

Mattingly, Laura L

From: Betty Jarboe <jarboebt@aol.com>
Sent: Monday, March 12, 2018 7:24 PM
To: Mattingly, Laura L
Subject: Regarding Case #16ZZONE1072

Ms. Mattingly,

I would like to express my concern regarding the environmental issues involved in this proposed development.

The site plan indicates the site is largely part of jurisdictional wetlands. This property is a significant part of a flood plain of the Mill Creek Flood Control Basin.

I do not believe this zoning change should be approved until a review is conducted, and reported to the planning commission, by the U.S. Corps of Engineers and the Metropolitan Sewer District Flood Control Division.

Betty Terry Jarboe
7306 Rutledge Road
Louisville, KY. 40258
592-937-0920

Sent from my iPad

23 April 2017

Land Development & Transportation Committee
514 W. Liberty Street
Louisville, KY 40202

Dear Committee,

We, the residents of Hunters Hill Subdivision, which includes Santa Fe Trail, Alamo, Don Bon, and Glo Jean Courts also, Crockett and Maravian Streets, are concerned about the possible rezoning in our immediate area just south of Santa Fe Trail.

The backyards of the residents on Santa Fe Trail extend back to the Greenbelt. The Greenbelt is a mere extension of the Gene Snyder (I-265) where it crosses Dixie Highway until it merges onto Cane Run Road. The four (4) trucking companies on Logistics Drive consist of nearly 75 Bays to load and unload trucks now. They are in and out all hours of the day and night.

We are the oldest subdivision on the Greenbelt and most of us were residents when the Greenbelt area was just a farm with one tractor. We currently have more than our share of tractor-trailers, their noise and their bio and diesel fuel pollution, not counting the seven or eight gears it takes coming out of Logistics Drive to get straightened out on the Greenbelt. Logistics Drive is directly behind the residents on Santa Fe Trail.

There are hundreds of thousands of virgin acreage between Logistics Drive and Dixie Hwy. There were not any other subdivisions there when the Greenbelt became a reality. Why do they have to build in our side yard. There is approximately 6-7 miles they could move south and spare our subdivision the added noise and pollution.

We are not against Interstate Commerce but, we are very much concerned about another trucking company and warehouse being in such proximity as is being requested in rezoning 7001 Greenbelt Highway from R-4 to EZ-1, Case No. 16 Zone 1072, a FORM DISTRICT CHANGE REQUEST from Neighborhood to Suburban Workplace. We have enough trucks starting and stopping in our backyards from Logistic Drive trucking companies.

We, the residents of Hunters Hill hope the Committee will take a good hard look at our request before making any final decisions on the zoning change. We deserve some relief.

Governor Breshear had it in the 2015 Budget to build a retaining wall like those on the Watterson (I-264) on the highway directly behind our subdivision but before it could be built there was an election and now Gov. Bevin halted all road construction due to conflicts of interest. Getting the wall erected would help out enormously. The height would be the greatest factor. We can see every driver and the name of the company that passes behind our houses. The Highway Transportation Department raised the ground below the Greenbelt 8 Feet before they laid the footing for the concrete for the road. The drivers can see right into our homes.

The trucking companies currently on Logistics Drive are:

7104 Loctite/Henkel – 26 bays

7201 Kentucky Trailer – 22 bays

7301 Republic Conduit Manufacturing – could not count the bays due to tree line and fence.

Also, we have a large warehouse and distribution center located at 5600 Cane Run Road that their trucks leave and enter using Logistic Drive with many bays.

Respectfully submitted,



James Chambers
Spokesperson for Hunters Hill Subdivision
6012 Santa Fe Trail
Louisville, KY 40258-3144

PH. 502-448-8693

11 June 2017

Beth Jones, AICP
444 South 5th St. Suite 300
40202

Dear Ms Jones,

I spoke with you immediately following the 1st meeting on **Case No. 16 ZONE 1072** (Eagle Point Project). Sorry, it has taken so long to get our added concerns to the Committee. I pray we are not too late for the June 15th meeting Thursday's.

