

St. Germain, Dante

From: david logsdon <david_logsdon@yahoo.com>
Sent: Friday, July 15, 2022 12:18 PM
To: St. Germain, Dante
Subject: Property at 805 South English Station Rd.

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It has been brought to my attention that the proposed apartment buildings at 805 South English Station Rd. will be positioned to that the rear of the buildings closest to South English Station Rd. show to be positioned that the rear of the buildings will be facing the road. However, ALL OTHER developments along South English Station Road have their buildings positioned so that the FRONT of the buildings faces the road. I want to request that the buildings at 805 be repositioned to face South English Station. Does that sound reasonable and workable?

Best regards -

David Logsdon
14710 Fellowship Circle
Louisville, Kentucky 40245

[Sent from Yahoo Mail on Android](#)

July 14, 2022

Dear Council Members,

My wife and I live at 803 South English Station Road. Our property is 1 & ½ acres along the northwest boundary of the apartment development. We are both retired and have resided here for 12 years.

We are not represented by the attorney that is representing many neighbors further down the fenceline eastward and on the east end of the project. However, we had made comments at the neighborhood meetings and submitted formal comments to Planning and Design Services on April 26, 2022 regarding a few of our concerns. Adjustments to the original design were made to provide additional buffer for the properties further eastward down the north fence line and on the east end of the development. As a result, the green area along our driveway was reduced and the buffer for our property was not increased. Thus, primarily, our original comments were asking the developer to (1) re-establish the green area in the northwest corner adjacent to our driveway and front yard by moving the apartment building that runs parallel to our property 30 feet to the east as it was originally proposed, and (2) to provide additional buffer between our property and the that apartment building.

The present design of the development shows the apartment building's footprint was increased with the leading west side edge shifted about 15 feet to the east and no adjustment to the buffer distance. As a result, the buffer for our property remains the only one not increased from the original design as can be seen when viewing 22-ZONE-0049_Plan_062722. Additionally, the green area in facing S. English Station Road bordering our property remains greatly reduced from the original design. For convenience and comparison purposes, please find attached the original design 02 14 22 DDDP-Filed Pre-app (8) and also the latest design mentioned above.

The south side of our house is contains bedrooms and is 30 feet from the property line. If the apartment building parallel to our property could be shifted another 15 feet eastward from the latest design, it would begin perpendicular to the back corner of our house instead of the middle as originally proposed and requested in my original comments. With these comments we are requesting the design of the development to include this shift eastward and a shift to the south to allow for more buffer similar to other properties bordering the development.

We have also heard the developer mention that he is planning to include a 6 foot privacy fence bordering the development. Currently our property has a black 3-plank wood (horse farm type fence) along that border. As the privacy fence would be preferable, we request the developer to

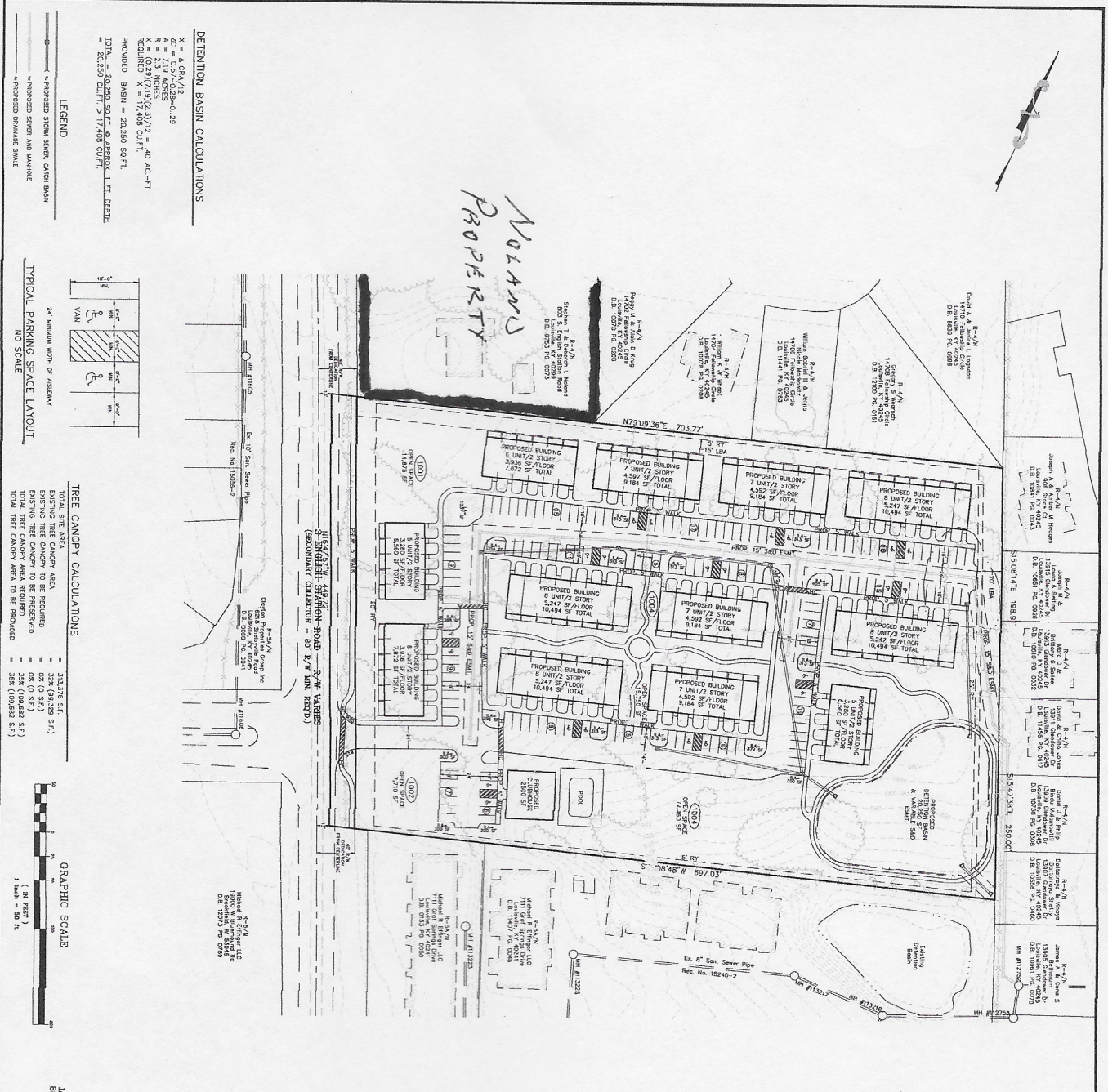
remove the existing plank fence and replace it with the privacy fence.

Thank you for your consideration,
Sincerely,

Steve Noland
803 S. English Station Road
Louisville, Ky 40299

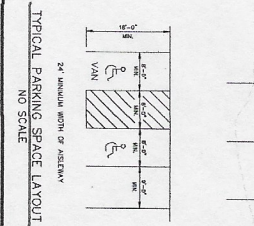
502-377-0340
4nolands@gmail.com

ORIGINAL DESIGN



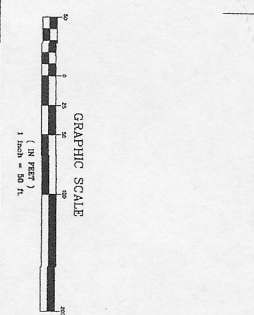
DEFENTION BASIN CALCULATIONS

X = 6.00/4.2
 AC = 7.07 - 0.28 = 6.79
 R = 2.33 INCHES
 REQUIRED VOLUME = 1912.00 CU FT
 PROVIDED BASIN = 20230 SQ FT
 20230 SQ FT / 1912.00 CU FT = 10.58



TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 213,236 SF
 EXISTING TREE CANOPY AREA = 322 (94,239 SF)
 EXISTING TREE CANOPY TO BE REMOVED = 108 (30,817 SF)
 TOTAL TREE CANOPY AREA REQUIRED = 322 (94,239 SF)
 TOTAL TREE CANOPY AREA TO BE PROVIDED = 328 (95,682 SF)



OWNER: JAMES LEE & LAURIE GRUBER, 805 S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299

OWNER/DEVELOPER: GARRETT, 605 S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299

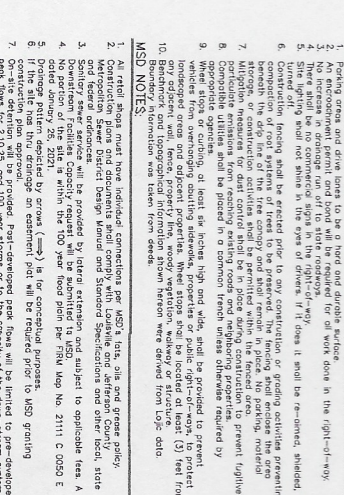
CONTRACTOR: JAMES LEE & LAURIE GRUBER, 805 S. ENGLISH STATION ROAD, LOUISVILLE, KY 40299

DESIGNER: LAND DESIGN & DEVELOPMENT, INC., 2104 CLUB VISTA PLACE, LOUISVILLE, KY 40245

PROJECT DATA

TOTAL SITE AREA	718.4 AC (313,336 SF)
NET SITE AREA	6,912 AC (301,336 SF)
EXISTING ZONING	R-4
PROPOSED ZONING	RESIDENTIAL SINGLE-FAMILY
FORM DISTRICT	RESIDENTIAL
PROPOSED USE	2 STORY (35 MAX ALLOWED)
TOTAL # OF UNITS	82 UNITS
BUILDING AREA	107,576 SF
NET DENSITY	11.90 DU/AC (12.0 DU/AC MAX ALLOWED)
GROSS DENSITY	11.40 DU/AC (12.0 DU/AC MAX ALLOWED)
MAX. PARALLEL PARKING	82 SP
MAX. PERPENDICULAR PARKING	164 SP
PARKING TO BE DETERMINED BY DIRECTOR	
CLUBHOUSE	23 HC SP INCLUDED
OPEN SPACE REQUIRED	48,203 SF
RECREATIONAL OPEN SPACE REQUIRED	22,692 SF
TOTAL VEHICULAR USE AREA	83,439 SF
INTERIOR MANEUVERING AREA REQUIRED	4,759 SF
EXISTING MANEUVERING AREA	5,671 SF
PROPOSED MANEUVERING AREA	132,200 SF (2,138 INCREASE)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - No recessed or depressed curb or to stone curbed for all work done in the right-of-way.
 - The curb shall be no more than 4 inches high in the right-of-way.
 - Turned-off curb shall be 4 inches high in the right-of-way.
 - Proposed retaining walls shall be designed by a registered professional engineer to meet all applicable codes and standards.
 - Composition of the site plan, including all utility lines, shall be as shown on the site plan, including all utility lines, shall be as shown on the site plan.
 - Multiple easements from existing easements and neighboring properties shall be shown on the site plan.
 - Consistent easements from existing easements and neighboring properties shall be shown on the site plan.
 - Appropriate easements from existing easements and neighboring properties shall be shown on the site plan.
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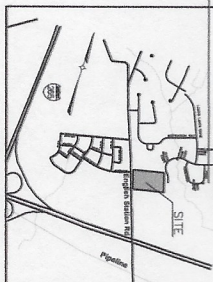


