

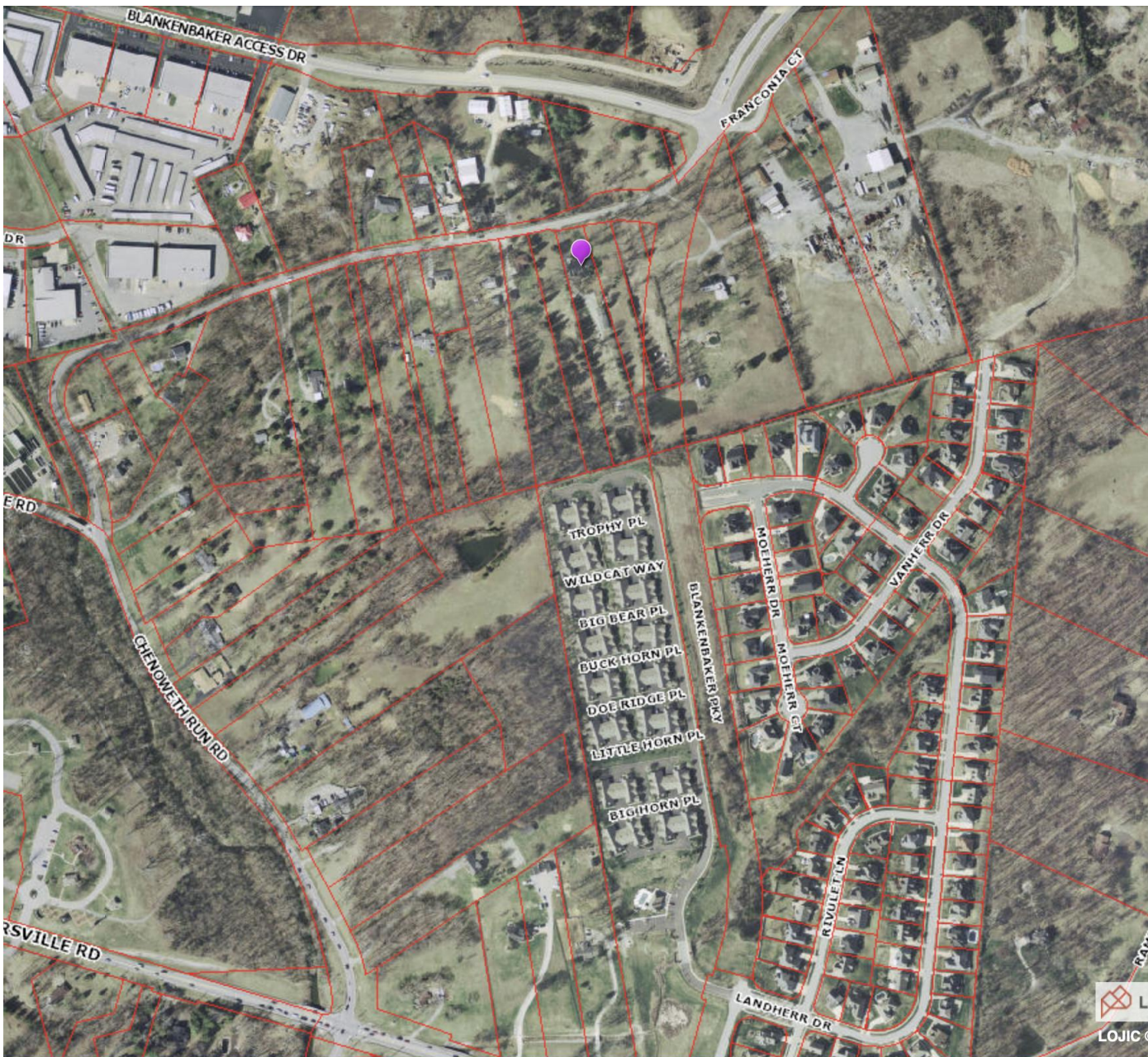
# Docket No. 19ZONE1034

(Dante St. Germain, DPDS Case Manager)

