

## Williams, Julia

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**From:** Jeff Frank <jeffreyericfrank@gmail.com>  
**Sent:** Tuesday, April 05, 2016 3:52 PM  
**To:** Williams, Julia  
**Cc:** Jeff Frank  
**Subject:** 14005 Taylorsville Road - 14ZONE1064  
**Attachments:** 14005 Taylorsville Road\_Soil\_Report\_USDA.pdf

Hi Julia

Attached is a NRCS soils report indicating essentially all the proposed site is "very limited" for on site septic use.... the most restrictive category of review...

I noted the NRCS review was waived in this DRO Re-Zoning case and given the proposed use of onsite sewage disposal for 30,000 ft<sup>2</sup>, and restaurant uses ( high water use and fats,oils,greases) on 6.34 acres I'd suggest that this waiver should be reconsidered and that you should solicit NRCS's formal input as to the suitability of this site for onsite disposal....

Pages 23-26 are the key comments for onsite septic suitability

Source: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please review and advise if you think NRCS should opine and whether you will seek their input....

Thanks

Jeff

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Jeff Frank

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United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Jefferson County, Kentucky**

14005 Taylorsville Road



April 5, 2016

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

## Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



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Soil Map



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MAP LEGEND	MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></p> <ul style="list-style-type: none"> <li> Blowout</li> <li> Borrow Pit</li> <li> Clay Spot</li> <li> Closed Depression</li> <li> Gravel Pit</li> <li> Gravelly Spot</li> <li> Landfill</li> <li> Lava Flow</li> <li> Marsh or swamp</li> <li> Mine or Quarry</li> <li> Miscellaneous Water</li> <li> Perennial Water</li> <li> Rock Outcrop</li> <li> Saline Spot</li> <li> Sandy Spot</li> <li> Severely Eroded Spot</li> <li> Sinkhole</li> <li> Slide or Slip</li> <li> Sodic Spot</li> </ul>	<p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service            Web Soil Survey URL: <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a>            Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Jefferson County, Kentucky            Survey Area Data: Version 14, Sep 15, 2015</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 12, 2012—Feb 20, 2012</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map-unit boundaries may be evident.</p>

## Map Unit Legend

Jefferson County, Kentucky (KY111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FaD	Faywood silt loam, 12 to 25 percent slopes	0.3	2.8%
FsF	Faywood-Shrouts-Beasley complex, 25 to 50 percent slopes	3.0	33.7%
OtB	Otwood silt loam, 2 to 6 percent slopes	0.0	0.1%
OtC	Otwood silt loam, 6 to 12 percent slopes	5.1	57.0%
UahC	Urban land-Udorthents complex, 0 to 12 percent slopes	0.3	3.6%
UrC	Urban land-Alfic Udarents-Otwood complex, 0 to 12 percent slopes	0.2	2.7%
<b>Totals for Area of Interest</b>		<b>9.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with

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some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Jefferson County, Kentucky

### FaD—Faywood silt loam, 12 to 25 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1ng99  
*Elevation:* 500 to 800 feet  
*Mean annual precipitation:* 40 to 46 inches  
*Mean annual air temperature:* 52 to 57 degrees F  
*Frost-free period:* 172 to 204 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Faywood and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Faywood

##### Setting

*Landform:* Hills  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Clayey residuum weathered from limestone and shale

##### Typical profile

*H1 - 0 to 7 inches:* silt loam  
*H2 - 7 to 29 inches:* silty clay  
*R - 29 to 39 inches:* unweathered bedrock

##### Properties and qualities

*Slope:* 12 to 25 percent  
*Depth to restrictive feature:* 20 to 40 inches to lithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.14 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 4.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* D

#### Minor Components

##### Beasley

*Percent of map unit:* 8 percent

##### Caneyville

*Percent of map unit:* 7 percent

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### **Crider**

*Percent of map unit: 3 percent*

### **Shrouts**

*Percent of map unit: 2 percent*

## **FsF—Faywood-Shrouts-Beasley complex, 25 to 50 percent slopes**

### **Map Unit Setting**

*National map unit symbol: 1ng9b*

*Elevation: 500 to 800 feet*

*Mean annual precipitation: 40 to 46 inches*

*Mean annual air temperature: 52 to 57 degrees F*

*Frost-free period: 172 to 204 days*

*Farmland classification: Not prime farmland*

### **Map Unit Composition**

*Faywood and similar soils: 40 percent*

*Shrouts and similar soils: 30 percent*

*Beasley and similar soils: 25 percent*

*Minor components: 5 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Faywood**

#### **Setting**

*Landform: Hills*

*Landform position (two-dimensional): Backslope*

*Landform position (three-dimensional): Side slope*

*Down-slope shape: Convex*

*Across-slope shape: Linear*

*Parent material: Clayey residuum weathered from limestone and shale*

#### **Typical profile**

*H1 - 0 to 7 inches: silt loam*

*H2 - 7 to 29 inches: silty clay*

*R - 29 to 39 inches: unweathered bedrock*

#### **Properties and qualities**

*Slope: 25 to 50 percent*

*Depth to restrictive feature: 20 to 40 inches to lithic bedrock*

*Natural drainage class: Well drained*

*Runoff class: High*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.01 to 0.14 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water storage in profile: Low (about 4.7 inches)*

## Custom Soil Resource Report

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7e  
*Hydrologic Soil Group:* D

### Description of Shrouts

#### Setting

*Landform:* Hills  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Clayey residuum weathered from calcareous shale and/or siltstone

#### Typical profile

*H1 - 0 to 2 inches:* silt loam  
*H2 - 2 to 20 inches:* silty clay  
*H3 - 20 to 35 inches:* silty clay  
*Cr - 35 to 45 inches:* weathered bedrock

#### Properties and qualities

*Slope:* 25 to 50 percent  
*Depth to restrictive feature:* 20 to 40 inches to paralithic bedrock  
*Natural drainage class:* Well drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.14 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 4.7 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7e  
*Hydrologic Soil Group:* D

### Description of Beasley

#### Setting

*Landform:* Hills  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Clayey residuum weathered from calcareous shale and/or calcareous siltstone

#### Typical profile

*H1 - 0 to 6 inches:* silt loam  
*H2 - 6 to 48 inches:* silty clay  
*Cr - 48 to 58 inches:* weathered bedrock

#### Properties and qualities

*Slope:* 25 to 50 percent  
*Depth to restrictive feature:* 40 to 60 inches to paralithic bedrock

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*Natural drainage class:* Well drained

*Runoff class:* High

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low (0.01 to 0.14 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum in profile:* 8 percent

*Available water storage in profile:* Moderate (about 7.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 7e

*Hydrologic Soil Group:* C

### Minor Components

#### Caneyville

*Percent of map unit:* 3 percent

#### Woolper

*Percent of map unit:* 2 percent

## OtB—Otwood silt loam, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol:* 1ng79

*Elevation:* 410 to 700 feet

*Mean annual precipitation:* 40 to 46 inches

*Mean annual air temperature:* 52 to 57 degrees F

*Frost-free period:* 172 to 204 days

*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Otwood and similar soils:* 90 percent

*Minor components:* 10 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Otwood

#### Setting

*Landform:* Stream terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Parent material:* Mixed fine-silty alluvium over mixed loamy alluvium

#### Typical profile

*H1 - 0 to 10 inches:* silt loam



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H2 - 10 to 27 inches: silt loam  
H3 - 27 to 46 inches: silt loam  
H4 - 46 to 83 inches: silt loam  
H5 - 83 to 91 inches: stratified sandy loam to loam

### Properties and qualities

Slope: 2 to 6 percent  
Depth to restrictive feature: 20 to 36 inches to fragipan  
Natural drainage class: Moderately well drained  
Runoff class: Low  
Capacity of the most limiting layer to transmit water (*K<sub>sat</sub>*): Very low to moderately low (0.00 to 0.01 in/hr)  
Depth to water table: About 15 to 30 inches  
Frequency of flooding: None  
Frequency of ponding: None  
Calcium carbonate, maximum in profile: 20 percent  
Available water storage in profile: Low (about 5.7 inches)

### Interpretive groups

Land capability classification (irrigated): None specified  
Land capability classification (nonirrigated): 2e  
Hydrologic Soil Group: C/D

### Minor Components

#### Lawrence

Percent of map unit: 4 percent

#### Elk

Percent of map unit: 3 percent

#### Nolin

Percent of map unit: 3 percent

## OtC—Otwood silt loam, 6 to 12 percent slopes

### Map Unit Setting

National map unit symbol: 1ng7b  
Elevation: 410 to 700 feet  
Mean annual precipitation: 40 to 46 inches  
Mean annual air temperature: 52 to 57 degrees F  
Frost-free period: 172 to 204 days  
Farmland classification: Farmland of statewide importance

### Map Unit Composition

Otwood and similar soils: 90 percent  
Minor components: 10 percent  
Estimates are based on observations, descriptions, and transects of the mapunit.

## Custom Soil Resource Report

### Description of Otwood

#### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Mixed fine-silty alluvium over mixed loamy alluvium

#### Typical profile

*H1 - 0 to 10 inches:* silt loam  
*H2 - 10 to 27 inches:* silt loam  
*H3 - 27 to 46 inches:* silt loam  
*H4 - 46 to 83 inches:* silt loam  
*H5 - 83 to 91 inches:* stratified sandy loam to loam

#### Properties and qualities

*Slope:* 6 to 12 percent  
*Depth to restrictive feature:* 20 to 36 inches to fragipan  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.01 in/hr)  
*Depth to water table:* About 15 to 30 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 20 percent  
*Available water storage in profile:* Low (about 5.7 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* C/D

### Minor Components

#### Elk

*Percent of map unit:* 4 percent

#### Nolin

*Percent of map unit:* 4 percent

#### Lawrence

*Percent of map unit:* 2 percent

### UahC—Urban land-Udorthents complex, 0 to 12 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1nks5  
*Elevation:* 380 to 600 feet  
*Mean annual precipitation:* 40 to 46 inches

## Custom Soil Resource Report

*Mean annual air temperature:* 52 to 57 degrees F

*Frost-free period:* 172 to 204 days

*Farmland classification:* Not prime farmland

### Map Unit Composition

*Urban land:* 60 percent

*Udorthents and similar soils:* 40 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Urban Land

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8

### Description of Udorthents

#### Properties and qualities

*Slope:* 0 to 12 percent

*Depth to restrictive feature:* More than 80 inches

*Runoff class:* Very high

*Depth to water table:* About 12 to 48 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 7s

## UrC—Urban land-Alfic Udarents-Otwood complex, 0 to 12 percent slopes

### Map Unit Setting

*National map unit symbol:* 1ng9m

*Elevation:* 410 to 700 feet

*Mean annual precipitation:* 40 to 46 inches

*Mean annual air temperature:* 52 to 57 degrees F

*Frost-free period:* 172 to 204 days

*Farmland classification:* Not prime farmland

### Map Unit Composition

*Urban land:* 50 percent

*Otwood and similar soils:* 25 percent

*Alfic udarents and similar soils:* 25 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Urban Land

