

## St. Germain, Dante

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**From:** Dunny Toy <dtoyjtoy@twc.com>  
**Sent:** Tuesday, June 22, 2021 7:14 PM  
**To:** St. Germain, Dante  
**Cc:** JoAnn Toy  
**Subject:** Old Heady Road Development 21-ZONE-0016

**Follow Up Flag:** Follow up  
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Dante,

We have a couple of questions/comments for the hearing on the subject development scheduled for June 24.

- Where and how will the sidewalks connect to Saddle Bend Way and the Saratoga Springs subdivision? Will they be on both sides of the street? Will they be on both sides of the street in the new subdivision, particularly next to our property at 4820 Saddle Bend Way?
- We request that the connection to Saddle Bend Way remain closed until at least 80% of the new subdivision is completed. We are concerned about the increase in traffic, particularly construction traffic through the Saratoga Springs subdivision.

Let me know if you have any questions. We plan to attend the virtual meeting on Thursday.

Thanks,

Harlan and JoAnn Toy  
4820 Saddle Bend Way

Sent from [Mail](#) for Windows 10

## St. Germain, Dante

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**From:** Jessica Cambron <jfernan87@gmail.com>  
**Sent:** Sunday, February 7, 2021 10:04 PM  
**To:** St. Germain, Dante  
**Subject:** Proposed neighborhood

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Hello-

My family and I reside in Saratoga Springs. We attended the zoom meeting regarding the proposed adjacent neighborhood. I wanted to share my concerns with you regarding the type of houses that are being built and the re-zoning. Right now, this neighborhood and surrounding neighborhoods are very comprable in the types of house. Based off what was shared, these new houses will certainly lower the value of the surrounding neighborhood due to the different price range and quality. We are also concerned about adding multi-family housing when single family house is most predominant. Please reconsider this proposal.

Thank you,  
- Jessica Cambron  
Sent from my iPhone

## St. Germain, Dante

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**From:** Aaron Ritman <aritman@gmail.com>  
**Sent:** Monday, February 1, 2021 5:27 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning change in Docket No. 21-ZONEPA-0002

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Dante,

I am a resident of Saratoga Springs and am writing about my concerns with the proposed zoning change in Docket No. 21-ZONEPA-0002. I oppose this zoning change and development for a number of reasons:

1. I live on Saddle Bend Way. The design of the new roads routes the vast majority of exit traffic onto my street. The volume of traffic on Saddle Bend will be exponentially greater. There are many young children living on our street, it is a safety concern.
2. The new development is too dense; it does not match the density or lot size of Saratoga Springs.
3. I do not think the area is a good fit for multifamily development. The multifamily units will be directly across the street from rural property that I suspect is zoned as such.
4. Clearing this land will allow more noise from 265 into Saratoga Springs.

Please keep me informed of any developments in regards to this zoning change. Also let me know what additional steps I can take to prevent/oppose this change.

Thanks,  
Aaron

## St. Germain, Dante

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**From:** Webster, Angela  
**Sent:** Tuesday, February 2, 2021 3:24 AM  
**To:** Aaron Ritman  
**Cc:** St. Germain, Dante  
**Subject:** Re: Zoning change in Docket No. 21-ZONEPA-0002

**Follow Up Flag:** Follow up  
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Dante,

Please include them his correspondence from the Ritmans in the official case file for the commissioners to consider.

Angela Webster.

Sent from my iPhone, please excuse any typos.

On Feb 1, 2021, at 5:25 PM, Aaron Ritman <aritman@gmail.com> wrote:

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Angela,

I am a resident of Saratoga Springs and am writing about my concerns with the proposed zoning change in Docket No. 21-ZONEPA-0002. I oppose this zoning change and development for a number of reasons:

1. I live on Saddle Bend Way. The design of the new roads routes the vast majority of exit traffic onto my street. The volume of traffic on Saddle Bend will be exponentially greater. There are many young children living on our street, it is a safety concern.
2. The new development is too dense; it does not match the density or lot size of Saratoga Springs.
3. I do not think the area is a good fit for multifamily development. The multifamily units will be directly across the street from rural property that I suspect is zoned as such.
4. Clearing this land will allow more noise from 265 into Saratoga Springs.

Please keep me informed of any developments in regards to this zoning change. Also let me know what additional steps I can take to prevent/oppose this change.

