

St. Germain, Dante

From: Todd C <toddcolliver@gmail.com>
Sent: Tuesday, May 28, 2019 11:20 AM
To: St. Germain, Dante
Cc: langdonplaceneighbors@gmail.com
Subject: 19ZONE16 and 19ZONE17
Attachments: IMG_2174.pdf; IMG_5799.pdf; IMG_5802.pdf; IMG_8803.pdf

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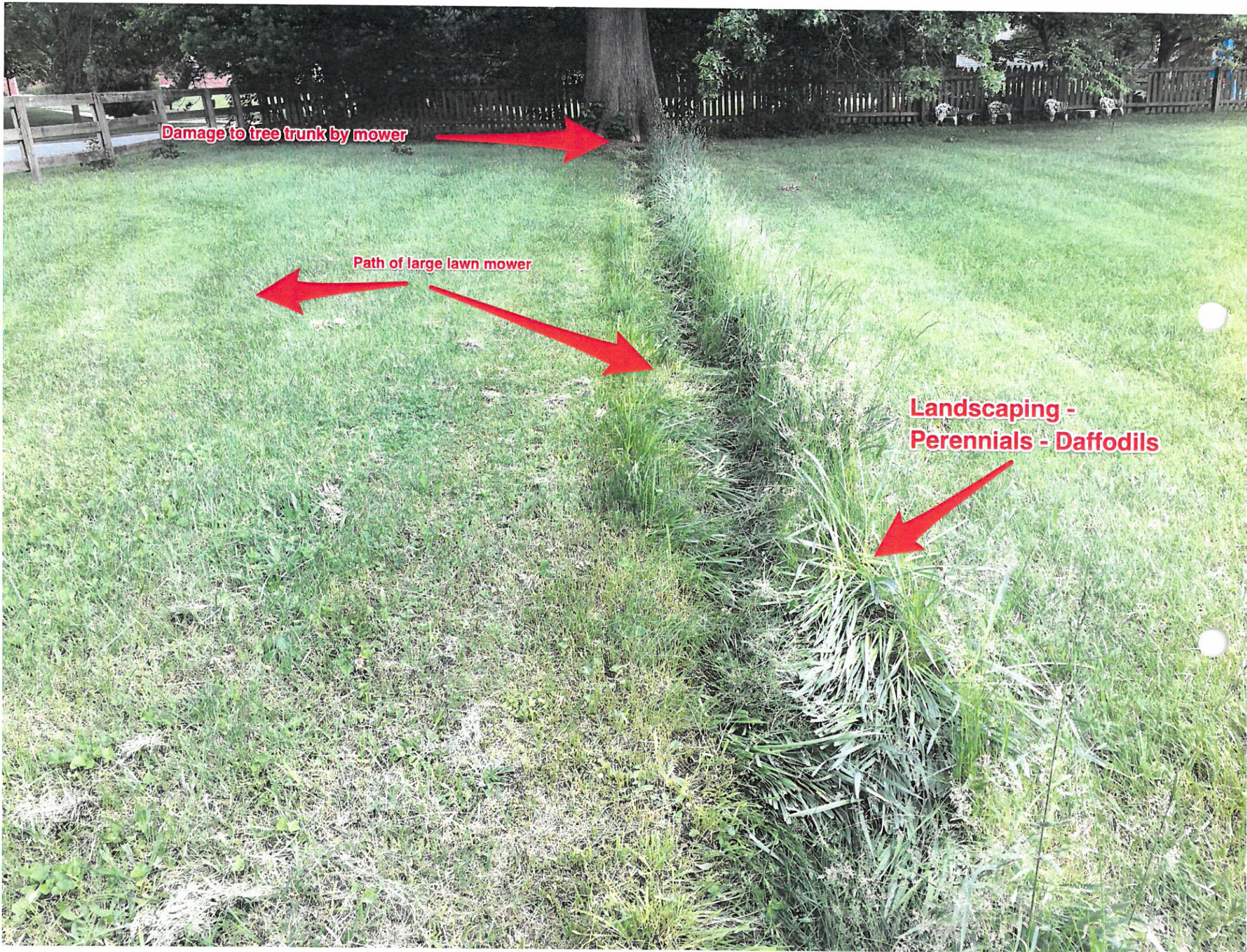
I am writing to make sure the following information is included in the public record for the zoning proposals contented in 19ZONE16 and 19ZONE17. There is repeated and flagrant disregard exhibited by Leigh Ann Properties for adjoining properties with regards to trespass and damage to adjoining properties. Attached are four documented examples (in attachments) where Leigh Ann Properties have trespassed onto adjoining properties and damaged those properties. This type of repeated behavior should be taken into consideration prior to allowing this company to rezone property when they show so little regard for adjoining properties.