Proposed change in zoning from R-4 to C-2 to allow a contractor's shop on approximately 4.34 acres on property located at 3115, 3109 & 3119 Chenoweth Run Road







- Blankenbaker Parkway Extension (from Blankenbaker Access KY 913C to Taylorville Road KY 155) was completed in 2011
- Blankenbaker extension affected Landherr Estates and Deer Creek the most
- Both communities gained visibility due to having access to Blankenbaker Parkway rather than a dead-end street from Taylorville Road
- Traffic was removed from Chenoweth Run and was rerouted to Blankenbaker Parkway
- All property along the Blankenbaker Extension was residential property





Current  
Blankenbaker  
Parkway





## Deer Creek

- Patio home community located at the corner of Taylorsville Road and Blankenbaker Parkway
- Connects with the proposed rezoned lots on the north side of their community
- Better visibility with access on Blankenbaker Parkway
- Nice development with well manicured lawns
- Zoned R5A



## Landherr Estates

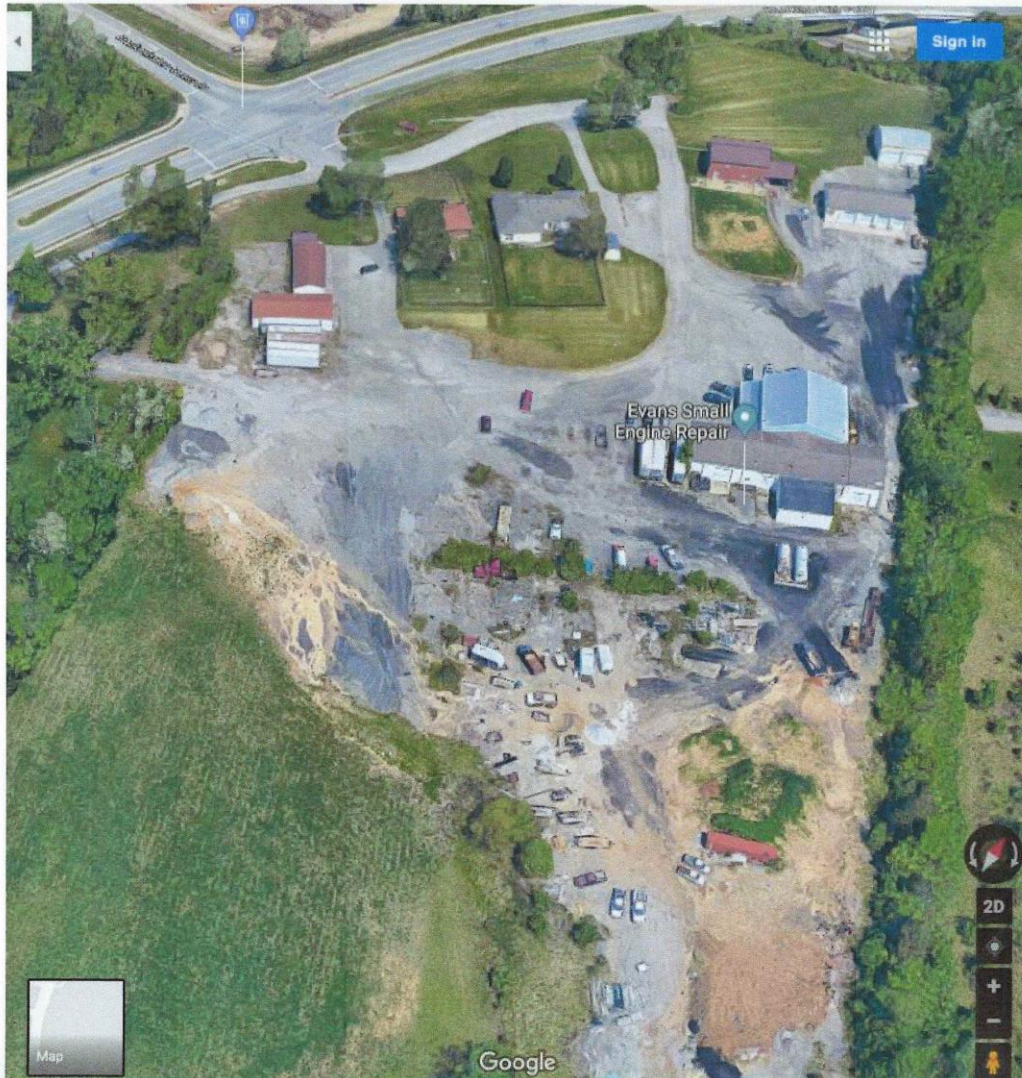
- 116 homes located along Blankenbaker Parkway
- Most expensive homes pictured above (valued over \$350,000) are located along Blankenbaker Parkway
- Zoned R-4





