

St. Germain, Dante

From: kaelinfarms <kaelinfarms@bellsouth.net>
Sent: Tuesday, December 8, 2020 3:30 PM
To: St. Germain, Dante
Subject: 20-ZONE-0086

Follow Up Flag: Follow up
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Dear Ms. St. Germain, Please enter these public comments into the record and forward to the Planning Commissioners. Thank you very much.

David Kaelin

Planning Commission

444 S. 5th Street, Suite 300

Louisville, Ky 40202

RE: 20-ZONE-0086

Dear Planning Commissioners, hope everyone is staying safe and well. We are making a request that this rezoning at 3311 Tucker Station Road be modified to achieve better design along the Scenic Corridor Tucker Station Road while traveling thru the Tyler Rural Settlement District. This case has 4 home sites with the rear of the homes facing Tucker Station Road. In the many years we have spent working alongside planners, architects, and engineers we have learned this is bad design. Across the street from this proposal is Woods of Fox Creek. An extra large buffer of 80 to 100 feet was left natural woods in place between Tucker Station and the homes. Also of importance is to provide native landscaping in this proposal as it is within walking distance to Blackacre State Nature Preserve. Wildlife Corridors need to be maintained and encouraged thru out the area.

Many planners, experts and neighbors also worked together to create the Tyler Planned Development District which includes the Kroger shopping center and other properties. This district incorporates specific design and building materials to reflect on the rich history of the area. The applicant proposes special materials on the facades but how will the sides and backs and other design features fit in. The northern border should be heavily landscaped to buffer the view while driving south on Tucker Station and also providing a "Wildlife Corridor" to Blackacre Nature Preserve. We hope the plan can be adjusted to accomplish this so it fits perfectly into the community's special area. Every development thus far has been very successful and sold out quickly following the

guidelines. Four board fences and dark sky lighting are also commonplace in developments thru out the area.

We believe in density but the request for waivers on the site is it possible the applicant is trying to squeeze too many homes onto the land? Our MSD community is also working hard for clean waterways. We hope the waiver request about drainage easements overlapping in rear yards does not create flooding issues. Thank you for your expertise and concern.

David Kaelin/President

Tucker Station Neighborhood Association

2421 Tucker Station RD.

Louisville, Ky 40299

St. Germain, Dante

From: Stacey Bowles <skbowl@yahoo.com>
Sent: Wednesday, December 9, 2020 4:37 PM
To: St. Germain, Dante
Subject: 3311 Tucker Station
Attachments: meeting-12-10-20-sf.docx

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Good evening,

Could you please share my document during the meeting tomorrow for 3311 Tucker Station Rd?

Thanks,
Stacey Foster

December 9, 2020

Stacey Foster
12311 Dominion Way
Louisville, KY 40299

To whom it may concern,

I live in the subdivision Wood of Fox Creek. I have lived here for about 18 years. I have watched this wonderful rural area slowly change into a traffic nightmare. We used to be able to ride our bikes on Tucker Station Rd or walk from our house to Black Acre from Tucker Station Rd. We can no longer do this because of the traffic flow. There are a ton of trucks, especially FedEx, and cars going 60mph on Tucker Station Rd during the slower traffic times and traffic backups during peak traffic times. Pre-covid, it was very difficult to make a left hand turn out of our subdivision during peak traffic times. If we want to make a right hand turn out of the subdivision during peak traffic, you have to rely on someone to let you out because traffic is backed up so far on Tucker Station Rd. Traffic from Blankenbaker to Woods of Fox Creek is also awful during rush hour. The light at Tucker Station and Taylorsville can back all the way up to Tucker Lake Estates. I have sat in this traffic many of days. If you hit a train, then Rehl Rd 4-way stop can back up close to Blankenbaker. There is also a problem making a right hand turn from 265 → Taylorsville Rd to Tucker Station during high traffic times.

With the current traffic problems that will continue and increase especially post covid, I'm asking you to reconsider building additional subdivision off of Tucker Station Rd. Current homeowners should not be put out for company profit. This area has grown so much with not much reflection on current homeowners and traffic problems.

Thanks for your time,

Stacey Foster