JOB NO. 19138	GARRETT 805 S. ENGLISH STATION ROAD OWNER/DEVELOPER SUNSHINE ENGLISH STATION DEVELOPMENT, LLC 2104 CLUB VISTA PLACE LOUISVILLE, KY 40245	LD&D LAND DESIGN & DEVELOPMENT, INC. 2104 CLUB VISTA PLACE LOUISVILLE, KY 40245	PROJECT DATA FILE NAME: 19138-00P DATE: 2/14/22 SCALE: AS SHOWN CHECKED BY: TB DRAWN BY: JH	ENGINEER'S SEAL SURVEYOR'S SEAL	REVISIONS NO. DATE DESCRIPTION BY
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SHEET
1
OF 1

LATEST DESIGN

VARIANCE REQUESTED:
1. A Variance is requested from Section 5.1.12B.2.a of the Louisville Zoning Ordinance to allow for a residential lot split and development to be consistent with the lot split and development request.



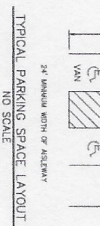
DENTITION BASIN CALCULATIONS

$A_c = A \cdot C \cdot I \cdot S$
 $A = 719 \text{ ACRES}$
 $C = 0.25$
 $I = 0.25$
 $S = 0.001$
 $A_c = 23.35 \text{ AC}$
 $A_c = 10,200 \text{ SQ FT}$
 $I_{TOTAL} = 16,000 \text{ SQ FT} \cdot 0.001 = 16 \text{ CFS}$
 $I_{TOTAL} = 24,000 \text{ CFS} \cdot 3 \cdot 20,000 \text{ CFS} = 480,000 \text{ CFS}$

LEGEND

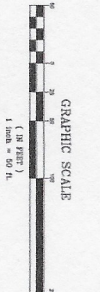
SLOPES TABLE

PROPOSED SLOPE	MINIMUM SLOPE	MAXIMUM SLOPE
1:12	0.8%	1.5%
2:1	0.5%	1.0%
3:1	0.3%	0.7%
4:1	0.2%	0.5%
5:1	0.1%	0.3%



TREE CANOPY CALCULATIONS

TOTAL TREE CANOPY AREA	TOTAL TREE CANOPY AREA TO BE PRESERVED	TOTAL TREE CANOPY AREA TO BE REPLACED
10,000 SQ FT	2,000 SQ FT	8,000 SQ FT



PROJECT DATA

TOTAL SITE AREA	7,191 AC (313,576 SQ FT)
NET SITE AREA	6,914 AC (301,546 SQ FT)
EXISTING PARKING	146 SPACES
PROPOSED PARKING	146 SPACES
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL # OF UNITS	92 UNITS (MAX ALLOWED)
BUILDING AREA	64,500 SQ FT
CLUBHOUSE	2,000 SQ FT
GROSS DENSITY	11.87 DU/AC (120 DU/AC MAX ALLOWED)
PROPOSED WAPENOUS	5,977 SF (132,389 SF (1,100% INCREASE))

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. All work shall be in accordance with the standards of the City of Louisville.
4. There shall be no commercial signs in the right-of-way.
5. Sign lighting shall not shine in the eyes of drivers. If it does it shall be re-oriented, shielded, or eliminated.
6. Construction shoring shall be erected prior to any construction or grading activities preventing the site from being used for other purposes. Wheel stops shall be located at least (3) feet from the edge of the tree canopy and shall remain in place. No planting, material storage, or construction activities shall be permitted within the fenced area.
7. The contractor shall be responsible for protecting existing trees and neighboring properties.
8. The contractor shall be responsible for protecting existing trees and neighboring properties.
9. All trees to be removed shall be removed and the site shall be prepared to prevent erosion and sedimentation.
10. Beneficial and topographical information shown herein were derived from LIDAR data.
11. Beneficial information was taken from street.
12. All work shall be completed during construction approval process.
13. Construction plans, bond, and permit are required by Metro Public Works prior to construction.

MSD NOTES:

1. All final plans must have individual dimensions per MDG, fire, and police agency.
2. Construction plans and documents shall comply with Louisville and Jefferson County and various agencies of Design Manual and Standard Specifications and other local, state and federal codes.
3. Utility services shall be provided by lateral extension and subject to applicable laws. A utility service shall be provided by lateral extension and subject to applicable laws. A utility service shall be provided by lateral extension and subject to applicable laws.
4. No portion of the site shall be within the 100 year flood plain per FEMA Map No. 2111 C 0000 E.
5. Construction shall be completed by or on behalf of the owner.
6. If the site has thru drainage on easement plot will be required prior to MSD permitting.
7. On-site detention will be provided. Post-developed peak flow will be limited to pre-developed peak flow.
8. All drainage, EPCO and other quality protection shown on this plan are for conceptual purposes only. Final design and construction shall be determined by the contractor and approved by the MSD.
9. All work shall be completed during construction approval process.
10. All work shall be completed during construction approval process.

OWNER:
JAMES LEE & LAUREN GRINER
 805 S. ENGLISH STATION ROAD
 LOUISVILLE, KY 40298
 TALK: 502.408.0092 FAX: 502.408.0119
 CASE # 21-ZONEN-10021
COUNCIL DISTRICT # 11
WARD # 12171

Received May 2, 2022

Planning & Design

22-ZONE-0049

JOB NO:
19138
 SHEET
1
 OF 1

DETAIL DISTRICT DEVELOPMENT PLAN
GARRETT
805 S. ENGLISH STATION ROAD
 DEVELOPER
SUNSHINE ENGLISH STATION DEVELOPMENT, LLC
 2104 CLUB VISTA PLACE
 LOUISVILLE, KY 40245

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 1440 S. COLLETT AVENUE, SUITE 200
 LOUISVILLE, KY 40218
 502.408.0092
 502.408.0119

PROJECT DATA	
FILE NAME: 19138-COOP	SCALE: AS SHOWN
DATE: 2/7/22	DRAWN BY: ALWB
CHECKED BY: TB	ENGINEER'S SEAL
SURVEYOR'S SEAL	

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/4/22	LAYOUT REVISION
2	5/2/22	REVISED PER AGENCY COMMENTS

St. Germain, Dante

From: stpinlou@aol.com
Sent: Thursday, June 23, 2022 12:34 PM
To: john@bardlaw.net
Cc: St. Germain, Dante
Subject: 805 S. English Station Rd.
Attachments: Atty-Lighting-Apartments.pdf

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John and Dante,

My clients, who live on all three sides of this proposed proposal, request the attached binding elements. Thanks.
Steve Porter

Stephen T. Porter
Attorney at Law
2406 Tucker Station Road
Louisville, KY 40299
502-905-9991
stpinlou@aol.com

Lighting

a) All exterior lighting, whether freestanding or attached to any structure, including street lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground.

b) No lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.

c) No parking lot light fixtures shall be more than fourteen feet high, measured from ground level.

St. Germain, Dante

From: Marti Foster <martifoster1010@gmail.com>
Sent: Thursday, June 23, 2022 3:40 PM
To: St. Germain, Dante
Subject: Case 22 zone 0049

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Dear Ms. Germain:

I was online with the Land Development & Transportation Committee today and listened intently to the discussion on this case. 805 S English Station Road

The issue of connectivity was long discussed. One of the most important reasons we, as owners/residents of Lake Village Patio Homes, do NOT want a connecting road from the apartment complex to RIDGE POINT DRIVE is quite obvious because we pay HOA fees monthly (not cheap). These HOA fees are to maintain the outside property which includes road maintenance among others. We **PAY** for this to be completed and any connecting road from the apartments would **not** pay for any damage or long term road problems that may be experienced in our Village of owners/residents. We would not give our approval to allow apartment dwellers to use RIDGE POINT DRIVE as a cut through.....just too much traffic and wear & tear on our roads within Lake Village.

Please see that the Committee understands our objection.

Thank you
Marti Foster
900 Ridge Point Drive

St. Germain, Dante

From: Dennis NEWTON <dnewto15@bellsouth.net>
Sent: Saturday, June 25, 2022 11:17 AM
To: St. Germain, Dante
Subject: Traffic in the area I live in.

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I live at S. English Station rd and Wibble Hill.

Since you people have never met a development you havent liked I wish to let you know how it has affected me and my wife.

Traffic on South Pope Lick, Poplar, S. English Station rd has gotten out of hand. These roads were not built to accommodate the extreme volume already there which will only get worse because of all the developments going up out here. Do you have any idea of the amount of traffic on them? To my knowledge I've yet to see any mechanisms to count the amount of traffic on any of the aforementioned roads.

The development at 1200 S. English has impacted our property because now I've had an infestation of moles, 6 taken in the last several months at a cost of 4-5 hundred dollars. I now have either a gopher or a groundhog living under my shed.

At what cost will there be to existing homeowners who have live out here, we have been here since 1999?

Do any of you who work in Metro Government actually care?

Dont bother to respond because actions speak louder than words.

[Sent from AT&T Yahoo Mail on Android](#)

Anita H. Kuvin
14517 Lake Village Drive
Louisville, KY 40299
March 23, 2022

Dante St. Germaine, Case Manager
Louisville Metro Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

RE: CASE # 22-ZONEPA- 0021 ~~~ Proposed zone change from R-4 to R-5A allowing an 82-unit apartment complex consisting of twelve 2-story buildings on about 7.19 acres of land located at 805 S. English Station Road

Dear Mr. St. Germaine:

I am a resident of *Lake Village at Landis Lakes Condominium Community*, located on S. English Road. We are a village made up mainly of older adults. I am unable to attend tonight's in-person meeting at the Middletown Library, BUT I do want my comments to be noted and entered into the record for that meeting.

