

TO WHOM IT MAY CONCERN:

It is understood that the property at 1701 North English Station Road, now owned by LINAK, INC., will undergo changes under the PEC re-zoning that is proposed. The Planning Commission must still be made aware of the following concerns. It is understood that these concerns and others not currently listed, will be placed in the record for the future when complaints are filed regarding these and other various issues:

Concerns:

1. The plan by LINAK to tear out the mature trees, since they have purchased the property, presents problems with having mature trees along the 1701 North English Station Road area in order to assist in having clean air that promotes health for those residing and traveling in the area.
2. The tree canopy next to the road does **not** present a hazard to travelers along the road, for as one can view in nearby areas like Anchorage, which is only 4 (four) minutes from this area of North English Station Road, the tree canopy viewed in Anchorage along roads have historical roots and have not caused traffic problems. Similarly, the tree canopy along North English Station Road is an **asset** and not detrimental to traveling along the road.
3. The concrete sidewalks which LINAK has been told by Metro Government policies, must be installed along the road, will make the area hotter since the mature trees will be torn out and thus less shade will be available in the area. Just because downtown has extreme heat from few trees and from concrete sidewalks, does not mean that the North English Station Road, where the property is located, also needs to have the same heat and arid landscape as is experienced in downtown Louisville.
4. At the first meeting that neighbors had with LINAK, it was briefly expressed by neighbors that some neighbors would be interested in LINAK providing jobs for residents living in the community. While the current situation only addresses re-zoning, it is understood that with the changes being proposed, that LINAK consider that the community where their newly purchased property is located, is still within a residential setting and the community does not wish to live in an area with high traffic noise (which tree canopies would buffer), increased traffic congestion, and increased air pollution from more vehicles traveling in the area.

During the Landscape Development Plan phase of the construction done at the property, it is hoped that LINAK will **re-consider** their plan to tear out most the mature trees along the 1701 N. English Station Road frontage area thus having no shade and thus allowing for more exhaust circulating in the air, thus polluting the air from the several extra vehicles traveling down North English Station Road. While LINAK obtained a very good financial "deal" on purchasing the property at 1701 N. English Station Road, it is clear that LINAK may be seeking to display the waterway lake/pond located on the property, and hence they may be seeking removal of mature trees along North English Station Road.

It is still necessary that Cornerstone20/20, the Tree Ordinance, and the other documents that urge promotion of keeping mature trees along the roads, streets and public access areas, be strongly advocated in order to also maintain public health for all citizens regardless of whether they live in Anchorage, Douglass Hills, Indian Hills or in smaller communities within the METRO area and within the Commonwealth of Kentucky.

Received
@ PC
11/1/18

Property Owner
(1710 N. English Station Road)

Dock, Joel

From: neurotrainer <neurotrainer@aol.com>
Sent: Thursday, November 1, 2018 10:48 AM
To: Dock, Joel
Subject: Meeting today Re: case 18ZONE1057

Joel,

Due to unforeseen circumstances, I will not be able to attend the Planning meeting today.

I would just like to state for the record, I am opposed to this change in zoning. And though it seems that the planning staff has already deemed it appropriate, I am concerned about the safety for motorists on those curves while construction is in progress. English Station is a very narrow road, with limited sight lines, not only due to the curves, but actual dips in the road before and after each curve. Cutting the tree line to create a sight line will not fix these issues. How does Linak propose to correct/protect the traffic during the construction process?

Please make note of this and pass this along to the appropriate council members.

Thank you,

Sincerely,
Marge Rausch
1700 N. English Station Rd.
40223
502 876-1833

Dock, Joel

From: Dock, Joel
Sent: Wednesday, October 24, 2018 4:35 PM
To: 'go222go222go222@gmail.com'
Subject: English Station rezoning

Ms. Washington,

I received your questionnaire and I hope this email will serve as an adequate response.

1 & 2. A landscape plan will be required prior to construction plan approval as a condition of the development plan approval/rezoning. The applicant is not responsible for finalizing those details at this time.

3, 4, & 5. LINAK is responsible for all costs of improvement to the property, as well as any infrastructure improvements required immediately abutting the site and in the right-of-way

6. The zoning district runs to the centerline of the roadway, but for all intents and purposes is specific to the property only.

7 & 8. It does not appear that any improvements to realign the road have been requested or proposed

The proposed rezoning does not impact the zoning of your property or any others. A request to rezone a property requires the consent of the owner.

Joel P. Dock, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

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Louisville, KY 40202

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<https://louisvilleky.gov/government/planning-design>



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go222go222go222@gmail.com

① E-MAIL

902229022290220

RE-ZONING NOTICE: 1701 N. English Station Rd

QUESTIONS AND CLARIFICATION*

TO: Case Manager JOEL DOCK
FROM: Owner of Block 15, Lot 193/ 1710 N. English Station Rd (Washington)

② 502-330-7923
BEST TIME = 10-11 AM
③ D. WASHINGTON 4:30-6 PM
→ gmail.com

RE: Case Number 18ZONE1057 RE-ZONING NOTICE

This is simply a quick note with a few general questions regarding the re-zoning situation (i.e. 1701 North English Station Road. You may place answers directly on this sheet.