Thanks,  
Aaron

## St. Germain, Dante

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**From:** Benson, Stuart  
**Sent:** Monday, February 1, 2021 4:09 PM  
**To:** Dave Muncy; St. Germain, Dante  
**Cc:** Wisdom, Kassie  
**Subject:** Re: 21-ZONEPA-0002 Proposed Development of Old Heady Rd

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Dante,

Please include Mr. Muncy's concerns in the official case file for the commissioners to consider.

Angela Webster  
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**From:** Dave Muncy <uoflmba@gmail.com>  
**Sent:** Monday, February 1, 2021 3:05:50 PM  
**To:** Benson, Stuart <Stuart.Benson@louisvilleky.gov>  
**Cc:** andela.webster@louisvilleky.gov <andela.webster@louisvilleky.gov>; Wisdom, Kassie <Kassie.Wisdom@dinsmore.com>  
**Subject:** 21-ZONEPA-0002 Proposed Development of Old Heady Rd

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Re: 21-ZONEPA-0002  
February 1, 2021

Greetings Councilman,

My name is Dave Muncy I reside at 4817 Saddle Bend Way, Louisville, KY 40299, in the Saratoga Springs neighborhood. As I'm sure you have heard from a number of my neighbors I wanted to express my deep concerns on the proposed neighboring development off Old Heady Rd and the accompanying Zoning Change proposal Doc 21-ZONEPA-0002.

My Concerns are as follows:

- The planned change from R4 to R5 is uncharacteristic with respect to the neighboring developments (Stone Lakes & Saratoga Springs) and the Old Heady Corridor. The proposed lot size ~6,600 sq ft vs the 9,000+ sq ft required for R4 will appear disjointed and inconsistent with the neighboring developments.

- Families that have made a heavy investment in these neighborhoods (\$400K-\$750K) are deserving of some consistency and likeness when new adjacent developments are considered. The proposed development and zoning change deviates from the existing adjacent neighborhood's look, form and characteristic.
  - The proposed lot sizes are not characteristic of the area.
  - Patio Homes are not a consistent development within the Old Heady Corridor.
  - Further there seems to be lack of transparency as it pertains to the developer's compatibility with the adjoining neighborhoods. This includes exterior & structural build materials, water runoff plan and road layout.
  - Don't families have a reasonable expectation of zoning consistency? It's not like this development sits on or near Taylorsville Rd.
  
- We all had an expectation that one day Saddle Bend Way would connect to something. However we trusted that the access, when granted, would be consistent with our current neighborhood and surroundings. Again the development as proposed does not meet this criteria.
  
- The proposed primary traffic flow is designed to funnel vehicles through the Saratoga Springs neighborhood via Saddle Bend Way and on to Knoll Wind Way, not within the newly proposed neighborhood. Is it not reasonable for the Saratoga Spring families to expect the primary traffic flow of the new development to funnel towards Old Heady and not an access point through their adjoining neighborhood? As a community, is it reasonable for us to expect solid design and traffic movement to take precedence over the number of lots a developer can get on a patch of land? This seems to fly in the face of what the 2040 plan was looking to accomplish.
  - In addition to the above, the proposed development's road access to Old Heady runs parallel and extraordinarily close to the proposed the Sweeney / Urton right away. Again this appears to be contrary to the 2040 vision placing favor on the number of lots over sound neighborhood design.
  
- The Saratoga Springs catch basin that flows behind Saddle Bend Way fills up regularly spring through fall. Sometimes spilling into the backside of my yard. To date the water has not presented a lasting issue on my property. This basin runs into the small stream that flows into the proposed development. I do have significant concerns about how this development will impact our basin's discharge rate. Is it safe to expect MSD to do a full runoff survey of development and its impact to the surrounding area? If you are not able to follow up with MSD on our behalf do you have a point of contact to whom I can express my concerns?

I, the neighbors of both Saratoga Springs and Stone Lakes ask for your support to oppose this development as it currently stands.