I recognize that the property in question *will* be developed and I have no desire to stop development. However, I am *TOTALLY OPPOSED* to rezoning this property from R-4 to R-5A to open the door for an 82-unit high-density apartment complex to be built there.

We already have *The Ledges*, a large apartment development on South English Station Road in very close proximity to the proposed site for more apartment construction. Since its opening, *The Ledges Apartments* have already generated a huge increase in street and foot traffic in our village and on S. English Station Road.

This situation has been compounded by greatly increased "cut-through" traffic via Poplar Lane allowing motorists to avoid traffic bottlenecks on I-64, I-265 and Shelbyville Road. Time will increase this cut-through traffic.

The addition of *another* high-density structure for renters who are transient and not personally invested in our community is NOT needed and is unwarranted (except to developers who will make large profits.) These are some reasons why construction of more apartments would create a negative impact for our residents and neighborhood:

- Private real estate values will decrease
- New drainage issues
- Increased street and foot traffic *and* speeding cars
- Elevated street and road noise levels
- Increased crime, raising issues and concerns about the safety of our children and seniors
- More unsightly trash and litter along our streets and roadways

Either patio homes or condominiums should be built on this property - *not high-density apartments*. Because homeowners take pride in their property and their neighborhood, home ownership enhances lifestyles for residents and our city by enhancing the value, desirability and character of the community-at-large.

In making your decision, *PLEASE* make the rights and best interests of current individual property owners living in this South English Station Road corridor your top priority at Louisville Metro Planning and Design.

PLEASE DO NOT rubber-stamp the plans of developers who will realize huge profits at the expense of the older adults and families who own property here, vote here and pay taxes here. These developers will pocket their profits and leave... We homeowners will be the ones left to suffer the consequences and pay the price for their thoughtless development of available land within our community.

Thanks to you, Mr. St. Germaine, and to Louisville Metro Planning and Design for your time and consideration of my request. *I IMPLORE YOU: PLEASE DO THE RIGHT THING. PROTECT OUR CITIZENS!*

Kindest regards,



Anita H. Kuvin

Cc: Hon. Kevin Kramer, Councilman, District 11

St. Germain, Dante

From: Harrington, Scott
Sent: Thursday, March 10, 2022 2:38 PM
To: Dennis NEWTON
Cc: St. Germain, Dante
Subject: FW: Latest project to destroy our property values

Ms. Newton,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

Zoning decisions are based on testimony provided and what is allowed under the [Land Development Code](#). The Planning Commissioners will hear from the applicant and residents and send their recommendation to the Metro Council. Once it comes before the Council, members review the case to ensure the process was followed, not rather a member likes a development or not. Commissioners and the Council must use the code to justify their vote on facts or evidence presented in the hearings. For instance, you can request the applicant conduct a traffic study to see what impact the development will have on streets... and based on that suggest infrastructure improvements.

Residents and HOAs can organize and even hire a legal representative to participate in the zoning process on their behalf.

I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov

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City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Dennis NEWTON <dnewto15@bellsouth.net>
Sent: Thursday, March 10, 2022 8:49 AM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Subject: Latest project to destroy our property values

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805 S. English Station rd is another example of no regard for the homeowners in the are I live in. Garden homes, patio homes were obtrusive enough. The density out here has grown since we moved here in 1999. With that comes unbelievable traffic. Developers could give a rats arse because they chase the almighty dollar and probably dont live in the affected areas. Politicians just see the developments as more voters. I have no data but my opinion is apartment dwellers aren't likely to vote and homeowners like myself and my neighbors will vote to oust those who allow our community to be degraded in this way. When was the last time you or your boss have traveled the roads out here? S. English, South Pope Lick, Poplar, S. Beckley all have roads which were never designed for the traffic already here. The roads are already breaking down because of the volume. I invite you to travel them during "rush hour" for an eye opening experience. By the way, that starts around 4.

[Sent from AT&T Yahoo Mail on Android](#)

St. Germain, Dante

From: Harrington, Scott
Sent: Friday, March 11, 2022 11:21 AM
To: Dhagan529@gmail.com; St. Germain, Dante
Subject: FW: Contact Councilman Kevin Kramer [#1966]

Ms. Hagan,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

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Thank you!

Scott



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov

City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

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Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Friday, March 11, 2022 11:15 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1966]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Friday, March 11, 2022 10:07 AM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1966]

Name *	Debbie Hagan
Address *	<input type="checkbox"/> 14404 Crescent Cove Drive Louisville, KY 40299 United States
Phone Number *	(502) 682-7309
Email *	Dhagan529@gmail.com
Comments *	In regards to apartment zoning proposal for south English Station road. Case number 22-zonepa-0021. I very much oppose more apartments being developed in this area. South English station road between Shelbyville road and Poplar, is getting over-saturated with apartment complexes. With the completion of the last project, crime has increased, traffic and speeding on English Station road is out of control. Not to mention the trash on the roadside. I hope you will support our community on this issue. Looking forward to the meeting on 3/23. Thank You!

St. Germain, Dante

From: jan logsdon <logsdonjan@yahoo.com>
Sent: Monday, March 14, 2022 4:10 PM
To: St. Germain, Dante
Subject: Re: 22-ZONEPA-0021 Site Plan

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Is it possible to ask them to shifted it over away from our properties 10 more 10ft and equal out some of the open space on the other side?

It seems unfair

To put it so close to our side and so far off the other side

[Sent from Yahoo Mail for iPhone](#)

On Monday, March 14, 2022, 1:39 PM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Attached is the site plan for the 805 S English Station Road zoning change request. Please let me know if you have any questions.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

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Louisville, KY 40202

(502) 574-4388

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St. Germain, Dante

From: Harrington, Scott
Sent: Monday, March 14, 2022 4:25 PM
To: logsdonjan@yahoo.com; St. Germain, Dante
Subject: FW: Contact Councilman Kevin Kramer [#1969]

Dear Ms. Logsdon,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents prior to filing. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

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Residents and HOAs can organize and even hire a legal representative to participate in the zoning process on their behalf.

I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant
 Office of Councilman Kevin J. Kramer
 Louisville Metro Council | District 11

phone: 502.574.3456
 fax: 502.574.4501
 email: scott.harrington@louisvilleky.gov

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 601 West Jefferson Street
 Louisville, Kentucky 40202

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Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Monday, March 14, 2022 4:22 PM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1969]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Friday, March 11, 2022 6:15 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1969]

Name * Janice Logsdon

Address

* 14710 Fellowship Circle
 Louisville, Ky 40245
 United States

Phone (502) 468-2448

Number

*

Email * logsdonjan@yahoo.com

Comments *

I am concerned and do not want the property 805 S English Station Rd being re zoned from R4 to R5A to accommodate 82 apartment community!

Our property is on the edge of that property. There already are numerous numerous apartments being built around the

area. This will decrease our property value increase traffic which is already super busy congested. 7.19 areas is a small area to place 82 more apartment units.

I don't know if it even helps to write you. However I feel hopeless with anything anymore.

I just thought you could help to counter this.

I know it's all about money in pockets. It not what I want as a property owner.

Is this an already done deal and a waste of our time to try to fight this action?

▪

St. Germain, Dante

From: Harrington, Scott
Sent: Monday, March 14, 2022 4:27 PM
To: St. Germain, Dante; david_logsdon@yahoo.com
Subject: FW: Contact Councilman Kevin Kramer [#1968]

Mr. Logsdon,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

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I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant
 Office of Councilman Kevin J. Kramer
 Louisville Metro Council | District 11

phone: 502.574.3456
 fax: 502.574.4501
 email: scott.harrington@louisvilleky.gov

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 601 West Jefferson Street
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Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Monday, March 14, 2022 4:22 PM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1968]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Friday, March 11, 2022 6:13 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1968]

Name *	David Logsdon
Address *	<input type="checkbox"/> 14710 Fellowship Circle Louisville, KY 40245 United States
Phone Number *	(502) 410-8019
Email *	david_logsdon@yahoo.com
Comments *	Property at 805 South English Station Rd is planned for development into apartments. We are vehemently against this. Would definitely appreciate your input on how to counter this. Best regards – David Logsdon 14710 Fellowship Circle 40245

■

St. Germain, Dante

From: Amber Hedges <ambermhedges@gmail.com>
Sent: Tuesday, March 15, 2022 9:38 AM
To: St. Germain, Dante
Subject: Re: Case Number 22-ZONEPA-0021

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Hey Dante,

I totally get it. Thank you for the response. I left you a vm this morning. Do you have 5-10 min to chat today? Please let me know. --thank you, amber

On Tue, Mar 15, 2022 at 8:19 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Hedges,

Planning and Design does not have the answer to any of those questions. For population information, the only place I can direct you is the Census data, which was recently updated but which is more useable if you have mapping capabilities. Without the ability to map out the Census block groups, the Census data is less useful to you.

We do not keep data on the types of housing in any given area. The Census collects limited information about this, keeping track of owner-occupied vs. rental units, but again it is difficult to use without mapping capabilities.

With respect to any tax incentives, you would need to ask the developer that information. We do not track that.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: Amber Hedges <ambermhedges@gmail.com>
Sent: Monday, March 14, 2022 9:14 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Case Number 22-ZONEPA-0021

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Hi Dante,

Would you be able to provide any of the below information to me or point me in the right direction?

Specific to 22-ZONEPA-0021:

1. What is the population in this area?
2. How many apartment buildings, condos, patio homes?
3. Are there tax incentives and write offs being given as part of this development?

Thank you,

Amber

On Mon, Mar 14, 2022 at 3:37 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Hedges,

Attached is the site plan the applicant filed with the pre-application.

If you wish to sign up for Gov Delivery you may do so using the link in my signature:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

The Comprehensive Plan can be found at the following link:

<https://louisvilleky.gov/planning-design/document/plan2040louisvillemetrocomprehensiveplanfinal11-1-18pdf>

Please let me know of any additional comments you may have.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: Amber Hedges <ambermhedges@gmail.com>
Sent: Monday, March 14, 2022 3:35 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Case Number 22-ZONEPA-0021

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Hi Dante,

I am writing in response to the letter received March 9, 2021 stating an apartment community of 82 units and 12 buildings is being planned for development at [805 S. English Station Rd., Louisville, KY 40299](#). The proposed community is directly adjacent to the rear of our home property at [906 Grace Court, Louisville, KY 40245](#).

We have many concerns as it relates to the plans to re-zone and construct an apartment complex and some are listed below. Until we see the plans, we won't be able to know if there are any others.