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 8

## Custom Soil Resource Report

### Description of Alfic Udarents

#### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Mixed fine-silty alluvium over mixed loamy alluvium

#### Typical profile

*H1 - 0 to 27 inches:* silt loam  
*H2 - 27 to 46 inches:* silt loam  
*H3 - 46 to 83 inches:* silt loam  
*H4 - 83 to 91 inches:* stratified sandy loam to loam

#### Properties and qualities

*Slope:* 0 to 12 percent  
*Depth to restrictive feature:* 20 to 36 inches to fragipan  
*Natural drainage class:* Moderately well drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.01 in/hr)  
*Depth to water table:* About 15 to 30 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 20 percent  
*Available water storage in profile:* Low (about 5.4 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* D

### Description of Otwood

#### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Mixed fine-silty alluvium over mixed loamy alluvium

#### Typical profile

*H1 - 0 to 10 inches:* silt loam  
*H2 - 10 to 27 inches:* silt loam  
*H3 - 27 to 46 inches:* silt loam  
*H4 - 46 to 83 inches:* silt loam  
*H5 - 83 to 91 inches:* stratified sandy loam to loam

#### Properties and qualities

*Slope:* 0 to 12 percent  
*Depth to restrictive feature:* 20 to 36 inches to fragipan  
*Natural drainage class:* Moderately well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.01 in/hr)  
*Depth to water table:* About 15 to 30 inches

## Custom Soil Resource Report

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum in profile:* 20 percent

*Available water storage in profile:* Low (about 5.7 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C/D

# Soil Information for All Uses

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## Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

### Septic Tank Absorption Fields (14005 Taylorsville Road)

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning,

## Custom Soil Resource Report

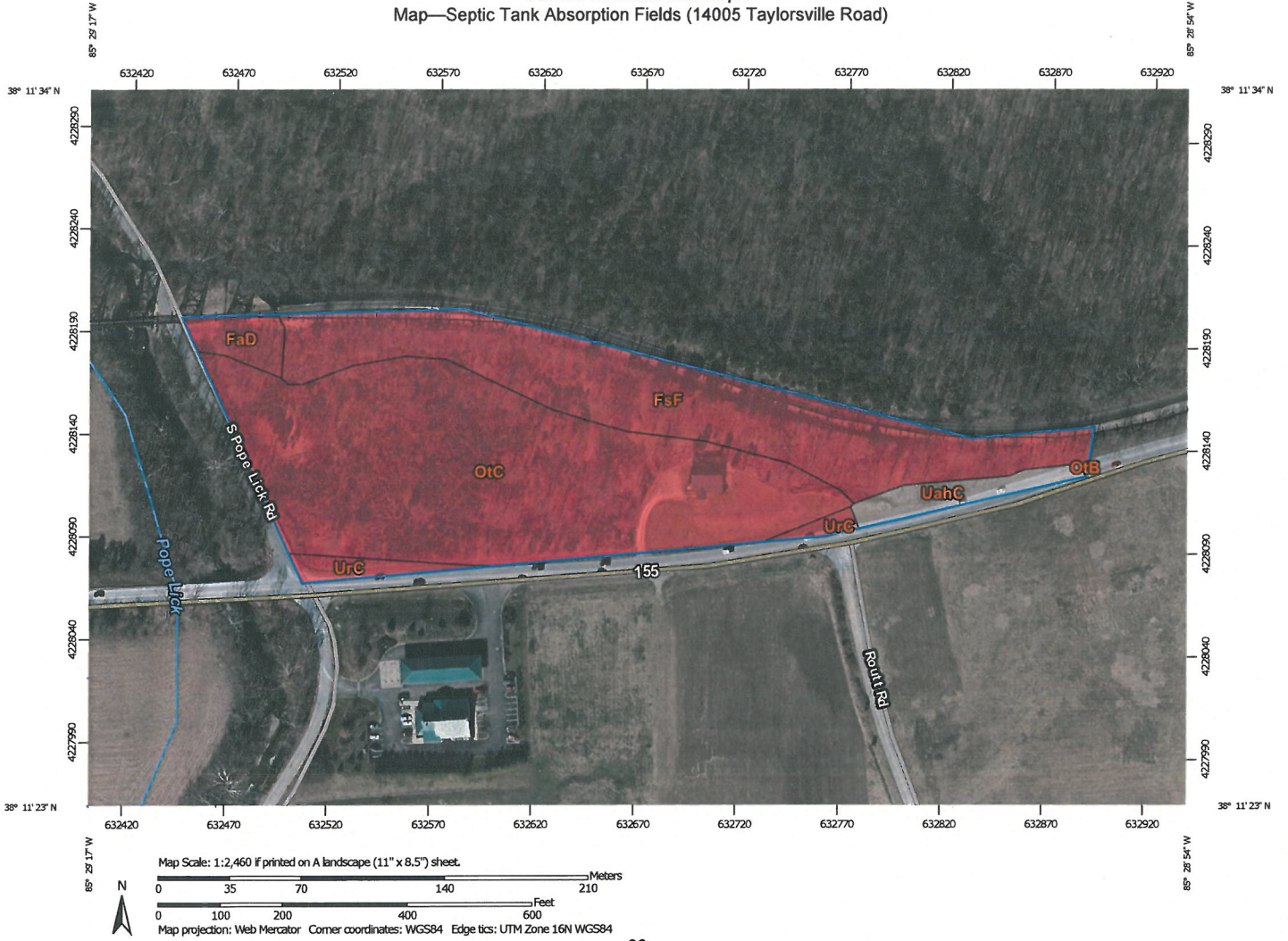
design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.





















Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
 Map—Septic Tank Absorption Fields (14005 Taylorsville Road)





Custom Soil Resource Report

MAP LEGEND		MAP INFORMATION	
<b>Area of Interest (AOI)</b>  Area of Interest (AOI)		<b>Background</b>  Aerial Photography	
<b>Soils</b>			
<b>Soil Rating Polygons</b>			
	Very limited		
	Somewhat limited		
	Not limited		
	Not rated or not available		
<b>Soil Rating Lines</b>			
	Very limited		
	Somewhat limited		
	Not limited		
	Not rated or not available		
<b>Soil Rating Points</b>			
	Very limited		
	Somewhat limited		
	Not limited		
	Not rated or not available		
<b>Water Features</b>			
	Streams and Canals		
<b>Transportation</b>			
	Rails		
	Interstate Highways		
	US Routes		
	Major Roads		
	Local Roads		
<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service            Web Soil Survey URL: <a href="http://websoilsurvey.nrcs.usda.gov">http://websoilsurvey.nrcs.usda.gov</a>            Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Jefferson County, Kentucky            Survey Area Data: Version 14, Sep 15, 2015</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 12, 2012—Feb 20, 2012</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>			

Custom Soil Resource Report

Tables—Septic Tank Absorption Fields (14005 Taylorsville Road)

Septic Tank Absorption Fields— Summary by Map Unit — Jefferson County, Kentucky (KY111)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
FaD	Faywood silt loam, 12 to 25 percent slopes	Very limited	Faywood (80%)	Slow water movement (1.00)	0.3	2.8%
				Depth to bedrock (1.00)		
				Slope (1.00)		
FsF	Faywood-Shrouts-Beasley complex, 25 to 50 percent slopes	Very limited	Faywood (40%)	Slow water movement (1.00)	3.0	33.7%
				Slope (1.00)		
				Depth to bedrock (1.00)		
			Shrouts (30%)	Slow water movement (1.00)		
				Slope (1.00)		
				Depth to bedrock (1.00)		
			Beasley (25%)	Slow water movement (1.00)		
				Slope (1.00)		
				Depth to bedrock (0.85)		
OtB	Otwood silt loam, 2 to 6 percent slopes	Very limited	Otwood (90%)	Depth to saturated zone (1.00)	0.0	0.1%
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
OtC	Otwood silt loam, 6 to 12 percent slopes	Very limited	Otwood (90%)	Depth to saturated zone (1.00)	5.1	57.0%
				Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		
				Slope (0.04)		
UahC	Urban land-Udorthents complex, 0 to 12 percent slopes	Not rated	Urban land (60%)		0.3	3.6%
			Udorthents (40%)			

Custom Soil Resource Report

Septic Tank Absorption Fields— Summary by Map Unit — Jefferson County, Kentucky (KY111)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
UrC	Urban land-Alfic Udarents-Otwood complex, 0 to 12 percent slopes	Very limited	Alfic Udarents (25%)	Depth to saturated zone (1.00)	0.2	2.7%
				Slow water movement (1.00)		
			Otwood (25%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
Totals for Area of Interest					9.0	100.0%

Septic Tank Absorption Fields— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	8.6	96.4%
Null or Not Rated	0.3	3.6%
<b>Totals for Area of Interest</b>	<b>9.0</b>	<b>100.0%</b>

**Rating Options—Septic Tank Absorption Fields (14005 Taylorsville Road)**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

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## Williams, Julia

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**From:** Tess Johnson <tj2677030@gmail.com>  
**Sent:** Wednesday, November 16, 2016 1:46 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; emilyliu@louisvilleky.gov  
**Subject:** Pope Lick Station 14ZONE1064

Julia,

This note is to inform you of my opposition to the proposed development at the intersection of Taylorsville and Pope Lick Roads. Here are my reasons for opposition:

- This location is at the entrance to the Pope Lick portion of the Parklands, Jefferson County's crown jewel of all its parks. Except for a few midday hours, it is already very difficult, and dangerous to leave the Park at that intersection due to heavy traffic, and no traffic lights.
- As this strip of land is by the park entrance, it should stay true to the mission of the Parklands, which is to preserve the scenic quality that remains, and environmental integrity of the tributaries of Floyds Fork for the generations that follow us. This area of Jefferson County is developing fast, and we should be careful as to how development occurs.
- The Parklands has also become a tourist draw. Please don't disappoint our visitors by manmade distractions, and loss of native beauty.

I am not opposed to any development, but the plans for this project, as outline and explained by Fisherville Area Neighborhood Association, is not in keeping with the purpose of the Parklands.

Please consider these points in the deliberation of the zoning change for Pope Lick Station 14ZONE1064.

Tess Johnson  
15601 Bridlegate Drive  
Louisville, KY 40299



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

*received  
after  
staff report*

## Williams, Julia

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**From:** Ron J <ronj@twc.com>  
**Sent:** Wednesday, November 16, 2016 1:38 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Pope Lick Station 14ZONE1064

Julia,

In summary I am opposed to rezoning Pope Lick Station. I will try to make this short.