Speaking of the meeting, is it still on or has it been postponed again? We, as the residents have not received any notices in the mail as of today.

I went to the website: louisvilleky.gov/PlanningDesign and tried to click on "Upcoming meeting and agendas but, could not locate the link.

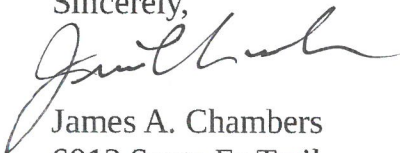
Beth, could you please look over my package and make sure I put our concerns under the right number.

I have enclosed copies of our updated concerns and the previous ones that I read so each Committeeperson could have a copy to overlook before the meeting.

My email address is: admlrjimc@twc.com

Your assistance in this matter will be greatly appreciated.

Sincerely,



James A. Chambers
6012 Santa Fe Trail
40258
PH. 502-448-8693 (h)
502-939-7326 (c)

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PLANNING &
DESIGN SERVICES

16 ZONE 1072

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE

02 June 2017 for 15 June meeting

Please find in your packet along with the original concerns of the Hunters Hill Subdivision just North of the requested zoning change for 7001 Greenbelt Hwy. from R-4 to EZ1, Case No. 16 Zone 1072 other concerns of the residents.

These concerns are in reference to LD & TC Staff Report dated 27 April 2017. Under page 2 of the criteria for granting proposed changes: KRS Chapter 100.213 Section 3, inappropriate changes.

1. The **proposed second easement** as on page 1, staff report, 4th paragraph, last sentence. We feel the easement road should be acquired and the road built to the 3-way light prior to any building on the property because of the heavy equipment and dump trucks that will be required to clear the land and fill in the wetlands on said property. We have had more than our share of accidents and fatalities on this stretch of the Greenbelt now to date. The distance from the property line to the 3-way light is approximately three-tenths of a mile. We feel if it is not put in this plan prior to working the land it will never be built. The south bound traffic is extremely heavy in the afternoons. If the semis are going to be turning east into the property they will be blocking traffic in the passing lane going south unless a long turning lane is there, in which case they will have to remove part of the median, which will in turn have them backed up to our backyards.

One family went off the highway jumped the ditch went through the wooden fence, went between 2 trees and a chain link fence and ended up in a neighbors backyard. The family was shaken up with minor injuries but the father's left arm was torn off.

2. The request for a waiver on the 6 foot berm is out of the question. Keeping the so called 50' tree line is fine but what are we to do during the fall and winter months for a buffer when the leaves are falling or fell? We need protection from the dust and dirt being stirred up by the heavy equipment and later the noise and exhaust of the traffic and tractor/trailers within the property all year long.

3. Now, for the **retaining wall** on all the Greenbelt for the security of the entire subdivision from exhaust pollution, extreme traffic noise and the safety of our families working or playing in their yards needs to be erected. **It was in the Governor's 2015-2016 budget to be built in early 2016.** When Governor Bevin took office he froze all road jobs at that time. We have tried to get the monies freed up to no avail.

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DESIGN SERVICES &
16 ZONE 1072

State Senator Perry Clark and Rep. Joni Jenkins worked diligently after the accident where the man lost his arm. It took 8 years to get it in the budget and one stroke of a pen to stop it. (see Sect.1 Para.2) The reason they pushed so hard was because like they said "What if that would have been a semi with a trailer or worse a gasoline tanker that came into the yard". We live in fear of this happening everyday.

