

Walter Thompson - adversely affects
Parklands of existing Floyds
Fork DRO.

- Phone call on 11/10/17

11:17 AM

Williams, Julia

From: ukd1@att.net
Sent: Saturday, October 15, 2016 12:52 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

This development will cause lots more traffic, accidents, and with the Parklands entrance across the street it will become a nightmare for those of us who live there. Not only will we lose the rural setting that was promised years ago but to cut the trees with no regard to the tree canopy is crazy. Just because the land is there it doesn't mean we have to develop every parcel. This along with carrington green will turn the rural setting into Dixie Highway. This is not a good idea.

Sincerely,
Cecilia Ridge
16505 Higgins Run
Fisherville, Ky. 40023

Williams, Julia

From: Doug and Carol Giese <ddg70cag@bellsouth.net>
Sent: Thursday, November 10, 2016 9:51 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Hello, we would like to express our opposition to the new commercial development on the edge of the Parklands at Pope Lick. Commercial business with increased traffic would be so disturbing to this part of the park. You cross under the road very near there beside the creek and can feel so peaceful there. Removing the trees at the corner and putting cars and noise and increased traffic there would negate the purpose of the park-to enjoy the quiet and peace of the creekside walk. Please do not change the zoning to commercial here. There are plenty of other open spaces farther from the park that could be used for commerce. Thank you for listening to those of us who live in this area and enjoy the quality of the park. Doug and Carol Giese, 17611 Fisherville Woods, Fisherville

Williams, Julia

From: Drew Foley <bdrewf@yahoo.com>
Sent: Friday, November 11, 2016 9:00 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Dear Ms. Williams ad the Planning Cmmission

Reference: zoning change request from rural residential (RR) to C1 commercial zoning.

I strongly oppose this rezoning request because:

- the proposed development is not in accordance with the Floyds Fork Development Review Overlay (DRO);
- the proposed development is located at the entrance to the Parklands of Floyds Fork;
- there should be no new commercial development in the DRO area;
- we need to conserve as much green space as possible in Jefferson County and near Floyds Fork.

What will the Floyds Fork DRO look like in 100 years if we begin approving such rezoning now? It is a slippery slope.

Drew Foley
7406 Springvale Drive
Louisville KY 40241
502-326-5526 (home)
502-644-0659 (cell)

Williams, Julia

From: Donna Wiedemer <djwiedemer@aol.com>
Sent: Tuesday, November 01, 2016 12:57 PM
To: Williams, Julia
Subject: 14zone1064, Pope Lick Station

Follow Up Flag: Follow up
Flag Status: Flagged

I am very opposed to this development. The entrance and exit across from Hatmakers Trail would make for more problems in an area already rife with accidents!

Ed Wiedemer
11010 Heidelberg Drive
Louisville, Ky. 40291

Williams, Julia

From: Donna Wiedemer <djwiedemer@aol.com>
Sent: Tuesday, November 01, 2016 12:53 PM
To: julia.williams@louisvilleky.gov.
Subject: 14zone1064, Pope Lick Station

Follow Up Flag: Follow up
Flag Status: Flagged

I am very opposed to this development. We pass this area quite a bit and know how dangerous area is. Many wrecks occur at South Pope Lick. We have had some close calls and one of our friends was involved in a wreck there. This entrance and exit are too near the exits from the gas station and will cause many problems.

Donna Wiedemer
11010 Heidelberg Drive
Louisville, Ky. 40291

Williams, Julia

From: josh schneider <harleyschneider@hotmail.com>
Sent: Wednesday, November 09, 2016 11:23 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams-

I am writing to you in regards to my opposition to the proposed Pope Lick Station development on the corner of Pope Like Rd and Taylorsville Rd. My concerns with this development are two fold; 1) the potential for increased traffic and 2) the design is not in keeping with the area.

As you might already be aware of, the corner of Pope Lick and Taylorsville Rd is already a heavily congested area. I am a resident of Fisherville and I witness almost like clockwork the weekly accidents that occur at this intersection. We have seen an influx of cars from visitors to the Parklands and a development that includes over 100 parking spaces would only increase the potential for wrecks of serious physical injury or death. As a father of three young boys I do not want to worry every time my wife and children leave for the grocery store in J-Town that they are putting themselves at serious risk by driving through this intersection. Safety is of the utmost concern for myself and my family and I feel as though Planning and Commission did not take this into consideration when they permitted rezoning of this property. Until I see something that takes into consideration this concern of making an already dangerous intersection into a potentially deadly intersection I cannot agree with the proposed Pope Lick Station.

I am also concerned that the design for Pope Lick Station it is not in keeping with the area. Southeast Jefferson County is a very special place. It is one of the last bastions of nature in the county. The introduction of the Parklands has only further supported this goal of a rural and natural setting. Trees and vegetation are a commodity to all of the residents of this area. I see a plan for a development that would completely strip us of that valuable asset and essentially create yet another cement strip of unnecessary, and unwanted, chain stores. The Circle K across the street from the proposed property is a perfect example of a developer who understood that with certain minor changes (berms and trees buffering the property) a commercial piece of property does not have to be intrusive and a eyesore. Please note that I am not completely opposed to any development on this piece of property. Rather, I would like to see an proposal that is thoughtful, respectful of the surrounding area. Thank for your time.