Dave Muncy

502-655-2194



## St. Germain, Dante

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**From:** Dave Muncy <uoflmba@gmail.com>  
**Sent:** Monday, February 1, 2021 3:52 PM  
**To:** St. Germain, Dante  
**Subject:** 21-ZONEPA-0002 Poposed Development on Old Heady Rd

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Re: 21-ZONEPA-0002  
February 1, 2021

Greetings Ms. St. Germain,

My name is Dave Muncy I reside at 4817 Saddle Bend Way, Louisville, KY 40299, in the Saratoga Springs neighborhood. As I'm sure you have heard from a number of my neighbors I wanted to express my deep concerns on the proposed neighboring development off Old Heady Rd and the accompanying Zoning Change proposal Doc 21-ZONEPA-0002.

My Concerns are as follows:

- The planned change from R4 to R5 is uncharacteristic with respect to the neighboring developments (Stone Lakes & Saratoga Springs) and the Old Heady Corridor. The proposed lot size ~6,600 sq ft vs the 9,000+ sq ft required for R4 will appear disjointed and inconsistent with the neighboring developments.
  - Families that have made a heavy investment in these neighborhoods (\$400K-\$750K) are deserving of some consistency and likeness when new adjacent developments are considered. The proposed development and zoning change deviates from the existing adjacent neighborhood's look, form and characteristic.
    - The proposed lot sizes are not characteristic of the area.
    - Patio Homes are not a consistent development within the Old Heady Corridor.
    - Further there seems to be lack of transparency as it pertains to the developer's compatibility with the adjoining neighborhoods. This includes exterior & structural build materials, water runoff plan and road layout.
    - Don't families have a reasonable expectation of zoning consistency? It's not like this development sits on or near Taylorsville Rd.
  - We all had an expectation that one day Saddle Bend Way would connect to something. However we trusted that the access, when granted, would be consistent with our current neighborhood and surroundings. Again the development as proposed does not meet this criteria.

- The proposed primary traffic flow is designed to funnel vehicles through the Saratoga Springs neighborhood via Saddle Bend Way and on to Knoll Wind Way, not within the newly proposed neighborhood. Is it not reasonable for the Saratoga Spring families to expect the primary traffic flow of the new development to funnel towards Old Heady and not an access point through their adjoining neighborhood? As a community, is it reasonable for us to expect solid design and traffic movement to take precedence over the number of lots a developer can get on a patch of land? This seems to fly in the face of what the 2040 plan was looking to accomplish.

- In addition to the above, the proposed development's road access to Old Heady runs parallel and extraordinarily close to the proposed the Sweeney / Urton right away. Again this appears to be contrary to the 2040 vision placing favor on the number of lots over sound neighborhood design.

- The Saratoga Springs catch basin that flows behind Saddle Bend Way fills up regularly spring through fall. Sometimes spilling into the backside of my yard. To date the water has not presented a lasting issue on my property. This basin runs into the small stream that flows into the proposed development. I do have significant concerns about how this development will impact our basin's discharge rate. Is it safe to expect MSD to do a full runoff survey of development and its impact to the surrounding area? If you are not able to follow up with MSD on our behalf do you have a point of contact to whom I can express my concerns?

Please include me on any public correspondences and meeting notices

Thank you for your support,

Dave Muncy



## St. Germain, Dante

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**From:** Laura Neutz Holmes <lauraneutzholmes@gmail.com>  
**Sent:** Tuesday, January 26, 2021 1:43 PM  
**To:** St. Germain, Dante  
**Subject:** Neighbor Concern: New Development at Old Heady/Garrett  
**Attachments:** IMG\_9856.jpg

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Hello, Dante St. Germain.

I am a homeowner at 4702 Saddle Bend Way 40299 in the Saratoga Springs neighborhood. I recently attended a virtual meeting regarding the proposed rezoning and development off Old Heady/Garrett and connecting into Saratoga Springs via Saddle Bend Way. While I am not opposed to the development as a whole, I do have strong concerns about the development directly connecting to Saratoga Springs.

I have two primary concerns with the new development as proposed:

1. Traffic overload into Saratoga Springs via Saddle Bend Way and Knoll Wind Way.

\\The Saratoga Springs Homeowners Association already has existing issues with traffic patterns and speeding along Knoll Wind Way. As the Vice President of our HOA, I can tell you that we receive many complaints from neighbors along Knoll Wind Way regarding speeding. We receive so much feedback that we have conducted a neighborhood-wide survey regarding speeding, installed both temporary and permanent speed signage, and requested a speed hump study through Metro Call in 2019 that has yet to be carried out (ticket number 7086172). I am very concerned that additional traffic from 100+ homes through Saddle Bend Way and onto Knoll Wind Way to exit at Old Heady will exacerbate this existing problem.