- Future RJ Thieneman Woods at Landherr development located at Vanherr Drive and adjacent to Franconia Trucking property
- 85 lots with planned home values of \$350-500,000 plus
- Zoned R-4





- Franconia Trucking Property is zoned R-4 residential along Blankenbaker Parkway
- House located on Franconia Trucking property along Blankenbaker Parkway was removed due to the property's deterioration after family member's death; was not affected by completion of Blankenbaker Extension in 2011
- Evans Engine Repair is located in the back of the Franconia Trucking property in the commercially zoned M2 section along the railroad tracks





- View of proposed rezoned lots from Blankenbaker Parkway (view from Landherr Estates)
- If fence deteriorates, this property will be totally visible on Blankenbaker Parkway





## View of property from the west sidewalk on Blankenbaker Parkway

- Large boom trucks, cranes, stump grinders, wood chippers and wood chip trucks are parked on improper surface daily (gravel and dirt surfaces)
- Operates wood chipper and other equipment on the property (excess noise and fuel odors)
- Buildings in poor condition
- Possible environmental issues with equipment repair on site without proper facilities
- Debris could be a home for rodents and other pests

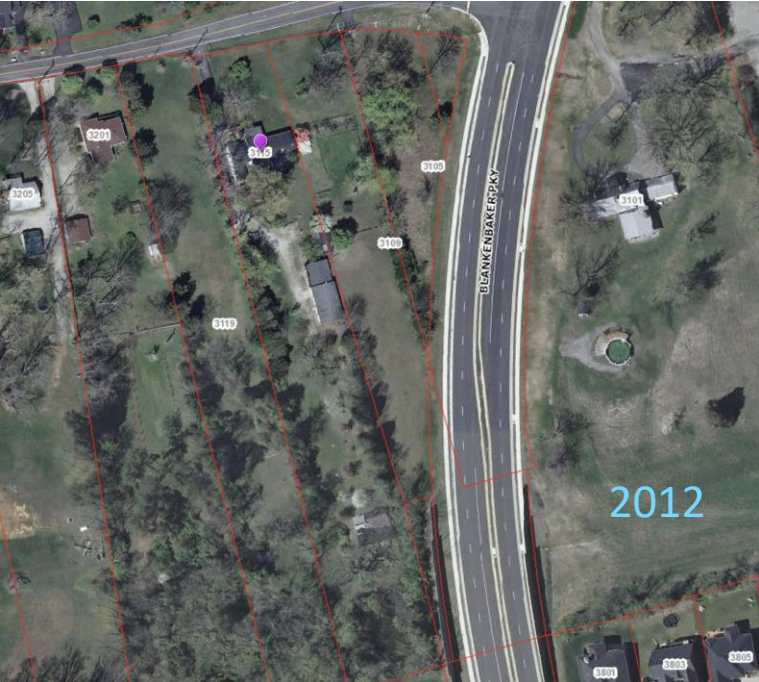




- Lopez Tree Service has extended their property by building a gravel driveway on state owned property
- All vehicles are parked on gravel and dirt surfaces
- Inadequate facilities to repair vehicles on site
- Site is on septic tank sewage



# Time Lapse of the Transformation of 3109, 3115 and 3119 Chenoweth Run Road





# Time Lapse of the Transformation of 3109, 3115 and 3119 Chenoweth Run Road







- Examples of current new development standards for business and residential communities along Blankenbaker Parkway as established by NTS and other developers
- Well manicured landscaping
- Proper signage





