

Lake Forest® Community Association
A Deed Restricted Community

June 10, 2020

Ms. Dante St. Germain, Case Manager
dante.st.germain@louisvilleky.gov; 502.574.4388

Subject: Lake Forest HOA opposition to 19-ZONE-0095 for C-1 rezoning at
14015 Old Henry Trail

Dear Ms. St. Germain:

This email expresses the Lake Forest Homeowners Association's opposition to the Commercial rezoning request at 14015 Old Henry Trail.

The Lake Forest Community Association represents over 1,750 Lake Forest homes (5,280+ residents) living in close proximity to this project. We believe:

No Commercial east of Bush Farm Rd. This property should stay Residential and should be consistent with the Old Henry Road Subarea Plan (approved by Louisville Metro), which states that re-zonings for Commercial development east of Bush Farm Rd should not be permitted.

Multiple Violations of the Cornerstone 2020 Comprehensive Plan The proposed commercial development/re-zoning violates the Guidelines of the *Cornerstone 2020 Comprehensive Plan*. Guideline 1 provides that any development proposal should ensure the proposed development will be compatible with the scale, rhythm, form, function and character of the existing development and "Form District" in which the proposed development is located. The property at 14015 Old Henry Trail is located in a Neighborhood Form District.

Guideline 1.B.3 regarding Neighborhood Form Districts, states that "High Density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas. The proposed development would have a very substantial negative impact on the nearby low to moderate density residential areas, thereby violating Guideline 1 and other Guidelines of Cornerstone 2020 (Guideline 3 regarding Compatibility and Guideline 7 regarding Mobility and Transportation).

Further, since the proposed development would be east of Bush Farm Road, it would amount to an expansion of a commercial/office Suburban Marketplace Corridor. Guideline 1B.8, regarding Suburban Marketplace Corridors states "Proposals to expand defined corridors represent significant policy decisions. When considering proposals that result in an extension of suburban marketplace corridors, particular emphasis should be placed on ... the potential for disruption of established residential neighborhoods." The proposed development would have a very substantial disruption on the nearby, established residential neighborhoods.

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The identity of the tenants of the strip retail is unknown and, with a change to C-1, a 24-hour fast food restaurant or even a gun shop would be permitted. Nor is there any guarantee that there will be any residential uses at the so-called "mixed use center" as currently proposed. Guideline 3 of Cornerstone 2020 contains provisions relating traffic, noise, lighting, visual impacts, etc., to ensure that new developments are located and designed to be compatible with and to preserve the character of sensitive, existing neighborhoods. Guideline 3.A.4 states that non-residential expansion into existing residential areas should be discouraged and any adverse impact on residential uses should be mitigated. In this case, the extensive adverse impacts on nearby residential areas cannot be mitigated and, thus, the proposed re-zoning and commercial development should not just be discouraged – it should be denied.

Plenty of Commercial land west of Bush Farm Rd. There is ample vacant Commercial property and undeveloped Commercial property along Old Henry Road west of Bush Farm Rd, and along Terra Crossing Blvd. Adding strip retail or leapfrog spot retail east of Bush Farm Rd will hurt the Residential character of the entire area, and is inconsistent with approved planning efforts for Old Henry Rd.

Should the Commission decide to approve the zoning change despite strong objections of Lake Forest HOA and other nearby residences:

- **Minimize traffic effects on Old Henry Rd.** Any entrance for this property should be on Old Henry Trail, with no entrance to Old Henry Rd.
- **Berms.** Any project along Old Henry Rd should include berms and landscaping along Old Henry Rd to match the berm height and attractive character of the existing landscaped berms along most of Old Henry Rd east of the Snyder Freeway.

In summary, we oppose any non-residential use in this area of Old Henry Rd located east of Bush Farm Rd.

Please confirm your receipt of this email. Thanks for your consideration and assistance.

Sincerely,

Lake Forest HOA Board
lodge@lakeforestky.com; 502-245-5253