Please see my attached photo example of how I propose the connection to Saddle Bend Way can be altered to partially mitigate the expected increase in traffic onto Saddle Bend Way and Knoll Wind Way.

2. Lack of Delineation between Incomparable Neighborhoods.

\\The current development plans show Saddle Bend Way continuing directly into the new development, with several incomparable homes planned along that street and no delineation between two very different neighborhoods. The developer stated that the new homes will be on 6000sqft lots (which is 2/3 of the minimum lot size of the existing homes on Saddle Bend Way) and that the homes are planned to be hardie board siding on all four sides. This is not comparable to the all brick/stone homes currently on Saddle Bend Way, and I am very concerned that our currently increasing home values will be negatively impacted by this "side by side" development on Saddle Bend Way. I would like to see some sort of mitigation and delineation between the two neighborhoods added into the existing plan.

(As a side note, I am currently building an investment property in a neighborhood very similar to what the developer is describing (55' lot faces, hardie board siding, upscale finishes inside, slabs/crawls spaces) and those homes are not being built at \$300k-\$500k. The neighborhood is Park Springs off LaGrange Rd and the Gene Snyder, and there isn't a home in that neighborhood that has been built over \$250k.

<https://www.parkspringshomes.com/>)

Please confirm your receipt of this email and my formal concerns regarding the proposed development at Old Heady and Garrett.

Thank you for your careful consideration,

Laura Neutz Holmes  
4702 Saddle Bend Way 40299

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-Laura Neutz Holmes [lauraneutzholmes@gmail.com](mailto:lauraneutzholmes@gmail.com) (502) 376-5195 {please excuse typos, this email was tapped on my iphone}







## St. Germain, Dante

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**From:** Gina Battista <4gbattista@gmail.com>  
**Sent:** Tuesday, January 26, 2021 11:55 AM  
**To:** St. Germain, Dante  
**Subject:** Proposed development off Old Heady Rd (Docket no. 21-ZONEPA-002)

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Dear Mr. St. Germain,

I am writing to express my concern/protest with the proposed development off Old Heady Rd (Docket No. ZONEPA-002). I am concerned that with a zoning change it would significantly lower the property values in the area, specifically the neighborhoods of Saratoga Springs, Stone Lakes and the area of Fancy Gap.

During the meeting I understood that there are no plans to protect the property values of these or any surrounding areas.

The takeout I received was that the property lots are significantly smaller (due to zoning change) than those of Saratoga Springs which the proposed neighborhood will connect to. The homes will not be all brick as the homes of Saratoga Springs are which will definitely affect home values. Another concern would be the removal of a large number of trees (again due to zoning change) which will increase the sound from I265. I am also concerned about the increase of traffic on Old Heady Road that this would cause.

I am not opposed to developing the land, but feel that the zoning should remain the same as the adjacent properties.

Thank you for taking the time to read this and I look forward to your response.

Regards,  
Gina Battista  
Saratoga Springs resident

## St. Germain, Dante

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**From:** Dunny Toy <dtoyjtoy@twc.com>  
**Sent:** Monday, January 25, 2021 2:39 PM  
**To:** St. Germain, Dante  
**Subject:** Proposed Development 21-ZONEPA-0002

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Ms. St. Germain,

I am writing in regards to the proposed Garrett Old Heady Development (21-ZONEPA-0002) adjacent to Saratoga Springs. My property is at 4820 Saddle Bend Way and is adjacent to the proposed development. I have concerns about this development, which I have listed below, for which I would like your feedback and hopefully help in addressing.