Todd Colliver
2810 Weissinger Road
Louisville KY 40241



Property Line Marker

**Evidence of heavy
equipment crossing
property line**



Damage to tree trunk by mower

Path of large lawn mower

Landscaping -
Perennials - Daffodils

**damage caused by
some type of
machinery**

**Property
Line Marker**





Property Line

Damage caused by skid loader

St. Germain, Dante

From: Cathy Colliver <cathycolliver@gmail.com>
Sent: Wednesday, May 22, 2019 9:41 AM
To: St. Germain, Dante
Cc: langdonplaceneighbors@gmail.com
Subject: Feedback for public record on 19ZONE1017 and 19ZONE1016

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Please attach these comments to both 19ZONE1017 and 19ZONE1016 case files for public record.

The proposed rezoning for 19ZONE1017 and 19ZONE1016 should not proceed for multiple reasons, which are listed below. However, before consideration takes place the developer should update multiple discrepancies on the plan, and the two projects should only be considered in tandem as the impact by either alone is not the same as the impact when viewed together. I own the 2810 Weissinger Rd, Louisville, KY 40241 property with my husband, so we are very familiar with the lots and specific details which are not reflected in the plan. Note that all of these discrepancies were pointed out to the developer's council at the neighborhood info meeting in relation to the pre-application plans and none of those changes were made on the updated plans for the formal application. The developer did not attend that meeting, however the council took notes and said he would relay them to the developer to address on the updated plan.

Discrepancies on the Plan 19ZONE1017

1. The stream labeled as a "Wet Weather" stream is not a wet weather stream. It is a year-round, naturally occurring stream. Based on the existence of a historic spring house (also not reflected on the plans) fed by this stream, it is logically concluded that this stream has likely been in existence as long as the Jesse Murray house, which was built in 1823. The spring house is unique and may be the oldest example of its kind still intact in Jefferson County. Drainage issues caused by development other than single family homes on the lots in question, particularly given the flood plain issues MSD has already pointed out, will inevitably cause additional runoff into this stream. This could impact the historic spring house, the guest house for 2810 Weissinger Road and the barn also located on the property near the stream. Additionally, there is wildlife that calls this stream home. It is likely connected to Goose Creek, and we know because of a well on the Jesse Murray property that the stream likely connects to an underground spring. The impact of runoff could cause harm to both wildlife and historic buildings. I highly suggest that this be resolved and the appropriate agencies look into this re: impact.
2. The 2810 Weissinger Road house is depicted in the wrong orientation and is off on location - this does not therefore accurately represent where the house sits in relation to the property line. Therefore judging the impact and even accuracy of the distances represented needs to be both fixed on the plan and re-evaluated by agencies for applicable impact.
3. Note that the driveway for 2810 Weissinger Road that is depicted as "encroaching" in the right of way does not cross the property line until it is into the right of way. This is the historic approach to the Jesse Murray house and has been in place for well over 100 years (paved or unpaved).
4. The detached guest house (converted from a garage in the 80s), spring house and barn are not depicted on the plan related to buildings on 2180 Weissinger Road. These are not small or temporary buildings, and the spring house in particular is historic, so should be reflected on the plan so the relevant agencies can properly comment on the impact of potential drainage issues and flooding to the stream immediately adjacent.

5. Recommend that all school bus stops be marked on this plan - the largest traffic impact is one of safety for school age children whose bus stop is at the corner of Weissinger Road & Blossom Lane, as well as at Langdon Road & Blossom Lane. In particular, the Weissinger Road & Blossom Lane bus stops (multiple across all age groups) often have kids with or without parents standing on the side of the property in question. Additionally, multiple parents try to park their cars on Weissinger Road just before the stop sign, which is exactly where the proposed drive for this development is located. You cannot effectively think through traffic and safety impact in this situation without bus stops marked. This is why Langdon Place city council members provided feedback to the developer at neighborhood info meetings in both 2017 and 2019 that the driveway for this property would be better letting out onto Blossom Lane.

Discrepancies on the Plan 19ZONE1017

1. The barn on 2810 Weissinger Road property is not shown on this plan though it is situated in the space this plan covers.
2. As noted elsewhere, without the plans being combined this plan in particular does not show the impact across a wide range of issues. By limiting what is shown, you cannot see where the Jesse Murray house is situated in relation to this portion of the proposed rezoning. Nor can you see the detached guest house or historic spring house. Nor can you see together in one place the full impact of the flood plain for consideration on drainage and runoff issues, particular around impact to wildlife and the historic buildings on the 2810 Weissinger Road property.