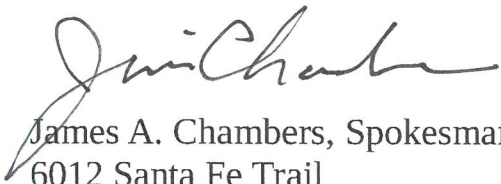
4. According to the blueprints, the drainage for the runoff water from the southend of Santa Fe Trail is going to be channeled under the front footer of the building. WE wonder if this is correct and how blockage would be accessed if needed? We are very concerned about the removal of storm water at both the end of Santa Fe Trail and Crockett Drive.

5. Please don't be fooled by the addresses between 6103 Santa Fe Trail and 7001 Greebelt Highway. We all know this is the center of the warehouse and not the beginning nor the end of said property adjacent to our subdivision. The property line is very close.

We, the residents of Hunters Hill Subdivision, respectfully hope that you will consider our concerns before making a final decision on the 16 ZONE 1072 Eagle Point.

See you at the meeting.

Sincerely,



James A. Chambers, Spokesman

6012 Santa Fe Trail

40258

PH. 502-448-8693 (h)

502-939-7326 (c)

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(2)

1. Zoning Map



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PERMISSION
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23 April 2017

Land Development & Transportation Committee
514 W. Liberty Street
Louisville, KY 40202

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Dear Committee,

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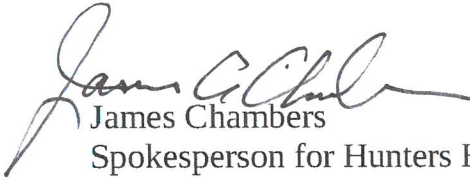
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Respectfully submitted,



James Chambers
Spokesperson for Hunters Hill Subdivision
6012 Santa Fe Trail
Louisville, KY 40258-3144

PH. 502-448-8693

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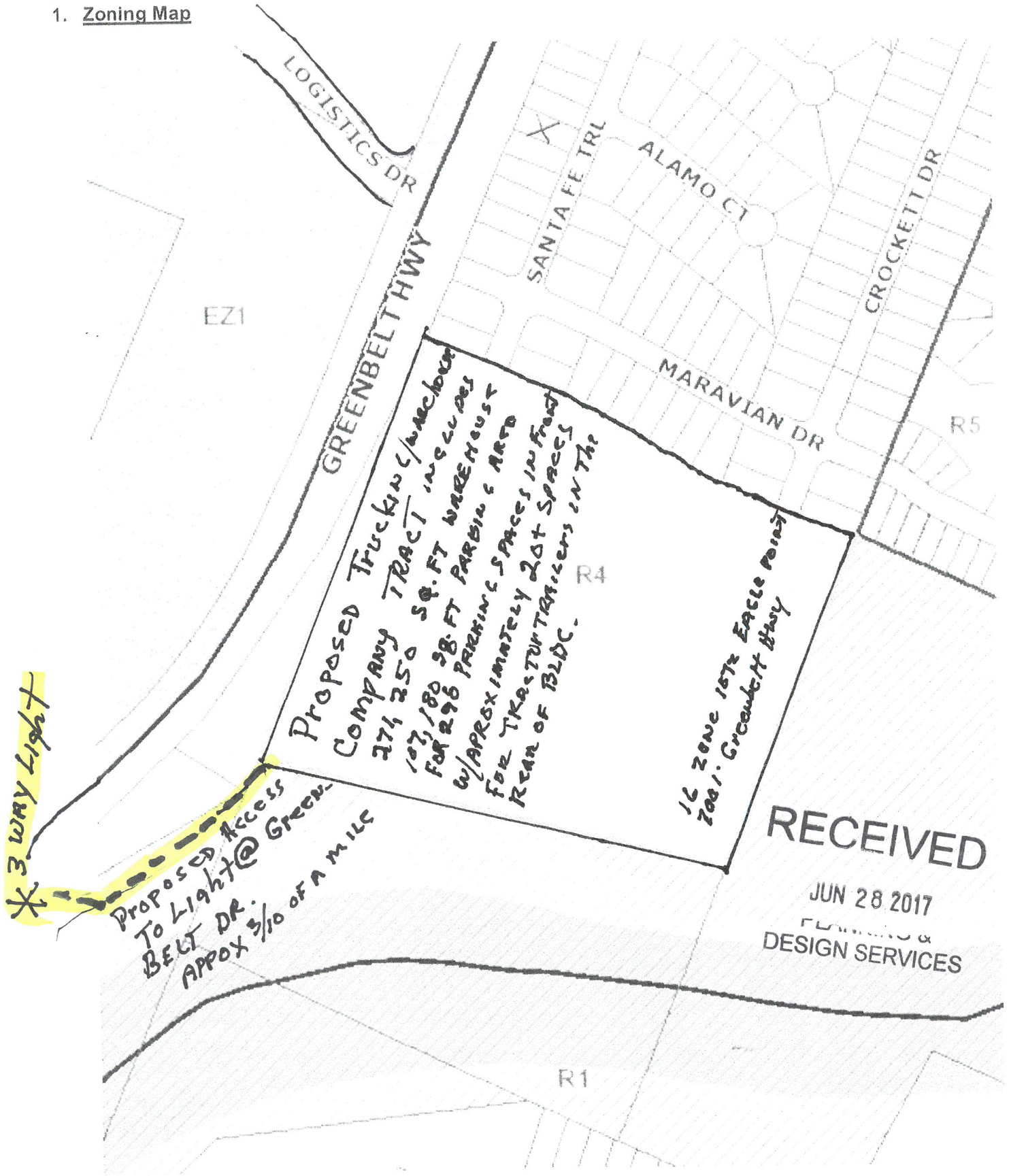
JUN 28 2017