I moved to Louisville from Chicago in 1975. My first and worst impression to this day was crossing the Kennedy bridge and seeing all the scrap yards and material yard lining the Ohio River, and I applaud the city and county for cleaning it up. When friends and family would come to visit I would try to show them the unique things of the city like the Bell of Louisville and the "Pope Lick Trestle". Although I lived in the rail road capital of the US for almost 30 years, the Pope Lick Trestle was the first trestle much over 40 Feet high that I ever saw. I can't tell you how many pictures I, my family and friend took of that trestle. Every kid I grew up with wanted a trestle and tunnel on their model railroad (Lionel & Marx sold a lot of them). Please don't destroy the splendor of my trestle. I could write pages on what this wonderful sight means but was told to keep this brief. I share many of the concerns that others have expressed but once the view is bull dozed we can never get it back for any amount of money.

Ronald Johnson  
15601 Bridle Gate Dr.  
Louisville KY 40299  
502 267-7030

## Williams, Julia

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**From:** Laura Strong <drlhsvet@gmail.com>  
**Sent:** Tuesday, October 18, 2016 11:36 PM  
**To:** Williams, Julia  
**Cc:** Liu, Emily; Webster, Angela  
**Subject:** Re: Pope Lick Station 14ZONE1064

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

POPE LICK...Pardon my typo in earlier communication

On Oct 18, 2016 11:33 PM, "Laura Strong" <drlhsvet@gmail.com> wrote:

Dear Ms. Williams,

I am writing to oppose the zoning change for the development of Pop Luck Station. As a resident of Fisherville I am a first hand witness to the traffic and congestion specifically on the section of Taylorsville Rd from Hatmaker Trail to Routt Rd during most day time hours all 7 days of the week. The weekly serious car wrecks are a clear indication that there is insufficient roadway infrastructure to support a commercial property at this time. Please turn down this zoning change until responsible traffic patterns are put into place (additional lanes and traffic signals!!)

Regards,

Laura Strong  
5900 Bradbe Farm Lane



## Williams, Julia

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**From:** Ellen Bland <ebland@wrrealtors.com>  
**Sent:** Tuesday, October 18, 2016 3:26 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Pope Lick Station 14ZONE1064

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

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
  - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
  - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
  - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
  - This same parcel was denied commercial zoning in a previous application.
  - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!

- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
  - The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
  - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
  - Retaining existing tree cover, in particular on hillsides
  - Avoiding disturbance of slopes that are greater than 20%
  - Minimizing or avoiding the use of:
    - Cut and fill
    - Terracing
    - Retaining walls
    - Parking at the front of the property
    - Visual Impact of new structures
  - Preserving scenic vistas from the scenic byways and parklands.
  - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
  - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
  - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
  - The plans note that the required right of ways may not be finalized.
  - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
  - What are the applicants’ sewer plans and MSD’s comments?
  - Will Sewer Capacity be available? When?

- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

*Ellen Bland, CRS, GRI*

Wakefield Reutlinger Realtors  
A Berkshire Hathaway Affiliate  
6511 Glenridge Park Place, Suite 10  
Louisville, KY 40222  
502-807-4924 Cell  
502-425-0225 Office  
502-471-5005 eFax



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## Williams, Julia

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**From:** Heather Bridwell <bridwellh@outlook.com>  
**Sent:** Tuesday, October 18, 2016 2:46 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Pope Lick Station 14ZONE1064

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

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, “Pope Lick Station” know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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  - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
  - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
  - The existing gas station commercial zoning across the street was a zoning artifact going back to 70’s and predated both the current land use and DRO codes.
  - This same parcel was denied commercial zoning in a previous application.
  - A “fast food” “strip mall” proposal is not what the base zoning, existing area’s character, or the front door to The Parklands requires!

- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
  - The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
  - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
  - Retaining existing tree cover, in particular on hillsides
  - Avoiding disturbance of slopes that are greater than 20%
  - Minimizing or avoiding the use of:
    - Cut and fill
    - Terracing
    - Retaining walls
    - Parking at the front of the property
    - Visual Impact of new structures
  - Preserving scenic vistas from the scenic byways and parklands.
  - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
  - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
  - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
  - The plans note that the required right of ways may not be finalized.
  - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
  - What are the applicants’ sewer plans and MSD’s comments?

- Will Sewer Capacity be available? When?
- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Gloria Hisle

Heather Hisle

Sent from my iPhone

## Williams, Julia

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**From:** Hart Hagan <nhhagan@gmail.com>  
**Sent:** Wednesday, November 16, 2016 9:09 AM  
**To:** Williams, Julia  
**Subject:** Floyds Fork  
**Attachments:** FloydsForkCase14ZONE1064.docx

Ms. Williams,

Here is the Sierra Club statement regarding the Floyds Fork case.

Thanks very much.

Hart Hagan

Case number: 14ZONE1064, Popè Lick Station

Dear Ladies and Gentlemen of the Planning Commission:

Thank you for this opportunity to address this esteemed group. And thank you for your service to our community.

The Sierra Club supports smart development. But this development is not a smart choice for Louisville.

The proposed development is bad for our environmental health and our economic well being, for the following reasons...

**REASON NUMBER ONE:**

The proposed development is situated right on Floyds Fork, just a few feet from water's edge. It will certainly cause water pollution in one of Jefferson County's cleanest waterways.

At a time when Louisville is paying \$850 million in a consent decree to clean up our water, the proposed development promises to repeat and perpetuate the same mistakes that have caused water pollution in the first place.

Those mistakes include:

- Too much development right at the water's edge.
- Not enough vegetation buffering the waterway from sewage and erosion.
- Not enough trees to absorb stormwater.

To use a metaphor: If you want to get out of a hole, the first thing to do is stop digging it deeper. The proposed development is digging the wrong hole in the wrong place.

**REASON NUMBER TWO:**

The proposed development is bad for Louisville's tree canopy.

Louisville's tree canopy is currently below recommended levels and rapidly declining, due mainly to an aging and dying tree population that should have been replaced decades ago.



To catch up with this trend, the city is spending millions of dollars to put trees in the ground with the help of dedicated volunteers, who spend countless hours of their time to reverse the trend and provide for a cleaner, cooler Louisville.

And then -- after trees are planted -- we must wait patiently for years before they can grow to maturity.

Once mature, these trees will serve to cool the air, and mitigate air and water pollution. But these things take time.

How tragic and counterproductive, then, if we allow a development that will take a hillside full of mature trees and eliminate them in one stroke.

Not that we can never cut down a tree. Development will eliminate some trees. But this is far too many trees in the wrong place at the wrong time, and represents an unjustifiable net loss to our tree canopy.

This is a decisive step in the wrong direction for our city.

To employ a metaphor, if you want to fill your bathtub, then ... by all means ... plug up the drain first.

### **REASON NUMBER THREE:**

The proposed development is a decisive step in the wrong direction because of the issue of brain drain.

Every day in our globally competitive marketplace, college students, college graduates, tourists, entrepreneurs and executives choose to spend their time and money in Louisville or not.

Students can attend college here, or not. College graduates can seek employment here or not. Entrepreneurs and executives can choose to locate in Louisville or Nashville or Indianapolis or Portland or Austin or Atlanta.

Why should they choose Louisville?

Many factors matter, but --increasingly -- young, talented, intelligent people are concerned about sustainability.

They want to live in a community that is making smart choices in favor of clean air, clean water, outdoor recreation and thriving urban ecosystems that include birds, fish, mammalian wildlife, bees, butterflies and frogs. These wildlife species are not just aesthetically pleasing. They are a real and tangible economic benefit.

The visionary leaders who brought us the Parklands of Floyds Fork know that natural spaces and thriving ecosystems are not a luxury. They are a necessity if we want to be a competitive, world-class city.

Thriving ecosystems provide valuable services to keep us competitive as a city...

- Thriving ecosystems clean and cool the air.
- Thriving ecosystems clean our water.
- Thriving ecosystems support pollinators.
- Thriving ecosystems provide for outdoor recreation and scientific exploration for students, researchers and enthusiasts.
- Thriving ecosystems even have a measurable impact on mental health.

Here's why this matters ...

Globally biodiversity keeps going down. Bird populations are down. Fish populations are down. Figures between 50% and 90% are not unusual when talking about the decline of wildlife and biodiversity.

As a human species, we do not want to see how far we can push our luck. We do not want to see how low biodiversity can fall before it becomes catastrophic to our own species. We are already paying too high a price as it is.

And here's the thing ... Solutions are local.

These problems are solved locally. The solution does not lie with somebody else who is somewhere out there. The solution is here, and the time is now.

Ladies and gentlemen of the Planning Commission, make the right choice for Louisville today. Vote to keep Floyds Fork clean and relatively free from the wrong kind of development.

Respectfully,

The Sierra Club

**Williams, Julia**

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**From:** michael farmer <mike.farmaid@gmail.com>  
**Sent:** Wednesday, November 16, 2016 9:38 AM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Case # 14ZONE 1064  
**Attachments:** P&D Case # 14ZONE 1064.pdf

Julia,

Attached is a scanned copy of signed letter from the Jefferson County Water and Soil Conservation District opposing Pope Lick Station development Case # 14ZONE64. I will bring the original to tomorrows hearing for your files. If you need today let me know and I will bring to your office today.

Thank You  
Mike Farmer  
Jefferson County Water and Soil Conservation Supervisor

**Subject: P&D Case # 14ZONE 1064.pdf**

Attached letter w/signatures.

Joy S. Edwards  
Administrative Secretary  
Jefferson County Soil and Water Conservation District | 4233 Bardstown Rd., Suite 100-A | Louisville,  
KY 40218 | P: 502.499.1900 | F: 855.770.3755 | [www.jeffcd.org](http://www.jeffcd.org) | FACEBOOK

Since 1998, the Conservation District has provided more than 48,700 tree seedlings to Jefferson Countians in observance of Kentucky's Arbor Day and Earth Day!

Your message is ready to be sent with the following file or link attachments:

P&D Case # 14ZONE 1064.pdf



**JEFFERSON COUNTY SOIL & WATER CONSERVATION DISTRICT**  
CHRYSLER BUILDING, SUITE 100-A, 4233 BARDSTOWN ROAD, LOUISVILLE, KY 40218-3280  
PHONE (502) 499-1900 · FAX (855) 770-3755

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November 15, 2016

Julia Williams, Case Manager  
Louisville Metro Planning  
and Design Services  
444 S. Fifth St., Suite 300  
Louisville, KY 40202

RE: Case #14ZONE 1064, Pope Lick Station at 14005 Taylorsville Road

Dear Ms. Williams:

The Jefferson County Soil and Water Conservation District (SWCD) Board of Supervisors opposes the development of Pope Lick Station (Case# 14ZONE1064). The Jefferson County SWCD's objection to this development is due to the risk and potential negative impact to Floyds Fork and Pope Lick Creek and unnecessary destruction of land, tree canopy and natural resources on this property within the Floyds Fork watershed.

