rd condos

Follow Up Flag: Follow up
Flag Status: Flagged

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I stand with the River Fields organization and object to the Mayfair River Road proposed development for reasons outlined by River Fields. Thank you. Suzanne Schuler

Sent from Yahoo Mail on Android

St. Germain, Dante

From: Dinnie Rogers <dinnierogers852@gmail.com>
Sent: Wednesday, July 14, 2021 9:12 PM
To: St. Germain, Dante
Cc: info@riverfields.org; Robert Dyer
Subject: Lodges of Prospect 21-ZONE-0003 ADAMANTLY AGAINST!

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I wish to make a statement as a very close neighbor to this proposed development that I am adamantly against this proposed condo development for the valid reasons outlined below. SHAME ON ALL OF YOU for even considering this! 135 mature trees would be chopped down and forever lost. People want to move to our lovely area because of all the beautiful, old, mature trees. 135 HUGE trees. Right on the only Scenic Byway in Jefferson County. PLEASE do the right thing and deny this zoning request.

R-6 is listed as a "higher density" development by the Planning Commission. **No "higher density" development has ever been proposed, nor approved for River Road before.**

This would be the first ever high-density development directly on River Road, Jefferson County's sole state designated Scenic Byway.

Additionally, this property is in a Village Form District. **"High-density developments" such as this one are not to be allowed in the Village Form District under Plan 2040 and therefore this should be denied.**

The rezoning of this property would set a dangerous precedent for the scenic and rural character of River Road by opening the door for more condominium and apartment buildings up and down our Scenic Byway. For over 3 decades, the Planning Commission has institutionally protected the scenic byway by outright denying proposals for multifamily housing directly on River Road.

River Road can be de-listed as a Scenic Byway! Kentucky law proscribes a process for delisting Scenic Byways when the qualities that made the road scenic have changed. **Projects like this are exactly what get Scenic Byways de-listed.**

From the review of the site plan and the recent tree inventory, we count that 135 mature trees would be cut down – and irretrievably lost. These trees include Pin Oak, Sweet Gum, Tulip Poplar, Ash, and Elm.

The developers have indicated that they plan to market these condos to wealthy residents of Prospect who may be looking to downsize from a single-family home. Our research indicates that these condominiums will definitely be the most expensive multifamily properties in Prospect. **Mayfair Avenue is one of River Road's last affordable neighborhoods. One of the primary purposes of Plan 2040 is to promote access to affordable housing, therefore, recommendations should not be used to justify the introduction of high-priced condos in an affordable neighborhood.**

St. Germain, Dante

From: Robert Dyer <dyerb13@gmail.com>
Sent: Wednesday, July 14, 2021 9:09 PM
To: St. Germain, Dante
Subject: Storm water runoff

Follow Up Flag: Follow up
Flag Status: Flagged

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I oppose storm water runoff to spring fed Wallace Creek.

St. Germain, Dante

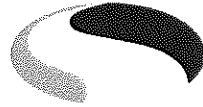
From: chris phillips <chrisphillips@twc.com>
Sent: Wednesday, July 14, 2021 8:59 PM
To: St. Germain, Dante
Subject: river road is precious

Follow Up Flag: Follow up
Flag Status: Flagged

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Please do whatever you can to stop this destruction of beauty in a sensitive zone.
River road as a whole means so much to all louisvillians... This unprecedented intrusion into a local treasure must not be allowed to stand...

respectfully, chris phillips



RIVER FIELDS

THE RIVER CONNECTS US ALL.

July 14, 2021

VIA EMAIL

Ms. Emily Liu, Director
Develop Louisville
444 S. Fifth Street
Louisville, KY 40202

RE: 21-ZONE-0003, 'Lodges of Prospect' rezoning proposal

Dear Ms. Liu,

I am writing for three reasons. River Fields wants to be sure the decision makers understand there are currently over **164 mature trees on this 3.5-acre property**, dozens of which are over 6 feet in circumference and some of which as large as 10 feet in circumference. We strongly believe that the extent of the tree destruction required for the proposed development of this site will do irreparable damage to Jefferson County's only Scenic Byway.

Secondly, attached below are images of Google Maps photo (left) and the aerial photo of the site available through LOJIC (right). The LOJIC image was apparently taken during the winter when the leaves were off the trees, and does not provide an accurate depiction of the extent of the tree canopy. The Google image indicates that far more than 73% of the site is covered by mature trees.



I ask that you review this photo carefully and consider what percentage coverage you actually see. River Fields would like to be able to review the documentation that was sent in showing tree canopy coverage of only 73% of the site.

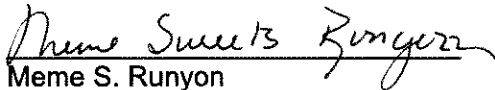


Thirdly and most important, after sending you River Fields' June 14, 2021 letter regarding the errors in the staff report for this case, we were informed of an error of our own that we would like to correct on the record prior to the public hearing. One of the stated concerns of our letter was that the developer would be cutting down every tree on the lot or would be delegating that decision to the Kentucky Transportation Cabinet. As you know, the Transportation Cabinet is requiring that the developer dedicate 50 feet of the property's frontage on River Road as additional right-of-way (ROW). We mistakenly believed we were told by the developer's attorney, Mr. Ashburner, that the only trees to be preserved were located exclusively within this ROW dedication area. Mr. Ashburner had correctly explained to River Fields representatives that the developer would have no control over the continued preservation of the trees in that area because it would no longer own the land. Mr. Ashburner brought River Fields' misstatement to our attention and we readily agreed to make a correction after independent confirmation.

After further discussion with staff and the developer's attorney before and after the date of the initially scheduled public hearing, we realized that some of the trees that are being preserved at the property are not in the dedication area, but are instead located within the "parkway buffer" portion of the property that the developer will continue to own. We understand that as the owner of that area, the developer would have the legal responsibility to ensure the preservation of the trees planted there or to replace them per your regulations.

We regret the error in our previous letter and apologize for any confusion it might have caused.

Sincerely,



Meme S. Runyon
President & CEO
River Fields, Inc.

cc: Cliff Ashburner, Esq.
Dante St. Germain, AICP
River Fields, Inc. Board of Trustees

St. Germain, Dante

From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Monday, June 14, 2021 9:09 AM
To: St. Germain, Dante
Cc: Davis, Brian
Subject: 21-ZONE-0003 Staff Report Errors
Attachments: Errors on Staff Report.docx; zoningDistrictBasics.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Dante,

Attached you will find a Word doc of items I believe are errors on the Staff Report that came out on Friday. There is also an email I sent to you on June 2, 2021 with additional comments for the public record that was not included in the "Interested Party" emails.

I've copied Brian Davis, so he is tracking, in case there are implications to the Public Hearing scheduled for Thursday and to hopefully make sure the Planning Commission members receive any updates and understand there are changes.

I've also attached the "Zoning Basics" presentation I referenced on our call and in my notes attached, where it references R6 as high density, as well as the reference to the same in the LDC.

Thank you for your help on this - and your patience with all my questions and correspondence.

Thanks!
Amanda

Errors on 21-ZONE-0003 Staff Report:

1. Case Summary/Background (Page 1 of 11):

"Single-family and large-lot single-family uses are located to the west and south, with industrial development to the north and vacant land to the east. Multi-family and commercial are located nearby to the north-east."

Incorrectly states that there is industrial development to the north. The Water Company Treatment Facility is actually zoned R4 and is in the Neighborhood Form District. This is misleading to the character of the area.

2. Interested Party Comments (Page 1 of 11):

"Several interested neighbors have expressed opposition to the request, partially on the grounds that the site floods. River Fields has inquired as to the status of the request multiple times."

As someone who has been vocal throughout the project and have read the Interested Party emails, most of the opposition relies on the high density of the development, not on the flooding issues. The flooding was one concern, but if we are going to pick and choose items to highlight, let's stick with the most relevant opposition items – **those tied to Plan 2040 and LDC.**

3. Emails from Interested Parties attachment on Legistar is missing an email I sent with additional relevant information and comment on this project. The email was sent to Dante on June 2, 2021 and she indicated the email would be added to the record. "Interested Parties" attachment is dated 8June2021, per document title, so it was received in time.

4. Staff Analysis for Change in Zoning (Page 2 of 11):

*"The zoning change to R-6 is appropriate at this location, as there is an existing activity center providing neighborhood-serving goods and services a short distance from the site to the north-east. While the sidewalk connectivity in this area is insufficient, the redevelopment of the site will improve the sidewalk network and provide better access to the commercial center. The site is in the Village Outlying form; however, it is very close to the Village Center form, making the site an appropriate location for **medium-density multi-family development.**"*

According to Metro Louisville Planning and Design Services' "Zoning District Basics" presentation, R6 Residential is High Density. R5B is called out as Medium Density. Per the Land Development Code, under Intent and Applicability: **"The Village Form District – Outlying Areas are LOW TO MEDIUM density residential uses situated on a variety of lot sizes."**

The Land Development Code also denotes that R6 is high-density. Reference page 256 of 793 for at least one instance. High density residential being TNZD, U-N, R-6, R-7, and R-8A.

5. Standard of Review and Staff Analysis for DDDP (Page 2 of 11) & Plan 2040 Checklist Line Item #18 (Page 9 or 11):

"STAFF: Tree canopy will be preserved on the site, and the hydric soils on the site will be mostly avoided by the development. No other natural resources are evident on the site."

The existing tree canopy is not being preserved on the site. A small percentage of tree canopy will remain in the Right of Way Easement. The rest of the trees on site will be cleared. The

areas identified as hydric soils, both on LOJIC and the project site plan, are mostly under the building and parking lot footprints.

6. Staff Plan 2040 Checklist, Line #8 (Page 7 of 11):

"Access to this is via River Road, a minor arterial at this location."

Per the latest submitted Site Plan, the site access is via Mayfair Avenue, a local access/dead end street.

7. Staff Plan 2040 Checklist, Line #22 & #25 (Page 10 of 11):

"The proposal would support aging in place by increasing the variety of ownership options and price points in the neighborhood."

"The proposal would encourage the provision of fair and affordable housing by increasing the variety of ownership options and unit costs in Louisville Metro."

Despite being asked multiple times, the developers' attorney has stated that they do not know what the price point will be for these condos. Nothing in their application documents indicate a price point either. There is no way to make an analysis based on price points or unit costs without this information. Anything else is just conjecture.

8. Staff Plan 2040 Checklist, Line #26 (Page 10 of 11):

"No existing residents will be displaced by the proposal."

The renters of 7312 River Road will be displaced by the proposal. The house they have rented for 9 years will be demolished. I have spoken to Clarence and Jasmine personally and they will be seeking housing in Oldham County if this rezoning is approved and the property is sold.

9. Staff Plan 2040 Checklist, Line #27 (Page 10 of 11):

"The proposal would permit the use of innovative methods of housing."

The applicants' proposal does not contain any of the stated innovations in housing: Mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing.

St. Germain, Dante

From: Adonya Anderson <danedoni@att.net>
Sent: Wednesday, June 16, 2021 10:32 PM
To: St. Germain, Dante
Subject: Comments on the Proposal to Rezone 7312 River Rd from R-4 to R-6

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. St. Germain,

As residents of Mayfair Avenue, we would like to write you in regards to the rezoning of 7312 River Rd, and voice our opposition in increasing the zoning density from R-4 to the proposed R-6.

By changing this from R-4 to R-6 this will increase the population footprint in an area that is extremely dangerous and tight already during peak traffic flows. Mayfair Ave and Timber Ridge Drive are hard to navigate presently, without the proposed development during peak times. Has a traffic study been performed? With a proposed traffic pattern dumping onto Mayfair Ave, this raises many concerns and safety issues with high density traffic already in force along this corridor. First, the road is too narrow and passing cars in the opposite directions are tight, not to mention firetrucks and emergency vehicles trying to obtain access of entry in an area that you cannot even get two cars down. Second, when pulling into the neighborhood-- by adding the new entrance so close to River Road poses more danger. Third, where will all the guest parking be located...on the street? Furthermore, Mayfair Ave is a dead-end street, **one way in and one way out**. This is a no through traffic neighborhood. We are already challenged by overburdened traffic in this area.

We moved to this area for its designated historic surroundings and single-family dwellings, not to mention the natural wetlands and wooded areas that many species of wildlife inhabit. Taking away this pervious area of land and overpopulating a small 3 acre lot/site, does more harm than good for the community and surrounding area.

Finally, our home faces a protected eagles nest within 350 feet, we cannot afford to lose the trees, and disrupt a natural habitat for the bald eagles and the many species of wildlife in the area nearby that they call home.

Please feel free to contact us should you need further information.

Thank you,

Dane and Adonya Anderson

St. Germain, Dante

From: Rea Clark <reaclark@bellsouth.net>
Sent: Wednesday, June 16, 2021 4:33 PM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Proposed Condo Development at Mayfair and River Roads

Follow Up Flag: Follow up
Flag Status: Flagged

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To the Planning Commission,

I am writing to oppose the above stated Condominium Development! I ask the Planning Commission to **reject** this developer's rezoning application from R-4 to R-6, and their proposed development project for Mayfair and River Road. This proposed development does not comply with the Village Form District of this area and therefore should not be allowed. It would be unprecedented to change the zoning designation to a much higher density along this beautiful stretch of River Road. I do not want to see River Road's Scenic Byway status harmed in any way by thoughtless or inappropriate actions of this commission that would lead to higher density rezoning and consequent overdevelopment. Once again, the land for which this development is proposed lies within a **Village Form District, therefore the development does not comply and should Not Be Allowed!**

Sincerely,

Marea G. Clark
President
Plaza Centers, Inc.
5940 Timber Ridge Drive, Suite 101
Prospect, KY 40059
502-292-3053, x. 205



June 14, 2021
VIA EMAIL

Ms. Emily Liu, Director
Develop Louisville
444 S. Fifth Street
Louisville, KY 40202

RE: Material errors and omissions in Develop Louisville Staff Report concerning 21-ZONE-0003, dated June 17, 2021

Dear Ms. Liu,

As you understand, River Fields is familiar with the rezoning request for 7312 River Road and has worked with both the developers and the development's neighbors from the outset to protect the character of the Mayfair Avenue neighborhood, the scenic quality of the River Road corridor, and the sensitive ecology of the site. We know that Develop Louisville staff contemplate rezoning requests with the upmost professionalism and respect and were therefore very surprised to find so many material errors and omissions in the Staff Report filed by Ms. St. Germain for the above-mentioned case. I have had multiple professional interactions with Ms. St. Germain in the past and have found her to be professional, responsive, and precise, so this is no reflection on her. I even wonder if she has been given incorrect information in the application process. Whatever is the case, these errors and omissions paint an incorrect picture of both the context and impact of this development. These serious inaccuracies will affect the perception and decision making of the Planning Commission when they hear this case on Thursday evening.

We are listing what we believe are in accuracies in the order that they appear in the staff report. River Fields asks that you update the staff report as soon as possible and send that updated report to the Planning Commission well in advance of the hearing. Please also forward a copy to River Fields. If, for some reason, these inaccuracies cannot be addressed by then, we assume that the hearing can be postponed until a time when the Planning Commission can be presented with accurate facts.

1. The inaccuracies of the report begin in the second paragraph thereof. The report states that and industrial development is located to the north of the development site. In fact, the EB Payne Plant is zoned R-4 and operates under a conditional use permit granted by the Board of Zoning Adjustments. Further, this plant is located on a 192-acre lot and nearly all that acreage is open space. The buildings that do exist are set back around 500-feet from River Road. It is misrepresentative to the character and historic use of the area to imply that an



industrially zoned use is adjacent to this property when the closest industrial use is miles from the site, and likely across the Ohio River in Southern Indiana.