Concerns:

Drainage as we are downhill from the property

Noise due to the density of the planned community and number of tenants/cars

Loss of view to direct sunlight due to structures blocking the sun

Our backyard is very small, there is only about 15ft from our house to the farmers land so a 20ft buffer will not be sufficient to create a barrier.

Can you please send me the current plan they are proposing? Once we review, we'll reply back with any additional concerns.

Thank you,

Amber Hedges

502-718-9863

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St. Germain, Dante

From: Harrington, Scott
Sent: Tuesday, March 15, 2022 9:45 AM
To: david_logsdon; St. Germain, Dante
Subject: RE: FW: Contact Councilman Kevin Kramer [#1968]
Attachments: Neighborhood_Meeting_Ltr_03_09_22.pdf

Mr. Logsdon,

I've included Dante St. Germain, case manager, on this email to ask her to include your email addresses on the notification list for the rezoning of 805 S. English Station Road.

Councilman Kramer announces all upcoming meetings in District 11's eNewsletter so I added your email address. I tried to add your wife's email address as well; however, it was "surpressed" meaning at one time she was on the list but unsubscribed. If she wants to be added, she'll have to click on the link below my signature to "Sign up for eNews" to change subscriptions.

Attached is the information regarding the upcoming Neighborhood Meeting hosted by the applicant.

Please let me know if you have any other questions.

Thank you!

Scott

Subscriber Import Notification

The subscription upload for District 11 E-News has completed.

Upload Details

- Uploaded by scott.harrington@louisvilleky.gov
- Started at 03/15/2022 09:33 AM EDT
- Completed at 03/15/2022 09:33 AM EDT
- Elapsed time was 0 seconds

Subscription Details

- 1 new topic subscriptions were added
 - 0 topic subscriptions already existed and were ignored
 - 1 records were suppressed
 - 0 records were invalid
-



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov

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Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: david_logsdon <david_logsdon@yahoo.com>
Sent: Tuesday, March 15, 2022 9:09 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: RE: FW: Contact Councilman Kevin Kramer [#1968]

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Thank you for your very kind and informative reply.
I greatly appreciate it.
Can you please keep me in the loop regarding times and locations for the best way for me personally to take part in any further discussion or hearings regarding this matter???
That too would be greatly appreciated.
Very best regards - David Logsdon

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: "Harrington, Scott" <Scott.Harrington@louisvilleky.gov>
Date: 3/14/22 4:26 PM (GMT-05:00)
To: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>, david_logsdon@yahoo.com
Subject: FW: Contact Councilman Kevin Kramer [#1968]

Mr. Logsdon,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents prior to filing. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

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I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant

Office of Councilman Kevin J. Kramer

Louisville Metro Council | District 11

phone: 502.574.3456

fax: 502.574.4501

email: scott.harrington@louisvilleky.gov

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Louisville, Kentucky 40202

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Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Monday, March 14, 2022 4:22 PM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1968]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Friday, March 11, 2022 6:13 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1968]

Name *	David Logsdon
Address *	 14710 Fellowship Circle Louisville, KY 40245 United States
Phone Number *	(502) 410-8019
Email *	david_logsdon@yahoo.com
Comments *	Property at 805 South English Station Rd is planned for development into apartments. We are vehemently against this. Would definitely appreciate your input on how to counter this. Best regards – David Logsdon 14710 Fellowship Circle 40245

▪

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St. Germain, Dante

From: Harrington, Scott
Sent: Tuesday, March 15, 2022 11:12 AM
To: Amberribble@gmail.com; St. Germain, Dante
Subject: RE: Contact Councilman Kevin Kramer [#1970]
Attachments: Neighborhood_Meeting_Ltr_03_09_22.pdf

Ms. Hedges,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

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Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents prior to filing. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

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Thank you!

Scott



Scott W. Harrington | Legislative Assistant
 Office of Councilman Kevin J. Kramer
 Louisville Metro Council | District 11

phone: 502.574.3456
 fax: 502.574.4501
 email: scott.harrington@louisvilleky.gov

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 601 West Jefferson Street
 Louisville, Kentucky 40202

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Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Tuesday, March 15, 2022 11:08 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1970]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Tuesday, March 15, 2022 9:55 AM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1970]

Name * Amber Hedges

Address

* 906 Grace Court
 LOUISVILLE, KY 40245
 United States

Phone (502) 718-9863

Number

*

Email * Amberribble@gmail.com

Comments *

Hello Councilman Kramer – I am writing to you on behalf of the Landis Lakes and Landis Springs neighborhood re 22-ZONEPA-0021. There is a farm located at 805 S. English Station Road that developer Damon Garrett with Sunshine Builders is proposing an 82-unit Apartment Complex. We have deep concerns about this for numerous reasons and

would like to meet with you or speak with you as neighborhood and get your advice and help please. We are banning together and seeking legal assistance as well. Please let me know if you're open to a meeting, call, in person discussion, etc. Thank you in advance, Amber Hedges 502-718-9863

▪

St. Germain, Dante

From: Harrington, Scott
Sent: Tuesday, March 15, 2022 11:14 AM
To: joe_beiting@yahoo.com; St. Germain, Dante
Subject: FW: Contact Councilman Kevin Kramer [#1972]
Attachments: Neighborhood_Meeting_Ltr_03_09_22.pdf

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

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Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents prior to filing. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

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Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott

Mr. Beiting,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

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Thank you!

Scott



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456

fax: 502.574.4501

email: scott.harrington@louisvilleky.gov



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Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Tuesday, March 15, 2022 11:09 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1972]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Tuesday, March 15, 2022 11:04 AM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1972]

Name *	Joe Beiting
Address *	<input type="checkbox"/> 13915 Glendower Drive Louisville, KY 40245 United States
Phone Number *	(502) 836-4545
Email *	joe_beiting@yahoo.com
Comments *	Councilman, There is a proposed zoning change for 7 acres that shares a boundary with my home/lot. I have concerns that the proposed development will negatively impact my neighborhood. Conversations with my neighbors lead me to believe that the rest of the neighborhood have similar concerns. Is there an opportunity for you to meet with the homeowners from the Reserves of Landis Springs? I appreciate your consideration.

▪

St. Germain, Dante

From: St. Germain, Dante
Sent: Wednesday, March 16, 2022 8:03 AM
To: 'jan logsdon'
Subject: RE: 805 English station

Ms. Logsdon,

I do not have that information. You would need to ask the developer. The style of units is two-story townhomes, but whether they will be in a condo regime or rented is not information that we track.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: jan logsdon <logsdonjan@yahoo.com>
Sent: Tuesday, March 15, 2022 5:56 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: 805 English station

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Is this property townhomes to be purchased or apartment rentals?
This would make a huge difference to the residents!

Thank
You
Jan Logsdon

[Sent from Yahoo Mail for iPhone](#)

St. Germain, Dante

From: Harrington, Scott
Sent: Thursday, March 17, 2022 11:47 AM
To: jabfive@aol.com; St. Germain, Dante
Subject: FW: Contact Councilman Kevin Kramer [#1973]
Attachments: Neighborhood_Meeting_Ltr_03_09_22.pdf

Mr. Bethurem,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents prior to filing. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

Zoning decisions are based on testimony provided and what is allowed under the [Land Development Code](#). The Planning Commissioners will hear from the applicant and residents and then send their recommendation to the Metro Council. Once it comes before the Council, members review the case to ensure the process was followed, not rather a member likes a development or not. Commissioners and the Council must use the code to justify their vote on facts or evidence presented in the hearings. For instance, you can request the applicant conduct a traffic study to see what impact the development will have on streets... and based on that suggest infrastructure improvements.

Residents and HOAs can organize and even hire a legal representative to participate in the zoning process on their behalf.

I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | **Legislative Assistant**
 Office of Councilman Kevin J. Kramer
 Louisville Metro Council | District 11

phone: 502.574.3456
 fax: 502.574.4501
 email: scott.harrington@louisvilleky.gov

City Hall
 601 West Jefferson Street
 Louisville, Kentucky 40202

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Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Thursday, March 17, 2022 11:42 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1973]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Tuesday, March 15, 2022 8:51 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1973]

Name *	James Bethurem
Address *	<input type="checkbox"/> 13905 Glendower Dr Louisville , KY 40245 United States
Phone Number *	(502) 552-2928
Email *	jabfive@aol.com
Comments *	I am requesting a meeting with our neighbors to talk about a proposed re zoning that will affect us negatively. Thank you in advance. Jim

▪

St. Germain, Dante

From: P HAMPTON <lv2gardn@bellsouth.net>
Sent: Monday, March 21, 2022 9:15 AM
To: John@Bardlaw.net
Cc: St. Germain, Dante
Subject: Proposed zoning change

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Hello,

I am writing to say I oppose the proposed zoning change at 805 S English Station Rd. I live in Signature Point. Approximately two hundred homes have been added here with more being built closer to Poplar Rd. All of this in addition to the subdivisions that already exist including the Village condominiums and the Lodges apartments in this area are already creating a traffic nightmare.

It is all flowing onto Shelbyville Rd and is backing up constantly around the Gene Snyder interchange. In addition to traffic, I'm concerned about property values and crime. We already had one crime spree here in Signature Point that initiated from the apartments.

Thank you.

Patricia Hampton

St. Germain, Dante

From: brad burlew <burlewb@gmail.com>
Sent: Tuesday, March 22, 2022 11:18 AM
To: St. Germain, Dante
Subject: 22-ZONEPA-0021

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I am writing to oppose the request for a zoning change at 805 S. English Station Road. In the last 6 years the following construction has been completed or in progress within 1/2 mile of 805 adding 454 multi-family units and 85 single family for a total of 539 new units.

Our neighborhood can't support 82 additional units for the safety of our residents or the walking students from Christian Academy which is directly across the street. Please reject this proposal.

1. 166 new units at 1007 S. English Station (The Stables currently underway) 2. 288 units built in 2018 (The Lodges) 900 S. English Station 3. 85 single family homes by Elite Creekside Commons 1200 S. English Station

This doesn't include the single family community Elite already built next to Christian Academy.

Thank you in advance for your time and consideration.

Brad Burlew
513-256-6993

Sent from my iPad

St. Germain, Dante

From: Donna Costelle <donnacostelle@gmail.com>
Sent: Wednesday, March 23, 2022 2:36 PM
To: St. Germain, Dante
Subject: Zoning Change 22-ZONEPA-0021

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Good afternoon,

I am writing to express my opposition to the proposed Zoning Change which would provide more traffic and congestion directly across the street from the entrance to Signature Point Drive on South English Station Road on what was previously a small 7 acre hobby farm surrounded by single family residences and a handful of villa type patio homes. This proposal is too dense for such a space, especially given the properties already under construction.