- Examples of retail stores and restaurants along Blankenbaker Parkway
- Trees and landscaping along the road to enhance view of the establishments

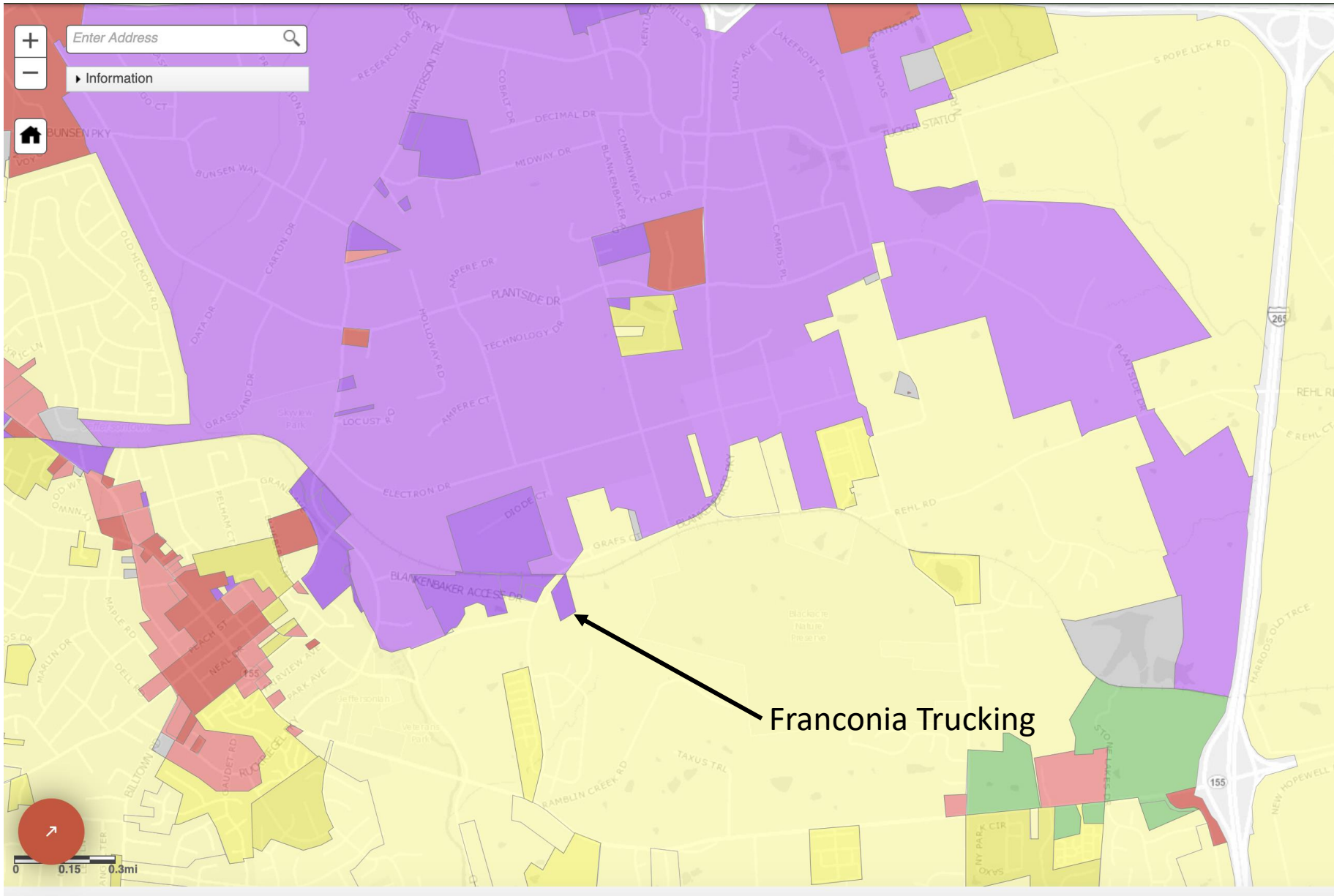




- All commercially zoned property in the area is located North of Chenoweth Run Road on Blankenbaker Access
- Linear development on Blankenbaker Parkway terminated at Blankenbaker Access
- Any future development on the Franconia Trucking property will most likely be high density patio homes or apartments according to developers pursuing the property
- Possible future high density housing on the Franconia trucking property would be residentially zoned housing similar to Deer Creek, Woods at Landherr and Landherr Estates