2. In the third paragraph of the report's "Staff Analysis," it states that the site is appropriate for "medium density multi-family development." The zoning change requested is from R-4 to R-6. However, Louisville-Metro's own description of zoning densities state that R-6 is a "higher density" classification. This is a serious oversight and should be corrected.
3. Further, the Land Development Code explicitly states that low to medium density residential uses are appropriate for the outlying areas Village Form District. However, as noted above, R-6 is a higher density classification. Even though this development is in the Village Outlying form it will be the highest density residential use in this Village node. This contrast is plainly depicted by the "Zoning Map" on the fifth page of the report. So, this development does not in fact comply with the Village Form District.
4. Point "(a)" of the report's "Standard of Review and Staff Analysis for DDDP" erroneously claims that the tree canopy will be preserved. As depicted in the attached photograph, there are between 55 and 70 mature trees on the site including numerous native Kentucky species such as Oak, Ash, Poplar, and Sweet Gum. These trees sit throughout the acreage of the site. River Fields has met with the developers and/or their attorney on at least three occasions and the tree canopy has been a major issue. It is disingenuous to state that the canopy is being preserved when the developers are building an 88-spot parking lot and 44 condominiums on this tiny, three-and-a-half-acre site. The developers are in fact either cutting down every tree on the lot or delegating that decision to the Kentucky Transportation Cabinet. The Transportation Cabinet has requested a 50-foot right-of-way dedication and all the preserved trees depicted in the submitted plans are within this dedication. The developer's attorney has made it clear that the developer will not own the land in the dedication and cannot speak for the Transportation Cabinet's plans for the trees.
5. Point (a) also states that hydric soils will be largely avoided. However, the site plan submitted by the developers contrasts this point. The plan shows that the southern end of the buildings and parking lot will sit on hydric soils.
6. The report repeats this mistake in the fourth line of the "Staff Plan 2040 Checklist." Wet and highly permeable soils will be built and paved over, and their water diverted away to a storm drain. Wet and highly permeable soils will be disturbed by this development and the site is known by neighbors, residents, and River Fields to regularly hold standing water.
7. The eighth point of the same section indicates that the site will be accessed by River Road. Although this was the case in a prior plan, the developers moved

the entrance to the site to Mayfair Avenue. Therefore, access to the development will be through an area of “significantly lower intensity or density development.”

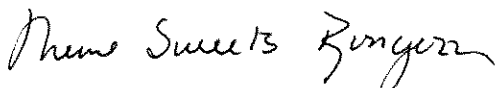
8. Point 18 in the same section reiterates that the tree canopy will be preserved. As noted above, the only trees being preserved are in the right-of-way easement being dedicated to the Transportation Cabinet. It is inaccurate to state that the tree canopy will be preserved when the developers plan to cut every tree not in the Transportation Cabinet’s right-of-way dedication.
9. Point 25 states that this development will “encourage the provision of fair and affordable housing by increasing the variety of ownership options and unit costs in Louisville Metro.” This conclusion is false and based on inaccurate or unknown information. On June 10, 2021, River Fields representatives met with the developer’s attorney and Mark Meadows from Milestone Design Group. Mr. Meadows indicated that the costs of construction will run \$250-\$300 per square foot depending on market factors. A careful analysis performed by River Fields indicates that the average cost of existing multifamily property in the area is \$192.02 per sq/ft. Our market analysis is attached for your consideration. With construction costs of \$250-\$300 per sq/ft, this means that construction costs alone will price these condos at twice the market rate for other multifamily options in the area, and that’s without considering any profit for the developers. It is plainly false to suggest that “[t]he proposal would encourage the provision of fair and affordable housing” when they will be the most expensive option in the area.
10. Further, an analysis of PVA information shows that the average assessed value of homes along Mayfair Avenue is \$196,619. Not only will the cost of the Lodges of Prospect condominiums exceed that of other multifamily options in Prospect, but it will also far exceed the cost of the single-family homes along Mayfair Avenue. The total building area proposed is 60,178 sq/ft, and there will be 44 condominium units, that leaves an average condominium size of 1,367 sq/ft including common spaces. If minimum construction costs will be \$250 per sq/ft, the minimum cost to build each unit will be close to \$341,750. At the high end of construction costs at \$300 per sq/ft the average unit will close to \$410,100 just to build. Again, this does not include any profit for the developers. This proposal clearly will not “encourage the provision of fair and affordable housing” as suggested by the staff report. It is obviously incorrect to state that this development will increase affordable options in the area when the construction costs alone mandate that they will be the most expensive housing option in the area, multifamily or not.
11. Finally, Point 27 wrongly concludes that this development will encourage the use of innovative housing methods. There is nothing innovative about simple condominium development. This development is not mixed use, nor co-housing, nor affordable and does not increase the production of fair and

affordable housing. Condominium developments like this have been built throughout Jefferson County for decades and present none of the innovative methods outlined in Plan 2040.

River Fields has been involved with this project since its conception. We have met with both you and Mr. Haberman to better understand how this sort of proposition could fit within the framework of Plan 2040. We have attended every public meeting and hearing on the issue and have made several comments in said hearings including the Land Development and Transportation Committee meeting on May 27th of this year. Additionally, we have had several meetings with the developers and/or their representatives in which we have requested a significant reduction in density, more aggressive tree preservation, and significant buffering to protect the scenic qualities necessary for River Road to maintain its designation as a Scenic Byway. Even considering our longstanding, historic, mission focused work in the area, including purchasing threatened properties in the River Road corridor, we have not been able to accomplish any real commitments from the developer as of the writing of this letter.

Again, we know your staff takes these requests seriously. We have reason to believe that maybe incorrect information has been used in communications with Staff, although this remains uncertain. The above-mentioned errors and omissions paint a seriously inaccurate picture of the neighborhood, the context of the development, and the construction plans as they sit now. Again, we request that an accurate staff report will be given to the planning commission before Thursday's meeting so that any decision made by the commissioners will be based in fact, and not the imprecise depiction of the facts surrounding this neighborhood and the development offered by the staff report. Thank you in advance for your time, attention, and consideration. I look forward to hearing how your office plans to mitigate and correct these issues.

Sincerely,



Meme S. Runyon

President & CEO
River Fields, Inc.
1205 Story Ave., STE 215
Louisville, KY 40206



Comparable Properties

1584306



5606 Harrods Cove
Prospect KY

1586957



5509 Forest Lake Dr
Prospect KY

1557438



5617 Harrods Cove
Prospect KY

List Price	\$179,500	\$230,000	\$169,000
Original List Price	\$186,000	\$230,000	\$169,000
Sold Price			\$160,000
Status	Active	Active	Closed
Status Date	04/27/2021	05/31/2021	07/01/2020
Days on Market	41	7	69
Cumulative Days on Market	41	7	69
Total # Bedrooms	2	2	3
Total Baths	2	3	4
Baths - Full	1	2	3
Baths - 1/2	1	1	1
Above Grade Finished	1,336	1,330	1,600
Lot Dimensions			
Style	Townhouse	2 Story	Townhouse
Year Built	1981	1985	1981
Sub Area	B	B	B
Price	\$179,500	\$230,000	\$160,000
Price Per Above Grade Finished	\$134.36	\$172.93	\$100.00

1561246



1004 Harrods Landing Dr
Prospect KY

1563761



5545 Forest Lake Dr
Prospect KY

1570716



5614 Harrods Cove
Prospect KY

List Price	\$234,500	\$190,000	\$179,900
Original List Price	\$236,000	\$190,000	\$200,000
Sold Price	\$235,000	\$180,000	\$178,000
Status	Closed	Closed	Closed
Status Date	09/18/2020	10/02/2020	12/14/2020
Days on Market	53	36	31
Cumulative Days on Market	53	36	31
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Total # Bedrooms	2	3	2
Total Baths	3	3	2
Baths - Full	2	2	1
Baths - 1/2	1	1	1
Above Grade Finished	1,591	1,643	1,336
Lot Dimensions			0
Style	Townhouse	Townhouse	Townhouse
Year Built	1987	1981	1981
Sub Area	B	B	B
Price	\$235,000	\$180,000	\$178,000
Price Per Above Grade Finished	\$147.71	\$109.56	\$133.23

1571527



5509 Forest Lake Dr
Prospect KY

1571695



7900 Grenoble Ln
Prospect KY

1571769



5612 Harrods Run Rd
Prospect KY

List Price	\$179,500	\$119,000	\$265,000
Original List Price	\$179,500	\$119,000	\$265,000
Sold Price	\$180,000	\$119,000	\$267,000
Status	Closed	Closed	Closed
Status Date	11/21/2020	11/19/2020	11/20/2020
Days on Market	31	3	2
Cumulative Days on Market	31	3	2
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Total # Bedrooms	2	2	2
Total Baths	3	2	2
Baths - Full	2	2	2
Baths - 1/2	1	0	0
Above Grade Finished	1,330	989	1,575
Lot Dimensions			
Style	Townhouse	Traditional	1 Story
Year Built	1985	1979	1998
Sub Area	B	B	B
Price	\$180,000	\$119,000	\$267,000
Price Per Above Grade Finished	\$135.34	\$120.32	\$169.52

1572013



6404 Marina Dr
Prospect KY

1572887



13234 Prospect Glen Way
Prospect KY

1575149



6531 Marina Dr
Prospect KY

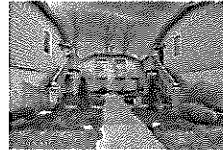
List Price	\$225,000	\$139,998	\$129,900
Original List Price	\$225,000	\$139,998	\$132,900
Sold Price	\$220,000	\$145,000	\$117,500
Status	Closed	Closed	Closed
Status Date	01/29/2021	10/29/2020	03/02/2021
Days on Market	65	1	57
Cumulative Days on Market	65	1	57
Total # Bedrooms	3	2	2
Total Baths	3	2	2
Baths - Full	2	2	2
Baths - 1/2	1	0	0
Above Grade Finished	1,700	1,385	1,012
Lot Dimensions			
Style	Townhouse	Townhouse	Other
Year Built	1984	2004	1980
Sub Area	B	A	B
Price	\$220,000	\$145,000	\$117,500
Price Per Above Grade Finished	\$129.41	\$104.69	\$116.11

1576116



2004 Harrods Landing Dr
Louisville KY

1576484



6521 Marina Dr
Louisville KY

1579452



6481 Marina Dr
Prospect KY

List Price	\$199,900	\$190,000	\$185,000
Original List Price	\$199,900	\$190,000	\$200,000
Sold Price	\$183,000	\$175,000	\$180,000
Status	Closed	Closed	Closed
Status Date	02/04/2021	04/20/2021	05/21/2021
Days on Market	17	20	73
Cumulative Days on Market	17	20	73
<hr/>			
Total # Bedrooms	2	2	2
Total Baths	3	3	2
Baths - Full	2	2	1
Baths - 1/2	1	1	1
Above Grade Finished	1,520	1,684	1,368
Lot Dimensions	0		n/a
Style	Split Level	Townhouse	Townhouse
Year Built	1987	1980	1982
Sub Area	B	B	B
Price	\$183,000	\$175,000	\$180,000
Price Per Above Grade Finished	\$120.39	\$103.92	\$131.58

1579670

1582177

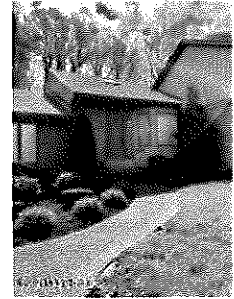
1585004



6903 Ridge Run Cir
Louisville KY



5530 Forest Lake Dr
Prospect KY



5553 Forest Lake Dr
Prospect KY

List Price	\$265,900	\$229,500	\$162,000
Original List Price	\$265,900	\$229,500	\$162,000
Sold Price	\$265,900	\$236,500	
Status	Closed	Closed	Pending
Status Date	04/07/2021	05/26/2021	05/16/2021
Days on Market	3	10	10
Cumulative Days on Market	3	10	10
Total # Bedrooms	3	2	2
Total Baths	2	4	2
Baths - Full	2	3	2
Baths - 1/2	0	1	0
Above Grade Finished	1,643	1,560	1,074
Lot Dimensions			
Style	1 Story	Townhouse	Townhouse
Year Built	1998	1985	1985
Sub Area	B	B	B
Price	\$265,900	\$236,500	\$162,000
Price Per Above Grade Finished	\$161.84	\$151.60	\$150.84

1585138



13521 Prospect Glen Way
Prospect KY

1584940



13232 Prospect Glen Way
Prospect KY

1586698



5506 Timber Creek Ct
Louisville KY

List Price	\$160,000	\$155,000	\$240,000
Original List Price	\$160,000	\$155,000	\$240,000
Sold Price			
Status	Pending	Pending	Pending
Status Date	05/10/2021	05/14/2021	05/28/2021
Days on Market	2	8	0
Cumulative Days on Market	2	8	0
<hr/>			
Total # Bedrooms	2	2	2
Total Baths	2	2	2
Baths - Full	2	2	2
Baths - 1/2	0	0	0
Above Grade Finished	1,112	1,112	1,680
Lot Dimensions	0		
Style	Townhouse	Traditional	Traditional
Year Built	2003	2004	1998
Sub Area	A	A	B
Price	\$160,000	\$155,000	\$240,000
Price Per Above Grade Finished	\$143.88	\$139.39	\$142.86

1586879



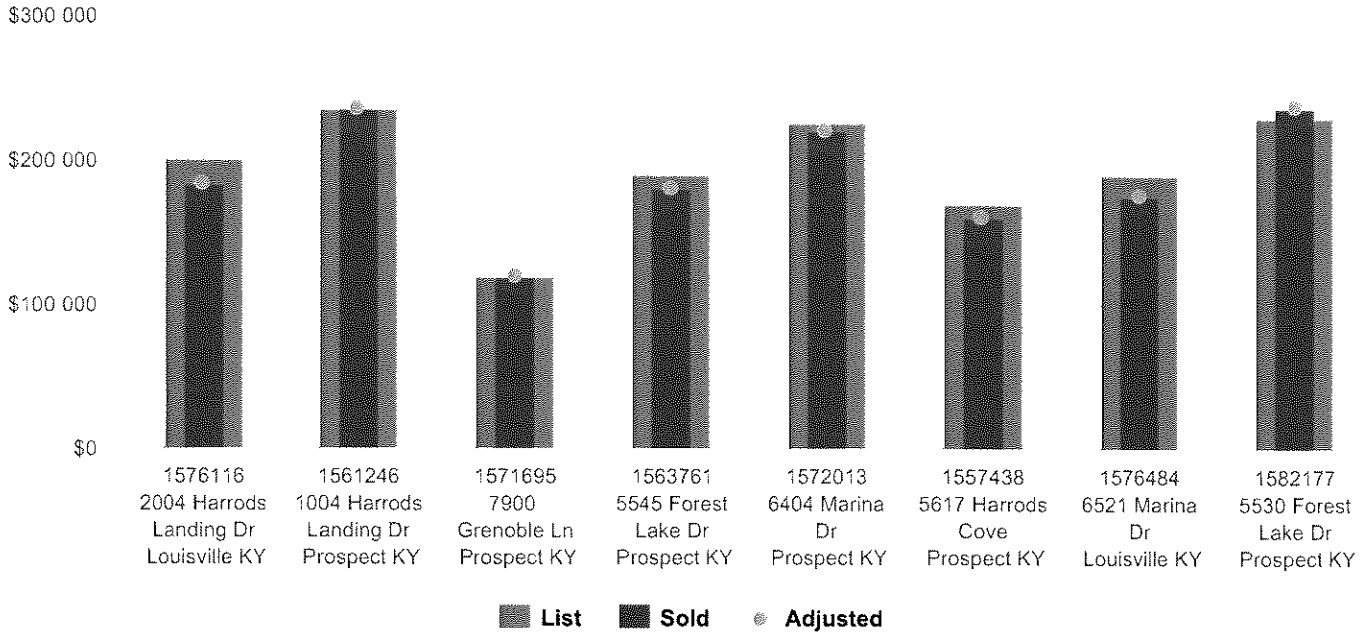
5004 Marina Cove
Prospect KY

List Price	\$195,000		
Original List Price	\$195,000		
Sold Price			
Status	Pending		
Status Date	06/01/2021		
Days on Market	3		
Cumulative Days on Market	3		
<hr/>			
Total # Bedrooms	2		
Total Baths	3		
Baths - Full	2		
Baths - 1/2	1		
Above Grade Finished	1,338		
Lot Dimensions			
Style	2 Story		
Year Built	1983		
Sub Area	B		
Price	\$195,000		
Price Per Above Grade Finished	\$145.74		