Living in this neighborhood since 2015, I've watched (and suffered through the associated blasting) hundreds of apartments on the land next door, in addition to what seems to be a never ending array of small and expensive homes being built at Signature Point. Just when will this constant development end on South English Station? New apartments and homes are now being constructed across from the apartments next to the villas, several large properties are on the market on Poplar and another development is going up along the road. Seems that despite opposition and common sense this will be approved and once construction has begun on this project, another rezoning request will be sought for any remaining parcel between here and Poplar Lane.

Traffic is terrible on South English Station due to Christian Academy and its expansion during the morning and afternoon commuting hours due to the school traffic. The private school has hired traffic directors to assist, however the additional construction vehicles now working on the developer's current project, ongoing work at Signature Point, pedestrian and bicycle use has made this area a dangerous and unpleasant place to live.

This development is going to hurt our property values at Signature Point, add more to the existing traffic problems, and create yet more light pollution. I don't know why Louisville even has a planning department. You will likely approve this development, and then any subsequent requests on Poplar Lane (which all of us know will be next) and it will soon be that the time it takes getting from Signature Point to the light at Shelbyville Road and then onto the Snyder will increase another ten minutes. This area is over developed already yet the "planners" continue to let the developers build.

What will the prices of these apartments be? Will they be affordable for lower income individuals? Unless we begin to provide affordable housing for workers who will be required to support this type of out of control development, the traffic around S. English Station, Shelbyville Road and the freeway will continue to make living in this area unbearable. These traffic studies are a joke. Lastly, I am also saddened that as Covid continues, though the powers that be have declared it over, you've scheduled a public meeting in a small library conference room with a capacity of 50 people, which anyone with sense is weighing the risk of attending!

Please consider a no vote on this. R-4 is the only appropriate use for this parcel.

Sincerely,

Donna & Andrew Costelle
14511 Signature Point Drive
(502) 722-8146

St. Germain, Dante

From: ah.kuvin@gmail.com
Sent: Wednesday, March 23, 2022 12:23 PM
To: St. Germain, Dante
Subject: Case # 22-ZONEPA-0021 - Proposed zone change at 805 S. English Station Road
Attachments: Zoning - S. English Station Road.docx

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RE: Case # 22-ZONEPA-0021

Proposed zone change to allow development of 82-unit apartment complex on property at 805 South English Station Road.

Dear Mr. St. Germain:

I am unable to attend tonight's meeting at the Middletown Public Library.

For the record, I am attaching a copy of my letter stating my opposition to this zone change, along with some supporting reasons about *why* such development will be damaging to the surrounding residential neighborhoods and our community-at-large.

I will be mailing a signed copy of this letter to you later today.

I do appreciate your consideration of my request and I thank you for your time and attention to this important matter which has far-reaching consequences to our residents and our community.

Kindest regards,

Anita H. Kuvin
14517 Lake Village Drive
Louisville, KY 40299

Anita H. Kuvin
14517 Lake Village Drive
Louisville, KY 40299
March 23, 2022

Dante St. Germain, Case Manager
Louisville Metro Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

RE: CASE # 22-ZONEPA- 0021 ~~~ Proposed zone change from R-4 to R-5A allowing an 82-unit apartment complex consisting of twelve 2-story buildings on about 7.19 acres of land located at 805 S. English Station Road

Dear Mr. St. Germain:

I am a resident of *Lake Village at Landis Lakes Condominium Community*, located on S. English Road. We are a village made up mainly of older adults. I am unable to attend tonight's in-person meeting at the Middletown Library, BUT I do want my comments to be noted and entered into the record for that meeting.

I recognize that the property in question *will* be developed and I have no desire to stop development. However, I am *TOTALLY OPPOSED* to rezoning this property from R-4 to R-5A to open the door for an 82-unit high-density apartment complex to be built there.

We already have *The Ledges*, a large apartment development on South English Station Road in very close proximity to the proposed site for more apartment construction. Since its opening, *The Ledges Apartments* have already generated a huge increase in street and foot traffic in our village and on S. English Station Road.

This situation has been compounded by greatly increased "cut-through" traffic via Poplar Lane allowing motorists to avoid traffic bottlenecks on I-64, I-265 and Shelbyville Road. Time will increase this cut-through traffic.

The addition of *another* high-density structure for renters who are transient and not personally invested in our community is NOT needed and is unwarranted (except to developers who will make large profits.) These are some reasons why construction of more apartments would create a negative impact for our residents and neighborhood:

- Private real estate values will decrease
- New drainage issues
- Increased street and foot traffic *and* speeding cars
- Elevated street and road noise levels
- Increased crime, raising issues and concerns about the safety of our children and seniors
- More unsightly trash and litter along our streets and roadways

I believe that either patio homes or condominiums should be built on this property - *not high-density apartments*. Because homeowners take pride in their property and their neighborhood, home ownership enhances lifestyles for residents and our city by enhancing the value, desirability and character of the community-at-large.

In making your decision, *PLEASE* make the rights and best interests of current individual property owners living in this South English Station Road corridor your top priority at Louisville Metro Planning and Design.

PLEASE DO NOT rubber-stamp the plans of developers who will realize huge profits at the expense of the older adults and families who own property here, vote here and pay taxes here. These developers will pocket their profits and leave... We homeowners will be the ones left to suffer the consequences and pay the price for their thoughtless development of available land within our community.

Thanks to you, Mr. St. Germain, and to Louisville Metro Planning and Design for your time and consideration of my request. *I IMPLORE YOU: PLEASE DO THE RIGHT THING. PROTECT OUR CITIZENS!*

Kindest regards,

Anita H. Kuvin

Cc: Hon. Kevin Kramer, Councilman, District 11

St. Germain, Dante

From: Laura Jedacek <ljedacek@ameritech.net>
Sent: Wednesday, March 23, 2022 4:50 PM
To: St. Germain, Dante
Subject: Not in Favor of Proposed Zone Change from R-4 to R-5A

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Good Evening,

Due to my work schedule, I am unable to attend this evening's meeting at the Middletown Library. I wanted to share my view with you that I am NOT in favor of the proposed zone change to allow the 82-unit apartment community on the property located at 805 S. English Station Rd. It is not something I or many of my neighbors want in our community due to increased traffic and the potential to decrease our home property values.

Thank You,
Laura Hagerman
1105 Tulip Hill Way
Louisville, KY 40299

St. Germain, Dante

From: Hagan, Debbie (ES) <debbie.hagan@adp.com>
Sent: Thursday, March 24, 2022 8:45 AM
To: St. Germain, Dante
Subject: Proposed development - Case # 22-ZONEPA-0021

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Hello Dante

I attended the neighborhood meeting on the new development proposal at 805 S.English Station Rd.
82 Town house apartments
Case # 22-ZONEPA-0021

I want to share my concerns/feedback on the proposal:

- As a community – we do not want or need more apartments on S. English Station road. In the one and a half mile radius between Shelbyville road and Poplar: Over 1000 apartment units
- The Lodge apartments – 288 units
- Middletown landings – 646 units
- The Reserve – 53 patio homes/172 apartments (under construction)
- New Apartment development on Beckley Station Road

This area is getting over saturated with apartments. Traffic on South English Sta road is a serious concern.

- High volume of walkers. It is dangerous trying to cross the road
- Christian Academy school – also a lot of student walkers
- Speed – very few follow the 35 MPH on S English Station

This is a large retirement community. Concerns with safety. With the finalization of the Lodge apartments – car break-ins drastically increased.

Specifically related to the proposed layout

- Buffer space between properties not sufficient. A few trees is not going to provide the privacy needed between properties
- Drainage/Water retention basin concerns. Will this work? Concern with close proximity to free standing homes.
- Location of pool/clubhouse. Too close to neighboring condos. Concerns with privacy/noise. (Retirement community on this side)

The location would be best suited for condos/patio homes. Owners who take pride in their property and blend in with neighboring age group.

Thank you for the opportunity to voice my concerns.

Debbie Hagan



Debbie Hagan
Project Manager, HCM Service, NAS
Louisville, KY
T: 502.297.5318 C: 502.682.7309

Debbie.hagan@adp.com

Upcoming Out of Office:



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St. Germain, Dante

From: Harrington, Scott
Sent: Thursday, March 24, 2022 10:43 AM
To: ah.kuvin@gmail.com; St. Germain, Dante
Subject: FW: Contact Councilman Kevin Kramer [#1979]

Ms. Kuvin,

Since this is a rezoning change and councilmembers will be taking final action, they can't participate in off record conversations so Councilman Kramer can't respond to this email.

I'm glad you submitted your comments to the case manager because once your comments become part of the official record, Councilman Kramer will be able to read them.

Thank you!

Scott



Scott W. Harrington | *Legislative Assistant*
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov

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601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Thursday, March 24, 2022 10:34 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1979]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Wednesday, March 23, 2022 12:03 PM

To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>

Subject: Contact Councilman Kevin Kramer [#1979]

Name * Anita Kuvin

Address

* 14517 Lake Village Drive
Louisville, KY 40299
United States

Phone (502) 314-4135

Number

*

Email * ah.kuvin@gmail.com

Comments *

Dear Honorable Kevin Kramer,

I am contacting you to express my opposition to DPDS CASE Number 22-ZONEPA-0021, regarding a proposed zone change to allow construction of an 82-unit apartment complex on approximately 7.2 acres located at 805 S. English Station Road.

I am unable to attend tonight's meeting at the Middletown Library, but I have emailed a letter to Case Mgr. Dante St. Germaine at Lou. Metro Planning and Design Services to express my opposition to re-zoning this area.

I am emailing my letter to him today and will mail a hard copy as well.

I would like you to have a copy of this correspondence. I want to email a copy to you today but I am not able to send an attachment with this communication.

Please send an email address where I can email a copy of my letter to you.

Thank you for your representation of the citizens within your District 11.

Warmest regards, Anita H. Kuvin

▪

St. Germain, Dante

From: Kathy Orlandi <orlandi.kathy@gmail.com>
Sent: Thursday, March 24, 2022 12:05 PM
To: St. Germain, Dante
Subject: Case number = 22-ZONEPA-0021, 805 S. English Station Road

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As residents of Lake Village at Landis Lakes we would like to voice our concerns about the above planned development. We understand development is inevitable but the pace at which S English Station Road is being developed and residences being added is alarming. What was once a community of primarily owner occupied residences along this road now has a large apartment community across from our entrance along with another apartment community being developed along 64.