Our mission is to promote the "wise" use and conservation of all renewable natural resources within the District, including the impact of urban/suburban activities on our land, water, trees and other natural resources in the Louisville Metro area.

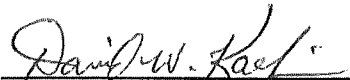
This proposed development is located in the Floyds Fork DRO which was created to protect Floyds Fork, its tributaries and surrounding land and trees. Development in the Floyds Fork DRO should follow the stated recommendations to protect our land and waterways.

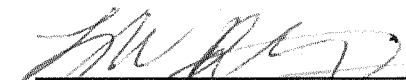
Water quality and the protection of our land and tree canopy should be given the utmost consideration for any development in the Floyds Fork area.

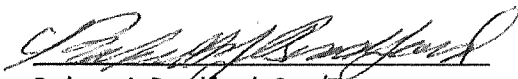
Stormwater runoff from the proposed building structures and large parking lot will eventually flow directly into an already impaired Pope Lick Creek which is less than a quarter mile from Floyds Fork.

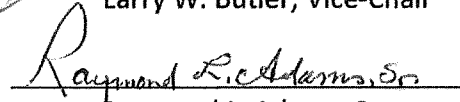
There is renewed interest in the Floyds Fork Area Study and Cornerstone 2040 Project is in process. We've reached a pivotal juncture and this moment requires leadership and vision. We have a once in a lifetime to get it right. Let's be "wise" about how we develop and still protect one of the last remaining rural watersheds in Jefferson County.

Sincerely,

  
\_\_\_\_\_  
David W. Kaelin, Chair

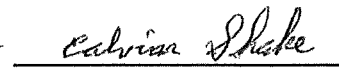
  
\_\_\_\_\_  
Larry W. Butler, Vice-Chair

  
\_\_\_\_\_  
Robert J. Bradford, Sec/Treas.

  
\_\_\_\_\_  
Raymond L. Adams, Sr.

  
\_\_\_\_\_  
Lisa Dettlinger

  
\_\_\_\_\_  
Michael Farmer

  
\_\_\_\_\_  
Calvin Shake

Board of Supervisors  
Jefferson County Soil and Water Conservation District

## Williams, Julia

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**From:** Peter Bodnar <pdb3@aye.net>  
**Sent:** Wednesday, November 16, 2016 10:03 AM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Pope Lick Station Comments  
**Attachments:** Why must despoil that which we have spent so much love and money to build.pdf

Julia,

Here are my / FFEA board comments on Reference case #14ZONE 1064, known as Pope Lick Station at 14005 Taylorsville Road; zoning change request from rural residential (RR) to C1 commercial zoning. I plan to deliver in person at the Planning Commission tomorrow at 1:00.

Do you have any idea where this case might be on the schedule?

Thanks,

Peter Bodnar III  
Co-President, Floyds Fork Environmental Association  
8801 Dawson Hill Rd.  
Louisville, KY 40299



## Floyds Fork Environmental Association

November 12, 2016

Case#14ZONE 1064 Pope Lick Station 14005 Taylorsville Road Comments

To Ms. Julia Williams, Planning and Design Services & Committee members,

Why must we despoil that which we have spent so much love and money to build?  
Why do we drive wildlife to extinction, debase our water, soil & air, because we, as a city,  
need to expand— like a cancer.

Why must we, as a community, watch pearls be thrown to swine?

The Parklands is a pearl, a jewel. It represents the best hopes of a public / private  
partnership that should be cherished and treated with special care.

Why defame it by allowing the most generic, inept strip mall to be located— in a  
**monumentally** constrained site— at an entrance? Why increase the community's **flooding  
costs** by permitting development in the flood plain? Why permit septic doomed to fail? The  
details of the site's constraints are presented in all of the documentation already given by  
many groups.

We cannot continue to let commercial development recklessly drive infrastructure  
expansion. Codes and regulations, the Floyds Fork DRO—are imperfect methods that we  
use as a community to balance future public health & well being with private license to  
develop for profit. They help prod us to consider the results of actions taken today for  
future generations.

The community is beginning the process of revising Cornerstone 2020 into 2040.  
We propose a moratorium on commercial development directly adjacent to the Parklands  
until Cornerstone 2040 is enacted. We should not constrain our future options by decisions  
made now in haste.

Do not set a precedent that disregards the Floyds Fork DRO.

Do the right thing by denying this zoning change.

Sincerely,

Peter Bodnar III —Co-President  
Floyds Fork Environmental Association



**Williams, Julia**

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**From:** David Wicks <dwicks1@gmail.com>  
**Sent:** Wednesday, November 16, 2016 10:46 AM  
**To:** Williams, Julia  
**Subject:** Case number: 14ZONE1064, Pope Lick Station - Comments from David Wicks  
**Attachments:** 14ZONE1064, Pope Lick Station wicks comments.docx

Ms. Williams,  
Please find my comments in opposition to Case number: 14ZONE1064, Pope Lick Station

Please let me know if you get this.

Kind Regards,

Dr. Wicks

Case number: 14ZONE1064, Pope Lick Station

TO: Metro Louisville Planning Commission Members  
FROM: Dr. David Wicks  
SUBJECT: Opposition to Pope Lick Station and exceptions to the Floyds Fork DRO  
DATE: November 16, 2016

I am writing to encourage you to not to allow the proposed development called Pope Lick Station.

In 1993 the Floyds Fork Development Review Overlay District (DRO) adopted by Metro Louisville has protected the creek and the adjacent riparian area. Now 23 years later as you are considering allowing development contrary to the letter and spirit of the DRO, I would recommend caution. Both development and nature preservation require a stable long range view of land management and allowable activity. The decision to break with the stated intent of previous regulations should not be taken lightly, this brings up the question of the integrity of our zoning laws. From what I read, the Pope Lick Station proposal does not square with the Floyds Fork Area Study either. Lets not go down the road of spot zoning.

The Pope Lick Station proposal will harm the water quality, it will harm the aesthetic value of the Louisville loop and the canoeing possibilities of the creek, it will harm the riparian area. I urge you to say no.

I have been involved with the creek for many years. I was the first director of educational programs at Blackacre State Nature Preserve for 30 years, I serve on MSD stakeholder committee, on the Future Fund Board of Directors and an active water/stream monitor of the fork with the Salt River Watershed Watch.

Kind Regards,

Dr. David Wicks  
6215 Deep Creek Court  
Prospect, KY 40059  
[Dwicks1@gmail.com](mailto:Dwicks1@gmail.com)

## Williams, Julia

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**From:** Graham, Will <William.Graham@nscorp.com>  
**Sent:** Tuesday, November 15, 2016 10:12 AM  
**To:** Williams, Julia  
**Cc:** Johnson, Alan; Hart, Brad; Chapman, Jason A.; Moore, Kyle H.  
**Subject:** 14005 Taylorsville Road - 14ZONE1064  
**Attachments:** Valuation map 03404.pdf

Julia,

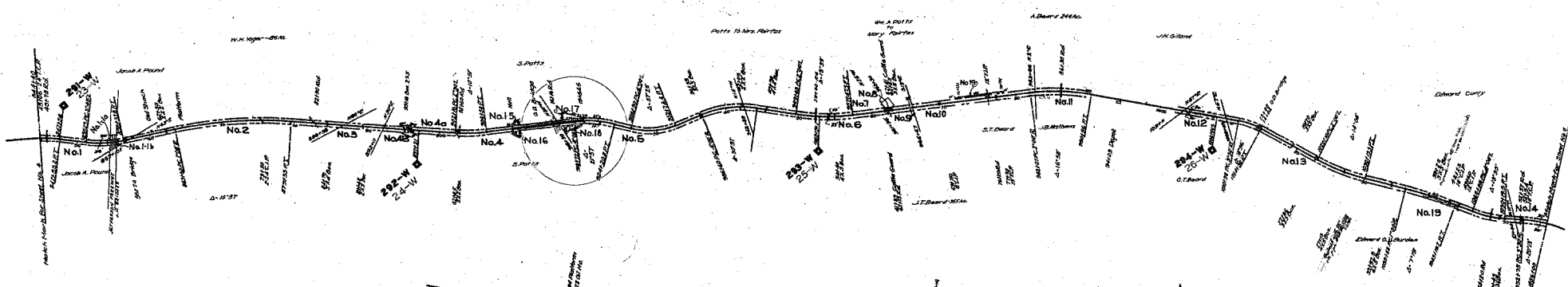
I am writing to provide input concerning the subject zoning change request. As an adjoining property owner, Norfolk Southern Railway (NSR) has concerns about the proposed development as detailed below.

1. The property lines shown on the proposed site plan dated 11/17/14, Revision 4, conflict with our records. I have attached a copy our valuation map showing a minimum of 33' from the centerline of track to the property line. The proposed site plan shows this dimension as small as 28' in some locations.
2. The proposed development has the potential to adversely affect the stability of the roadbed supporting our tracks. This can lead to serious safety concerns for NSR as well as the surrounding community.
  - a. The proposed development includes retaining walls to support the embankment on which the track rests. NSR would need to review the details of these walls, including stability analysis before, during, and after construction, to ensure they will not adversely impact the stability of the roadbed.
  - b. The proposed development will significantly change the storm water drainage patterns in the area. NSR would need to review the proposed grading and drainage plans to ensure our property is not adversely impacted by the proposed development.

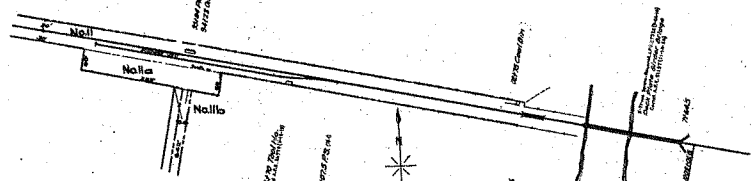
We do not have any personnel readily available to attend the planning commission meeting that is considering this zoning change later this week. Please confirm this email will be acceptable as a means for communicating our concerns as an adjacent property owner.

Thank you,  
Will Graham  
Engineer Geotechnical Services  
Norfolk Southern Railway Company  
Office: 404-529-1212  
Cell: 404-245-0097

JEFFERSON COUNTY, KY.



FISHERVILLE, KY.



03404



TRACK NUMBERS REFER TO ICC LIST NUMBERS

**RIGHT-OF-WAY AND TRACK MAP**

**SOUTHERN RAILWAY COMPANY**  
IN KENTUCKY  
Operated by the

**SOUTHERN RAILWAY COMPANY**

LOUISVILLE DIVISION  
STATION 0844+00 TO STATION 1066+00  
SCALE 1" = 400 FT. DECEMBER 31, 1927

Office of Special Engineer  
Washington, D.C.

STATIONING REFERS TO FEDERAL INVENTORY CHANGE NO.