Price Analysis

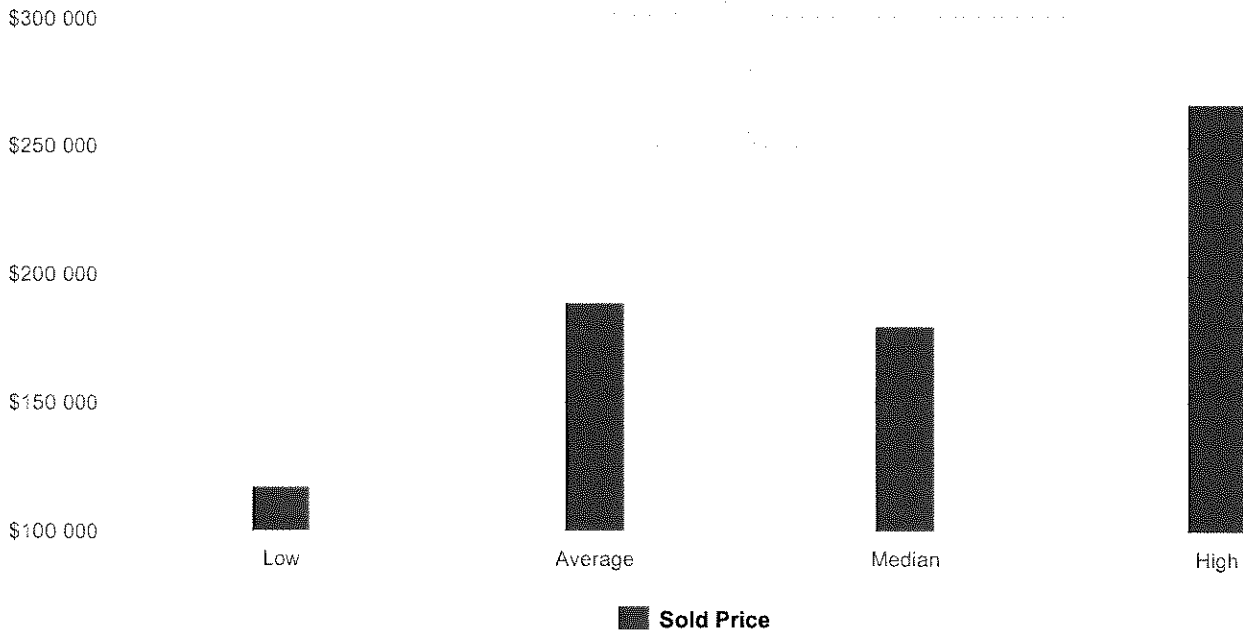
List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1576116	2004 Harrods Landing Dr, Louisville KY	\$199,900	17	17	02/01/2021	\$183,000	-	\$183,000
1561246	1004 Harrods Landing Dr, Prospect KY	\$234,500	53	53	09/18/2020	\$235,000	-	\$235,000
1571695	7900 Grenoble Ln, Prospect KY	\$119,000	3	3	11/19/2020	\$119,000	-	\$119,000
1563761	5545 Forest Lake Dr, Prospect KY	\$190,000	36	36	09/03/2020	\$180,000	-	\$180,000
1572013	6404 Marina Dr, Prospect KY	\$225,000	65	65	01/28/2021	\$220,000	-	\$220,000
1557438	5617 Harrods Cove, Prospect KY	\$169,000	69	69	06/30/2020	\$160,000	-	\$160,000
1576484	6521 Marina Dr, Louisville KY	\$190,000	20	20	04/14/2021	\$175,000	-	\$175,000
1582177	5530 Forest Lake Dr, Prospect KY	\$229,500	10	10	05/26/2021	\$236,500	-	\$236,500
1570716	5614 Harrods Cove, Prospect KY	\$179,900	31	31	12/09/2020	\$178,000	-	\$178,000
1571527	5509 Forest Lake Dr, Prospect KY	\$179,500	31	31	11/20/2020	\$180,000	-	\$180,000
1575149	6531 Marina Dr, Prospect KY	\$129,900	57	57	03/01/2021	\$117,500	-	\$117,500
1579452	6481 Marina Dr, Prospect KY	\$185,000	73	73	05/20/2021	\$180,000	-	\$180,000
1572887	13234 Prospect Glen Way, Prospect KY	\$139,998	1	1	10/19/2020	\$145,000	-	\$145,000
1579670	6903 Ridge Run Cir, Louisville KY	\$265,900	3	3	04/06/2021	\$265,900	-	\$265,900
1571769	5612 Harrods Run Rd, Prospect KY	\$265,000	2	2	11/19/2020	\$267,000	-	\$267,000

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1585004	5553 Forest Lake Dr, Prospect KY	\$162,000	10	10	\$162,000	-	\$162,000
1586879	5004 Marina Cove, Prospect KY	\$195,000	3	3	\$195,000	-	\$195,000
1586698	5506 Timber Creek Ct, Louisville KY	\$240,000	0	0	\$240,000	-	\$240,000
1585138	13521 Prospect Glen Way, Prospect KY	\$160,000	2	2	\$160,000	-	\$160,000
1584940	13232 Prospect Glen Way, Prospect KY	\$155,000	8	8	\$155,000	-	\$155,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1584306	5606 Harrods Cove, Prospect KY	\$186,000	41	41	\$179,500	-	\$179,500
1586957	5509 Forest Lake Dr, Prospect KY	\$230,000	7	7	\$230,000	-	\$230,000

Low, Average, Median, and High Comparisons

	Closed	Pending	Active	Overall
Low	\$117,500	\$155,000	\$179,500	\$117,500
Average	\$189,460	\$182,400	\$204,750	\$189,245
Median	\$180,000	\$162,000	\$204,750	\$180,000
High	\$267,000	\$240,000	\$230,000	\$267,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. Above Grade Finished	Avg. List \$/Above Grade Finished	Avg. Sold \$/Above Grade Finished	Avg. DOM	Avg. CDOM
Closed	15	2,902,098	193,473	2,841,900	189,460	0.98	1,462	131.81	129.02	31	31
Pending	5	912,000	182,400	0	0	0.00	1,263	144.54	0.00	5	5
Active	2	409,500	204,750	0	0	0.00	1,333	153.64	0.00	24	24
Overall	22	4,223,598	191,982	2,841,900	189,460	0.98	1,405	136.69	129.02	25	25

Comparison Based on Above Grade Finished

MLS #	Address	Adjusted Price	Price Per Above Grade Finished
1584306	5606 Harrods Cove ", Prospect KY	\$179,500	\$134.36
1586957	5509 Forest Lake Dr ", Prospect KY	\$230,000	\$172.93
1585004	5553 Forest Lake Dr ", Prospect KY	\$162,000	\$150.84
1586879	5004 Marina Cove ", Prospect KY	\$195,000	\$145.74
1586698	5506 Timber Creek Ct ", Louisville KY	\$240,000	\$142.86
1576116	2004 Harrods Landing Dr ", Louisville KY	\$183,000	\$120.39
1561246	1004 Harrods Landing Dr ", Prospect KY	\$235,000	\$147.71
1571695	7900 Grenoble Ln ", Prospect KY	\$119,000	\$120.32
1563761	5545 Forest Lake Dr ", Prospect KY	\$180,000	\$109.56
1572013	6404 Marina Dr ", Prospect KY	\$220,000	\$129.41
1557436	5617 Harrods Cove ", Prospect KY	\$160,000	\$100.00
1576484	6521 Marina Dr ", Louisville KY	\$175,000	\$103.92
1582177	5530 Forest Lake Dr ", Prospect KY	\$236,500	\$151.60
1570716	5614 Harrods Cove ", Prospect KY	\$178,000	\$133.23
1571527	5509 Forest Lake Dr ", Prospect KY	\$180,000	\$135.34
1575149	6531 Marina Dr ", Prospect KY	\$117,500	\$116.11
1579452	6481 Marina Dr ", Prospect KY	\$180,000	\$131.58
1572887	13234 Prospect Glen Way ", Prospect KY	\$145,000	\$104.69
1585138	13521 Prospect Glen Way ", Prospect KY	\$160,000	\$143.88
1584940	13232 Prospect Glen Way ", Prospect KY	\$155,000	\$139.39
1579670	6903 Ridge Run Cir ", Louisville KY	\$265,900	\$161.84
1571769	5612 Harrods Run Rd ", Prospect KY	\$267,000	\$169.52
Average		\$189,245	\$134.78
Subject Has			
Indicated Price			\$0.00

St. Germain, Dante

From: Meg Fuqua <meg_fuqua@yahoo.com>
Sent: Tuesday, June 8, 2021 6:00 PM
To: St. Germain, Dante
Subject: 7312 Upper River Rd. zoning change from R4 to R6

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Dear Ms. St-Germain, we are strongly opposed to the proposed zoning change listed above.

This proposal would be a traffic nightmare, making the ability to travel from Mayfair Avenue onto River Rd. extremely unsafe. It is already difficult to do so at the present time, especially during rush times.

The Ironman Triathlon which travels that particular part of River Rd. would be greatly affected in future years because of the increase in the traffic pattern.

Additionally, the flavor of our neighborhood would be greatly affected since it is currently only single dwelling homes.

Thank you in advance for your attention to this matter.

Jennifer, Meg, and Gary Fuqua

6404 Transylvania Beach Rd.

Sent from Yahoo Mail. [Get the app](#)

St. Germain, Dante

From: Maria Koukoulas <maria Koukoulas@icloud.com>
Sent: Tuesday, June 8, 2021 8:23 PM
To: St. Germain, Dante
Subject: 7312 River Road — Case No. 21-ZONE-0003

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Hello Mr. St. Germain,

I am writing to you in reference to Case No. 21-ZONE-0003; the proposed zoning change at 7312 River Road. As a member of the Louisville community, I vehemently oppose this proposed zoning change. An apartment complex at that location is completely uncalled for. Obviously, part of the character of River Road is the single-family older houses but more than that, this is a piece of green space that needs to be preserved.

Everywhere I turn in Louisville, people are ripping out trees and wildlife and replacing them with concrete structures and lots. The added traffic of 88-148 cars in that area would be a nightmare, not to mention that I already can't drive down River Road without seeing every kind of roadkill—this would just add so much more. (Not to mention the added danger for cyclists on a two lane road with no bike lane and drivers who already go well over the limit.) Additionally, there is a pair of bald eagles nesting literally half a mile from this exact address, and there is a reason they have selected a location so secluded.

It truly makes me sad and heartbroken to see the green space I love in Louisville be turned into some suburban-wasteland. And apparently it was naïve of me to think this section of River Road could stay as it was, too. I will be attending the public hearing to further voice my opposition towards this proposed zoning change.

Best,
Maria Koukoulas
maria Koukoulas@icloud.com

Sent from my iPhone

St. Germain, Dante

From: Marcia Johnson <mljohnson7119@gmail.com>
Sent: Monday, June 14, 2021 6:17 PM
To: St. Germain, Dante
Subject: 21-ZONE-0003 7312 River Road

Follow Up Flag: Follow up
Flag Status: Flagged

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The 18 R4 single family residents of Mayfair Avenue purchased homes never imagining in their backyards a proposal for multifamily zoning with 65 dwelling units and parking spaces of 2 spots per dwelling. River Road single family residents are overwhelmed by the daily heavy traffic flow. It is becoming more difficult to enter River Road from Mayfair Avenue and Timber Ridge Drive due to the high volume of traffic. This proposal for a high density development along River Road will only make matters worse and is unacceptable to our community. River Road is designated a Scenic Byway and should remain as such without destroying the natural habitat for wildlife and community residents. Let this be a wake up call not to overpopulate the area and destroy the unique beauty of tree canopy and wetlands where we are fortunate to have nesting eagles and other wildlife too many to list. Thank you.

Marcia L. Johnson and Steven D. Parsch
7119 River Road
Prospect, KY 40059

St. Germain, Dante

From: Dinnie Rogers <dinnierogers852@gmail.com>
Sent: Monday, June 14, 2021 5:29 PM
To: St. Germain, Dante; Robert Dyer; Dinnie Rogers; Greg & Mary Sarjeant; Jeff Skinner; Sarah Gorham
Subject: Fwd: Delivery Status Notification (Failure)

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Dinnie Rogers <dinnierogers852@gmail.com>
To: Dante.St.German@louisvilleky.gov, [Dinnie Rogers <dinnierogers852@gmail.com>](mailto:dinnierogers852@gmail.com), [Robert Dyer <dverb13@gmail.com>](mailto:Robert.Dyer@dverb13@gmail.com), "Greg & Mary Sarjeant" <Marygregsari@gmail.com>, [Jeff Skinner <jtskin01@yahoo.com>](mailto:jtskin01@yahoo.com), [Sarah Gorham <sgorham@sarabandebooks.org>](mailto:sgorham@sarabandebooks.org)
Cc:
Bcc:
Date: Mon, 14 Jun 2021 17:25:39 -0400
Subject: Proposed R6 Development on River Road at Mayfair

We are adamantly opposed to the change to R6 for this development which is being considered by the Planning Commission. River Road is the only Scenic Byway in this city and would be greatly affected by having this development in this area. Traffic, accidents, pollution, felling of those majestic trees abutting River Road.

Please let us know when the next meeting/hearing is to be held as we would like to attend if its online to voice our concerns. Is it still this Thursday, June 17th, at 1:00pm? Please send us the link.

Thank you.
Robert and Dinnie Rogers Dyer
7113 River Road
Prospect, KY 40059

St. Germain, Dante

From: Heather Farrer <heathermfarrer@gmail.com>
Sent: Tuesday, June 15, 2021 3:47 PM
To: St. Germain, Dante
Cc: info@riverfields.com
Subject: Mayfair & River Rd

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Dante,

The proposed condominium development would put excessive pressure on the community road systems, forever change the country landscape, and alter the community negatively.

While I welcome sensible housing solutions to invite new people to the community this does not make sense. It will create congestion with untold environmental consequences. The density is too great for what most find attractive to living in the area. We need to look at massing and how to distribute accessible housing so it is pleasant rather than disruptive. Packing as many units as possible on a tiny sliver of land is not a sensible proposal. Create something smaller and more desirable while still accessible.

We are notable land owners in the area and do not approve of this plan.

Thank you,
Heather Farrer

Heather M. Farrer
502.338.5170
heathermfarrer@gmail.com

St. Germain, Dante

From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Wednesday, June 2, 2021 1:05 PM
To: St. Germain, Dante
Subject: Additional comments on 21-ZONE-0003 Lodges of Prospect

Follow Up Flag: Follow up
Flag Status: Flagged

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Dante,

I have additional comments that I would like to add to the public record for this project.