Our concern with apartments is the lack of ownership leading to lack of pride and care of the properties. It has also become a sign of the times that apartment buildings have more opportunity for thefts and car hijackings. Everyone in Lake Village opposes the townhouse apartments because of the lack of ownership in the midst of this community. We would strongly encourage a restructuring of this site's plan to be fee simple townhouse condos. This would then mean the homes in this new development would be owned by individuals with a vested interest in their units, just like Lake Village unit owners and eventually the condo unit owners on the other side of Lake Village.

In addition, we believe a Traffic Study must be done. S English Station Rd is predominantly a 2 lane road with a significant increase in drivers trying to get in and out every day, not to mention traffic for students of CAL for all grades and additional activities.

Thank you for your time,
Guy and Kathy Orlandi

Sent from [Mail](#) for Windows

St. Germain, Dante

From: Nava, Sandra T. <Sandra.Nava@empireblue.com>
Sent: Thursday, March 24, 2022 12:13 PM
To: St. Germain, Dante
Subject: New Development @ 805 S. English Station Road

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Dear Ms. St. Germain:

My name is Sandra Nava, and I have been living in the Lake Village @ Landis Lakes subdivision (to the right of the proposed project) for the past 12 years. Over this time, I have seen several apartment projects be built around us, and the traffic has become absolutely ridiculous; not to mention the amount of littering as well as the increasing speed of cars even though we are half a block from a school zone. When I walk my dog every morning and night, I have to stand at the entrance of our subdivision for a much longer time. It's not so bad in the summer, but in the winter and in bad weather, it can be brutal. In the beginning there was hardly any traffic, and now I have to stand and wait to even cross the street. With just the apartment complex The Lodges already built, I started watching the traffic and not even during rush hour, cars are constantly entering/exiting the complex. Yesterday morning I counted and while I stood waiting with the dog to cross, 9 out of 10 cars pulled into the Lodges. During rush hour, it's non-stop. I can't even imagine what the traffic will be like with another apartment complex since another one is presently in construction to the right of us.

All the residents in Lake Village oppose the planned townhouse apartments and encourage the re-planning of the site to a fee simple townhouse condo plan. I am the youngest resident in Lake Village at 57, and if I have a difficult time crossing the street, I can't even imagine the average aged resident of 70-80. I would ask that a traffic study please be completed since the developer stated last night that it wasn't required for this property. I think it will make a huge difference. I appreciate your time in reading my email, and I hope that our pleas can be taken into account.



Sincerely,
Sandra Nava

Anthem, Inc.

Sandra Nava

QM Accred/Reg Review Analyst Sr, Medicare Programs

13550 Triton Park Blvd. Louisville, KY. 40223

M: (502) 649-2684

sandra.nava@anthem.com

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St. Germain, Dante

From: NANCY RATH <nnrath7668@gmail.com>
Sent: Thursday, March 24, 2022 12:24 PM
To: St. Germain, Dante
Subject: Case: 22-ZONEPA-0021

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Ms. St.Germain,

I am a resident of Lake Village and owner of the home at 910 Ridge Point Drive.

I very much appreciate your affording an opportunity for the residents of Lake Village to express our deep concern and strong opposition to the above referenced zoning matter, putting our feelings into the permanent record.

I think the property in question could be developed as townhome/condo residences which would be privately owned... to the advantage of our neighborhood and the surrounding area. Ownership means responsibility, pride, and care for one's investment. The large rental property across the road...The Lodges...certainly provides ample rental units for those who need that option. More rental units could result in a negative atmosphere due to the sometimes transient occupation of such units. We realize that the land will be developed....but we are extremely concerned and strongly oppose the rental plan currently under consideration.

Increased traffic, more noise, possible failure to maintain rental units...all work against the quality of life that people in the surrounding neighborhoods have invested in. We obviously have a proprietary interest in seeing upscale, thoughtful development of the area on South English Station.

Thank you for your time and attention.

Mrs. Nancy Rath

St. Germain, Dante

From: jan logsdon <logsdonjan@yahoo.com>
Sent: Thursday, March 24, 2022 1:04 PM
To: St. Germain, Dante
Subject: 805 S English Station development

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We attended the neighborhood meeting last regarding the above named property. We would rather they be town patio homes developed there! The developer & attorney John Talbott started out defensive. Mr. Triplett was very professional. I'm not sure what may come from this meeting. Tonight there is another meeting about our property assessments which will go up. I'm pretty discouraged and feel things are out of our control. We requested a traffic analysis and we're told it wouldn't matter. The attorney John Talbott said, "our property values have doubled in the last ten years" I said "ours has not". He said, "they have gone up" Later, he commented, "Im sorry if bought land by a farm and paid more than it was worth & naive enough to think it wouldn't be developed". I call that condescending. We are owners of properties that our valuable to us. This is so sad how the world is changing. We have been had and are being devalued and placated! More value has been placed those who will reside in the future than those who currently reside here and are paying taxes which are increasing. So to summarize we are discouraged, disregarded and patronized. I am so sad and disappointed. Janice Logsdon

[Sent from Yahoo Mail for iPhone](#)

St. Germain, Dante

From: Walter Chapleau <wchapleau@msn.com>
Sent: Thursday, March 24, 2022 2:48 PM
To: St. Germain, Dante
Subject: Planned Condo Complex on So. English Station.

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Based on the Middletown meeting on March 23, 2022, the residents in Lake Village share several concerns. As voiced in the meeting, safety, traffic congestion, property values, owner security, etc. are a few of our shared concerns. I therefore recommend that your condos be fee simple in order that they remain consistent with the other condos in the immediate area.

Thank you for allowing our input.

Sent from my Verizon, Samsung Galaxy smartphone

St. Germain, Dante

From: Michael Kistner <mjkmck@aol.com>
Sent: Thursday, March 24, 2022 2:29 PM
To: St. Germain, Dante
Subject: Case number = 22-ZONEPA-0021 805 S. English Station Road

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Myself and everyone else in Lake Village at Landis Lakes oppose the planned townhouse apartments and encourage the re-planning of the site to a fee simple townhouse condo plan.

This would mean when the site is built all the units would be sold to individuals that have vested interest in their individual units just like Lake Village unit owners do.

This would be more acceptable to myself and my neighbors as a more realistic use of the property to match the properties that surround that area.

Respectfully,

Mike Kistner
14519 Lake Village Dr
Louisville, Ky 40299
502-435-7543

St. Germain, Dante

From: mkm7570@gmail.com
Sent: Thursday, March 24, 2022 2:17 PM
To: St. Germain, Dante
Subject: Case Number = 22-ZONEPA-0021 205 S. English Station Rd

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Dear Ms. St. Germain,

I sadly was not able to attend the meeting regarding this property last night but would like my comments to be entered into the record.

I am a resident of Lake Village of Landis Lakes Patio homes. Our entire community (Lake Village, Signature Point, Landis Lakes, Troon) are united in stopping this development in it's current state due to many reasons: lack of buffer space between properties, drainage, traffic, crime to name a few.

This property is surrounded on all three sides by homeowner residences. This many two story buildings would be a complete eyesore and a blight on the community. Not to mention that it would be directly across from the Christian Academy School which would cause an even bigger traffic problem than there is now. There are already two new developments being built on each side of I-64 adding to the chaos. I think this demands that a traffic study be made.

From the drawing it also appears that they intend to install a community pool that backs up directly against our property line, so this will amp up the noise and nuisance factor!

In a perfect world it would be wonderful to leave the green space as it is but I know that will not be the case. At any rate it would be much more desirable to have single family or one story patio home type buildings that would actually be sold to individuals who have a vested interest in their property rather than to transient renters.

To those who have the power to make the changes, please take all of this into consideration when making your judgement. When I purchased my home 12 years ago I did not imagine that I would have to live right next door to 82 rental units. Please put yourself in our shoes. I don't think you would want to either.

Thank you for your consideration.

Respectfully,

Marla Moore

14421 Crescent Cove Drive

Louisville, KY 40299

St. Germain, Dante

From: jan logsdon <logsdonjan@yahoo.com>
Sent: Thursday, March 24, 2022 3:27 PM
To: St. Germain, Dante
Subject: Re: 805 S English Station development

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I would like there to be patio homes. Patio Homes would be more like the surrounding and adjacent properties.

There are numerous apartment complexes already in this area.

166-172 apartments under construction 288 apartments across from the ones being constructed.

788 apartments behind Christian Academy.

That is all within one mile. All use S English Station Road

Please consider keeping it residential!

I realize there is a goal/requirement for affordable housing. However, there are other areas it doesn't all have to be in Middletown.

One other thing there also are another 204+ apartments approved on Beckley Station Road by Shelbyville Road. That two is within one mile of our home.

That is a total of 1,446 apartments within 1 mile of our home.

So our area has large population in apartments not even counting the proposal for another 82 units.

I would be more interested in purchasing a Patio Home than renting an apartment or townhome.

Janice Logsdon

[Sent from Yahoo Mail for iPhone](#)

On Thursday, March 24, 2022, 1:06 PM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

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From: jan logsdon <logsdonjan@yahoo.com>
Sent: Thursday, March 24, 2022 1:04 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: 805 S English Station development

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We attended the neighborhood meeting last regarding the above named property.

We would rather they be town patio homes developed there!

The developer & attorney John Talbott started out defensive. Mr. Triplett was very professional.

I'm not sure what may come from this meeting.

Tonight there is another meeting about our property assessments which will go up. I'm pretty discouraged and feel things are out of our control.

We requested a traffic analysis and we're told it wouldn't matter.

The attorney John Talbott said, "our property values have doubled in the last ten years" I said "ours has not". He said, "they have gone up"

Later, he commented, "Im sorry if bought land by a farm and paid more than it was worth & naive enough to think it wouldn't be developed".

I call that condescending. We are owners of properties that our valuable to us. This is so sad how the world is changing.

We have been had and are being devalued and placated!

More value has been placed those who will reside in the future than those who currently reside here and are paying taxes which are increasing.

So to summarize we are discouraged, disregarded and patronized. I am so sad and disappointed.