1. While I understand the development of the property may be inevitable, I am very concerned and disappointed by the requested zoning change from R4 to R5/R5A. With the smaller lots, smaller houses and higher density, I am very concerned about my property value and the investment I have made in my house. The current designation of R4 for the property was to maintain the continuity of the Saratoga Springs development and neighborhood. The zoning change will defeat that intention and will be particularly impactful for my property, since it is directly adjacent. I participated in the virtual informational meeting on January 21 and I'm concerned that the reasoning by the developer for changing the zoning is basically, "That's what's selling right now." I believe this is very short-sighted and not in keeping with the spirit of the development of the area. It may benefit the developer now to the detriment of the residents that intend to live in Saratoga Springs for a long time. I am asking the change request not be granted.
2. The increase in traffic from a dead-end street to a connector to the new subdivision will be dramatic, especially with the proposed density of houses and patio homes. Again, this will impact the quality of the current configuration. As the traffic will be coming into the new subdivision down the hill, I'm concerned about the speed of the vehicles. If the connection to Saddle Bend Way can't be blocked then I would ask that a three-way stop sign intersection be required to slow down the traffic.
3. Currently, the sidewalk on either side of Saddle Bend Way ends at the subdivision boundary. I would ask that there be a requirement that these sidewalks be contiguous between the two subdivisions in order to provide a smooth pedestrian flow between the two.

Thank you for your attention in this matter. I welcome any questions or feedback.

Harlan Toy  
4820 Saddle Bend Way  
Louisville, KY 40299  
5029158594  
[dtoyjtoy@twc.com](mailto:dtoyjtoy@twc.com)

Sent from [Mail](#) for Windows 10



## St. Germain, Dante

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**From:** Webster, Angela on behalf of Benson, Stuart  
**Sent:** Monday, January 25, 2021 4:09 PM  
**To:** dtoyjtoy@twc.com  
**Cc:** St. Germain, Dante  
**Subject:** RE: Contact Councilman Stuart Benson [#1527]

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Dante,

Please include the Toy's comments and concerns for the official case file for the proposed Garrett?old Heady property.

Angela Webster

**From:** Councilman Stuart Benson  
**Sent:** Monday, January 25, 2021 2:28 PM  
**To:** Benson, Stuart <Stuart.Benson@louisvilleky.gov>  
**Subject:** Contact Councilman Stuart Benson [#1527]

**Name \*** Harlan Toy

**Address** 

\* 4820 Saddle Bend Way  
Louisville, KY 40299  
United States

**Phone** (502) 915-8594

**Number**

\*

**Email \*** [dtoyjtoy@twc.com](mailto:dtoyjtoy@twc.com)

**Comments \***

Councilman Benson – I am writing in regards to the proposed Garrett Old Heady Development (21-ZONEPA-0002) adjacent to Saratoga Springs. My property is on Saddle Bend Way and is adjacent to the proposed development. I have concerns about this development, which I have listed below, for which I would like your feedback and hopefully help in addressing.

1. While I understand the development of the property may be inevitable, I am very concerned and disappointed by the requested zoning change from R4 to R5/R5A. With the smaller lots, smaller houses and higher density, I am very

concerned about my property value and the investment I have made in my house. The current designation of R4 for the property was to maintain the continuity of the Saratoga Springs development and neighborhood. The zoning change will defeat that intention and will be particularly impactful for my property, since it is directly adjacent. I participated in the informational meeting on January 21 and I'm concerned that the reasoning by the developer for changing the zoning is basically, "That's what's selling right now." I believe this is very short-sighted and not in keeping with the spirit of the development of the area. It may benefit the developer now to the detriment of the residents that intend to live in Saratoga Springs for a long time. I am asking the change request not be granted.

2. The increase in traffic from a dead-end street to a connector to the new subdivision will be dramatic, especially with the proposed density of houses and patio homes. Again, this will impact the quality of the current configuration. As the traffic will be coming into the new subdivision down the hill, I'm concerned about the speed of the vehicles. If the connection to Saddle Bend Way can't be blocked then I would ask that a three-way stop sign intersection be required to slow down the traffic.

3. Currently, the sidewalk on either side of Saddle Bend Way ends at the subdivision boundary. I would ask that there be a requirement that these sidewalks be contiguous between the two subdivisions in order to provide a smooth pedestrian flow between the two.

Thank you for your attention in this matter.

Harlan Toy

## St. Germain, Dante

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**From:** Michael Mitchell <mitchell.michaelp@gmail.com>  
**Sent:** Thursday, January 21, 2021 9:01 PM  
**To:** St. Germain, Dante  
**Cc:** wbb@bardlaw.net; nrp@bardlaw.net; scott.maloy@mcmcpa.com  
**Subject:** Concerns about Docket No. 21-ZONEPA-002

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I would like to voice my concerns with the proposed zoning change for this property. Any subdivision connecting to Saddle Bend Way in Saratoga Springs should have comparable restrictions as Saratoga Springs. The proposed single family homes are on lots that as they described on the neighborhood call tonight will be even smaller than the current proposal making them 1/2 the size of the lots in Saratoga Springs. Additionally, the homes will not be constructed with comparable building materials as the subdivision that it connects to. This would result in a reduction of the value of the houses on Saddle Bend Way and is unacceptable.