The proposed rezoning does not meet the criteria outlined in the **Land Development Code** nor the **Comprehensive Plan 2040**. Per the Land Development Code and the Comprehensive Plan 2040, the Village Form should have "**Low-density residential uses interspersed with open green space may be encouraged at the edge of the Village.**" Also per the Comp Plan, "The Village Center should have a *small-scale* village center with a mixture of uses such as offices, shops, restaurants, services, and **a diversity of housing types that may be higher in density than the rest of the district.**"

I would like to reference a precedent that has been set in this area with a project of similar density that was denied by Metro Council for the same reasons that this project does not comply: Case # 16-ZONE-1056).

Metro Council voted **against** the rezoning of the Prospect Cove Development (Case # 16-ZONE-1056, property at 6500 Forest Cove Lane and 7301 River Road) for the reasons outlined in **Ordinance O-326-17** and **Judge Ann Bailey Smith's recent Affirmation** of the Ordinance on March 9th of this year.

If this R6 development is approved, it would be the **highest density** development along the River Road Corridor this close to the street, the **highest density** development in the Village Form District, and **higher than any density** within the Village Center Form District (currently the RSA of Smithfield Green being the highest density residential) and not in agreement with the Land Development Code nor the Comp Plan 2040.

The project being proposed consists of two, two-story buildings (total of 60,178 SF) with a height of 30' for a total of (44) 2-3 bedroom condominiums that the developers' attorney indicates will most likely be sold for \$250K - \$350K. It would be very duplicitous for this project, which also does not meet the LDC and Comp Plan 2040, to be passed without any opposition simply because **it is NOT low-income housing**.

Thank you for your consideration of my concerns on this project. I have included the language from Ordinance O-326-17 below for your convenience and reference.

Thank you,
Amanda Weinert
Registered Architect and Community Planner
6511 Mayfair Ave
Prospect, KY 40059
(cell) 270-314-1236

Text from O-326-17

1] WHEREAS, the Council disagrees with the findings of the Commission for the zoning change in Case No. 16 ZONE 1056 and has made alternative findings of fact, based on the record of evidence established by the Commission, to deny the rezoning from R-5A Residential Single Family, R-4 Residential Single Family and OR-1 Office/Residential to R-7 Residential Multi-Family, as the proposal is not in agreement with the adopted comprehensive plan, Cornerstone 2020, and has set forth its findings in this Ordinance; and

[2] WHEREAS, the Council finds that the proposed rezoning violates Cornerstone 2020 Guideline 3, Policies 1 and 3, because the proposed buildings are not compatible with the scale of nearby existing development, and is not compatible with the adjacent residential area because there are no residential buildings within a two mile radius which have anything even close to the height (four stories) and • the length of the proposed buildings (501 feet); and

[3] WHEREAS, the Council finds that the proposed rezoning violates Cornerstone 2020 Guideline 3, Policies 9, 10, 11, 15, 21, and 22 because the character of residential areas in the vicinity, roadway corridor (the Scenic Byway of River Road), and public spaces is not protected by otherwise buffering trees from late autumn to early spring each year; because the proposed housing type (massive four story structure) does not reflect the form district pattern; because the proposed ' high density is not located along a transit corridor (only one existing T ARC route in the area and no new routes are planned); the design of the perhaps otherwise appropriate/inclusive housing is not compatible with the site and building design of nearby housing because of its overwhelming height and mass and close proximity to Timber Ridge Drive; because the site, plan does not provide the appropriate transition between existing area and the scale, intensity and density of the proposed development, nor does the site plan mitigate the substantially different intensity and density as proposed; and

St. Germain, Dante

From: Domeck, Anne <a.domeck@louisville.edu>
Sent: Wednesday, June 16, 2021 3:26 PM
To: St. Germain, Dante
Subject: Rezoning request for 7312 River Road (21-ZONE-003)

Follow Up Flag: Follow up
Flag Status: Flagged

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I strongly oppose the request to change from R-4 to R-6 zoning at 7312 River Road. The Land Development Code and Comprehensive Plan states as **GOAL #1 of the Comprehensive Plan 2040: Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.**"

The change from R-4 to R-6 multifamily would permit development that is contrary to the physical, historic, and cultural qualities of the Upper River Road, which is Jefferson County's only scenic byway as designated by the Commonwealth of Kentucky. If the zoning change to R-6 is adopted, this would be the only R-6 zoning found along Upper River Road, and it would significantly alter the distinctive qualities of the area that make it a scenic asset to our community for citizens and visitors alike.

I urge you to reject the proposal to rezone this part of River Road to R-6 Multifamily.

Sincerely,

Anne D. Sklare
7200 Creekton Drive
Louisville, KY 40241

St. Germain, Dante

From: Matt Lykins <mdlyki02@gmail.com>
Sent: Wednesday, June 16, 2021 2:50 PM
To: St. Germain, Dante
Subject: 7312 River Road Rezoning

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Ms. St. Germain,

I wanted to reach out and voice my concerns regarding the upcoming hearing for R4 to R6 rezoning.

My fiancé, Calla, and I just bought and moved into our new home on Mason Blvd. We had settled on this place because of its quiet and peaceful atmosphere with a small neighborhood feel and relatively little traffic. We felt this was the perfect place to start a family in large part for these reasons.

I am very worried that if the above property is rezoned and developed into multi-family housing, our neighborhood will lose much of the character that attracted us in the first place. This is not only with the planned development at this address but also with other multi-unit housing developments which would be likely to follow. I am honestly not sure we would have made this area our home if this development and the possibility of similar developments had been in place.

Thank you for your time and consideration.

Sincerely,

Matthew D Lykins

St. Germain, Dante

From: Colleen Walker <colleen@colleenwalkersells.com>
Sent: Wednesday, June 16, 2021 2:03 PM
To: St. Germain, Dante
Subject: Fw: Mayfair Avenue and River Road Zone change

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Dear Mr. St. Germain,

Regarding: **Mayfair Avenue and River Road from R-4 (single-family residential uses) to R-6, is scheduled for public hearing at the Planning Commission this Thursday, June 17 at 5:30 pm!**

Thank you in advance for your time and service.

Please consider the following:

- 1) Proposal Review should be focused on how this project runs contrary to many of the Planning Commissions goals and the Development Code.
- 2) Please turn the development down because it does not comply with the Village Form District in which it is sited.
- 3) Ask the developers to be required to substantially reduce the scale and density of this intense development.
- 4) Ask the developers to delineate their landscaping and tree replacement plan.

Most likely the project will be desirable due to the location. IE: Smithfield Green Botanical. Other Prospect Condominium projects: Harrods Creek Overlook, Marina View. Each with unique layouts and views. The proposed density and scale is grossly out of proportion to the Scenic Byway and neighborhood communities.

The approval of the proposal will allow 44 condominiums and 88 parking places on only 3 ½ acres along River Road and Mayfair Avenue. It would be the first ever high density (R-6) development ever built directly on River Road. This is an unprecedented and inappropriate housing development.

This corner development sets a plan for this stretch of River Road future projects, my hope is that the Planning Commission will proceed with cautious review.

Enjoy your day!

Colleen E. Walker
Broker, CRS, Ninja Selling
The Group of KY, Brokered by eXp Realty
(C) 502-419-7762
Colleen@ColleenWalkerSells.com



RIVER FIELDS
THE RIVER CONNECTS US ALL.

June 16, 2021

VIA EMAIL

Planning Commission
Louisville Forward
444 S. Fifth Street
Louisville, KY 40202

RE: 21-ZONE-0003, 'Lodges of Prospect' rezoning proposal

Dear Commissioners,

This letter comes on behalf of The Board of River Fields, Inc. River Fields is the largest and oldest river conservancy along all 981 miles of the Ohio River. Our mission is to protect, preserve, and enhance natural and cultural resources on both sides of the Ohio River between Westport and West Point, KY, as well as the region surrounding it, for the benefit of the public. As part of that mission, we monitor land use along River Road, which remains Jefferson County's only Scenic Byway, to ensure that high density residential or commercial developments do not spoil the rural and pastoral nature of the area or the scenic qualities that enable River Road's continued classification as a Scenic Byway. We write today to address our concerns regarding this request, case no. 21-ZONE-0003, filed to rezone 7302 River Road from R-4 to R-6 that is scheduled to be heard by this Commission on Thursday, June 17.

River Fields' primary concern about this rezoning request is the enjoyment of the public and for the safety and continued existence of the Scenic Byway. As noted above, River Road is Jefferson County's only State- Designated Scenic Byway. KRS 177.571 states that the purpose of Kentucky's Scenic Byway Program is to "to be the appropriate recognition and preservation of the scenic qualities of many of Kentucky's roadways." This statute goes on to recognize that the goal of the program is to "preserve and present scenic byways . . . for vehicular, bicycle, and pedestrian traffic in an unhurried and leisurely environment." Although River Road's classification as a Scenic Byway may seem permanent, KRS 177.573 mandates that a process exist to delist a Scenic Byway if "the intrinsic qualities of the road change." Specifically, the changes in land use along a Scenic Byway encourage de-listing. Therefore, the decisions that the Planning Commission and the Board of Zoning Adjustment make have an enormous impact on the very existence of our city's only Scenic Byway.

The project before your Commission will certainly change the scenic qualities of River Road. KRS 177.572 defines 'scenic qualities' as:



"the heightened visual experience derived from the view of the natural and manmade elements of the scenic byway or scenic highway. The characteristics of the landscape are strikingly distinct and offer a pleasing and memorable visual experience. All elements of the landscape, including landform, water, vegetation, and manmade development, must contribute in harmony to the quality of the scenic byway's or scenic highway's visual environment and share in its intrinsic qualities."

The R-6 re-zoning request and development proposal before you will take the place of three-and-a-half acres of open space. This open space is currently occupied by 55+ mature, native Kentucky species such as Sweet Gum, Tulip Poplar, Ash, and Pin Oak. Although the developers indicate otherwise, a satellite view of the site on Google Maps (search for Mayfair Avenue, Prospect Ky.) demonstrates that over 85% of the property has a rich, and varied tree canopy. The lot you are being asked to rezone heavily contributes to the scenic qualities of River Road by offering a rural, verdant experience to River Road's users.

The proposal offered by the developer's team will unquestionably diminish that experience. A lot full of mature trees will be replaced by 88 parking spots and 44 condominium units spread over two buildings. What is currently valuable open space will be transformed into high-density residential development that is not in line with the rural and pastoral nature of the River Road corridor nor appropriate for the Village Form District. This large, man-made element will indisputably detract from the scenic quality of River Road. We fear that this will change the intrinsic qualities that justify River Road's inclusion in the Scenic Byway program and that these changes will become a precedent for other dense multi-family intrusions. These intrusions will ultimately result in River Road being delisted from the Scenic Byway program.

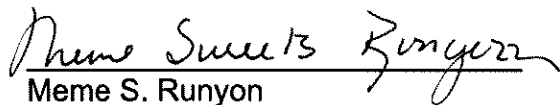
KRS 177.572(9) defines a Scenic Byway as "a highway maintained by local government that has roadsides or viewsheds of aesthetic, cultural, historical, or archeological value worthy of preservation, restoration, protection, or enhancement." As it sits now, River Road absolutely fits that definition. Although surrounded by more intensive uses, the River Road corridor from Zorn Avenue through U.S. 42 unquestionably provides viewsheds of aesthetic and historical value and these viewsheds are worthy of preservation and protection. We ask that this Commission consider the health of the Louisville's only Scenic Byway when making its decision on Thursday. Throughout the history of River Road's Scenic Byway status, former Planning Commissions have shielded the Scenic Byway from development pressure continued protection for the public benefit and. This sort of high-density residential development merits denial along the Scenic Byway.

Further, the property you are being asked to rezone lays in the outlying area of a Village Form District. The Staff Report filed on this issue indicates that this site is appropriate for "medium density multi-family development," but **Louisville-Metro's own description of zoning densities holds that R-6 is a "higher density" classification except in the**

Traditional Neighborhood Form District. The Land Development Code explicitly states that low to medium density residential uses are appropriate for the outlying areas Village Form District. **The Comprehensive Plan is even more limiting, stating that a diversity of housing types that may be higher in density than the rest of the district are *only appropriate in the village center*** (see Community Form Goal 1, Section 3.1.4). However, as noted above, R-6 is a higher density classification in the Village Form District. Even though this development is in the Village Form, it will be the highest density residential use in this Village node. **It is counterintuitive, and completely contrary to the Land Development Code and Comprehensive Plan, for the highest density residential use in a Village Form District be approved for an outlying area in the Village Form, especially considering that the multifamily residential uses within the Village Center are all lower density.**

This proposal presents numerous, troubling issues that merit serious consideration by this Planning Commission. River Fields has been involved with this project from the outset and has met with the developers and/or their representatives on several occasions to mitigate this development's impact on the Scenic Byway and its surroundings. The developers have been unwilling to reduce the density or make any significant concessions that might protect the viewshed from the Scenic Byway other than those already required by agencies. River Fields and its supporters hope that this Commission will protect the virtues of Jefferson County's sole Scenic Byway and its all-important verdant character by rejecting the rezoning proposal before you. Thank you for your time, attention, and careful consideration.

Sincerely,


Meme S. Runyon

President & CEO
River Fields, Inc.

St. Germain, Dante

From: Jess Brown <jesslouisville@gmail.com>
Sent: Wednesday, June 16, 2021 12:59 PM
To: St. Germain, Dante
Subject: Comment RE: The Lodges of Prospect

Follow Up Flag: Follow up
Flag Status: Flagged

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Dante St. Germain,

Please file this for comment to the planning staff and place under consideration of the planning commission as they review the Lodges of Prospect proposed zoning change on 6/17/21:

Please deny the zoning change from R4 to R-6. Increased density at this exact location is detrimental to the Scenic Byway at River Road.

First, it will disintegrate the natural views and vistas that make the byway a natural historic landmark and asset for the entire Louisville, Prospect, and Ohio River Valley area. This is a natural keepsake that must be protected as it connects our city throughout the county, provides a tourist destination along the river, and provides multi-modal access to everyone so that they might enjoy the natural beauty of our River Valley.

Secondly, it sets a dangerous precedent for density along this River Road area, which is inappropriate for the Village Form district and the small, rural scale of this particular segment of River Road. Develop Louisville has heard from residents repeatedly that they wish to preserve the rural and village character of the area. This type of density is more appropriate near the Waterfront Park area of River Road or nearby US 42, where the setbacks can buffer the development and lessen the intensity of impact. The Planning Commission must uphold the historic nature and character of this area that makes it so special and allows us to interact with our deep Kentucky heritage and history.

Thirdly, it is well known that the entire River Road, Harrod's Creek, and Prospect area suffers from issues with stormwater drainage and flooding from the nearby Ohio River. Recent studies from the Army Corps of Engineers shows that this will only worsen as we endure climate change and continue to develop along the river. The impervious surfaces that this development will create, specifically the amount of infrastructure for this many units and the vast parking lot that is needed to support 80+ parking spaces, is inappropriate and is counter-intuitive to the work that MSD and the municipalities are collaboratively trying to do to stabilize drainage in the area. This development is next door to the Louisville Water Company, which has wellhead protection zones on its property. And, this development is adjacent to two neighborhoods that have had repeated issues with stormwater from newer developments that have only added to the runoff and flooding (and loss of property value, trees, and money from repairs) issues.