In order to save time and make it easy for you, the questions are multiple choice and open-ended (please print in order that it is legible and can be read). Please leave this completed sheet at the receptionist's desk in the attached envelope. THANK YOU FOR YOUR **PROMPT** RESPONSE.

1. Is there an actual landscape architectural view (rendering) either in color or black and white, of what the completed area of the 1701 N. English Station Rd entryway will look like when the 22' widening of the road, the pavement, **the tree canopy**, the parking lot, etc. is completed/installed.

NO YES COMMENT _____

2. If there is a landscape architectural rendering, where can it be found _____

3. Who pays for construction and maintenance for 1st year: LINAK Homeowners in the district (property owners)

4. Who pays for construction and maintenance for 2nd year: LINAK Homeowners in the district

5. Who pays for construction and maintenance for next 10 yrs. LINAK Homeowners in the district

COMMENT _____

6. Does PEC re-zoning mean that N. English Station Road is part of this re-zoning or does PEC only apply to 1701 N. English Station Road area of the public road (i.e. North English Station Rd).

NO PEC only applies to the road area **in front** of 1701 N. English Station Rd

YES PEC allows LINAK to make any and all changes to the whole public road (i.e.

widening/straightening North English Station Road from Old Henry to HWY 146 [New Lagrange Rd]

7. How will **curve** located on public road, N. English Station Road, at **1710** N. English Station Road be affected by re-zoning. In other words, will the curve be taken out in order to straighten road via "eminent domain?"

NO Curve will remain YES Curve will be taken out COMMENT _____

8. If Road is to be straightened/widened at LINAK property near their proposed parking lot at 1701 N. English Station Road, is there a **special form to request** that LINAK uses its **own** property (i.e. 1701 N. English Station Road) near their proposed parking lot to widen/straighten the road to avoid any eminent domain issues that might involve the property located across the road at **1710** North English Station Road. In other words, what is the procedure to insure that 1710 N. English Station Road and other properties along North English Station Road, maintain their integrity **WITHOUT** eminent domain (i.e. METRO Government seeking to take part of "1710" and other properties, claiming "eminent domain."

LINAK will use **own** property (1701 N. English Station Rd) for widening/straightening road

LINAK will not use own property (1701 N. English Station Rd) for widening/straightening road and will seek to have METRO Government take other homeowners' property on N. English Station Road via eminent domain or some other regulation/policy.

LINAK will do both: use **own** property and seek to use Cornerstone20/20 and other methods to take part of homeowners' property for the "good of the community."

COMMENT and form to use _____

* EXTRA SHEETS ARE ATTACHED FOR ADDITIONAL COMMENTS

RECEIVED

OCT 23 2018

PLANNING & DESIGN SERVICES

ADDITIONAL INFORMATION/COMMENTS

CASE #18ZONE1057
1701 N. ENGLISH STATION RD

ADDITIONAL INFORMATION COMMENTS

CASE#18 ZONE 1057
1701 N. ENGLISH STATION RD

Ms. Margaret Rausch
1700 N. English Station Rd.
Louisville, KY 40223

RE:

Parcel ID: 00150228000

Zoning: R4

Form District: N

Address 1701 N. English Station Rd.

To whom it may concern;

I am writing to dispute the application to change the zoning of above mentioned property from R4 to PEC. The Linak company is attempting to rezone property across the street from my residence in order to build an office building behind their existing property off of Stanley Gault Parkway.

According to the Form District for this area, this lot is designated the same as my home, which is residential. The lot is fronted on N. English Station Rd, and is on 2 blind curves, one from the north and one from the south. When I purchased my home in 2001, I bought it because N. English Station was a neighborhood road, with single family homes on each side. Allowing Linak to change the zoning and the form district of this area will turn a once quiet, lightly used area into a busy industrial area.

I am not opposed to development in general, and realize that it is important to Louisville as a whole, but this location is not suitable for increased traffic, especially given the dangers of 2 blind curves directly at the location of the property frontage.

I have 2 clients that are developers, and they assure me that they would never get approved to build on that property with the roadway line of site issues.

Linak has property within the industrial park, and has built the new distribution center on the corner of N. English Station and Lagrange Rd. In that location. There is plenty of room to build an office space, including access from the building on Stanley Gault Parkway without encroaching into the form district of the residential property and zoning along N. English Station. The industrial park at Nelson Miller Rd, and Stanley Gault Parkway, has a lot of available property and buildings. However, Linak wants to have an "engineering office" directly behind their existing building that will house 40 employees, but plans to build a 40,000 square foot facility with 250 parking spaces. This tells me that they plan on adding more and more people, causing more and more traffic, while encroaching into the residential section of the form district.

Just because the Berrytown area is small and has lower value homes, doesn't mean that we are any less valuable as Louisville residents. I know that if this zoning request was in Anchorage under the same conditions, the change in zoning would be denied. We are literally on the other side of the tracks from Anchorage, and we do not wish Zoning to allow change from residential to PEC business at 1701 N. English Station Rd. for access or frontage.

Thank you for your consideration of the matters mentioned in this letter. I look forward to the denial of this zoning application by Linak.