This property should NOT be rezoned to R-5! Please advise me of my options to help prevent this rezoning. I am positive I can get a petition from the surrounding subdivisions / property owners to support preventing this rezoning. When this property is developed, it must match the adjoining subdivisions.

Please keep me posted about this development so I can take necessary actions to protect the value of my property.

Thank you,

Michael Mitchell  
4806 Saddle Bend Way, Louisville, KY 40299

## St. Germain, Dante

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**From:** Scott Maloy <Scott.Maloy@mcmcpa.com>  
**Sent:** Friday, January 22, 2021 8:37 AM  
**To:** Benson, Stuart  
**Cc:** St. Germain, Dante; 'katie.maloy1106@gmail.com'  
**Subject:** Concern/Protest of Docket No. 21-ZONEPA-0002: Fails compatibility transition under Plan 2040

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Mr. Benson,

I am writing to express my concern/protest with the proposed development off Old Heady Rd. (**Docket No. 21-ZONEPA-002**). I, like over 25 other homeowners in just the past 14 months, invested significantly in my property on Fancy Gap Dr. which is adjacent to the proposed development. As you likely know, the back section of the Stone Lakes Estate section was recently developed with custom home builders and with Elite Homes. I knew the field that borders me would one day be developed but relied in the R-4 zoning density regs the and aspects of **Plan 2040** to mitigate any significant damage to the value of my property. **The plan I heard at the neighborhood meeting last night does not protect the value of my property or my neighbors' properties in Stone Lakes, nor those in Saratoga Springs.** Please read my reasoning below which are the primary reasons this fails to protect us while **not following Plan 2040's guidance on "Form" and "Neighborhood Compatibility" (it does not even quality under a transition of compatibility).**

- 1) While the attorney, Mr. Bardenwerper, attempted to sell individuals at the early part of the meeting that demand was high for nice homes that sit on 9,000 sq. ft. lots, it was later revealed that the vast majority of the lots for this proposal are 6,600 sq. ft. of which most would not have basements. This is approximately 40% of the lot size of the adjacent lots in Stone Lakes (14-18K sq. ft.) and are much smaller than those in Saratoga Springs as well. If you listen to the recording of last night's call, you can tell Mr. Bardenwerper is somewhat surprised when learning that these lots are predominantly only 6,600 sq. ft. (this is probably in the last 45 min of the nearly 2 hour recording).
- 2) The houses in the adjacent area are all brick homes. The attorneys on the neighborhood call incitated the group should look at Elite Homes' development at Signature Point as reference for the types of homes and materials to be used in the proposed development. My neighbor brought up the fact that those homes have bricks on the sides and back and the quality stone/hardy materials on the front. When asked to elaborate on the materials for the proposed development, Mr. Garrett (proposed developer) was non-committal on the materials used except to say the fronts would have nice hardy materials and their "may" be a brick skirt in the front and possibly the sides. He declined to commit on the rest of the side material or any comment at all on the back of house. When asked directly, he evasively indicated he had not thought of what the back might look like yet leaving open the possibility of very cheap materials.

The non-commitment on materials for the sides and backs of the houses and fractional lot size directly adjacent to the me and my neighbors do not align with the **"Form" and "Neighborhood compatibility" (or even transition of compatibility)** concepts that are promoted in **Plan 2040**. 6,600 sq. ft. lots with potentially vinyl backings or other cheap



materials do not follow the **compatibility transition guidance in Plan 2040** when directly adjacent to all brick homes on lots of double and triple the size with values up to \$750,000. This would significant hurt those homes' values.

**Plan 2040** also discusses the promotion of mitigation of noise creation. Having that many houses go into the area will greatly reduce the number of trees. With the Gene Snyder Freeway right next to it, this will surely be effected. Retaining R-4 would require 9,000 sq. ft. lots which is 36% larger than the proposed primary lot size. The lot size increases would aid in retaining more trees to cut down that Gene Snyder noise. Again, it's foolish to think this won't be developed, but it should be developed in a way that is responsible to the existing homeowners directly impacted by this or any proposal.