As a nearby resident and almost daily traveler of this road to get to both work in Louisville's downtown and to access recreation, the impact of this development in this particular portion of River Road would be detrimental, specifically with the scale that will block views and remove the rural form, density that will impact the neighborhood and set an unwanted precedent, the unfortunate required tree loss that will destroy the landscape, and compound existing stormwater drainage issues. Thank you for your consideration of these comments and I hope that the commission can

rule in favor of protecting the health of our water system, the character of the neighborhoods, and historic preservation of our collective natural assets.

Jessica Brown
Resident
1028 Rollingwood Lane
Goshen KY 40026
270-227-9123
jesslouisville@gmail.com

St. Germain, Dante

From: Alice Wells <alice@wellshome.us>
Sent: Wednesday, June 16, 2021 12:54 PM
To: St. Germain, Dante
Subject: river road

Follow Up Flag: Follow up
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Dear Dante St. Germain,

Please please reconsider the proposal to add condominiums and parking to the Mayfair/River Road area. This plan is totally inappropriate for the community and environment.

Thank you for your consideration.

Alice S. Wells

St. Germain, Dante

From: Meme Runyon <MemeRunyon@riverfields.org>
Sent: Wednesday, June 16, 2021 12:54 PM
To: St. Germain, Dante
Cc: Owen Ronald
Subject: Case # 21-ZONE-0003

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Dante- This person sent her letter to us to forward to you. Thanks for including it in the packet sent to the Planning Commission.

Thanks so much- Meme

From: Tina Adams <TinaAdams@riverfields.org>
Sent: Wednesday, June 16, 2021 8:53 AM
To: Meme Runyon <MemeRunyon@riverfields.org>
Cc: Owen Ronald <OwenRonald@riverfields.org>
Subject:

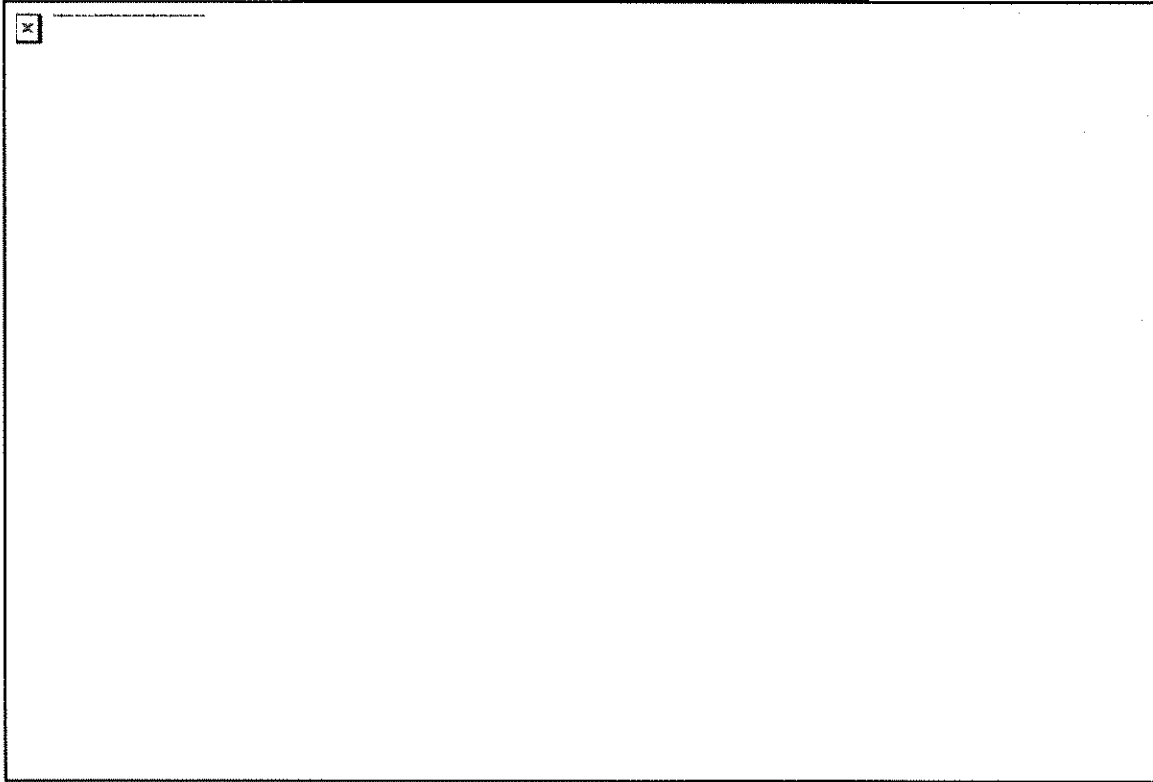
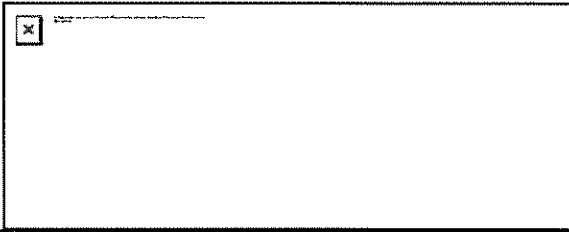
FYI...

From: Edith Bingham <edithsbingham@gmail.com>
Sent: Tuesday, June 15, 2021 10:29 PM
To: Info <Info@riverfields.org>
Subject: Re: ACTION ALERT: Public Hearing on 44 Condominium Development June 17th at 5:30 PM

Dear River Fields... I have just seen and read your statement in opposition to the proposed development on River Road, I am astonished that the developers would even consider submitting such a highly dense development at the curve of River Road, diminishing the beautiful grassy area of the Water Co. and making that space along River Rd. a potential death speed trap for auto and wheeled traffic. There is nothing Scenic in this proposal that can support this historic scenic road winding into downtown along our Ohio River's banks... The removal of almost all trees will loosen and undermine the stability of this landscape, **so susceptible to flooding**, impeding traffic, and adding nothing to the roadscape. It seems that there is considerable availability of housing units in this price range and adding more on the proposed site undermines long tradition and legitimate preservation of the rural and historic character of River Road. This quality ends at US 42 and should not end at the proposed site. You may submit this comment to the Zoning Board/Committee Reviewing this application. NO NO NO.

Edith Bingham Please forward to Planning Commission

On Tue, Jun 15, 2021 at 3:33 PM River Fields <info@riverfields.org> wrote:



RIVER FIELDS ACTION ALERT

The very dangerous rezoning proposal for northern corner of Mayfair Avenue and River Road from R-4 (single-family residential uses) to R-6, is scheduled for public hearing at the Planning Commission this Thursday, June 17 at 5:30 pm! The approval of the proposal will allow 44 condominiums and 88 parking places on only 3 ½ acres along River Road and Mayfair Avenue. It would be the first ever high density (R-6) development ever built directly on River Road. This is an unprecedented and inappropriate housing development.

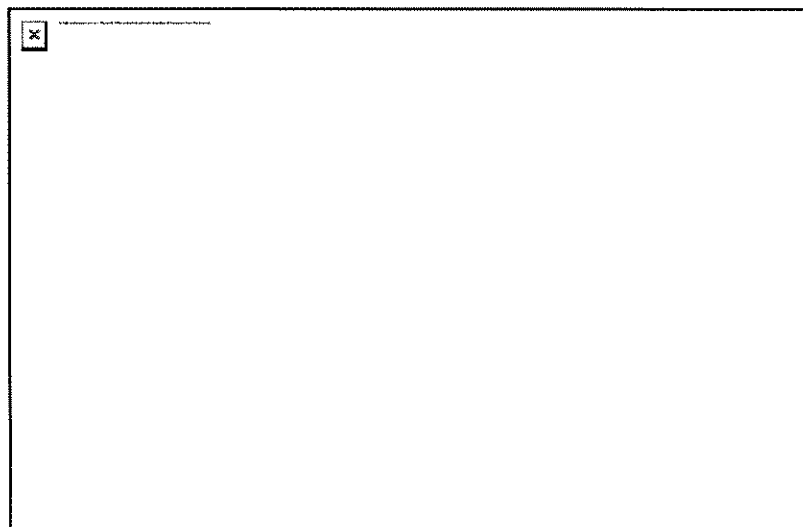
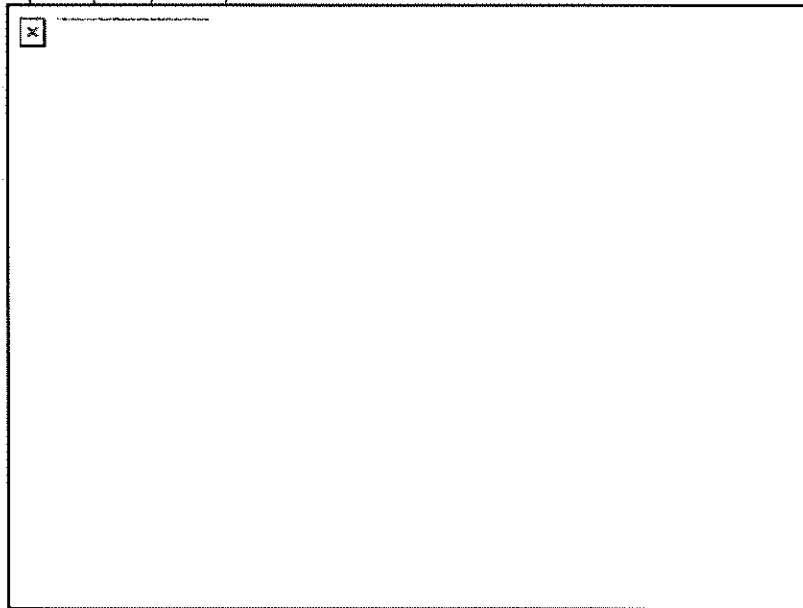
Your Actions can Make a Difference!

First, we need you to write an email to the Planning Commission staff person explaining that you are opposed and why. Please do this now and certainly before Wednesday evening. Your emails do make a difference. Send them to Dante St. Germain at Dante.St.Germain@louisvilleky.gov. We appreciate copies sent to info@riverfields.org

Second, please tune into the Planning Commission meeting on this Thursday before 5:30 p.m.! The sign in link and information can be found below.

Here are the facts for your letter requesting denial:

1. This development called "The Lodges of Prospect", is a 44-unit condominium complex contained within two, two-story structures alongside 88 parking spaces. The case number assigned to the issue is 21-ZONE-0003.
2. River Fields has been meeting with the developers and/or their representative but they have refused to reduce the number of units in response to our requests.
3. R-6 is listed as a "higher density" development by the Planning Commission. No "higher density" development has ever been proposed, nor approved for River Road before.
4. This would be the first ever high-density development directly on River Road, Jefferson County's sole state designated Scenic Byway. **See startling and accurate photos below for before and after views of the impact.**
5. Additionally, this property is in a Village Form District. "High-density developments" such as this one are not to be allowed in the Village Form District and therefore this should be denied.
6. Over 55+ mature trees would be cut down – and irretrievably lost. These trees include Pin Oak, Sweet Gum, Tulip Poplar, Ash, and Elm.



7. The rezoning of this property would set a dangerous precedent for the scenic and rural character of River Road by opening the door for more condominium and apartment buildings up and down our Scenic Byway. For over 3 decades, the Planning Commission has

institutionally protected the scenic byway by outright denying proposals for multifamily housing directly on River Road.

8. River Road can be de-listed as a Scenic Byway! Kentucky law proscribes a process for delisting Scenic Byways when the qualities that made the road scenic have changed. Projects like this are exactly what get Scenic Byways de-listed.

9. The developers have indicated that they plan to market these condos to wealthy residents of Prospect who may be looking to downsize from a single-family home. Our research indicates that these condominiums will definitely be the most expensive multifamily properties in Prospect. **Mayfair Avenue is one of River Road's last affordable neighborhoods. One of the primary purposes of Plan 2040 is to promote access to affordable housing, therefore, recommendations should not be used to justify the introduction of high-priced condos in an affordable neighborhood.**

<input type="checkbox"/>
<input type="checkbox"/>

Further points for your letter can be found in a letter River Fields sent to the Planning Commission leaders just today. See the letter [here](#).

How to Submit Your Comments:

Any commentary submitted by concerned parties will be entered into the record and reviewed by the Planning Commission. Comments should be directed to Dante St. Germain Dante.St.German@louisvilleky.gov and should be focused on how this project runs contrary to many of the Planning Commissions goals and the Development Code. Ask them to turn the development down because it does not comply with the Village Form District in which it is sited. At a minimum, ask that the developers be required to substantially reduce the scale and density of this intense development.

How to Participate in the Meeting:

The Meeting is being held via WebEx. Attendees are encouraged to join in by video at the below link. Attendees can also call in using the below phone number.

To Join by WebEx Link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e2696402855bb1e486c3c241f8cd7b77>

Event Number: 1721 45 2261

Event password: PC061721

Phone Number:

+1-415-655-0001

Access Code: 1721 45 2261

Our Contact Information

River Fields, Inc.
1201 Story Avenue, Suite 215
Louisville, KY 40206
502-583-3060
<http://www.riverfields.org>

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--
Edith S. Bingham
P.O. Box 64
Glenview, KY 40025

St. Germain, Dante

From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Wednesday, June 16, 2021 12:39 PM
To: St. Germain, Dante; Liu, Emily
Subject: Re: Additional comments on 21-ZONE-0003 Lodges of Prospect

Follow Up Flag: Follow up
Flag Status: Flagged

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Dante,

I'm resending this email so it will be at the top of your inbox. I know you said you hadn't had a chance to track it down yet, so thought this would help. Please note the initial correspondence date of 6/2/21.

Also, I've thought of a few other points that have not been addressed from the LD&T meeting that I had expected to see in the revised site plan:

1. During the LDT Meeting, I had asked about the turning radius/pavement of the entry drive to the development that was actually crossing over the neighbor's property line. The developer's engineer said that the entry drive could be moved down closer to the Mayfair/River Rd intersection, and what it attached to the Hearing Agenda does not reflect this change. This was also a question I asked Beth with the Transportation Dept about and never received an answer as to why a private entrance driveway would be allowed to be placed overlapping another property owner's property line.
2. I also pointed out at the LDT meeting that per the LDC 5.6.3.C. **Multifamily Design Standards (June 5 2020): Detached accessory structures cannot exceed 100' length**, accessory structures cannot be over 100' in length. At least one, if not both, of the covered parking structures are over 100' long, assuming the parking shown is 9'-10' in width. Cliff Ashburner said he would have that addressed. Again, the plan submitted/attached to the meeting agenda does not reflect this change.

Is there a newer Site Plan available that has not been provided?

Also, yesterday during our call, you said you were referencing Table 5.2.2. for the definition of R6 as Medium Density. Per 5.11.7. The Village Form District - Outlying. (which this property is, according to LOJIC - not the Village Center). Therefore, it falls under the Suburban Neighborhood Form District standards, Table 5.3.1. (See Part 5.3.6. E, and Ch 1, Part 2 for these references). Table 5.3.1. does not include such definitions. However, Chapter 4, Part 1.11.a.i. does state define R6 as high density: "high-density residentially zoned or used (TNZD, U-N, R-6, R-7, and R-8A.) property border, or public right of way parcel of land."

Thank you,
Amanda Weinert
Resident of 6511 Mayfair Ave
270-314-1236

On Wed, Jun 2, 2021 at 1:23 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Hardaway Weinert,

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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Louisville, KY 40202

(502) 574-4388

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From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Wednesday, June 2, 2021 1:05 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Additional comments on 21-ZONE-0003 Lodges of Prospect

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Dante,

I have additional comments that I would like to add to the public record for this project.