3-15-1928  
Tracks corrected to Dec. 31, 1928



## Williams, Julia

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**From:** Frances Aprile <frances@littledovefarm.com>  
**Sent:** Monday, November 14, 2016 11:05 PM  
**To:** Williams, Julia  
**Subject:** Case # 14ZONE1064: How sprawling development is threatening the Parklands of Floyds Fork — Broken Sidewalk

Julia -- If you can, please add the article below to the record for case # 14ZONE1064, Pope Lick Station.

This article gives an excellent overview of planning issues in the Floyds Fork watershed & summarizes our major concerns. It refers specifically to the renewed Floyds Fork Area Study & the Planning Commission's opportunity now to encourage good long-term planning for our area.

In any case, I'm hoping you can distribute this article to planning staff & commissioners. I believe the information here will prove valuable as you consider this & future development proposals in the Floyds Fork area.

Thank you for your assistance & for the care you bring to this important work. We all appreciate it deeply.

Sincerely,  
Franny Aprile  
FANA board member

[http://cp.mcafee.com/d/k-Kr6hASyMed7abOrzNEVdTdzDTzhOVuVJAs-Ygen6bCSHPXNEVsKCcrpujKO-yyr4mPVrNyhVYJIE2zWJOEpAuvVkJN6FASvKI3czP\\_aBK8RcCQn3hOZGrP\\_nVVdxNOZ-LsKCyeHv5xUQsIIITuVqWdAklrTjVkfGhBrwqrhdECXYCyOyyMevohdTdw004qBvxii7CdfaYLyTQncmfS49g8BZCnCjYKJiF-MgFxKAqnevhPP4Pw\\_jzVjCvW5jfKX5nBPDoX2TQ1hqHsitqjB0zJHlrxFBPradSjoBJfd4066y15w2gM31F6Xz2hEw2Zj1EwEJ7j1YE4jh0xVDPWHa\\_2pEwBgQgj9N\\_p\\_2k29EwCjYQg1roBjZwxgQgltd40KvklxgQg2ZoBjh0qUzk0qB3h0cNGl-1Ew698uoQYGrhKYrSsoAT0ur](http://cp.mcafee.com/d/k-Kr6hASyMed7abOrzNEVdTdzDTzhOVuVJAs-Ygen6bCSHPXNEVsKCcrpujKO-yyr4mPVrNyhVYJIE2zWJOEpAuvVkJN6FASvKI3czP_aBK8RcCQn3hOZGrP_nVVdxNOZ-LsKCyeHv5xUQsIIITuVqWdAklrTjVkfGhBrwqrhdECXYCyOyyMevohdTdw004qBvxii7CdfaYLyTQncmfS49g8BZCnCjYKJiF-MgFxKAqnevhPP4Pw_jzVjCvW5jfKX5nBPDoX2TQ1hqHsitqjB0zJHlrxFBPradSjoBJfd4066y15w2gM31F6Xz2hEw2Zj1EwEJ7j1YE4jh0xVDPWHa_2pEwBgQgj9N_p_2k29EwCjYQg1roBjZwxgQgltd40KvklxgQg2ZoBjh0qUzk0qB3h0cNGl-1Ew698uoQYGrhKYrSsoAT0ur)

## Williams, Julia

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**From:** Martin Shuck <marty@louisvillehomeseach.com>  
**Sent:** Monday, November 14, 2016 9:10 PM  
**To:** Williams, Julia  
**Subject:** Resident opposed to Pope Lick Station

Hi Ms Williams,

I am a resident of the Fisherville area and it has come to my attention that a commercial development is planned at the intersection of Pope Lick and Taylosville Rd. I have seen the plans to this, and I can't think of a more ill-advised plan for that location.

The most obvious problems:

This is a very high traffic and dangerous intersection and area of Taylosville Rd, not currently being able to properly accommodate the existing traffic.

There are no sewers in this area, and I saw no adequate handling of this in the plan.

This is in the Floyd's Fork watershed, an environmentally sensitive area.

This will be a huge detraction from the recently open-ended, and beautiful Parklands .

It is beyond comprehension that this is apparently has made it pretty far into the planning stages. This is not a suitable development at this location by any stretch of the imagination.

Thanks for your time,  
Martin L Shuck  
2120 Clark Station Rd  
Fisherville, KY 40023

## Williams, Julia

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**From:** Bert Stocker <BertStocker@hotmail.com>  
**Sent:** Tuesday, November 15, 2016 12:52 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Revision to Presentation on Accident Analysis for Public Hearing on Case 14ZONE1064 11-17-16  
**Attachments:** Publid Hearing 2016-11-17 Rev 1 Accident History.pptx

Julia,

I made a few changes in my presentation for the Public Hearing on Case 14ZONE1064 on November 17, 2016. The statistics and conclusions are the same , but I've added another chart of the area for clarity. Should I bring my pen drive with the file or will you put in on your computer system. I assume that the Microsoft PowerPoint format is OK.

Thanks,

*Bert Stocker*

## Analysis of Accidents on Hwy 155 from I265 to Taylorsville Lake Rd fm 1/1/06 to 10/27/16

- There have been 464 collisions involving 963 vehicles
- There have been 4 people killed and 169 people injured
- There have been 36 injuries for every 100 accidents
- 39% of the accidents occurred at or within ½ mile of the Pope Lick intersection
- 42% of the injures occurred at or within ½ mile of the Pope Lick intersection
- The number of accidents have doubled from 2006 to present
- The number of injuries have nearly tripled from 2006 to present
- Rate of accidents is 5/month in the period from 1/1/14 to present
- Rate of injures is 2/month in the period from 1/1/14 to present

- Taylorsville Rd from the Gene Snyder to Taylorsville Lake Rd is unsafe now !
- New development without major road improvements will only make it more unsafe !



Highway 155 (Taylorsville Rd.) from I265 to Taylorsville Lake Rd



● Deaths 1/1/06-10/27/16

# Injuries and Deaths 1/1/2006 to 11/14/16

- Injuries 1/1/06-12/31/09
- Injuries 1/1/06-12/31/09
- Injuries 1/1/06-12/31/09



**Subject:** Case 14ZONE1064

**Date:** Sunday, November 13, 2016 at 9:24:32 PM Eastern Standard Time

**From:** Hurst, Carol J. *Carol*

**To:** julia.williams@louisvilleky.gov

**CC:** Angela Webster, Liu, Emily, Harrell Hurst, churst@louisville.edu

Julia,

The Fisherville Area Neighborhood Association (FANA) has collected signatures of those who are in opposition of the application for a change in zoning from R-R to C-1 for the property at 14005 Taylorsville Road. We plan to deliver the signed copies of the petition to your office Monday, November 14. Please include this information in the files for case #14ZONE1064 for the Planning Commission members at the hearing on November 17, 2016.

Thank you.

Carol Hurst

16200 Taylorsville Road

Fisherville, KY 40023

Secretary, FANA

RECEIVED

NOV 14 2016

PLANNING &  
DESIGN SERVICES

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fishersville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	Lia Vassiliades		18906 Hunt Country Ln 40023
2.	Mark Natan		15004 old Taylorsville Rd 40023
3.	Suzy Peers		5039 Rount Rd 40299
4.	JOHN HOOKER		4900 DUNBAR VALLEY RD 40023
5.	CARDYN WLEDENKER		50 Elk Creek Ct 40071
6.	Vicki Buns		17000 Persimmonwood Trl 40023
7.	Mary Ann Osting		4900 Higgins View 40023
8.	<del>Paul Osting</del>		
9.	Paul Osting		4900 Higgins View Ln 40023
10.	Mike Lawrence		15800 Plum Creek Trail 40299
11.	LAURA DEVLIN		2110 S. English Station - Rd. 40299
12.	Kelly Thomas		17005 Persimmon Wood Trail 40023
13.	AL MATHERLY		4703 ROUTT ROAD, LOU 40299
14.	Greg Hintz		16300 Crooked Ln, Fishersville 40023
15.	JERRY NASH		4700 Dunbar Valley 40023
16.	Linda Matherly		4703 Rount Rd Lou 40299
17.	Michael Thomas		5011 Hopewell Rd Lou. Ky 40299
18.	Rebecca Thomas		" " " " " "
19.	Douglas Biese		17611 Fishersville Woods 40023
20.	David Stray		5900 Brook Farm Ln Fishersville 40023

**RECEIVED**

SHEET TOTAL: 20

NOV 14 2016

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fisherville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	GIL MARCHAL	<i>Gil Marchal</i>	3900 WILDERNESS TR 40023
2.	Rick Paulin	<i>Rick Paulin</i>	3931 WILDERNESS TRAIL
3.	George R. Setz	<i>George R. Setz</i>	3805 WILDERNESS TRAIL
4.	George Hoge	<i>George Hoge</i>	11320 TAYLORSVILLE RD 40023
5.	Robin Hodgson	<i>Robin Hodgson</i>	4900 Dunbar Valley Rd 40023
6.	Trish Nash	<i>Trish Nash</i>	4700 Dunbar Valley Rd 40023
7.	Victoria Hernandez	<i>Victoria Hernandez</i>	5503 ROUTE RD. 40299
8.	Flecia Brown	<i>Flecia Brown</i>	5905 BRABE FOREST 40023
9.	Pam Cook	<i>Pam Cook</i>	6504 ROUTE RD Lou. KY 40299
10.	Jeff Spear	<i>Jeff Spear</i>	17635 Fisherville Woods Dr Fis 40023
11.	Bill Jacobs	<i>Bill Jacobs</i>	15804 Crystal Valley Way 40299
12.	Barbara Haffins	<i>Barbara Haffins</i>	4111 Old Route Road 40299
13.	John Campbell	<i>John Campbell</i>	14816 Taylorsville Rd. 40023
14.	Mike Haffins	<i>Mike Haffins</i>	4111 Old Route Rd. Lou ky 40299
15.	Rick Mann	<i>Rick Mann</i>	16509 CRAND LA FISHERVILLE KY 40023
16.	Joan Fell Barnett	<i>Joan Fell Barnett</i>	17010 Meeting House Rd, Fisherville 40023
17.	James Brown	<i>James Brown</i>	5255 Bradson Street L. Fisherville 40023
18.	Kathleen Harker	<i>Kathleen Harker</i>	4421 Route Rd, Lou, Ky 40299
19.	Steve Harrod	<i>Steve Harrod</i>	16301 Crooked Ln Fisherville KY 40023
20.	Diane Harrod	<i>Diane Harrod</i>	16301 Crooked Ln Fisherville KY 40023