I am all for developing the land but R4 status should be retained given the investments of the adjacent property owners. The minimum lot size under R-4 is still small in consideration to the avg. in Saratoga Springs and the still only 2/3rds of the adjacent lots in Stone Lakes but that retaining **R4 status does help my neighbors and me retain value especially as compared to the alternative with the proposed plan by Mr. Garrett. Allowing it to be R5 and 6600 square foot lots next to the existing homeowners go against 2040's transition compatibility guidance.** As hot as eastern Jefferson County is with new developments, there is no reason a development cannot be there under R4 zoning that that is more consistent with **Plan 2040** and that is more protective of the adjacent property owners. As my District 20 Councilman, I know you will protect my neighbors and me as there are development solutions out there that do so.

I thank you for taking the time to read this and I look forward to your response.

Scott Maloy and Katie Maloy  
14003 Fancy Gap Dr.

Scott Maloy, CPA  
Assurance Senior Manager  
Phone: 502.882.4446  
Fax: 502.749.1930



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## St. Germain, Dante

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**From:** Katy Betz <luckykaty17@yahoo.com>  
**Sent:** Friday, January 22, 2021 2:59 PM  
**To:** St. Germain, Dante  
**Subject:** Possible land development

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Hello Mr. Germain,

My name is Katy Betz, and my family and I live in the Saratoga Springs neighborhood. We moved here because it was a beautiful neighborhood that seemed to be a little more secluded and quiet. My husband and I pictured our four kids being able to ride around the neighborhood on their bikes and enjoy the relative safety that comes from living in a smaller neighborhood. We recently learned of the possibility of a large multi-family neighborhood being considered right next to our neighborhood. We're concerned for several reasons. First, the multi-family neighborhood would flow in to some of our streets, leading to a marked increase in traffic, making it much more dangerous for walkers and bike riders. Second, Old Heady Road itself would become congested with the amount of traffic now pouring onto it, and it's not a very wide road to begin with. Third, the type of housing being suggested is a more densely packed type of housing, leading to much more traffic, noise, and a neighborhood that is not comparable to the one already here. If it were a neighborhood with lots similar to our own neighborhood, I don't think these issues would be as unbearable. If you have any sway at all in this decision, I'm hoping you will hear the concerns of your constituents, and not allow this property to be re-zoned to an R-5. Thank you for taking the time to read this.

Sincerely,  
Katy Betz

## St. Germain, Dante

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**From:** Nana Starks <nstarks@kmbs.konicaminolta.us>  
**Sent:** Friday, January 22, 2021 4:25 PM  
**To:** Benson, Stuart; St. Germain, Dante; Webster, Angela  
**Cc:** John♥ Starks  
**Subject:** Docket No. 21-ZONEPA-0002\* Sunshine Builders LLC, is seeking to rezone the 56 acres adjacent to Saratoga Springs from R4 to R5 and R-5A

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am emailing to object to the zoning change being proposed by Sunshine Builders. I live in Saratoga Springs. They want to allow lots 1/2 the size of Saratoga Springs while connecting to it via Saddle Bend Way. I would not object to developing this property with houses consistent with Saratoga Springs / Stone Lakes

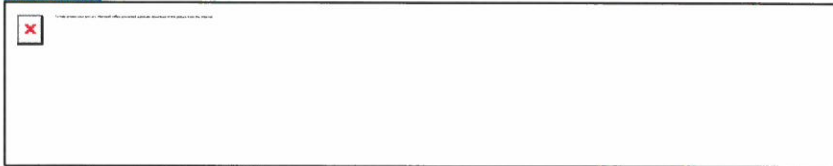
Regards,  
Nana Starks



**Nana Starks**  
KY MDC Manager  
[nstarks@kmbs.konicaminolta.us](mailto:nstarks@kmbs.konicaminolta.us)

**Konica Minolta Business Solutions U.S.A., Inc.**  
420 International Blvd Suite 100 Brooks, KY 40109  
Office: [502-955-0701](tel:502-955-0701)

[Disclaimer](#)



## St. Germain, Dante

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**From:** Allan Clark <napta2k@gmail.com>  
**Sent:** Saturday, January 23, 2021 5:56 PM  
**To:** Benson, Stuart; St. Germain, Dante  
**Subject:** Concerns on Saratoga Springs neighborhood zoning change

**Follow Up Flag:** Follow up  
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Dear Councilman Benson and case manager Dante,

As you know, Sunshine Builders LLC, is seeking to rezone the 56 acres adjacent to Saratoga Springs from R4 to R5 and R-5A.