The proposed rezoning does not meet the criteria outlined in the **Land Development Code** nor the **Comprehensive Plan 2040**. Per the Land Development Code and the Comprehensive Plan 2040, the Village Form should have "**Low-density residential uses interspersed with open green space may be encouraged at the edge of the Village.**" Also per the Comp Plan, "The Village Center should have a *small-scale* village center with a mixture of uses such as offices, shops, restaurants, services, and a **diversity of housing types that may be higher in density than the rest of the district.**"

I would like to reference a precedent that has been set in this area with a project of similar density that was denied by Metro Council for the same reasons that this project does not comply: Case # 16-ZONE-1056).

Metro Council voted **against** the rezoning of the Prospect Cove Development (Case # 16-ZONE-1056, property at 6500 Forest Cove Lane and 7301 River Road) for the reasons outlined in **Ordinance O-326-17** and **Judge Ann Bailey Smith's recent Affirmation** of the Ordinance on March 9th of this year.

If this R6 development is approved, it would be the **highest density** development along the River Road Corridor this close to the street, the **highest density** development in the Village Form District, and **higher than any density** within the Village Center Form District (currently the R5A of Smithfield Green being the highest density residential) and not in agreement with the Land Development Code nor the Comp Plan 2040.

The project being proposed consists of two, two-story buildings (total of 60,178 SF) with a height of 30' for a total of (44) 2-3 bedroom condominiums that the developers' attorney indicates will most likely be sold for \$250K - \$350K. It would be very duplicitous for this project, which also does not meet the LDC and Comp Plan 2040, to be passed without any opposition simply because it is **NOT low-income housing**.

Thank you for your consideration of my concerns on this project. I have included the language from Ordinance O-326-17 below for your convenience and reference.

Thank you,

Amanda Weinert

Registered Architect and Community Planner

6511 Mayfair Ave

Prospect, KY 40059

(cell) 270-314-1236

Text from O-326-17

[1] WHEREAS, the Council disagrees with the findings of the Commission for the zoning change in Case No. 16 ZONE 1056 and has made alternative findings of fact, based on the record of evidence established by the Commission, to deny the rezoning from R-5A Residential Single Family, R-4 Residential Single Family and OR-1 Office/Residential to R-7 Residential Multi-Family, as the proposal is not in agreement with the adopted comprehensive plan, Cornerstone 2020, and has set forth its findings in this Ordinance; and

[2] WHEREAS, the Council finds that the proposed rezoning violates Cornerstone 2020 Guideline 3, Policies 1 and 3, because the proposed buildings are not compatible with the scale of nearby existing development, and is not compatible with the adjacent residential area because there are no residential buildings within a two mile radius which have anything even close to the height (four stories) and • the length of the proposed buildings (501 feet); and

[3] WHEREAS, the Council finds that the proposed rezoning violates Cornerstone 2020 Guideline 3, Policies 9, 10, 11, 15, 21, and 22 because the character of residential areas in the vicinity, roadway corridor (the Scenic Byway of River Road), and public spaces is not protected by otherwise buffering trees from late autumn to early spring each year; because the proposed housing type (massive four story structure) does not reflect the form district pattern; because the proposed ' high density is not located along a transit corridor (only one existing T ARC route in the area and no new routes are planned); the design of the perhaps otherwise appropriate/inclusive housing is not compatible with the site and building design of nearby housing because of its overwhelming height and mass and close proximity to Timber Ridge Drive;

because the site, plan does not provide the appropriate transition between existing area and the scale, intensity and density of the proposed development, nor does the site plan mitigate the substantially different intensity and density as proposed; and

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St. Germain, Dante

From: Teena Halbig <teenahal@aol.com>
Sent: Wednesday, June 16, 2021 12:37 PM
To: St. Germain, Dante
Subject: Fwd: Failure Notice

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To Dante St. Germain and Planning Commissioners,
Date: 6-16-21
From: Teena Halbig
Re: 21-ZONE-0003

This plan does not comply with the village Form District and should be denied due to this noncompliance.

Sincerely,

Teena Halbig

Opposition to "Lodges of Prospect" Proposed Development - Case #21-Zone-0003

Geographically Prospect land encompasses a comparatively narrow land area between the Ohio River and Highway 42. Most of these land areas in Prospect have long since been developed with just a few exceptions. As a result the community has established an environment that the residence are prideful and comfortable in. We have a homogenous mix of both white and black residence that enjoy the current life style in Prospect with each other. In a since it feels like a haven from the problems that other communities are experiencing. Would we like to keep it that way, most definitely. Are we opposed to sensible changes? The answer is yes, again if "SENSIBLE". What is sensible:

The following considerations are not all implied to the proposed development. They are presented on the basis that these items will always be are our greatest community concerns

Will the changes increase crime

Will the harmony of the community be disrupted

Will people move away

Will a trend of unsuitable property developments follow

Will property values decline

Will street traffic problems increase (especially during AM & PM commuting periods to and from work)

Will businesses continue to prosper or decline as residents change their shopping habits

Will services such as public transportation, police & fire protection be adequate

Will your family members safety be at increased risk

Will the positive community spirit be lost

Will the pride, convenience, and joyful feelings of living in Prospect dwindle

Will the community continue to prosper or decline

The key to all of these possible considerations is sensible planning. Who should be more involved with sensible planning than those folks who live and work in Prospect.

As previously stated we all recognize that there are limited development opportunities in Prospect due to a lack of available land. This is all the more reason why we must be diligent in not allowing developments that don't fit in the community. The current scope of the proposed "Lodges of Prospect" development will not be a good fit in Prospect because the size and scope of the project along River Road, as selected by the developer, will cause an imbalance with surrounding properties and daily commerce along River Road. If allowed to proceed as proposed you can fully expect that other developments will spring up that further make the imbalances with the community even more severe. The trend needs to stop before it begins, or else we in the community will suffer the consequences. It is imperative that Metro Council, and the Zoning Committee fully understand why Prospect is such a great community today and

why proposed developments like "Lodges of Prospect" if allowed, will only cause harm and establish a trend that will cause even more harm to the community as time passes.

Sincerely,

Robert Jackson - Prospect Resident

St. Germain, Dante

From: Mary Rounsavall <mfrouns@gmail.com>
Sent: Wednesday, June 16, 2021 9:36 AM
To: St. Germain, Dante
Subject: Case # 21-Zone-0003

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Dear Mr. St. German;

I understand the Planning Commission is entertaining a proposal called "The Lodges of Prospect", which would need a zoning change from R-4 to R-6. This is at the corner of Mayfair Avenue and River Road. I would like to register my strong objection to this rezoning. As you surely know, that part of River Road and the neighborhoods from there to the Ohio River are exclusively residential. This would have an awful impact on all of these residents, and it would set a terrible precedent for higher density construction in the area, and for all of Eastern River Road. If you allow this inappropriate zoning change, it will begin a flood of zoning change requests for that area, which is designated a STATE level Scenic Byway. PLEASE protect this affordable neighborhood from this awful intrusion!

Yours,

Mary F. Rounsavall
Prospect, KY

St. Germain, Dante

From: Kate Talamini <katetalo@bellsouth.net>
Sent: Tuesday, June 15, 2021 10:39 PM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Opposition to Lodges of Prospect

Follow Up Flag: Follow up
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Dear Sir,

With respect to the proposal for the Lodges of Prospect at Mayfair Avenue and River Road, I urge the Planning Commission NOT to approve the aforesaid development.

River Road, particularly in the area in question, is one of Louisville's greatest assets and should be respected for its historic, languid, tree-lined beauty. The suggestion of adding commercial, high-density development in this area on River Road would without question destroy something we should rather, fight to preserve. Louisville's connection to the Ohio River holds great importance to what gives our city its uniqueness. Allowing this proposed development of high density real estate will surely sound the end of one last unspoiled area of our city. Can we not aspire to preserve a few lovely, undeveloped areas in our city?

Catherine Talamini
Louisville, KY 40207

Sent from my iPad

St. Germain, Dante

From: Robert Jackson <rcjackson4980@gmail.com>
Sent: Tuesday, June 15, 2021 5:14 PM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: Opposition to Proposed "Lodges of Prospect Development" Case #21-Zone-00003

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For the record I wish to submit my objection to the proposed condo development. Having just become aware of the proposed development I have had limited to time to coordinate with others and prepare my objections prior to Thursdays hearing. Now that Im am aware I plan on fully supporting River Fields case against this proposed project and will rally other supporters as well.

Sincerely,

Robert Jackson - Prospect Resident

St. Germain, Dante

From: Robert Jackson <rcjackson4980@gmail.com>
Sent: Tuesday, June 15, 2021 8:47 PM
To: St. Germain, Dante
Cc: info@riverfields.org; John Evans
Subject: Re: Opposition to Lodges of Prospect Proposed Development Case # 21-Zone-0003 2 of 2

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On Jun 15, 2021, at 8:37 PM, Robert Jackson <rcjackson4980@gmail.com> wrote:

OPPOSITION to Lodges of Prospect Proposed Development Case #21-Zone-0003

Geographically Prospect land encompasses a comparatively narrow land area between the Ohio River and Highway 42. Most of these land areas in Prospect have long since been developed with just a few exceptions. As a result the community has established an environment that the residence are prideful and comfortable in. We have a homogenous mix of both white and black residence that enjoy the current life style in Prospect with each other. In a since it feels like a haven from the problems that other communities are experiencing. Would we like to keep it that way, most definitely. Are we opposed to sensible changes? The answer is yes, again if "SENSIBLE". What is sensible:

The following considerations are not all implied to the proposed development. They are presented on the basis that these items will always be are our greatest community concerns

Will the changes increase crime

Will the harmony of the community be disrupted

Will people move away

Will property values decline

Will street traffic problems increase (especially during AM & PM commuting periods to and from work)

Will businesses continue to prosper or decline as residents change their shopping habits

Will services such as public transportation, police & fire protection be adequate

Will your family members safety be at increased risk

Will the positive community spirit be lost

Will the pride, convenience, and joyful feelings of living in Prospect dwindle

Will the community continue to prosper or decline

The key to all of these possible considerations is sensible planning. Who should be more involved with sensible planning than those folks who live and work in Prospect.

As previously stated we all recognize that there are limited development opportunities in Prospect due to a lack of available land. This all the more reason why we must be diligent in not allowing developments that don't fit in the community. The current scope of the proposed "Lodges of Prospect" development will not be a good fit in Prospect because the size and scope of the project along River Road, as selected by the developer, will cause an imbalance with surrounding properties and daily commerce along River Road. If allowed to proceed as proposed you can fully expect that other developments will spring up that further make the imbalances with the community even more severe. The trend needs to stop before it begins, or else we in the community will suffer the consequences. It is imperative that Metro Council, and the Zoning Committee fully understand why Prospect is such a great community today and why proposed developments like "Lodges of Prospect" if allowed, will only cause harm and establish a trend that will cause even more harm to the community as time passes.

Sincerely,

Robert Jackson - Prospect Resident

St. Germain, Dante

From: agunnison@aol.com
Sent: Tuesday, June 15, 2021 5:40 PM
To: St. Germain, Dante
Cc: info@riverfields.com
Subject: 21-ZONE-0003

Follow Up Flag: Follow up
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Dear Commissioners--

There are many reasons why this development is inappropriate. Here are just a few:

1) Why put a dense, expensive condo development right next to a much-needed affordable housing area? What are planners thinking?

2) River Road is a designated Scenic byway. Any city worth living in has varied areas of density and scenery and there is no reason to ruin this designation with such a development. Please don't approve this and open Pandora's box!

3) As you know, Louisville is a heat island and removing so many large trees is just not healthy for the people who will live there.

Alice Gunnison
7849 Wolf Pen Branch Rd
Prospect 40059

St. Germain, Dante

From: Hunter Lloyd <stxlacrosse13@hotmail.com>
Sent: Tuesday, June 15, 2021 4:37 PM
To: St. Germain, Dante
Cc: info@riverfields.org
Subject: OPPOSITION TO REZONING OF MAYFAIR/RIVERROAD

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Dear Mr. St. Germain,

I hope you are well. I am writing in regards to case number 21-ZONE-0003.

I am opposed to the re-zoning of the northern corner of Mayfair Avenue and River Road from R-4 to R-6.

Here is why.

- 1) The re-zoning would allow the Lodges of Prospect to become the first-ever high-density development on River Road; this is simply unacceptable given that River Road is Jefferson County's only scenic byway. Such a high-density development would ruin the "scenic" quality of River Road that I, and so many others, have appreciated for decades. Should this development be built, we are in danger of losing Jefferson County's only scenic byway. This is bad.

- 2) The Lodges of Prospect is in a Villiage Form District, which does not allow "high-density" developments.

- 3) 55 mature trees would be cut down and lost forever. This would negatively affect air quality in the area and would, again, diminish the scenic quality of River Road. This is bad.

4) This development would set a dangerous precedent for other similar developments. If one development, like the Lodges of Prospect, is built, more are sure to come. This would ruin the rural, scenic nature of River Road. This is bad.

5) The Lodges of Prospect is a development marketed to wealthy individuals. Mayfair has always been an affordable area and, if built, this development would directly diminish the availability of affordable housing in the area. This is bad

Please consider the role your commission has played in the past. Please do right by the city and the people of Louisville and deny the request for re-zoning.

Best,

Mr. Hunter Lloyd

Sent from my iPhone

St. Germain, Dante

From: Robert Dyer <dyerb13@gmail.com>
Sent: Tuesday, June 15, 2021 4:16 PM
To: St. Germain, Dante
Subject: R6 development on River Road

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I oppose this development.

7113

St. Germain, Dante

From: domgo@aol.com
Sent: Wednesday, June 16, 2021 3:42 PM
To: St. Germain, Dante
Subject: Case Number: 21-ZONE-0003

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Subject Property: 7312 River Road
Case Number: 21-ZONE-0003
Case Manager: Dante St. Germain (dante.st.germain@louisvilleky.gov)

Dear Ms. St. Germain:

I moved to Mayfair Road in 1958 and was fortunate to grow up there in a semi-rural location. My mother still lives in our family home on Mayfair. I am providing my comments on the condo proposal at the corner of River Road and Mayfair.

I realize that very few places are as they were in the 1950's, but this does not mean that the essential character of a neighborhood should be destroyed by a project that will benefit no one except the developers. This project is so out of place for not only Mayfair, but the entire River Road corridor. There is no way to buffer this high-density housing from River Road or Mayfair except for a solid ten-foot-high wall. A Kentucky Scenic Byway should be preserved, not ruined. In KRS 177.571 the General Assembly declared that "... the purpose of KRS 177.571 to 177.576 to be the appropriate recognition and preservation of the scenic qualities of many of Kentucky's roadways. Therefore, the General Assembly is creating a state system of scenic byways and scenic highways to preserve and present scenic byways and scenic highways for vehicular, bicycle, and pedestrian travel in an unhurried and leisurely environment." KRS 177.574 recognizes the importance of limiting visual intrusions on Scenic Byways.

This project is contrary to every public purpose associated with Kentucky's Scenic Byways. There are no other high-density housing developments for miles along River Road. Permitting this project will only give the next developer the precedent to further degrade one of our few unspoiled areas of the county.

There is also a very short space for the condo traffic to merge onto Mayfair. There is no place for the condo residents to walk and no public transportation so the use of automobiles would be their only means of travel. The only busses that serve this area are school busses and the students at the corner would be put at greater risk by condo traffic.

Drainage is also a concern. The site of the proposed project is already identified as a potential wetland and has standing water much of the year. The structures and paving required in this proposal will generate substantial runoff. Raising the level of the property may put adjoining property at risk.

The parcel on which this project is proposed is largely wooded. Despite whatever promises are made, this tree canopy will be lost. The extent of paving and regrading of the property would likely kill any existing trees.