Combine Plans for 19ZONE1017 and 19ZONE1016

1. You can not properly get a sense of the impact across a wide range of issues LD&T considers if you do not see the plans combined - suggest plans be combined to show the entire block, as well as above comment regarding showing the major buildings on the 2810 Weissinger Road property (not just the main house).

Additional Feedback

1. Suggest proposed rezoning in Langdon Place be reviewed in relation to the Westport Road Corridor Small Area Plan https://louisvilleky.gov/sites/default/files/advanced_planning/westport_corridor.pdf
2. There is a wide variety of existing apartment complexes, townhouses, condos and patio homes within a 5 mile radius - I would guess that none of these is at 100% occupancy. It is hard to understand why it is necessary to rezone these lots in particular from single family given the market capacity in this exact area. I believe in having a wide range of housing options and price points - my mom lived in Section 8 housing. I understand that. This area already provides that without rezoning three lots adjacent to a historic property and natural stream in an area with dicey flood plain issues. If anything on Westport Road is prime for rezoning to multi-family, it's the lot adjacent to the 264 Westport Road exit that has remained unsold and undeveloped for years.
3. Character of the Neighborhood & appropriate zoning are large factors in considering rezoning. The city of Langdon Place started out as a neighborhood with single family development as the owners of the historic Jesse Murray farm sold off parts of their land. Over time the family sold more, but whatever they maintained was and is still zoned single family. The neighborhood character was literally defined as a quiet, single family residential subdivision with a focus on maintaining a healthy tree canopy surrounding the historic farm house and property. It seems completely against the character of the neighborhood for the three undeveloped lots remaining, which are immediately adjacent to the historic farm, to be converted into multi-family. If the zoning on these lots was single-family for the entire history of this neighborhood in such a way that it formed the defining characteristic of the Jesse Murray property as an anchor, why is that rezoning incorrect now?

Best,
Cathy

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Cathy Colliver
cathycolliver@gmail.com

St. Germain, Dante

From: Todd C <toddcolliver@gmail.com>
Sent: Monday, May 20, 2019 12:07 PM
To: St. Germain, Dante
Cc: langdonplaceneighbors@gmail.com
Subject: 19ZONE16 and 19ZONE17 Opposition

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I am writing this email to express my opposition to the rezoning proposals contained in 19ZONE16 and 19ZONE17 - please add this to the public record for consideration by those making the decision on these two projects.

Our neighborhood of Langdon Place is one with a unique character dominated by single families homes, green spaces, and tree lined roads. Langdon Place can be characterized by long time residents and neighbors walking streets that are lightly traveled. During the school year the street corners contain children at bus stops both in the morning and afternoon. Then in the summer those same children are seen riding their bikes on lightly traveled roads and playing in wide open yards with lots of green space and trees. Trees which exist because the City of Langdon Place made a substantial investment to plant and maintain in order to help define the character of the neighborhood.

Part of the unique character of Langdon Place is the original farm home around which the neighborhood developed, the Jessie Murray House (JF 501). The farm house is very unique in the county and the state as one of the oldest houses in Jefferson County, built in 1823. Additionally the historic structures on the property include the original spring house which will be under threat should these developments be approved and large amounts of run-off flood the spring and destroy the structure. The existence of these unique buildings require special attention to the development surrounding it.

The proposed development does not take into account the impact to the character of the neighborhood to adjoin high density R-5A and R-5B to properties that are R-4 and closer to R-1. The proposal to zone less than an acre in each instance clearly indicates that these lots (which they are lots, not large tracts of undeveloped land), which have for 30+ years existed as R-4, should remain R-4 as is consistent with the neighborhood. There are many residence who bought and built homes, who were drawn to the open spaces of these lots and the abundance of trees, understanding that being zoned already R-4 the neighborhood would continue to develop with R-4 zoning and single family homes.

The additional street parking, traffic, light and noise pollution would forever alter the character of the neighborhood. The impact to significant historic buildings documented on the Kentucky Historic Registry cannot be "undone". For 200 years this area that was once a farm and is now a neighborhood have managed to keep an suburban/rural juxtaposition by correctly balancing density in both location and ratio. To unbalance that ratio would forever damage the character of the neighborhood. To disturb the context of the historic home as per the UD Staff review of the proposed development is irreversible, and as per the submitted plans, impossible within the rules.

Please let me know that you received this email and filed this with the public record for these applications.

Best,

Todd Colliver
2810 Weissinger Road
Louisville, KY 40241