Janice Logsdon

[Sent from Yahoo Mail for iPhone](#)

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St. Germain, Dante

From: Debbie Murphy <dtoppe72@icloud.com>
Sent: Thursday, March 24, 2022 3:23 PM
To: St. Germain, Dante
Subject: Townhome rentals on English Station RD

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Hello,

Our names are Mike and Debbie Murphy and we live in Lake Village on English Station. We attended the meeting at the Middletown Library on March 23 and have a few comments to pass along. We are very concerned with the overload of apt. rentals in this one area. This is an area of family owned homes and retired seniors who also own their own homes and have had more than our fair share of apartment rentals being built in the last few yrs and I believe enough is enough. We are worried about increased traffic and crime coming into our neighborhoods, please consider making this development one of homes that are owned by the families who live there. No more apartments in this area! Thank you
Sent from my iPad

St. Germain, Dante

From: jan logsdon <logsdonjan@yahoo.com>
Sent: Thursday, March 24, 2022 3:32 PM
To: St. Germain, Dante
Subject: Re: 805 S English Station development

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What I am asking to not allow this property to be rezoned to allow apartments.

[Sent from Yahoo Mail for iPhone](#)

On Thursday, March 24, 2022, 3:26 PM, jan logsdon <logsdonjan@yahoo.com> wrote:

I would like there to be patio homes. Patio Homes would be more like the surrounding and adjacent properties.

There are numerous apartment complexes already in this area.

166-172 apartments under construction 288 apartments across from the ones being constructed.

788 apartments behind Christian Academy.

That is all within one mile. All use S English Station Road

Please consider keeping it residential!

I realize there is a goal/requirement for affordable housing. However, there are other areas it doesn't all have to be in Middletown.

One other thing there also are another 204+ apartments approved on Beckley Station Road by Shelbyville Road. That two is within one mile of our home.

That is a total of 1,446 apartments within 1 mile of our home.

So our area has large population in apartments not even counting the proposal for another 82 units.

I would be more interested in purchasing a Patio Home than renting an apartment or townhome.

Janice Logsdon

[Sent from Yahoo Mail for iPhone](#)

On Thursday, March 24, 2022, 1:06 PM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

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From: jan logsdon <logsdonjan@yahoo.com>

Sent: Thursday, March 24, 2022 1:04 PM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: 805 S English Station development

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We attended the neighborhood meeting last regarding the above named property.

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So to summarize we are discouraged, disregarded and patronized. I am so sad and disappointed.

Janice Logsdon

[Sent from Yahoo Mail for iPhone](#)

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St. Germain, Dante

From: david logsdon <david_logsdon@yahoo.com>
Sent: Thursday, March 24, 2022 4:46 PM
To: St. Germain, Dante
Subject: Statement made by Attorney John Talbot

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Ms. St. Germain

During his presentation at the Middletown Library last night, Attorney John Talbot made mention that Louisville is required to have a certain large number of residences available per a federal mandate.

Would you please be kind enough to direct me to where I might learn more about this?

He said Louisville was "short" on residences per this mandate and that is why expansions such as the one at 805 South English Station Rd are necessary.

Best regards and thank you in advance...

David Logsdon

[Sent from Yahoo Mail on Android](#)

St. Germain, Dante

From: Marti Foster <martifoster1010@gmail.com>
Sent: Thursday, March 24, 2022 7:05 PM
To: St. Germain, Dante
Subject: Opposition points Case # 22-ZONEPA-0021

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I am writing to oppose the building of "**APARTMENTS**" at 805 S. English Station Road. Many factors need to be taken into consideration from the Planning Committees to even consider such APARTMENTS to be constructed.

Keep in mind, I am not opposed to building Patio Homes that would blend well with our surroundings on South English Station Road. I am opposed to APARTMENTS for the following reasons:

- * huge turn over of renters / renters generally don't take as much care of their residences/surrounding areas as actual "BUYERS"
- * Buyers have a vested interest in their community and tend to take much better care of inside and outside of their residences.

We also have to consider additional traffic on So English Station Road due to the fact that there are already the following builds under construction:

1. The Reserve (same builder) 53 patio homes / 172 apartments
2. Creekside Commons: 83 new single family homes

Units already on So English Station Road:

The Lodge Apartments: 288 APARTMENTS apx

Signature Point: 178 homes/condos and more have been built in the last year in Signature Point.

Middletown Landing Apartments: over 650 units APARTMENTS (just within a mile radius)

Speeding automobiles utilizing a "short cut" from Gene Snyder / Taylorsville Road going onto Poplar Lane and turning left onto So English Station Road. Once they pass over the bridge, the speeding begins. Safety issues for all residences and for students coming/going to Christian Academy.

Having said all of this, we know and understand the land will be developed. We just don't want APARTMENTS and the layout they presented last night at the meeting was only a drawing of the possible finished units. They only showed sample pictures, so we really don't know what will actually be built.

Again, **we believe the builder and his backers should consider patio homes.** Even with this, there are additional items of great concern both to Lake Village and The Woods of Landis Lakes.

- *buffering - how much space between our homes and their structures
- * landscaping - how much, how tall, what kind and the placement
- * fences - height/type, placement
- * privacy fences ?
- * shifting and/or rearranging physical placements of the units
- * drainage concerns
- * screening of the entire pool area - landscaping, fences, privacy fences, etc.

As a resident of Lake Village Patio Homes, we are mostly retirees and older residents; and we do not like the idea of the swimming pool being located directly beside our units on Ridge Point Drive.

This is only the beginning of resident opposition.....we hope to be heard....we hope the builder etc will take our concerns into consideration.

Thank you
Marti Foster
900 Ridge Point Drive
Louisville, KY 40299

--

[***martifoster1010@gmail.com***](mailto:martifoster1010@gmail.com)

St. Germain, Dante

From: Jay Kute <wjcute@gmail.com>
Sent: Friday, March 25, 2022 12:29 PM
To: St. Germain, Dante
Cc: to: Gwen Knott; cc: Tim Thomas; Roland Wood; VIRGINIA FLANNERY; Debbie Murphy; Dana Guess; schuldheis4779@gmail.com; ralhayes@bellsouth.net; Bruce Sanders; Susan Sanders; jloverturf@gmail.com; bjoverturf@gmail.com; Marsha Jenkins; Stacy; suzanne.bkm@att.net; ah.kuvin@gmail.com; kmr328@gmail.com; Michael Kistner; 1973@gmail.com; harry james; Linda James; Billyhopper502@gmail.com; bootsnjean1049@twc.com; Andrew Koch; mkm7570@gmail.com; Marty C Metcalfe; Pauline Hayes; Todd Rollo; SUSAN LYONS; Elizabeth; lizgene2602@gmail.com; sandra.nava@anthem.com; Paul & Jane Williamson; Marti Foster; Suzanne Beams'; Kathy Orlandi; guyorlandi@gmail.com; jfh1939@twc.com; evahu@bellsouth.net; dorasmehr@gmail.com; Carl; dlay@masonicky.com; Barbara Burgan; Nancy Rath; Bob Richman; Terry Richman; Robert Lescinski; klescinski@yahoo.com; Walter Chapleau; maureen.karam@twc.com; brendan contactcornerstone.com; kathy lescinski
Subject: Case #22-ZONEPA-0021

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Dear MS St. Germain,

I was unable attend the meeting Wednesday Evening but I would like to have my comments entered into the record and ask those who make the decisions to take my comments into consideration.

I am a resident of the Village of Landis Lakes and president of the HOA . The property in question is surrounded on all sides by single family homes. There are two developments under construction that are a combination of single family homes and apartments. Across the road from us is another apartment complex. I feel that we have enough apartments in our area and to have another development of this type will critically impact our area in a very negative way with drainage, lack of buffer zone and traffic.

The most critical of these being traffic. I would ask that a traffic study be done. Adding 83 more townhouses would have a detrimental effect on already taxed South English Station Road. That many additional cars would make traveling English Station Road very dangerous especially for the Christian Academy Kids.

Having a complex of single family units where the owners have a vested interest would be a better addition to this area. There would be fewer cars and owners with a vested interest care about their community.

I ask the members of the Louisville Metro Planning and Design to consider my request and not approve this property for different zoning.

--

Have a GREAT DAY & God Bless America,

Jay

St. Germain, Dante

From: pwpoppy <pwpoppy@aol.com>
Sent: Friday, March 25, 2022 3:36 PM
To: St. Germain, Dante
Subject: Case # 22-zonepa-0021

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I want to add my objection to the rezoning of the referenced case. The communication you received from Jay Kute states the obvious as well as it can be said. I ditto his well stated memorandum.

Paul Williamson, 11 year resident of Lake Village at Landis Lakes.

Sent from my Verizon, Samsung Galaxy smartphone

St. Germain, Dante

From: SUSAN LYONS <lyonsmullet@aol.com>
Sent: Friday, March 25, 2022 5:00 PM
To: St. Germain, Dante
Cc: John@bardlaw.net
Subject: Case number 22-ZONEPA-0021
Attachments: Zoning Email.docx

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March 25, 2022

Louisville Metro Planning and Design Services
444 S, 5th Street
Louisville, KY 40202
Attn: Ms. Dante St. Germain
RE: Case Number 22-ZONEPA-0021

Dear Ms. St. Germain,

We are currently out of town and were unable to attend the in-person meeting held this week (March 23, 2022) concerning the proposed zoning change from R-4 to R-5A to allow an 82-unit apartment community on property located at 805. S. English Station Road. However, we wanted to send you a communication voicing our concerns.

We purchased our patio home within this past year in the Lake Village at Landis Lakes subdivision. Since that time, we have learned of at least three new developments within a mile of our subdivision. The current traffic situation at times is a complete mess. It is hard to imagine how much worse the situation will become over the next year or two. We believe a traffic survey should be conducted to determine the effect this proposed development will have on English Station/Shelbyville Road and the surrounding area.

Additionally, we are terribly concerned about the effect of more development as it relates to noise – due to a lack of buffers between the subdivisions and draining issues that could arise from further development in this area. Our property is among the lowest elevations in the area, and flooding is a serious worry for us.

Finally, we are concerned that this proposed community is being developed with the intent to be used as units to be leased/rented. It is undeniable that ownership of a dwelling promotes a heightened level of upkeep and care taken with the property. We do not want to see this lovely area suffer some of the ill effects found in other areas of Metro Louisville which allow for rental properties. Higher crime rates, increased levels of noise, more traffic, and a lower level of care of the property are all things which do not match the living conditions we and our neighbors currently enjoy living off English Station Road.