This project is not appropriate for this location and should be rejected. Thank you for consideration of my comments and others presented in opposition to this project.

Corneal Domeck

Phone: 502/426-7042

Fax: 502/426-4477

7507 Greenlawn Road
Louisville, Kentucky 40242

St. Germain, Dante

From: Gerald Sklare <gsklare@gmail.com>
Sent: Wednesday, June 16, 2021 3:44 PM
To: St. Germain, Dante
Subject: 21-ZONE-003 Request to rezone 7312 River Road

Follow Up Flag: Follow up
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I am writing to express my strong opposition to the proposed change of zoning from R-4 to R-6 at the corner of River Road and Mayfair Avenue (7312 River Road). This change, if adopted, would violate Goal 1 of the Comprehensive Plan 2040 by dramatically altering the distinctive character and qualities of the area, qualities that helped to earn Upper River Road the unique status as Jefferson County's only officially designated scenic byway.

Please deny this request for rezoning 7312 River Road.

Thank you,
Dr. Gerald B. Sklare
7200 Creekton Drive (40241)

Sent from my iPad

St. Germain, Dante

From: Fred Weinert <WeinertFred@msn.com>
Sent: Wednesday, June 2, 2021 11:40 AM
To: St. Germain, Dante
Subject: Mayfair Avenue rezoning

Follow Up Flag: Follow up
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Sent from [Mail](#) for Windows 10

The rezoning for this property from R4 to R6 will be a disaster. Where will all of the water run off go? Where will all of the people go to get transportation? Where are the sidewalks and other means of transportation that people need to live and get around with.

This is a scenic area and does not need the high density rating it will get if this is allowed to happen.

Fred Weinert

St. Germain, Dante

From: Paul Schardein <pschardein@gmail.com>
Sent: Thursday, May 27, 2021 4:55 PM
To: St. Germain, Dante
Subject: Concerns and Opposition to 21-ZONE-0003

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Hi,

My elderly parent lives at 6707 Mayfair Ave, which borders on two sides the land proposed for rezoning from single family to multi-family commercial in 21-ZONE-0003 (aka "Lodges at Prospect").

While I have severe concerns over the excessive size of the project and its impact on quality of life (which will suffer due to noise, traffic, lights, litter, etc) and adjacent property values (which will plummet), I also have some specific technical concerns. I listened to the public meeting earlier today but was unable to stay long enough to speak to my concerns, so I appreciate the opportunity to email them to you.

The technical concerns are threefold. First, the proposed plans show combined storm and sewer outflow that directs out flow onto 6707 mayfair, specifically at the north east corner by mayfair ave. This will direct an excess of water and potentially human sewage onto the adjoining property, causing flooding. This is especially concerning as the area already floods consistently under heavy rain conditions.

Second, this development plans to have a single entrance on Mayfair ave, currently that street is the only outlet for traffic for an entire neighborhood of approximately 50 homes. By doubling the amount of traffic at that intersection the development will cause serious traffic congestion at the intersection of Mayfair and River Road. Have any traffic studies been to determine if a new light is needed? Or a turn lane on River Rd? At rush hour it can already take a long time to turn onto river road, this development will greatly increase that issue.

And thirdly, also vehicle related, is that the planned parking is insufficient for the residents and their guests. These units are sized at two person capacity, and parking is planned accordingly. But it does not account for visiting guests or the stray home that will have more than two vehicles. This means that excess cars will park along Mayfair Ave creating a nuisance for neighboring properties and transiting traffic for further in the neighborhood. What does the developer propose to prevent street parking on a street that is explicitly not designed for it?

Thank you for taking my questions and presenting them to the Land Development & Transportation Committee, the Planning and Zoning Committee, and the developers.

Sincerely,
-Paul

Paul Schardein | pschardein@gmail.com | 5028029164

St. Germain, Dante

From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Thursday, March 4, 2021 12:01 PM
To: St. Germain, Dante
Subject: Re: 21-ZONE-0003 "Lodges of Prospect"
Attachments: 7312 River Road Photos 28 Feb_2 March.pdf

Follow Up Flag: Follow up
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Good morning Dante,
I would like to also submit the attached photos of the property depicting the evidence of wetland/possible hydric soils on the site for consideration in MSD's review of the proposal, to ensure proper stormwater management calculations are applied to the site.
Thank you,
Amanda Weinert

On Tue, Feb 16, 2021 at 7:47 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Weinert,

Thank you for your comments on this case. I will add them to the case file.

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: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>

Sent: Monday, February 15, 2021 8:21 PM

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

Subject: 21-ZONE-0003 "Lodges of Prospect"

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Ms. St. Germain,

I believe you are the current Case Manager for the subject project. I would like to enter the following into the record for the subject rezoning request application for **7312 River Road, Prospect, KY 40059 (also referred to as "Lodges of Prospect")**.

I would like to rebut several points of the applicant's Justification Statement and submit for your consideration when reviewing the application.

Community Form:

(1) The Application states that the R6 rezoning that is being requested is "consistent with the Village Form district as it proposes **higher-density** multi-family development with 44 total housing units *very near* to the commercial/village center located between River Road, US-42, and Timber Ridge Drive."

However, per the definition in the Comprehensive Plan 2040 and Land Development Code, the Village Form should have "**Low-density** residential uses interspersed with open green space may be encouraged at the edge of the Village."

Also per the Comp Plan, "The Village Center should have a *small-scale* village center with a mixture of uses such as offices, shops, restaurants, services, and a **diversity of housing types that may be higher in density than the rest of the district**." The Justification Statement says several times that this lot is only "near" the Village Center, not within its boundaries.

- The attached graphics show the outline of the Village Center, as depicted on the Form District Map of LOJIC. This property is clearly outside of the Village Center boundary. A rezoning to R6 would put a "higher-density multi-family development" outside of the Village Center. Currently the highest density residential within the Village Center is R5. ***This would make 7312 River Road higher density than what is even allowed within the Village Center boundary.***

(2) The precedents referenced in the Justification Statement as comparable developments, Smithfield Greene and Harrods Landing, are not comparable in terms of development as 7312 River Road in that both are lower density - R5. Smithfield Greene is also located within the Village Center boundary, whereas the applicant's property is not. The Justification Statement also references the Woodlands Development as having an R6 zoning. This is not comparable in that it is in a larger planned subdivision that was established prior (2009) to when the Comprehensive Plan (2019) was adopted.

(3) The Justification Statement says that "the proposal is *compatible with the scale and site design of the surrounding neighborhoods* as it proposes two two-story multi-family buildings." There are no other buildings of this scale, floor to area ratio, or amount of paved impervious surface in the Transylvania Subdivision, nor any of the other adjacent residential areas. In fact, it references the commercial/village center as the closest comparable scale and size, and those are almost all commercial properties, with the exception of Smithfield Greene which is R5.

(4) There are no properties with a density as high as R6 along the River Road Scenic Byway with the exception of condominiums at Juniper Beach and Harbortown, and those properties are approximately 500' and 700' from River Road and buffered by natural features such as wetlands, trees, and berms.

Thank you for your time in reviewing the above statements for consideration.

I was also wondering if I could be added to any distribution list for future updates and meetings pertaining to this case?

Thank you,

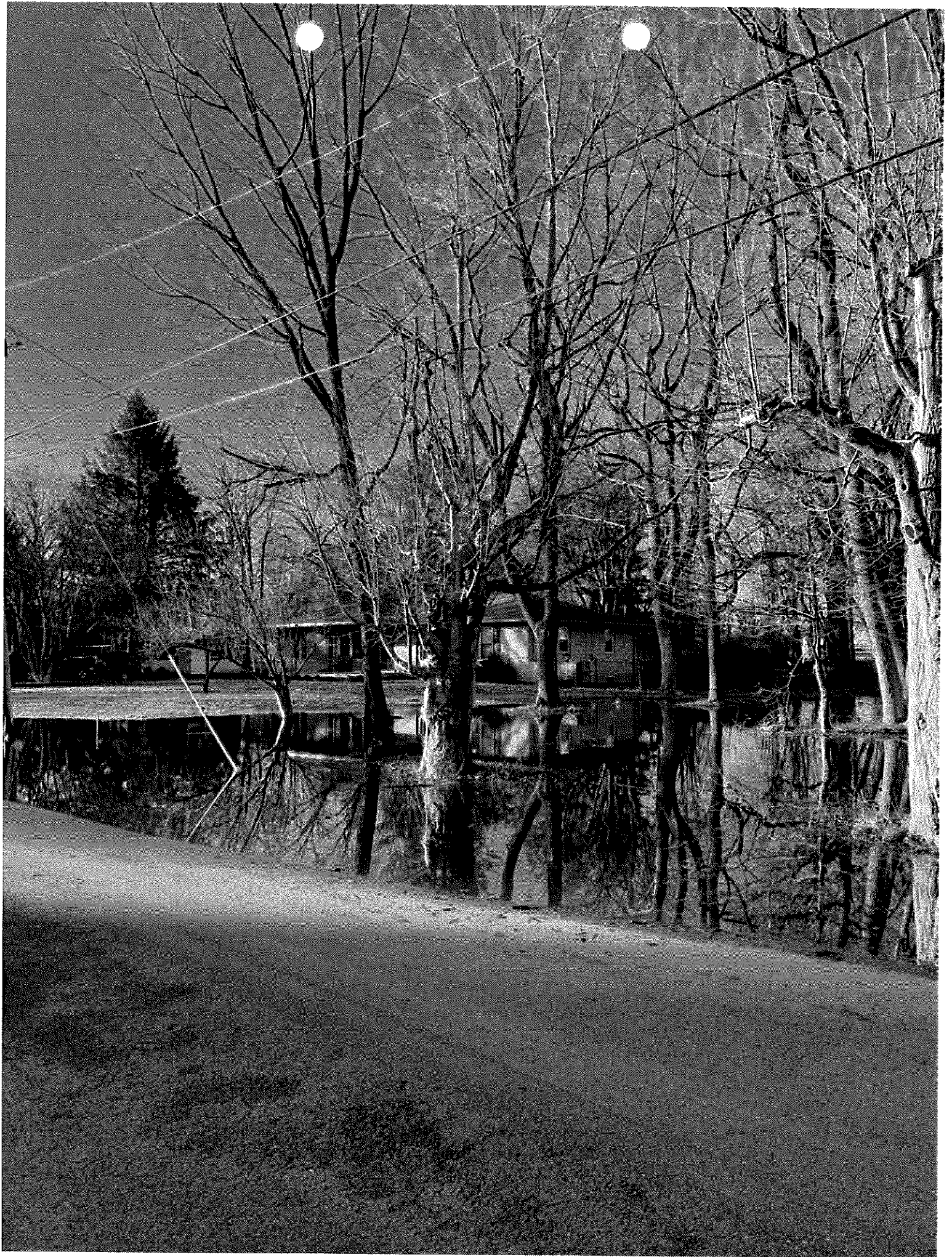
Amanda Weinert

270-314-1236

Resident of 6511 Mayfair Ave, Prospect, KY 40059

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St. Germain, Dante

From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Monday, February 15, 2021 8:21 PM
To: St. Germain, Dante
Subject: 21-ZONE-0003 "Lodges of Prospect"
Attachments: LOJIC Online _Village Center.pdf; LOJIC Online _7312 Village.pdf

Follow Up Flag: Follow up
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Ms. St. Germain,

I believe you are the current Case Manager for the subject project. I would like to enter the following into the record for the subject rezoning request application for **7312 River Road, Prospect, KY 40059 (also referred to as "Lodges of Prospect")**.

I would like to rebut several points of the applicant's Justification Statement and submit for your consideration when reviewing the application.

Community Form:

(1) The Application states that the R6 rezoning that is being requested is "consistent with the Village Form district as it proposes **higher-density** multi-family development with 44 total housing units *very near* to the commercial/village center located between River Road, US-42, and Timber Ridge Drive."

However, per the definition in the Comprehensive Plan 2040 and Land Development Code, the Village Form should have "**Low-density** residential uses interspersed with open green space may be encouraged at the edge of the Village." Also per the Comp Plan, "The Village Center should have a *small-scale* village center with a mixture of uses such as offices, shops, restaurants, services, and **a diversity of housing types that may be higher in density than the rest of the district.**" The Justification Statement says several times that this lot is only "near" the Village Center, not within its boundaries.

- The attached graphics show the outline of the Village Center, as depicted on the Form District Map of LOJIC. This property is clearly outside of the Village Center boundary. A rezoning to R6 would put a "higher-density multi-family development" outside of the Village Center. Currently the highest density residential within the Village Center is R5. ***This would make 7312 River Road higher density than what is even allowed within the Village Center boundary.***

(2) The precedents referenced in the Justification Statement as comparable developments, Smithfield Greene and Harrods Landing, are not comparable in terms of development as 7312 River Road in that both are lower density - R5. Smithfield Greene is also located within the Village Center boundary, whereas the applicant's property is not. The Justification Statement also references the Woodlands Development as having an R6 zoning. This is not comparable in that it is in a larger planned subdivision that was established prior (2009) to when the Comprehensive Plan (2019) was adopted.

(3) The Justification Statement says that "the proposal is *compatible with the scale and site design of the surrounding neighborhoods* as it proposes two two-story multi-family buildings." There are no other buildings of this scale, floor to area ratio, or amount of paved impervious surface in the Transylvania Subdivision, nor any of the other adjacent

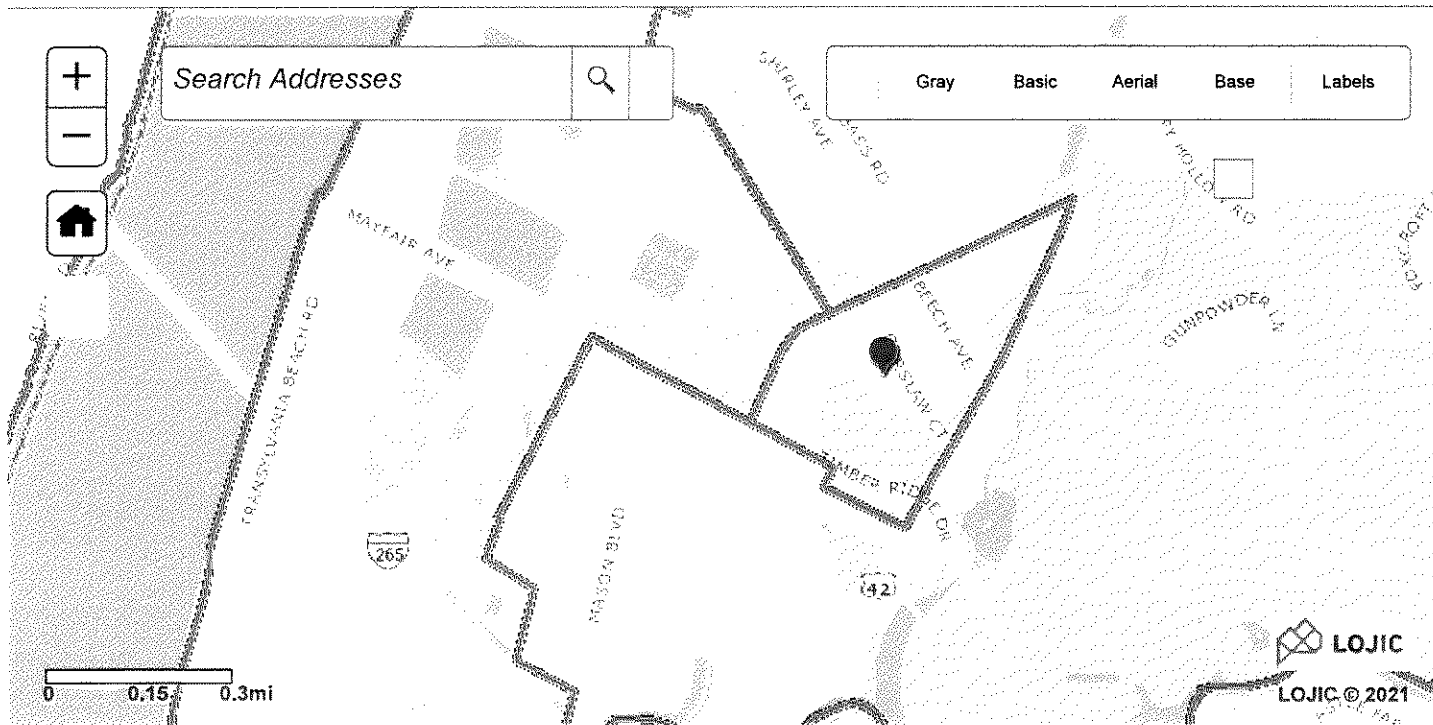
residential areas. In fact, it references the commercial/village center as the closest comparable scale and size, and those are almost all commercial properties, with the exception of Smithfield Greene which is R5.