**RECEIVED**

SHEET TOTAL: 20

NOV 14 2016

PLANNING & DESIGN SERVICES

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fisherville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	DAVIN LEWIS	<i>[Signature]</i>	8511 Williams Rd 40299
2.	KEITH WELCH	<i>[Signature]</i>	16601 Dry Ridge Rd 40299
3.	Robin W. Wimsatt	<i>[Signature]</i>	17319 Dry Ridge Rd 40299
4.	Pat Rigdon	<i>[Signature]</i>	4309 ROUTT Rd. 40299
5.	Sid Rigdon	<i>[Signature]</i>	4309 ROUTT Rd. 40299
6.	Nick Cook	<i>[Signature]</i>	4410 Routt Rd 40299
7.	Grant Barnard	<i>[Signature]</i>	9104 Hassig Way 40299
8.	Bethany Maynard	<i>[Signature]</i>	9200 HASSIG WAY 40299
9.	Sandra Buchanan	<i>[Signature]</i>	9201 Hassig Way 40299
10.	William T. Buchanan	<i>[Signature]</i>	9201 HASSIG WAY 40299
11.	Robert Holland	<i>[Signature]</i>	16722 DRY RIDGE RD 40299
12.	Jordan Miller	<i>[Signature]</i>	16900 Dry Ridge Rd 40299
13.	Sandra Miller	<i>[Signature]</i>	16901 Dry Ridge Rd. 40299
14.	Lisa Crain	<i>[Signature]</i>	8611 Williams Road 40299
15.	Mark Warner	<i>[Signature]</i>	7901 Routt rd 40299
16.	Angela Warner	ANGELA WARNER	7901 Routt Rd 40299
17.	William Harp	<i>[Signature]</i>	7500 Routt Rd 40299
18.	Mary K. Harp	<i>[Signature]</i>	7500 Routt Rd. 40299
19.	BILL TERRELL	<i>[Signature]</i>	16603 DRY RIDGE Rd 40299
20.	Jimmy Terrell	<i>[Signature]</i>	16603 Dry Ridge Rd 40299

**RECEIVED**

SHEET TOTAL: 20

NOV 14 2016

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fisherville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	April Henderson	<i>April Henderson</i>	7100 Hickory Valley Rd 40299
2.	Robert Arnold M.D	<i>Robert Arnold M.D.</i>	7500 Springhill Farm Rd 40219
3.	Betty Arnold	<i>Betty Arnold</i>	7500 Springhill Farm Rd 40299
4.	Beth Henderson	<i>Beth Henderson</i>	7100 Hickory Valley Rd 40299
5.	JEFF HENDERSON	<i>Jeff Henderson</i>	7100 HICKORY VALLEY RD 40299
6.	Kelly Dabney	<i>Kelly Dabney</i>	3107 Shady Trace Ct 40014
7.	Jesse Henderson	<i>Jesse Henderson</i>	408 Mayfair Ln 40207
8.	Sandy Arnold	<i>Sandy Arnold</i>	408 Mayfair Ln 40207
9.	Tim HENDERSON	<i>Tim Henderson</i>	7100 HICKORY VALLEY RD 40299
10.	Rhonda Arnold	<i>Rhonda Arnold</i>	7100 Hickory Valley Rd 40299
11.	Michelle Arnold	<i>Michelle Arnold</i>	102 Clubhouse Drive 40350
12.	Kenny Soto	<i>Kenny Soto</i>	1290 Farmdale Ave 40213
13.	Shelva Poole	<i>Shelva Poole</i>	14030 Hickory Hills Trl 40299
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SHEET TOTAL: 13

**RECEIVED**

NOV 14 2018

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fishersville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	TESS JOHNSON	Tess Johnson	15601 BRIDLEGATE DR 40299
2.	ROBERT MILLER	Robert Miller	16021 PLUM CREEK TRL 40299
3.	Tom Spind	Tom Spind	16221 Plum Creek 40299
4.	NANCY POHL	Nancy Pohl	15205 BRUSH RUN RD 40299
5.	RODNEY POHL	Rodney Pohl	15205 BRUSH RUN RD 40299
6.	PAUL BUEK	Paul Buek	17602 THREE GIRLS WAY 40023
7.	GREGG MOTTER	Gregg Motter	5211 Turtle Lake Rd 40023
8.	Ronald Johnson	Ronald Johnson	15601 BRIDLE GATE DR 40299
9.	Susan Weike	Susan Weike	3910 Old Clark Station 40023
10.	Daniel Weike	Daniel Weike	3910 Old Clark Station 40023
11.	Carol Hurst	Carol Hurst	16200 Taylorsville Rd, Fishersville, 40023
12.	Harrell Hurst	Harrell Hurst	16200 Taylorsville Rd, Fishersville, KY 40023
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SHEET TOTAL: 12

NOV 14 2016



**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fisherville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	Martin Shuck	<i>[Signature]</i>	260 Clark Station Rd 40023
2.	John Roberts	<i>[Signature]</i>	17531 Fisherville Woods Dr 40023
3.	Barbara Hobards	Barbara Hobards	17531 Fisherville Woods Drive 40023
4.	Donna Frank	D 2 D	16509 Bradber Rd 40023
5.	Berlin Now	BERTRAM STOCKER	16313 CROOK LN 40023
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SHEET TOTAL: 5

NOV 14 2016

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fisherville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	Judy Steinhauer	<i>Judy Steinhauer</i>	5509 Chapman Ridge Rd 40023
2.	Ron Steinhauer	<i>Ron Steinhauer</i>	5509 Chapman Ridge Rd 40023
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SHEET TOTAL: 2

NOV 14 2015

PLANNING & DESIGN SERVICES

Nov 17<sup>th</sup>  
Public Station

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fisherville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	BRAD DENLOW	<i>[Signature]</i>	2110 S. English Str. Rd <sup>Low Ky</sup> 40299
2.	Bruce Boba	<i>[Signature]</i>	2611 So. Pope Lick Rd 40299
3.	Kathleen L. Bunn	<i>[Signature]</i>	" " " "
4.	francis Aprile	<i>[Signature]</i>	15404 Taylorsville Rd fisherville 40023
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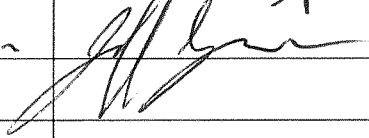
SHEET TOTAL: 4

NOV 14 2016

DESIGN SERVICES

**Petition in Opposition to Rezoning Application – Case #14ZONE1064**

We, the undersigned oppose the rezoning application for Pope Lick Station, LLC, Case #14ZONE1064, to C-1 Commercial to allow a fast food restaurant and retail space at 14005 Taylorsville Rd, Fishersville, KY 40023.

	Print Name	Signature	Address w/ Zip Code
1.	Chip Miller		16900 Homestead Trace 40023
2.	Michelle Spain		17029 Meeting House Rd 40023
3.	Jeff Spain		17029 Meeting House Rd, 40023
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**RECEIVED**

SHEET TOTAL: 3

NOV 14 2016

## Williams, Julia

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**From:** Pat Byrd <pd\_byrd@bellsouth.net>  
**Sent:** Sunday, October 30, 2016 10:53 AM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
  - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
  - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
  - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
  - This same parcel was denied commercial zoning in a previous application.
  - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

- The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
  - Retaining existing tree cover, in particular on hillsides
  - Avoiding disturbance of slopes that are greater than 20%
  - Minimizing or avoiding the use of:
    - Cut and fill
    - Terracing
    - Retaining walls
    - Parking at the front of the property
    - Visual Impact of new structures
  - Preserving scenic vistas from the scenic byways and parklands.
  - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
  - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
  - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
  - The plans note that the required right of ways may not be finalized.
  - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
  - What are the applicants’ sewer plans and MSD’s comments?
  - Will Sewer Capacity be available? When?

- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Patricia Byrd  
David Byrd  
5703 Bradbe Forest Ln  
Fisherville KY 40023

Sent from my iPhone

## Williams, Julia

---

**From:** Bobby Dean <bobbydeanthird@gmail.com>  
**Sent:** Friday, November 11, 2016 11:31 AM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily; Ryan Fenwick  
**Subject:** Case #14ZONE1064, Pope Lick Station at 14005 Taylorsville Rd.

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

Dear Ms. Williams,

We oppose the subject zoning change request from rural residential (RR) to C1 commercial zoning for a number of reasons, but would highlight the following two:

- 1) Attempting left turns from the proposed parking lot onto Taylorsville Road would be a dangerous proposition at any time on this lamentably designed thoroughfare, but especially during peak traffic hours. To enable this would be to promote vehicular mayhem and worse on a continual basis, reflecting irresponsible planning and zoning when considered from a public safety perspective. Without a traffic signal light installed as part of the development at such a contrived intersection, it must be a no go.
- 2) The requested zoning change would clearly violate several regulatory provisions under section B.2. of the Development Review Overlay District (DRO) of the Floyds Fork Special District.

Please add this letter to your case file of letters opposing this development.

Sincerely,  
Robert and Lisa Dean  
6708 Weather Vane Rd  
Louisville, KY 40299



## Williams, Julia

---

**From:** TeenaHal@aol.com  
**Sent:** Friday, November 11, 2016 1:21 PM  
**To:** Williams, Julia  
**Cc:** TeenaHal@aol.com  
**Subject:** Pope Lick Station case comments

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

Hello PDS,

I attended a meeting some time ago and the presentation looked like a small commercial undertaking but I fear due to the horrendous traffic that people will not frequent this site. Therefore, I would like to see a binding element that all structures be removed so that blight and vandalism would not occur.

While the proposal given to us at the time was to have SMALL "Mom & Pop" businesses plus the bicycle repair shop (closer to Pope Lick Station), without an anchor to attract business, I fear the community will be left with a failed venture.

This area is bound to have accidents since the speed limit and curvature of the Taylorsville Road do not lend to a motorist being able to adequately see cars slow to enter as well as slow to exit onto Taylorsville Road.

There are enough accidents at Pope Lick Road and Taylorsville Road already.

Also the change from RR (1 house on 5 acres) to Commercial should not occur.

It is best to honor the Floyds Fork Development Review Overlay (FF DRO)  
#14ZONE 1064, known as Pope Lick Station at 14005

Taylorsville Road; zoning change request from rural residential (RR) to C1 commercial zoning is not in keeping with the FF DRO. Some of the property on the Pope Lick Road side looks like it is encroaching into the floodplain. No build up of soil should occur in this area because it would pass floodwater on to other properties downstream. Pope Lick Road does flood at times.

There is really no good use of this property and would be best for the Railroad or government to purchase.

Sincerely,  
Teena Halbig  
6505 Echo Trail  
Louisville, KY 40299  
502 267-6883  
[TeenaHal@aol.com](mailto:TeenaHal@aol.com)

## Williams, Julia

---

**From:** Laura Fowler <lfowler@chenowethky.com>  
**Sent:** Friday, November 11, 2016 2:09 PM  
**To:** Williams, Julia  
**Subject:** Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

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    - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
    - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
    - This same parcel was denied commercial zoning in a previous application.
    - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
  
  - The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
    - The applicant has not detailed existing tree cover, stating that it is "about 50%"; our review indicates the cover is far more extensive.
    - A tree protection plan has not been filed.
  