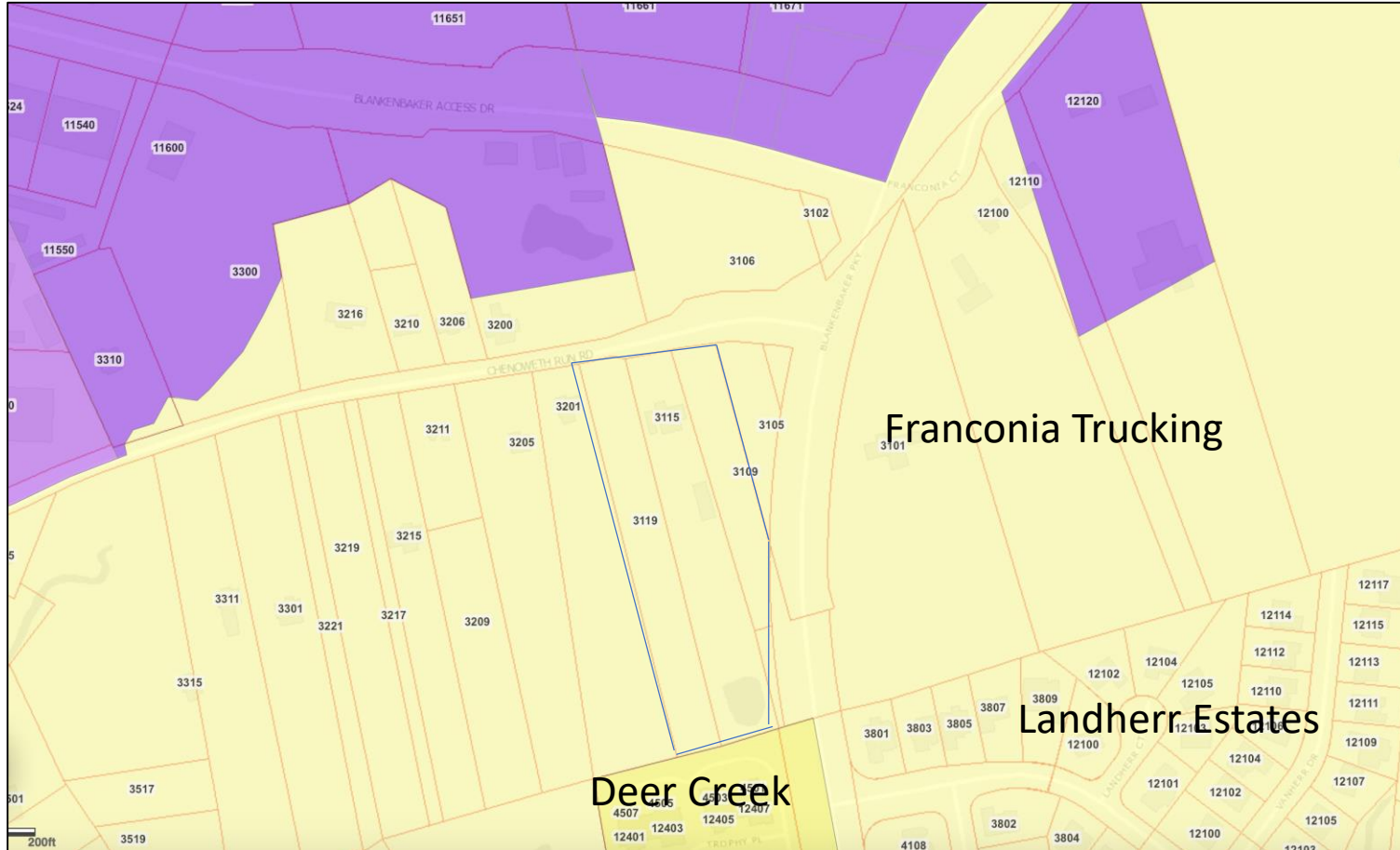
# Current Zoning in the Area



- All commercial zoned property is North of Chenoweth Run Road except for a single parcel of John Franconia Trucking along railroad tracks
- John Franconia Trucking is zoned R-4 residential except for one track of land near the railroad tracks