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The the 1st meeting was held today April 27, 2017 and I attended and read the above letter. The next meeting with the Planing Board will be held on June 1st at one p.m. At the Old Jail House at 6th and Liberty Streets. Everyone will receive a notice in the mail. Please read the above letter and write down anything that may help us give a better presentation. They will either approve or disapprove the zoning change or send them back to the drawing board.

We can use all the feedback you can help us with. Talk to your neighbors. Thank you. JimC

1. Zoning Map



16 ZONE 1072

20 February 2018

Offices of Planning & Design
Land Development & Transportation Committee
444 South 5th Street
Louisville, KY 40202

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FEB 22 2018
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Dear Committee Members,

We, the residents of Hunters Hill Subdivision, would like to voice our concerns again about the plans of building of a Warehouse and Distribution Center adjacent to our properties.

The backyards of the residents on Santa Fe Trail extend back to the Greenbelt. The Greenbelt to us is just an extension of the Gene Snyder (I-265) where it crosses Dixie Highway until it merges onto Cane Run Road. The backyards of the residents on Maravian will be directly adjacent to the loading docks of the company if they build.

There are four (4) trucking companies on Logistic Drive consisting of 75 bays. This is not counting the many trucks that come out of the Republic Conduit Company. (Bays cannot be seen due to high growth around fence line.)

Hunters Hill Subdivision was here when the Greenbelt was still in it's planning stages. The land behind us was 500 acre farm of wheat and hay with tractors on it. We currently have more than our share of noisy semi-trailers, along with their diesel and bio- fuels pollution. We also have to listen to each truck go thru 7 or 8 gears to get rolling out of Logistics Dr. onto the Greenbelt. Please, bear in mind that Logistics Dr. is directly behind the homes on Santa Fe Trail.

We are not apposed to Interstate Commerce expansion, but do they have to build directly in our side yard too?

As we reported at the hearing in June, there are hundreds of thousands of acres south of us between Greenwood Road and Dixie Highway (I-265) on the Greenbelt. Again, why do the developers insist on building in our side yard? (Approximately 5 or 6 miles between the two roads.)