  - Existing Floyds Fork District Review Overlay (DRO) protections provide for:
    - Retaining existing tree cover, in particular on hillsides
    - Avoiding disturbance of slopes that are greater than 20%
    - Minimizing or avoiding the use of:
      - ☑ Cut and fill
      - ☑ Terracing
      - ☑ Retaining walls
      - ☑ Parking at the front of the property
      - ☑ Visual Impact of new structures
    - Preserving scenic vistas from the scenic byways and parklands.
    - Pope Lick Station ignores all of these provisions!
- To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!
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    - The applicants' study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
    - The project requires both east and west bound turn lanes, which are not shown on the applicants' plans.
    - The plans note that the required right of ways may not be finalized.

◦The area is already backlogged at peak traffic times and dangerous.

• The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections. ◦What are the applicants' sewer plans and MSD's comments?

◦Will Sewer Capacity be available? When?

◦Does this sewer connection require other sewers to be approved or installed prior to construction here?

• The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Ann Nevils, DVM

## Williams, Julia

---

**From:** Jeff Frank <jeffreyericfrank@gmail.com>  
**Sent:** Wednesday, November 02, 2016 10:16 AM  
**To:** Williams, Julia; Steve Porter  
**Cc:** Jeff Frank  
**Subject:** 14Zone1064 - Pope Lick Station  
**Attachments:** Floyds Fork DRO\_11022016.pdf; 14005 Taylorsville Road\_Soil\_Report\_USDA.pdf

Hi Julia

I'm attaching the materials that we discussed adding to the case file for the Planning Commissioners review. of 14Zone1064.

1. USDA Soils Report indicating site unsuitability for on site waste water treatment (Septic). 96+% of site has "Limited" or the most restrictive designation. This and a brief explanation of the MSD and Health Dept. comments on the disconnect on wastewater issues is indicated, as well as the pending comments from Soil and Water District.

2. A brief history and scope of the Floyd's Fork DRO - Would you please see that the Commissioners receive this along with a copy of the DRO regs... This is a benchmark DRO case and a lot of the folks are new or unfamiliar with it.

On a related matter:

When you go to the following page on ya'lls website:

<https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Floyd's Fork is not listed or linked to the regs....

Please check this out and let me know whats up and provide a link to the Floyd's Fork DRO regs on your website.

I'm glad you found the case file with the prior denial of commercial zoning (9-73-86)- great and thanks - Let me know if you need the press clipping I found...

Thanks for the 2014 staff report. I took a quick look at it - When you reviewed this there were 50 items on the checklist - 8 are NA leaving 42 relevant to this case.

Of the 42 remaining relevant items on the checklist:

31 or 73.8% required more info

6 or 14.2% do not meet guidelines

5 or 12% meet guidelines

0 or none of the items exceed guidelines

Please let me know if you intend to update this, and we would appreciate a copy of any of the updated or new staff report(s).

We appreciate your time and assistance!

Regards,

Jeff

--

Jeff Frank

502.552.3920 - cell

[jeffreyericfrank@gmail.com](mailto:jeffreyericfrank@gmail.com)

**Floyds Fork  
Development Review Overlay  
(DRO)**

Scope and a Brief History

# Floyds Fork DRO Context & History

Under then County Judge McConnell the Jefferson County Comprehensive Plan of 1979 led to a

- 1980 Study that recommends protections and rezoning for Floyds Fork , it is deferred
- 1981 Floyds Fork Management Plan drafted, and largely not implemented
- o 1991 Rezoning Reevaluated, led to Current DRO Process for Floyds Fork

# DRO History and Process

Began in 1991 under Judge Armstrong

“One of our last remaining natural streams”

- o All affected property owners contacted, twice
  - o Multiple Public Meetings
  - o Kickoff, November 1991
- o 1400 Owners invited, 200 Attended
  - o 40 Person Task Force
- o Fall 1991 to Spring 1992
  - 8 workshops



# DRO History and Process

- o Fall 1992
  - Brochure Outlining Concept Mailed to 900 owners, October 1992
  - Two Public Meetings Held
  - Recommendation Presented
- o Adopted by the Planning Commission and Fiscal Court in February, 1993
  - Unanimously.

# **Floyds Fork DRO is in Effect and adds a layer of additional protections to > 13,000 Acres of Mainstem Floyds Fork**

**LDC**

Chapter 3 Part 1  
Floyds Fork Special District

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Reserved; until the community based planning process is complete and a Floyds Fork Special District regulation is adopted, the Development Review Overlay District (DRO), originally adopted in 1993, remains in effect.

# Intent of the DRO

The following section contains the Floyds Fork DRO Guidelines which were adopted in February 1993.

Intent: The intent of the Floyds Fork Design Guidelines is to insure that new development within the Floyds Fork Corridor is designed to aid in restoring and maintaining excellent quality for land and water resources of the Floyds Fork Corridor. The design guidelines are also intended to complement the natural landscape in order to obtain an aesthetically pleasing, rural atmosphere.

# DRO Provisions Impact and Protect

- o Stream Corridor
  - Setbacks
  - Buffers
- Excavation & Alteration
- o Trees and Vegetation
  - Clearing >20,000 sq feet,
- o Drainage and Water Quality

# **DRO Provisions Impact and Protect**

- o Hillsides
- o Clustering of Residential uses
- o Historic Elements
- o Vistas and Appearance
- o Utility Construction
- o Sensitive Environmental Features
  - o Wetlands, Steep Slopes, Karst, Unique Features

# The DRO – A Second Layer of Development Standards

## Development Review Overlay District

### A. General Regulations:

1. The Development Review Overlay District - DRO Definition and Purposes:
  - a. The Development Review District is an overlay shown on the zoning district maps. It constitutes a second level of development standards in addition to those specified by the underlying zoning district.
  - b. The purpose of the district is to protect the quality of the natural environment. The district achieves these purposes by promoting compatible development of land and structures. The Development Review District is to protect the public and property owners in the district.

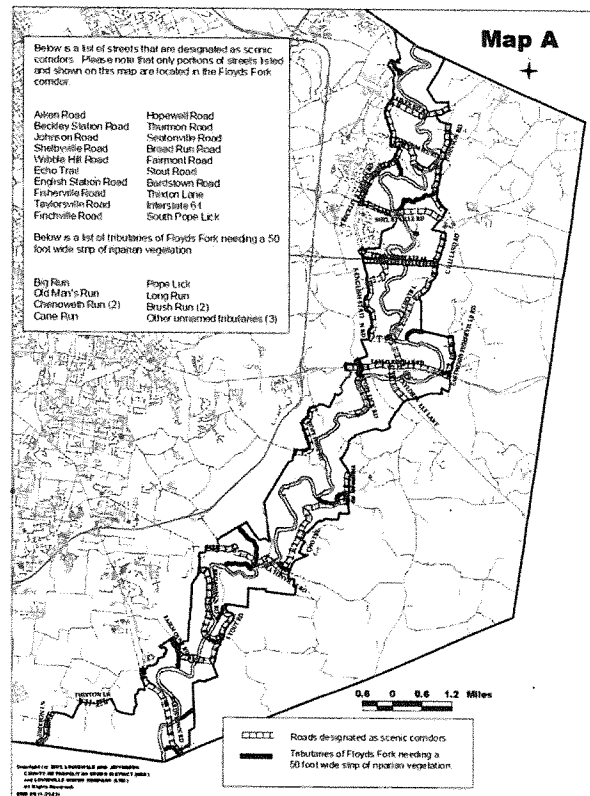
# A long History of Implementation

- To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 –
- 14ZONE1064 – Pope Lick Station - is not the place to start!
- Please refer to the full text for details.

# DRO Maps

LDC

Chapter 3 Part 1  
Floyds Fork Special District

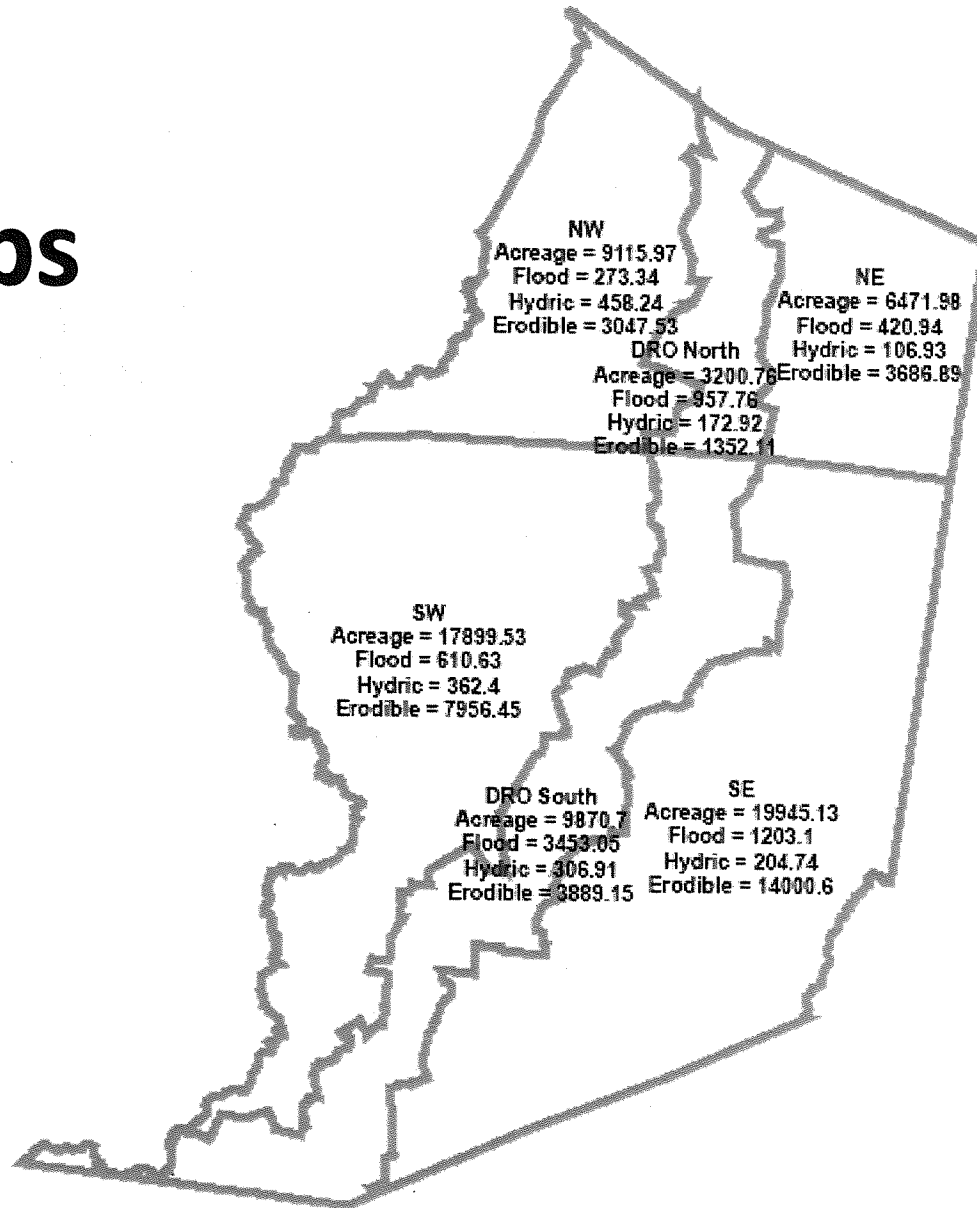




# DRO Maps



# DRO Maps



## Williams, Julia

---

**From:** Carolyn <izoomky@yahoo.com>  
**Sent:** Sunday, October 30, 2016 8:23 PM  
**To:** Williams, Julia  
**Subject:** letter to object to 14zone1064

Hello,

I would like to object to the planning and zoning board approving the development known as Pope Lick Station and changing the zoning from Rural to commercial.