# Close up of Area Zoning



- Linear development of Blankenbaker Parkway stopped at Blankenbaker Access
- From Blankenbaker Access to Taylorsville Road all property was zoned residential

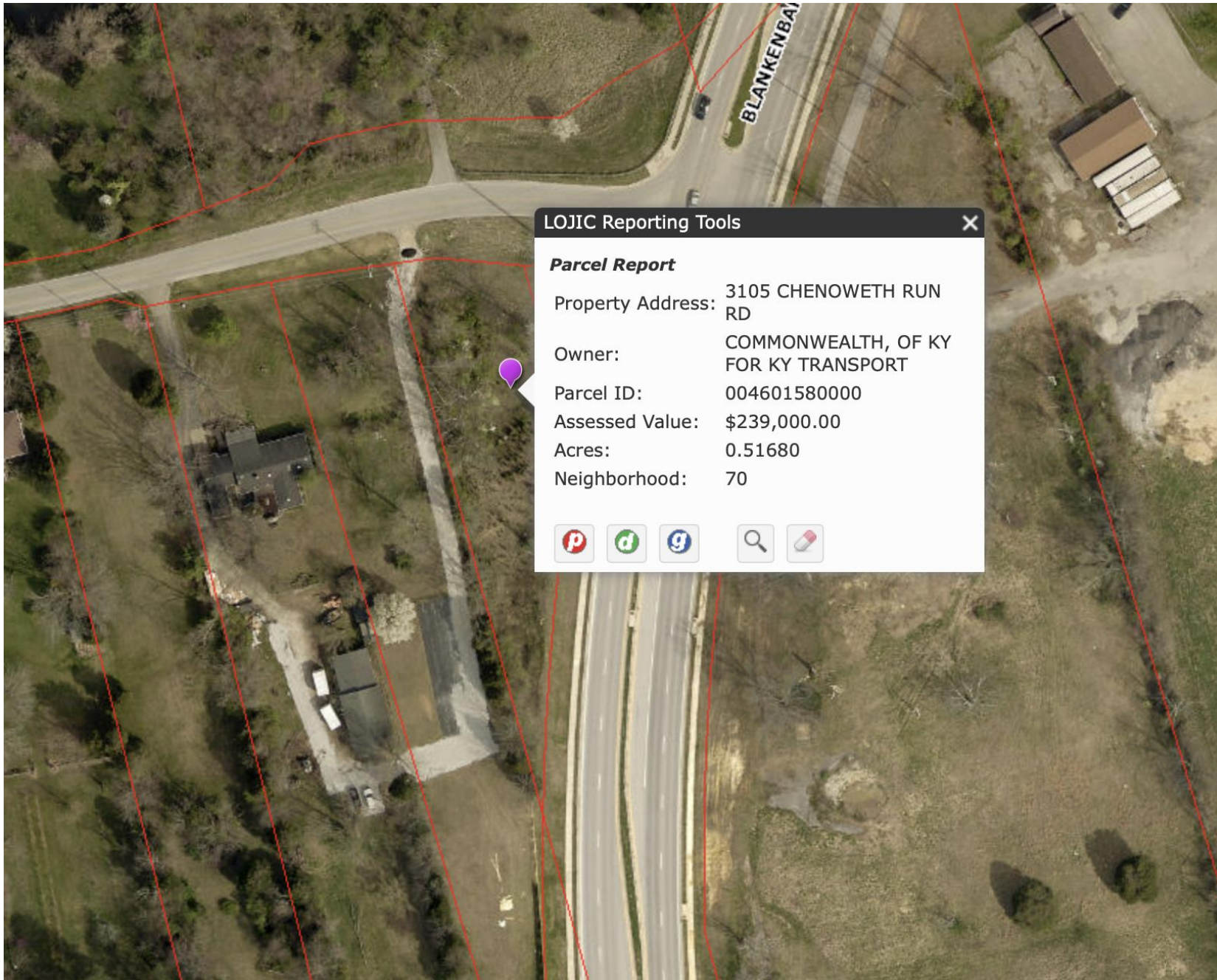


## Proposed rezoned lots have not lost value due to Blankenbaker Parkway Extension (completed in 2011)

| Addresses Along<br>Blankenbaker Parkway | Taxable Assessed Value |           |                  |           |                  |                  |                  |           |
|---|------------------------|-----------|------------------|-----------|------------------|------------------|------------------|-----------|
|   | 2008                   | 2010      | 2012             | 2013      | 2014             | 2016             | 2017             | 2019      |
| <b>3109 Chenoweth Run Road</b>          | \$25,100               | NA        | \$25,100         | NA        | \$25,100         | \$45,000         | \$45,000         | NA        |
| <b>3115 Chenoweth Run Road</b>          | \$137,300              | NA        | \$137,300        | NA        | \$226,200        | \$202,060        | \$250,990        | NA        |
| <b>3119 Chenoweth Run Road</b>          | \$23,700               | NA        | \$23,700         | NA        | \$23,700         | \$54,010         | \$54,010         | NA        |
| <b>Total</b>                            | <b>\$186,100</b>       |           | <b>\$186,100</b> |           | <b>\$275,000</b> | <b>\$301,070</b> | <b>\$350,000</b> |           |
| 4108 Moeherr Drive                      | \$429,850              | \$330,000 | \$330,000        | \$330,000 | \$330,000        | \$371,470        | \$374,900        | NA        |
| 4106 Moeherr Drive                      | \$397,030              | \$397,030 | \$397,030        | \$397,030 | \$407,030        | \$370,370        | \$370,370        | NA        |
| 4104 Moeherr Drive                      | \$410,000              | \$410,000 | \$410,000        | \$410,000 | \$410,000        | \$400,610        | \$400,610        | NA        |