The Subdivision petitioned in 2013 and 2014 to have a brick retaining wall built behind us up on the Greenbelt due to the close proximity of semi-trailers, gasoline tankers and cars being within 50 feet of our Property. The retaining wall was approved by Gov. Steve Breshear and put it into the 2015 budget in Frankfort to be built in 2016. The wall still has not been built to this day. We can see the names on the side of every truck and the drivers in them as they pass behind our houses. The drivers can see right into our homes. There has been numerous accidents and deaths on this stretch of highway. One with a van loaded with a family has already ended up thru a neighbors fence and ended up in his back yard. It was very fortunate the neighbors children were not playing in the backyard at the time. Now you can see why we need the retaining wall more than ever. We have, it has been said by the KY Dept of Transportation approximately 50,000 plus trucks and cars use the Greenbelt Highway daily. I ask you, would any of you like this noise in your backyard daily 24/7.

We also request a solid retaining wall high enough to buffer the noise and pollution between the subdivision and the warehouse property to be built. The trees cannot be used as a buffer due to there being no leaves 6 months out of 12 during the year. Even if they put up a line of evergreen trees the majority of us will be dead before they are large enough to do the job needed now. We need this wall to protect us from their noise and pollution.

I would like to add the entrance going south would have their trucks and cars backed up on the Greenbelt waiting to turn left into the warehouse in the passing lane if the turn lane is not long enough. Here again, they will be behind our subdivision idling while waiting to turn in to the south driveway. There will not be a traffic light there.

Please see the attached signed petitions.

In closing, I would like to thank the Committee for your time.