Sincerely,
Josh Schneider
2815 Eastwood Fisherville Rd
Fisherville, KY 40023

Williams, Julia

From: Sandra Wright <swright1201@att.net>
Sent: Monday, October 17, 2016 9:11 AM
To: Williams, Julia
Subject: Emailing: 001
Attachments: 001.jpg

Your message is ready to be sent with the following file or link attachments:

001

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14308 Taylorville Road, Pope Lick Station area as zoning case 14USNH1404. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 37,000 sq. ft. and parking for 151 cars on 5.87 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorville Roads.

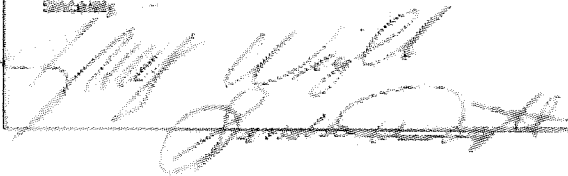
This opposition is well founded and informed by the existing local use codes and guidelines as well as the character of the area as enumerated below:

- The proposed development is out of character for the area and its current zoning
 - The existing area is largely Rural Residential and the area adjoining properties are also subject to the Floyd Park District Review Overlay (DRO) restrictions
 - The entire area is subject to impending zoning review as a part of the new Floyd Park Area Plan - inputs from that pending study should factor into a specific corridor property locating the entrance to the Parklands
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predates both the current land use and DRO codes.
 - The same parcel was zoned commercial zoning in a previous application
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area character or the front door to The Parklands require
- The applicant is proposing to clear out all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is "about 30%", no review indicates the cover is far more extensive
 - A tree protection plan has not been filed.
- Existing Floyd Park District Review Overlay (DRO) restrictions provide for
 - Retaining existing tree cover, in particular on hillsides
 - Avoiding disturbance of slopes that are greater than 20%
 - Minimizing or avoiding the use of
 - Cut and fill
 - Terracing
 - Retaining walls
 - Parking at the front of the property
 - Visual impact of new structures
 - Preserving scenic vistas from the scenic byways and parklands
 - Pope Lick Station ignores all of these provisions!

To our knowledge no other property in the Floyd Park DRO has successfully obtained a commercial rezoning from RR zoning since 1993 - this is not the place to start!
- Traffic impacts will be significant:
 - The applicants' study indicates 15,000 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants' plans
 - The plans note that the requested right of ways may not be finalized
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater while the health department comments require sewer connections
 - What are the applicants' sewer plans and MS4 comments?
 - Will Sewer Capacity be available? When?
 - Once this sewer connection require other sewers to be approved or installed prior to construction has?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant persons to insure this work will be completed prior to approval(s)

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect other than ignore the base zoning and provisions of the Floyd Park DRO.

Sincerely,



KENNY WRIGHT
16201 PLUM CREEK TRAIL
LOUISVILLE, KY 40299

Williams, Julia

From: lia Vassiliades <liavassiliades@bellsouth.net>
Sent: Sunday, October 16, 2016 12:31 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily; Lia Vassiliades
Subject: Pope Lick Station 14ZONE1064
Attachments: Letter to Willimas re Pope Lick Oct 2016.docx

Ms Williams

Please see my letter of concern re: Pope Lick Station attached.

Thank you for time and attention to this important matter in our neighborhood

Sincerely,

Lia Vassiliades

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" known as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is "about 50%"; our review indicates the cover is far more extensive.
 - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides

- Avoiding disturbance of slopes that are greater than 20%
- Minimizing or avoiding the use of:
 - Cut and fill
 - Terracing
 - Retaining walls
 - Parking at the front of the property
 - Visual Impact of new structures
- Preserving scenic vistas from the scenic byways and parklands.
- **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants' study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants' plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
 - What are the applicants' sewer plans and MSD's comments?
 - Will Sewer Capacity be available? When?
 - Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely

Lia Vassiliades

18906 Hunt Country Lane

Williams, Julia

From: Debby Scherer <debby.scherer1@gmail.com>
Sent: Saturday, October 15, 2016 7:41 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

- The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
- A tree protection plan has not been filed.
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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Debby Scherer

17600 Fisherville Woods Dr.

Fisherville< KY 40023

Williams, Julia

From: Bill Norton <norton267@bellsouth.net>
Sent: Tuesday, November 01, 2016 5:00 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

William & Janet Norton
5001 Pasafino Ct.
Louisville, KY 40299

Williams, Julia

From: Shelby Biller <sbilleraprn@gmail.com>
Sent: Tuesday, November 08, 2016 7:04 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

We (my husband and I) are very much against this re-zoning. We moved from Louisville to Fisherville, like many other families, to enjoy the scenic beauty of the country side without all the "hustle and bustle" of shopping centers, stores, attractions, etc. To create this shopping center would diminish the beauty of this area and encourage further developers to do the same slowly over time. PLEASE DENY THIS! The people of fisherville want to raise our families in our quiet and quaint community. To be honest, we don't want to draw too much attention to this area. We want it to stay calm, peaceful, scenic and beautiful as it always has been.

Sincerely,

Shelby Biller, APRN, PMHNP-BC

87 Strike Hound Court,

Fisherville, KY 40023

Williams, Julia

From: Susan Hammond <susanhammond1013@gmail.com>
Sent: Wednesday, November 09, 2016 2:10 PM
To: Williams, Julia; Webster, Angela; Liu, Emily
Cc: Stephanie Grady
Subject: Zoning Case 14ZONE1064

Ms. Williams,

We are writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" known as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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 - Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

We respectfully ask that you deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Susan Hammond
Stephanie Grady
5008 Higgins View Lane
Fisherville, KY 40023