| 4008 Moeherr Drive                      | NA                     | \$250,000 | \$250,000        | \$245,000 | \$245,000        | \$270,000        | \$270,000        | \$335,000 |
| 4006 Moeherr Drive                      | \$245,500              | \$245,500 | \$245,500        | \$245,500 | \$245,500        | \$255,420        | \$255,420        | \$375,000 |
| 4004 Moeherr Court                      | \$445,000              | \$445,000 | \$375,000        | \$375,000 | \$375,000        | \$389,000        | \$389,000        | \$389,000 |
| 4002 Moeherr Court                      | \$306,780              | \$306,780 | \$306,780        | \$306,780 | \$306,780        | \$275,170        | \$391,500        | \$391,500 |

Note: Some home values were foreclosed on during the 2008 housing crisis and then were resold at lower prices.





Small property adjacent to proposed rezoning area along Blankenbaker Parkway has a significant taxable assessed value, \$239,000, and does not appear to have lost value due to the Blankenbaker extension



- **Homeowners in Deer Creek, Landherr Estates and Chenoweth Run strongly oppose the rezoning of the three lots at 3109, 3115 and 3119 Chenoweth Run Road from R-4 to C-2 due to the following reasons:**
  - Lopez Tree Service property has a Chenoweth Run address but is adjacent and visible on Blankenbaker Parkway; trucks, buildings and debris can be seen on the Parkway
  - Property does not meet the planning and zoning standards established on Blankenbaker Parkway by NTS and other developers for new development
  - Except for 1 section of Franconia Trucking, all property South of Chenoweth Run Road is zoned residential
  - Operating this type of business in a residential area could create an environmental hazard along with noise and traffic problems
  - Since 2016, Lopez Tree Service has been violating residential regulations on this property and has defied all Louisville Metro citations
  - Homeowner cannot be trusted to abide by any new rezoning regulations in the future
  - Fear of addition commercial linear development on Chenoweth Run Road in the future