Respectfully submitted,

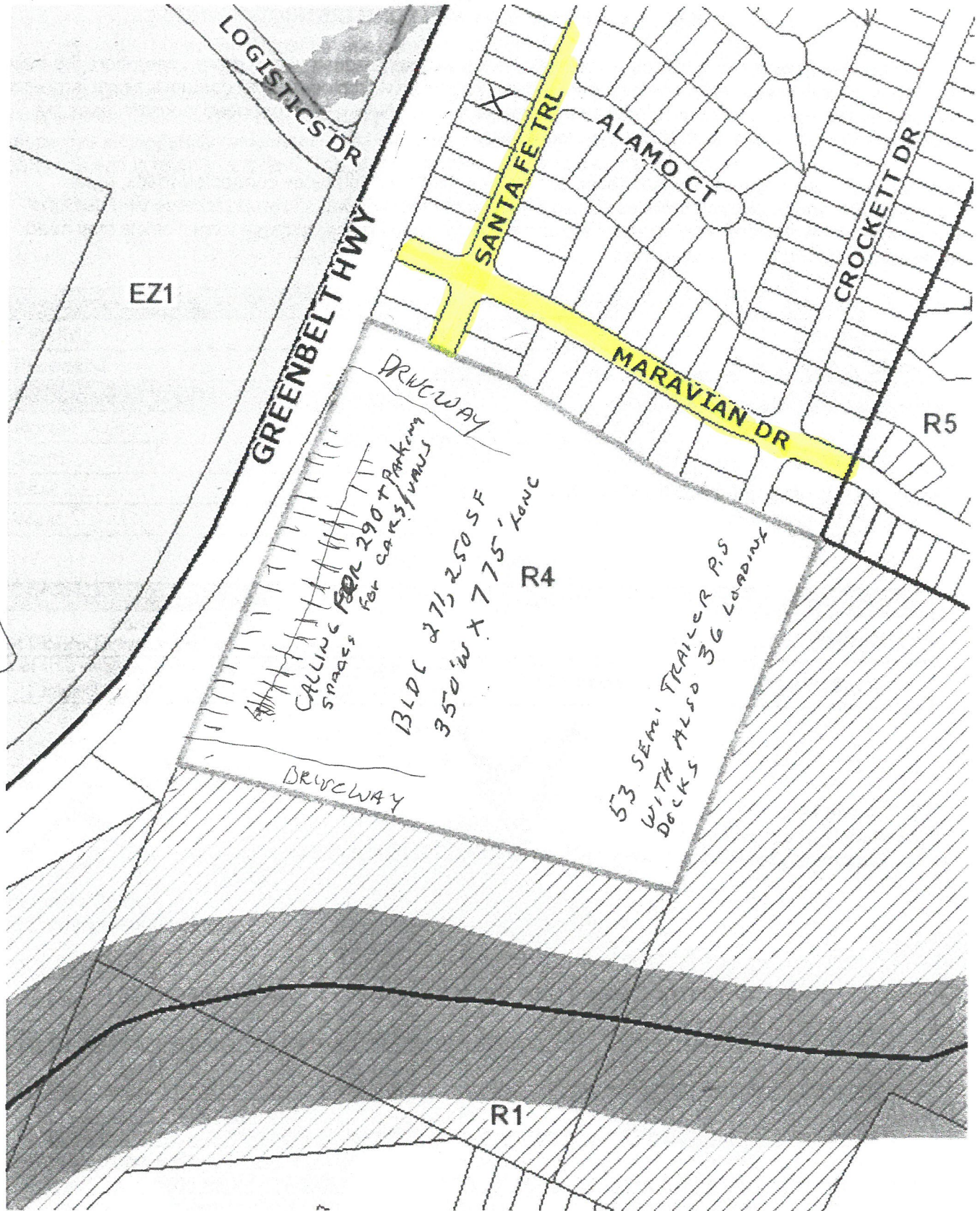


James A. Chambers
Spokesperson for Hunters Hill Subdivision
6012 Santa Fe Trail
Louisville, Ky 40258-3144

Email – admrljimc@twc.com

Phone – (502)-448-8693

1. Zoning Map



Hunters Hill
NAME

SUBDIVISION RESIDENTS
ADDRESS

James Chambers	6012 Santa Fe Trail
Ruby Bolton	6014 Santa Fe Trail
Henry Bolton	6014 Santa Fe Trail
Wendell J. Nuton	6008 Santa Fe Tr.
John Augustin	6006 Santa Fe Trail
Heta Carter	5910 SANTA FE TRAIL
James Carter	5910 Santa Fe Trail
Walter Nuton	5908 Santa Fe Tra.
Maryann Drake	5906 Santa Fe Trail-
Bob Jones	5902 SANTA FE TRAIL
Susan Greenwell	5902 SANTA FE TRAIL
Ashley Segó	5806 Santa Fe Tr.
Doug Segó	5806 Santa Fe Tr.
Lynnette Armstrong	5807 Santa Fe Trl.
Robert Armstrong	5807 Santa Fe Trl.
Marti Brown	5901 Santa Fe Trl
Kimberly Brown	5907 Santa Fe Trail
Maureen Walker	6005 SANTA FE TRAIL
Chris Surfell	6512 Alamo Cr
Devon Porter	6101 Santa fe trail
Ronald L Spaulding	6022 SANTA FE TRAIL
Kathleen Spaulding	6022 Santa Fe Trail
Jane Bowlin	6016 Santa Fe Trail
Cory Sp	6016 SANTA FE TRAIL

HUNTERS HILL SUBDIVISION RESIDENTS

NAME	ADDRESS
JAMES W VICK + Cheryl	6015 SANTA FE TRAIL
* Terri Henon	6519 Maravian Dr 387-1331
John Henon Sr.	6519 Maravian Dr 432838
John R Henon JR	6519 Maravian Dr. 802-8256
Allison Henon	6519 Maravian Dr. 417-2227
MARY-FORTNER	6505-MARAVIAN-DR.
William Wiggers	6507 Maravian Dr.
Helena Daniel	6507 Maravian Dr
Michelle Schehr	6500 Maravian Dr.
CAROL BOWEN JR	6016 SANTA FE TRL
TARA BOWEN	6016 SANTA FE TRL