(4) There are no properties with a density as high as R6 along the River Road Scenic Byway with the exception of condominiums at Juniper Beach and Harbortown, and those properties are approximately 500' and 700' from River Road and buffered by natural features such as wetlands, trees, and berms.

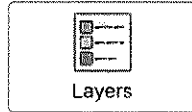
Thank you for your time in reviewing the above statements for consideration.

I was also wondering if I could be added to any distribution list for future updates and meetings pertaining to this case?

Thank you,
Amanda Weinert
270-314-1236
Resident of 6511 Mayfair Ave, Prospect, KY 40059



Gray Basic Aerial Base Labels

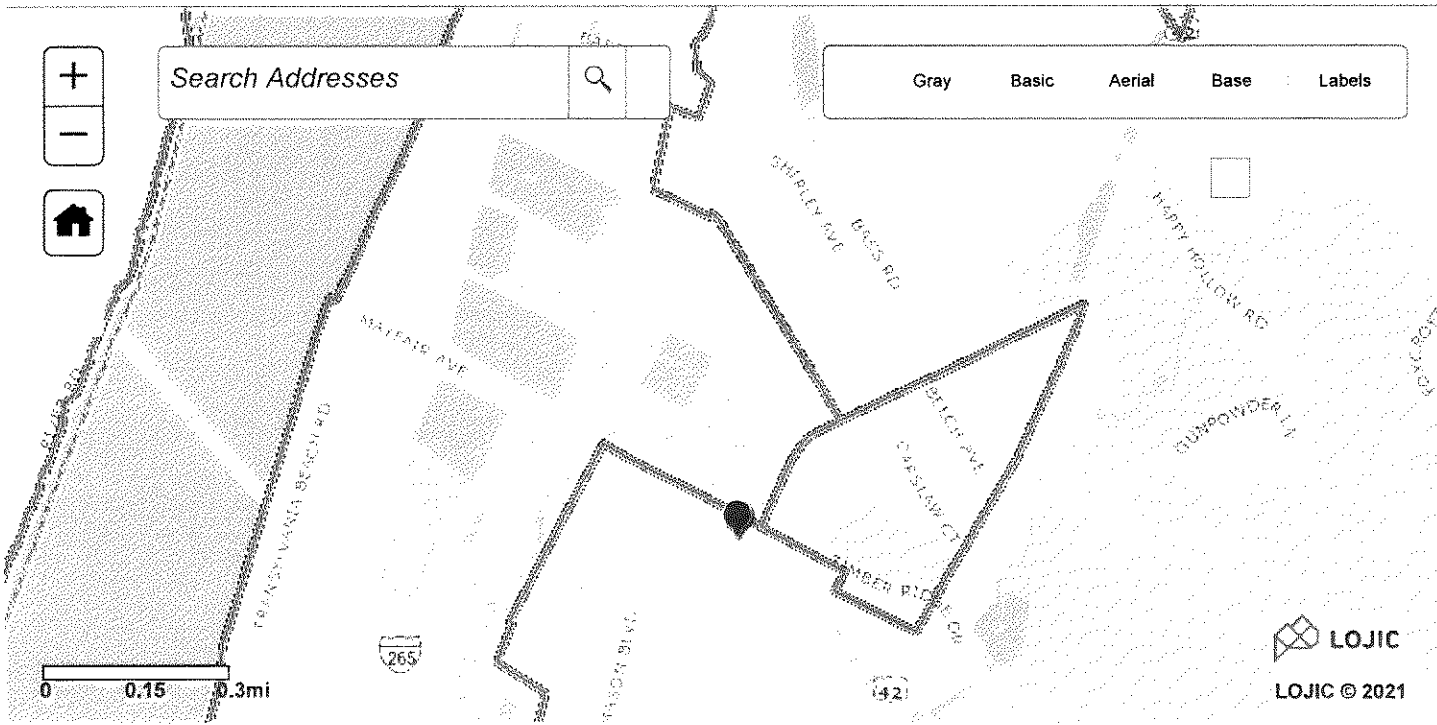


Parcel ID: 330400010000
 Parcel LRSN: 1012154
 Address: MULTIPLE ADDRESSES

Zoning

Zoning: C2, C1
 Form District: VILLAGE C
 Plan Certain #: 16336, 09-C
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: PROSPEC VILLAGE
 Plat Book - Page: 46-074
 Related Cases: B-310-98, E

Special Review Districts



Layers

Tools

Parcel ID: 020500120068
 Parcel LRSN: 1551
 Address: 7312 RIVER RD

Zoning

Zoning:	R4
Form District:	VILLAGE
Plan Certain #:	NONE
Proposed Subdivision Name:	NONE
Proposed Subdivision Docket #:	NONE
Current Subdivision Name:	TOWN OF TRANSYLVAN
Plat Book - Page:	08-021
Related Cases:	NONE

Special Review Districts

St. Germain, Dante

From: Joseph and Amanda Dreckman <jadreckman@hotmail.com>
Sent: Monday, January 25, 2021 11:20 AM
To: St. Germain, Dante
Subject: The proposed condominium development at the corner of Mayfair Avenue and River Road

Follow Up Flag: Follow up
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My parents bought their 7 acre property on Mayfair Avenue in 1958 when I was a year old and my mother still lives there. Having grown up there and visiting my parents frequently over the decades, I am very familiar with River Road and Mayfair Avenue and realize the problems that the proposed 48 condominium development at the corner of River Road and Mayfair Avenue would cause. I vehemently oppose the proposed development for the following reasons:

- The site does not drain well and there is standing water during and after periods of heavy rain. Substantial fill would be required, which would make the adjacent homes more prone to flooding and expose the homeowners to contaminants in the runoff. In fact, there are already areas on Mayfair where the road is partially covered with water after a significant rain event. The additional roof area and hardscape would create the potential for more severe flooding and standing water on adjacent properties, including during the mosquito season. At the neighborhood virtual meeting, the developers did not have a definite plan to handle surface water. They mentioned an underground system, but said that it would be expensive.
- The developers plan to add about 12 inches of fill, but say they will save the trees on the perimeter of the property. These trees would be damaged or die from either the fill or the swales that would be necessary to contain/direct the runoff from the site. Their inability to answer several questions during the virtual meeting made me question the knowledge and the experience of the developers, especially since they have never built a project like this.
- It is very difficult to pull onto River Road from Mayfair during rush hour. This development would put more drivers and their passengers at risk.
- Cutting most of the mature trees on the site would contribute to the undesirable effects of deforestation in the region, such as increased temperature and more carbon in the atmosphere. While the loss of trees on this site alone would not have a great impact, it is happening all over the county and the collective negative impact on the environment is significant. This is contrary to the Sustainable aspect of the CHASE Principles of Plan 2040, the Comprehensive Plan for Louisville Metro.
- The site is not connected to any parks or sidewalks. A resident would have to unsafely cross a busy road to walk to stores. This is contrary to the Connectivity aspect of the CHASE Principles. Residents of the development would likely use Mayfair Avenue to walk and ride bicycles, but it is not safe for those activities because of the very low shoulders (drop-off of a foot or more), two blind curves and the truck traffic linked to maintenance of the bridge and Louisville Water Company.
- The proposed development is totally inappropriate for a scenic by-way and for the entrance to a neighborhood with a semi-rural atmosphere.

In conclusion, the proposed development is neither desirable nor environmentally sustainable and would adversely affect residents in the area.

Sincerely,

Amanda Dreckman

3020 Pioneer Place
Crestwood, KY 40014

St. Germain, Dante

From: Owen Ronald <OwenRonald@riverfields.org>
Sent: Tuesday, January 12, 2021 10:09 AM
To: St. Germain, Dante
Subject: 7312 River Road

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Good Morning Dante,

I see that the applicants for 7312 River Road (21-ZONE-0003) got their application in at the last second! Is there any chance you could email me a copy of their file? Or is there somewhere I can access the file online, or would I need to come make copies in your all's office? Thank you in advance and I look forward to hearing from you.

Best,

S. Owen Ronald
Advocacy & Conservation Counsel



The Butchertown Market
1201 Story Avenue, Suite 215
Louisville, KY 40206
t: 502-583-3060; f: 502-583-3285
www.riverfields.org

St. Germain, Dante

From: Owen Ronald <OwenRonald@riverfields.org>
Sent: Thursday, January 7, 2021 11:00 AM
To: St. Germain, Dante
Subject: Re: Status Update

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Great, thanks Dante! I won't bother you again until the 11th!

From: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>
Date: Thursday, January 7, 2021 at 10:58 AM
To: Owen Ronald <OwenRonald@riverfields.org>
Subject: RE: Status Update

Mr. Ronald,

I have not received a formal filing yet. Holidays are included in the 90-day limit.

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: Owen Ronald <OwenRonald@riverfields.org>
Sent: Thursday, January 7, 2021 10:31 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Status Update

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Good Morning Dante,

I hope you and yours had a great holiday season and new year. As usual, I'm just checking to see if anything has been filed on 20-ZONEPA-0085. Also, just to check my math, if the Community Meeting was October 13th their deadline to file is January 11th? I'm not sure if Thanksgiving, Christmas, and New Years count against their 90-day filing period from the date of the meeting.

Get back to me whenever you have a second!

Thanks,
Owen

From: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>
Date: Monday, January 4, 2021 at 7:55 AM
To: Owen Ronald <OwenRonald@riverfields.org>
Subject: RE: Status Update

Mr. Ronald,

We still have received no formal application.

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: Owen Ronald <OwenRonald@riverfields.org>
Sent: Tuesday, December 29, 2020 11:14 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Status Update

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Good Morning Dante,

Just checking in to see if there has been any action on this case. Please get back to me whenever you have a chance. Thank you!

Owen

From: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>
Date: Wednesday, December 16, 2020 at 11:30 AM
To: Owen Ronald <OwenRonald@riverfields.org>
Subject: RE: Status Update

Mr. Ronald,

I have not yet received a formal filing on this application.

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: Owen Ronald <OwenRonald@riverfields.org>
Sent: Wednesday, December 16, 2020 11:28 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Status Update

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Good Morning Dante,

I'm just checking in to see if a formal application has been filed in this case (Case No. 20-ZONEPA-0085). Please get back to me whenever you have a second!

Thanks,
Owen

From: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>
Date: Monday, November 30, 2020 at 11:09 AM
To: Owen Ronald <OwenRonald@riverfields.org>
Cc: Meme Runyon <MemeRunyon@riverfields.org>
Subject: RE: Status Update

Mr. Owen,

The case is ready to be formally filed, but we haven't received a formal filing yet. The applicant has 90 days from the neighborhood meeting date to formally file. If they do not file in this time frame, another neighborhood meeting must be held.

I do not have any information about the neighborhood meeting, as that documentation comes in with the formal filing.

The LD&T meeting is several steps in the future, and I have no information or even an estimate as to when it might be scheduled.

Anyone may submit comments at any time prior to the Planning Commission hearing. If you have comments about this case, now is a good time to send them.

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: Owen Ronald <OwenRonald@riverfields.org>
Sent: Friday, November 13, 2020 3:41 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: Meme Runyon <MemeRunyon@riverfields.org>
Subject: Status Update

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Dear Ms. St. Germain,

I hope this email finds you well and that you have remained safe and healthy.

I am writing to check on the status of the 'Lodges of Prospect' development slated for 7302 River Road (Case No. 20-ZONEPA-0085). The citizen access portal tells me that the application is in for agency review, but I am hoping you could provide a more detailed update. I have a few further questions:

1. Are the minutes of the neighborhood meeting available? If so, could you provide me with a copy?
2. Do you have any idea when the LD&T meeting is scheduled for? and
3. When can River Fields and concerned citizens begin sending in comments?

Thank you in advance for your time and attention. I look forward to hearing from you!

Best,

S. Owen Ronald
Advocacy & Conservation Counsel



The Butchertown Market
1201 Story Avenue, Suite 215
Louisville, KY 40206
t: 502-583-3060; f: 502-583-3285
www.riverfields.org

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St. Germain, Dante

From: Steve Parsch <sdparsch7119@gmail.com>
Sent: Monday, October 12, 2020 12:33 PM
To: St. Germain, Dante
Subject: Comments on Proposal to Rezone 3 Acres from R-4 to R-6 at 7312 River RD

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The 3 acre site presently zoned R-4 is at the entrance of Mayfair Ave, a neighborhood of single family homes. Also, all homes in this area with a River Road address are single family homes. River Road is designated as the only Scenic Byway of Jefferson County.

This proposal recommends a rainwater runoff across River Road with drainage reaching Wallace Creek to Harrods Creek to the Ohio River. This is totally unacceptable as it would pollute waterways with harmful substances. Currently the proposed site for two 24-unit condominium buildings absorbs rainwater and is somewhat of a wetland. This part of River Road contributes to the habitat of Indiana Brown Bats, Barred Owls, Bald Eagles, Pileated Woodpeckers, Blue Heron, Osprey, and a variety of Ducks and Geese. Sand Cranes fly over this area as well. Environmentally this would be a disaster for the area. We must recognize Climate Change in Jefferson County and not eliminate trees for an area already overburdened with traffic. Homes in this area are already challenged by flooding and groundwater problems. Please feel free to contact us for more information on this area as we have lived in this area on River Road for 33 years. Thank you. Steve Parsch and Marcia Johnson

St. Germain, Dante

From: Amanda Hardaway Weinert <hardaway.amanda@gmail.com>
Sent: Thursday, October 8, 2020 7:49 AM
To: St. Germain, Dante
Subject: Case No. 20-ZONEPA-0085, 7312 River Road Rezoning

Follow Up Flag: Follow up
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Good Morning Mr. St. Germain,

My name is Amanda Weinert and I am a resident on Mayfair Ave. I am writing in regards to the neighborhood meeting on October 13th to discuss the rezoning of 7312 River Road. I'm familiar with the public meeting process, but not as much with the neighborhood meeting. Do we need to sign up ahead of time if we wish to speak? Is there a time limit for each individual? Who is typically present at this meeting - i.e. members of the Planning Committee, yourself?

I am also expecting a baby within the next week and a half, so should I go into labor early or on the 13th, I may be providing my comments in writing. According to the letter I received, I can send those to you for public record, correct?

One last question - have the applicants provided a rendering of the exterior? I've downloaded the files from the Planning docs and have the Site Plan that was mailed. I'm assuming the proposal is for a two-story structure (looks like 12 units are shown on the first floor footprint, but I cannot confirm).

Thank you for your assistance,
Amanda Weinert
6511 Mayfair Ave, Prospect, KY 40059
270-314-1236