

## St. Germain, Dante

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**From:** Charles George <csgeorge2@gmail.com>  
**Sent:** Monday, March 9, 2020 12:08 PM  
**To:** St. Germain, Dante  
**Subject:** Fwd: 19zone-0044

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----- Forwarded message -----

**From:** Charles George <[csgeorge2@gmail.com](mailto:csgeorge2@gmail.com)>  
**Date:** Fri, Feb 28, 2020 at 2:06 PM  
**Subject:** 19zone-0044  
**To:** <[dante.stgermain@louisvilleky.gov](mailto:dante.stgermain@louisvilleky.gov)>

Dante,

Thank you for talking with me today. My main concern with the project is the access to Rehl Rd. Our road does not have the capacity to handle large trucks or tractor trailers. On a few occasions, I've seen tractor trailers attempt to traverse Tucker Station Rd. between Taylorsville Rd. and Plantside Dr. It's very dangerous, particularly at the four-way stop at Rehl Rd. and the multiple 90-degree turns. Cars have to back up to allow the trucks to make certain turns. Tucker Station is very similar to Rehl Rd. in its width and curves. It's not built to handle these types of vehicles.

Respectfully,  
Charles George  
12903 Rehl Rd.



## St. Germain, Dante

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**From:** stpinlou@aol.com  
**Sent:** Friday, August 16, 2019 12:11 PM  
**To:** Brown, Jeffrey E; St. Germain, Dante; Clark, Molly R.  
**Cc:** clifford.ashburner@dinsmore.com; wbb@bardlaw.net  
**Subject:** 19-ZONEPA-0027 and 19-DDP-0033

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Planners:

As you know, I represent the Tucker Station Neighborhood Association. Both of the above proposals are located in that neighborhood. While the association does not object generally to the two proposals, there are some serious concerns about the details.

Foremost is the lack of access to Plantside Drive for app. no. 19-ZONEPA-0027. Access to this property should ONLY be allowed from Plantside Drive, not Rehl Road. That should be true for both Tracts 1 and 2. We understand that the property does not immediately adjoin the current Plantside Drive ROW, but is separated by a strip of land owned by Hosts Development, applicant in 19-DDP-0033. That application shows an egress drive immediately opposite the proposed development in 19-ZONEPA-0027. That is the perfect point for access to both properties. We believe Hosts should be required to allow access for both properties at that point onto Plantside Drive. Rehl Road is a narrow, winding, and residential scenic corridor that needs to be protected from industrial traffic as much as possible.

Another concern is that both developments abut residential properties. Detailed screening and landscaping methods need to be shown in both, especially for docking areas and areas of outdoor storage or activity.

We understand the historic 1850 house on the 19-ZONEPA-0027 property is to be saved and moved by the current owners. If that is not the case, the applicant needs to provide for the preservation and/or moving of that house.

Thanks for your consideration in these cases.

Steve Porter

**Stephen T. Porter**  
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**stpinlou@aol.com**



**19-ZONE-0044**  
**Proposed Binding Elements**  
**By Tucker Station Neighborhood Association**

1. Lighting
  - a) All exterior lighting, whether freestanding or attached to any structure, including street lights, lot lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following are exceptions to this requirement:
    - i) Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output per fixture.
  - b) No LED or metal halide lighting shall have a correlated color temperature (CCT) exceeding 3000 degrees Kelvin.
  - c) No parking lot light fixtures shall be more than fourteen feet high, measured from ground level.
2. Signage
  - a) No lighted signage shall be placed above the first-floor level, except it shall be allowed on a gable over an entrance.
  - b) No changing image or moving signs shall be permitted.
  - c) All freestanding signage shall not exceed six feet in height, measured from ground level
3. A black or grey four-board horse fence shall be constructed along the portion of the property abutting Rehl Road.
4. Upon receipt of a Certificate of Occupancy, no stone crushing, cutting or screening activity shall occur on the property.
5. For a period of two years, the applicant shall be allowed a temporary entrance to Rehl Road, with no improvements to Rehl Road necessary, which entrance shall be constructed so as to allow access by semi-trucks. This entrance shall be closed whenever an access directly to the a constructed roadway in the public right of way of Plantside Drive or indirectly through abutting property to the north is constructed. If such access is not available in the two-year period, a new hearing shall be held by the Planning Commission to determine what access shall be allowed with commercially reasonable restrictions.
6. Should access to a constructed roadway in the public right of way of Plantside Drive be available before approval of construction plans for the proposed development, the proposed building and site layout on Tract 1 of the development shall be revised to allow for the future possibility of access directly to Plantside Drive..
7. No development shall be allowed on Tract 2 of the development until direct access to a constructed roadway in the public right of way of Plantside Drive shall be obtained.

Binding elements nos. 6 and 7 proposed in the staff report shall be eliminated.