Myself, and all other residents of Saddle Bend Way are deeply concerned about the desire to extend our street — Saddle Bend Way, to this proposed new development and make a "seamless" connection. This will massively increase traffic on the road and bring risk to the children who play outside daily.

I do not object to the neighborhood itself being developed -- only to extending Saddle Bend Way into this new proposed development, which will create a busy thoroughfare.

Kind regards,  
Allan Clark  
4815 Saddle Bend Way, Louisville, KY 40299 502.751.4031.

## St. Germain, Dante

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**From:** Natalie Abram <natalieabram@yahoo.com>  
**Sent:** Saturday, January 23, 2021 10:09 PM  
**To:** Benson, Stuart; St. Germain, Dante  
**Subject:** Saratoga springs neighborhood rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello,

I thoroughly reject to the rezoning of the land area near our neighborhood. I am 3 houses down from bridle bend and have 2 young children. The excess of construction vehicles, traffic and extra traffic from the new neighborhood is too much to bear. I live on Knoll wind way which is the connecting street between the old heady main road and proposed new connecting street. That is a STREET. It is not a ROAD equipped to handle that much traffic. If they have their own entrance, like every other neighborhood around us, that would be much better for everybody. Look at the big picture and long-term outlook please.

Thank you,  
Natalie

[Sent from Yahoo Mail for iPhone](#)

## St. Germain, Dante

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**From:** Benson, Stuart  
**Sent:** Thursday, January 21, 2021 9:16 PM  
**To:** mitchell.michaelp@gmail.com; St. Germain, Dante  
**Subject:** Re: Contact Councilman Stuart Benson [#1524]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dante,

Please include Mr. Mitchell's concerns below in the official case file on the proposed Garrett/old heady development.

Thanks,  
Angela Webster  
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**From:** Benson, Stuart <Stuart.Benson@louisvilleky.gov>  
**Sent:** Thursday, January 21, 2021 9:12 PM  
**To:** mitchell.michaelp@gmail.com  
**Subject:** Re: Contact Councilman Stuart Benson [#1524]

While you are welcome to start a petition the planning commission won't/can't legally consider the same against developments if it meets the legal criteria for rezoning.

I will call you in the am to answer any questions you may have and discuss the process.

Angela Webster

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**From:** Councilman Stuart Benson <no-reply@wufoo.com>  
**Sent:** Thursday, January 21, 2021 9:08:07 PM  
**To:** Benson, Stuart <Stuart.Benson@louisvilleky.gov>  
**Subject:** Contact Councilman Stuart Benson [#1524]

**Name \*** Michael Mitchell

**Address** 

\* 4806 Saddle Bend Way  
Louisville, KY 40299  
United States

**Phone** (502) 235-6530

**Number**

\*



Email \* [mitchell.michaelp@gmail.com](mailto:mitchell.michaelp@gmail.com)

**Comments \***

Concerns about Docket No. 21-ZONEPA-002

I would like to voice my concerns with the proposed zoning change for this property. Any subdivision connecting to Saddle Bend Way in Saratoga Springs should have comparable restrictions as Saratoga Springs. The proposed single family homes are on lots that as they described on the neighborhood call tonight will be even smaller than the current proposal making them 1/2 the size of the lots in Saratoga Springs. Additionally, the homes will not be constructed with comparable building materials as the subdivision that it connects to. This would result in a reduction of the value of the houses on Saddle Bend Way and is unacceptable.

This property should NOT be rezoned to R-5! Please advise me of my options to help prevent this rezoning. I am positive I can get a petition from the surrounding subdivisions / property owners to support preventing this rezoning. When this property is developed, it must match the adjoining subdivisions.

Please keep me posted about this development so I can take necessary actions to protect the value of my property.

Thank you,

Michael Mitchell

4806 Saddle Bend Way, Louisville, KY 40299