I grew up on Pope Lick and you used to be able to get out on Taylorsville Road going either direction with no issues; that is no longer the case. You now either have to wait for 5-15 minutes during morning and evening commutes to turn left onto Taylorsville Road heading towards Fisherville or go around some other way to get out.

The addition of more commercial development and another place for people to pull out in front of you is just asking for more wrecks in this area.

I don't know how many times I have seen people pull out of Hatmaker trail and the Circle K right in front of people because they are tired of waiting. There are no turning lanes available anywhere, no stop lights, no nothing. This development will just increase the danger.

This also does not fit into the Floyd's Fork greenscape standards. There are no sewers; they are not going to leave many (if any) trees and will have retaining walls all around it. This is a rural area and the infrastructure does not exist to handle additional traffic in this area; there are already close to 20000 cars a day traveling this route.

Sincerely,

Carolyn Wiedemer  
50 Elk Creek Ct.  
40071

**Williams, Julia**

---

**From:** Stpinlou@aol.com  
**Sent:** Monday, October 31, 2016 3:13 PM  
**To:** Liu, Emily; Williams, Julia  
**Cc:** Baker, Jonathan; Carroll, John G.  
**Subject:** Pope Lick Station, Case # 14ZONE1064

Emily and Julia,

As you know, I represent the Fisherville Area Neighborhood Association (FANA). On October 13, 2016, the LD&T Committee of the Planning Commission discussed the application in Case # 14ZONE1064. My clients and I were present at that discussion and participated. It is our opinion that the **only** action taken by the committee was to **set a public hearing date** on the rezoning application, applications for variances and waivers and the district development plan. It is our opinion that the committee did not act on behalf of the Commission as far as reviewing or approving the development proposal.

Since Section 3.1.B.4.a. gives LD&T some final review authority and requires a thirty-day period for appeal to the full Commission, we just want to be sure that no action was taken by LD&T that would allow or require an appeal.

If any such action was taken by LD&T, please consider this as our appeal of that action. Thanks.

Steve

**Stephen T. Porter, Attorney**  
**2406 Tucker Station Road**  
**Louisville, KY 40299**  
**502-297-9991**  
**stpinlou@aol.com**

## Williams, Julia

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**From:** BAWise38@aol.com  
**Sent:** Thursday, November 03, 2016 12:20 AM  
**To:** Williams, Julia  
**Subject:** Pope Lick Station Petion

We have no space to travel and get out of our area now. No more traffic-it looks like a jungle. we moved out here to escape. We cannot get out on the Lake Rd now without almost getting killed. We need NO MORE stores are houses! Dale Wise & Barbara Wise 7311 old heady Rd. Louisville, KY.11-02-2016--phone no 502\_267-8271. People for years have to leave and extra hour to make sure they get to work on time. This has been happening for years.

## Williams, Julia

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**From:** 36tudor@twc.com  
**Sent:** Wednesday, November 02, 2016 1:51 PM  
**To:** Williams, Julia  
**Subject:** 14zone1064 Pope Lick Station

Hi Julia,

I don't think it's a good idea for the development of Pope Lick Station to go forward. There is already way to much traffic on Taylorsville Road, 20,000 cars a day is allot of traffic on a 2 lane road where people drive way to fast. That's an average of 833 cars an hr not counting rush hr traffic and that has to at least triple during that time. If I did my math right that's an average of almost 14 cars a minute or 1 car every 4.32 seconds everyday and it's getting worst everyday because more people are moving out there. Rush hr in the afternoon is a constant flow of cars and sometimes it's both ways. There is also a curve in the road and trees along the side coming from Taylorsville Lake Road just before you get to Pope Lick Station which would be on the right. That might also be a problem. Seems like there is an accident thru that area every month or two. That's all we need is more congestion in that area with the Circle K right across the street. If you are coming out of Pope Lick Road taking a left on Taylorsville Road you have to sit there for 5 to 15 minutes during rush hr. traffic. With people going to fast down that stretch of road there will be 3 or 4 times more accidents and maybe more deaths if this is allowed to go forward! People always pull right out in front of someone and don't seem to care and wonder why the got hit. I grew up on Pope Lick Road and know how it is out there. Mom and Dad lived out there for almost 59 years until last fall. I almost got rear ended turning left into Pope Lick off of Taylorsville Road. If I hadn't looked in my rear view mirror I would have. I had to turn right to get off of the road. I hope the right decision is made and this doesn't go forward.

Thanks,

Bruce A. Wiedemer  
13413 Diane Road  
Louisville, KY 40272

## Williams, Julia

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**From:** Kathleen HARTER <kathleenharter07@bellsouth.net>  
**Sent:** Saturday, November 12, 2016 3:29 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** Opposition to Zoning Case 14ZONE1064 -- proposed commercial development at 14005 Taylorsville Rd -- "Pope Lick Station"

Ms. Williams,

I live @ 4421 Routt Rd, and travel Taylorsville Rd daily. I am writing to express my opposition to a proposed commercial development at 14005 Taylorsville Rd -- "Pope Lick Station" known as zoning case 14ZONE1064. This would be a radical change in the character of this area, and my opposition is based on the following reasons:

- 1) The traffic on Taylorsville Rd is already over-taxing the current road's abilities. At peak traffic times, it is an extremely slow bumper-to-bumper crawl. The intersection at Pope Lick onto Taylorsville Rd, into the Parklands, and into Circle K has been the site of numerous accidents. I attended the last Land Development meeting, and though the project requires both east and west bound turn lanes -- they were not on the project. Right now Taylorsville Rd is a two line road with almost no shoulder and speed 55 m/hr -- where would these turn lanes be, and the effect on traffic would be a disaster.
- 2) The front page article in The Courier Journal on 10/30/16 was headlined "Polluted Runoff May Put City in Hot Water." It discussed the harmful runoff of "dirty, contaminated stormwater washes off streets, parking lots when it rains" causing pollution of our waterways. This commercial development is being shown with a large part of the area being covered with 130+ parking spots, a strip mall, and because there are no sewers available at this time -- a septic system? All this would be runoff going into Pope Lick and draining into Floyd's Fork -- causing pollution of these two waterways.
- 3) The proposed drawings show elimination of most of the tree canopy. At the last meeting, one of the developers stated that this area was mostly just "scrub". If you visit this area, you will see that it is not just "scrub", but there are quite a lot of older trees. Also, "scrub" provides a needed habitat for many animals, bird and reptiles.
- 4) There are already existing Floyd's Fork District review Overlay (DRO) protections that this proposed commercial development does not meet.
- 5) This entire area is subject to a pending zoning review as part of the new Floyds Fork Area Plan. inputs from this pending study should be a factor into determining what the land utilization should be, and how to tie into the scenic entrance to the Parklands, where this piece of land sits.

But to me the most powerful reason to oppose this at this time, is that we have been given the wonderful opportunity of a blank slate on which to determine how this area will be developed -- because we all know that it will -- any many will want to share in all the wonderful acres of the Parklands, and the hiking, biking, canoing, and just enjoying nature that this wonderful park affords. There is no need to rush into this. None of the commerical stores are essential at this time.

So, I would ask the Planning Commission to not approve this commercial development at this time. Let's wait and see what the new Floyds Fork Area Plan suggests, and then go forward at that time, so that we can develop this wonderful scenic area in a way that will benefit everyone for years to come.

Respectfully submitted,

Kathleen Harter  
4421 Routt Rd,  
Louisville, KY 40299



## Williams, Julia

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**From:** Scott Newell <snewell13@yahoo.com>  
**Sent:** Monday, November 14, 2016 6:55 AM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** 14ZONE1064

Ms. Williams,

I have lived in Fisherville for 4 years and enjoy the open spaces and rural atmosphere of the area.

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
  - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
  - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
  - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
  - This same parcel was denied commercial zoning in a previous application.
  - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

- The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
  - Retaining existing tree cover, in particular on hillsides
  - Avoiding disturbance of slopes that are greater than 20%
  - Minimizing or avoiding the use of:
    - Cut and fill
    - Terracing
    - Retaining walls
    - Parking at the front of the property
    - Visual Impact of new structures
  - Preserving scenic vistas from the scenic byways and parklands.
  - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
  - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
  - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
  - The plans note that the required right of ways may not be finalized.
  - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
  - What are the applicants’ sewer plans and MSD’s comments?
  - Will Sewer Capacity be available? When?

- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork

DRO.

Sincerely,

Scott Newell

4808 Jolynn Wolf Way

Fisherville, KY 40023

## Williams, Julia

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**From:** carol.hurst@louisville.edu  
**Sent:** Monday, November 14, 2016 9:13 AM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily; Harrell Hurst; churst@louisville.edu  
**Subject:** Case 14ZONE1064

Julia,

The Fisherville Area Neighborhood Association (FANA) has collected signatures of those who are in opposition of the application for a change in zoning from R-R to C-1 for the property at 14005 Taylorsville Road. We plan to deliver the signed copies of the petition to your office Monday, November 14. Please include this information in the files for case #14ZONE1064 for the Planning Commission members at the hearing on November 17, 2016.

Thank you.  
Carol Hurst  
16200 Taylorsville Road  
Fisherville, KY 40023  
Secretary, FANA

## Williams, Julia

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**From:** Hope Newell <hopie.newell@yahoo.com>  
**Sent:** Sunday, November 13, 2016 4:28 PM  
**To:** Williams, Julia  
**Cc:** Webster, Angela; Liu, Emily  
**Subject:** #14ZONE 1064

Ms. Williams,

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DRO.

Sincerely,

Hope Newell

4808 Jolynn Wolf Way

Fisherville, KY 40023