As you consider rezoning of the piece of land, please be mindful of the points above. We hope you will be able to make the determination that apartments for rent is not the best solution. While we realize development will happen, we feel that rezoning this property to be used for multi-family rental property is not a good use of the land nor is it in line with existing dwellings in the surrounding area.

Thank you for your time and attention to this matter.

If you have any questions, please feel free to contact us.

Sincerely,

John and Susan Lyons
14427 Crescent Cove Drive
Louisville, KY 40299
(502) 287-2028
Lyonsmullet@aol.com

St. Germain, Dante

From: Andrew Koch <andrewkoch1@hotmail.com>
Sent: Saturday, March 26, 2022 5:32 PM
To: St. Germain, Dante
Cc: brendan contactcornerstone.com; Barbara Burgan; Jay Kute; Lescinski Robert
Subject: Case #22-ZONEPA-0021 / 805 English Station Road

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Good Evening, Ms. Dante St. German:

My name is Andrew Koch, and I'm a resident at The Village at Landis Lakes. My address is 14407 Crescent Cove Drive and my property backs up to the Subject property which is being considered to build 82 rental townhouse apartments upon. Although I knew there would come a day that this land would be developed, I never imagined that it would be developed into rental units, especially being **surrounded on all sides (even across the street) by very expensive single family homes and condos**. Being the former president of our condo community it raises major concerns which I hope our zoning and planning constituents will take into consideration and vote against developing this property into rental units, but rather developed into fee simple homes, patio homes or townhomes where owners would truly have a vested interest in their homes and in our community.

Although I was out of town and unable to attend the meeting this past Wednesday, I understand the meeting was very well attended by many, if not all, of our neighboring communities to this property (Lake Village, Signature Point, Landis Lakes, Troon, and others). I also understand they made their voices heard about the many concerns they foresee, along with providing suggestions and other feedback to make sure our neighborhoods remain inviting, safe, and secure. I think this is a true testament that we want the very best for all of us who live and thrive in this area. Although I may be echoing much of the sentiment from this meeting, here are a few of my concerns in no particular order:

- We already have enough apartments and townhomes for rent in our area, which has caused a considerable increase in traffic, trash, drainage and erosion issues, crime, noise complaints, and other community and social issues.
- Environmentally and legally, we have a natural spring which divides this property from ours and it should not be filled in or disrupted. We have a retention pond that catches the flow from this spring and rainwater in the back of our community, and right next to my property which should not be interfered with. It is my understanding that there are plans for an additional retention pond on this Subject property right above above our pond, which would create erosion, stagnation, and other flooding issues. In addition, I'm concerned there will not be adequate buffer zones created around the Subject property to separate my condo community and the other single family home communities which surround this property.
- We have another new development under construction on the other side of our community that has already created several hardships to our condo owners that back up to this property. Once this property is completed it will only add to the issues I raised earlier in my first bullet point. Regarding traffic, I would request a traffic study be completed. English Station Road is already heavily traveled and it's becoming more and more dangerous, especially to the children who attend the Christian School Academy, and those who frequently enjoy walking and cycling on this road.

I would be happy to meet with you or others on the Zoning & Planning Board to continue this conversation and discuss other options for our condo community and the other surrounding neighborhoods. Regardless, I request the Board **not** to approve this property for rental units.

Thank you for your time and consideration. I've also copied our current Board Members and our property management company on my response.

Sincerely,

Andrew Koch
14407 Crescent Cove Drive
Louisville, KY 40299
636-439-1970
andrewkoch1@hotmail.com

St. Germain, Dante

From: tguy34 <todd71@gmail.com>
Sent: Sunday, March 27, 2022 3:30 PM
To: St. Germain, Dante
Subject: Case # 22-ZONEPA-0021 (205 S. English Station Road)

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Hi Dante,

I am writing to you regarding the proposed building of apartments at 205 S. English Station (Case # 22-ZONEPA-0021). Unfortunately, I wasn't able to attend the meeting held on Wednesday, March 23rd regarding this property, but I would like my comments to be entered into record and taken into consideration.

I am a home owner in the Lake Village at Landis Lakes neighborhood, which is located next to the proposed site, and I oppose the building of apartments on the site. Together with my neighborhood and others in the area (Signature Point, Landis Lakes, The Woods, Academy Ridge, Troon, and Valencia) we have many concerns, including lack of buffer space between properties, decreased property value, drainage issues, traffic, and increased crime.

The property at 205 S. English Station Road is surrounded on all three sides by home owner residences. Having this many apartments would be an eyesore and lower the value and appeal of living in our neighborhoods. In addition, having Christian Academy across the street will add to an already big traffic problem on South English Station. Currently, there is new construction in Signature Point, as well as two new developments being built on both sides of I-64 (one development that will include multiple apartments). I am requesting that a traffic study be completed since the current infrastructure will not be able to sustain the increase of development in the area. We have already seen an increase in traffic as South English Station Road is a cut-through for people trying to get from Blankenbaker Parkway to Shelbyville Road, to avoid the traffic congestion of the Gene Snyder/Shelbyville Road intersection.

Based on the renderings we received, it appears that the proposed apartment development intends to install a community pool, that will back up to our community property line. This will increase noise and be a nuisance factor.

It would be more desirable to have single family homes that would be sold to individuals that have a vested interest in their property, rather than renters.

I appreciate your understanding and support in stopping the development of more apartment buildings in our area.

Sincerely,
Todd Rollo
14425 Crescent Cove Drive
Louisville, KY 40299

St. Germain, Dante

From: Terry Richman <terryrichman60@gmail.com>
Sent: Sunday, March 27, 2022 4:47 PM
To: St. Germain, Dante
Cc: Bob Richman
Subject: Case #22-ZONEPA-0021 /805 S. English Station Road

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Dear Ms. St. Germain,

We live in the Villages of Landis Lakes next door to the referenced proposed property development. We would like our comments submitted for the record.

We are very concerned about the addition of 82 rental townhouses proposed for this development for many reasons.

1. High density of rental apartments already in this small area, The Lodges and Middletown Landing. With the addition of 2 developments on the other side of us with ~ 180 rental apartments being built along with single family homes.
2. Additional traffic taxing an already busy road causing safety concerns - we request a traffic study be done
3. Concern for potential addition of crime from high density of rentals. Already break ins reported at the apartment complexes across the street.
4. Drainage issues
5. Rental properties not being taken care of - single family owned homes where homeowners have a vested interest in their properties is the better option and fit for this neighborhood.

Thank you!
Bob & Terry Richman

St. Germain, Dante

From: Susan Sanders <shsanderson@twc.com>
Sent: Monday, March 28, 2022 5:18 PM
To: St. Germain, Dante
Subject: Docket No 22-ZONEPA-0021 zone change from R4 to R5 to allow apartments

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Dante,

Please add this letter to the open file regarding apartments to be built at 905 S English Station Road. This is not acceptable to the residents of Lake Village at Landis Lakes. We already have condos and apartments being constructed on the property to the other side of our community and these apartments will only add to the overcrowding of South English Station Road and will decrease the value of the our properties and the surrounding properties. The design shows a swimming pool being placed right next to our existing owners and we were told that there does not need to be any type of buffer since this would be R5 to R5 zoning. Apartments do not add value to our property because renters do not take care of rental spaces like a homeowner would or a HOA.

There are no garages in this new development so that means it will be filled with cars in the parking lot. Again this does not add value to our homes. We do understand that this property will be developed, but please do not change the zone to R5 to allow apartments. Most everyone is willing to accept condos, hopefully without a pool, or move it to the center of the complex so that the noise will not disturb the existing owners of properties around this development.

Thank you for your time,
Bruce & Susan Sanders
14512 Lake Village Dr
Louisville KY 40299

Sent from my iPad

St. Germain, Dante

From: Harrington, Scott
Sent: Tuesday, March 29, 2022 4:18 PM
To: jabatcfe@hotmail.com
Cc: St. Germain, Dante
Subject: FW: Contact Councilman Kevin Kramer [#1984]
Attachments: Neighborhood_Meeting_follow-up_Ltr_03_29_22V2.pdf

Mr. Batson,

The applicant has scheduled a follow-up Neighborhood Meeting. Please see attachment.

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents prior to filing. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

Zoning decisions are based on testimony provided and what is allowed under the [Land Development Code](#). The Planning Commissioners will hear from the applicant and residents and then send their recommendation to the Metro Council. Once it comes before the Council, members review the case to ensure the process was followed, not rather a member likes a development or not. Commissioners and the Council must use the code to justify their vote on facts or evidence presented in the hearings. For instance, you can request the applicant conduct a traffic study to see what impact the development will have on streets... and based on that suggest infrastructure improvements.

Residents and HOAs can organize and even hire a legal representative to participate in the zoning process on their behalf.

I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant
 Office of Councilman Kevin J. Kramer
 Louisville Metro Council | District 11

phone: 502.574.3456

email: scott.harrington@louisvilleky.gov



[Sign up for District 11's E-Newsletter](#)

City Hall

601 West Jefferson Street
 Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Tuesday, March 29, 2022 4:11 PM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Contact Councilman Kevin Kramer [#1984]

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Monday, March 28, 2022 7:27 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#1984]

Name *	Jerry Batson
Address *	<input type="checkbox"/> 700 Inspiration Way Louisville , Ky 40245 United States
Phone Number *	(502) 396-4051
Email *	jabatcfe@hotmail.com
Comments *	I would like to oppose the 82 apartments town house proposal at 805 S. English Station Road (Docket No 22-ZONEPA-0021). Could you please contact me to discuss. Thanks Jerry Batson

▪

St. Germain, Dante

From: Steve Noland <4nolands@gmail.com>
Sent: Wednesday, March 30, 2022 4:48 PM
To: John Talbott
Cc: St. Germain, Dante
Subject: Steve Noland concern with proposed changes to the 805 S. English Station Road apartment project

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Dear Mr. Talbott

I appreciate your time today to briefly discuss my concerns with an adjustment that is being contemplated to the initial plan for townhouse apartments at 805 S. English Station Road. This is to follow up per your suggestion with an email to you that lays out my specific concerns regarding an adjustment of the project proposal presented on 3/23 that is being presented for consideration by Steve Porter representing a group of neighbors primarily on the east and southeast side of the project.

My wife, Deborah and I have lived at the house located at 803 S. English Station Road for 11 ½ years. During that period we have made improvements and worked hard to not only maintain the property, but to make it better. We are both retired and to some degree, like everyone else bordering this project, are depending on its value for our future plans. The initial proposed project would place a full apartment building bordering the south side of our property with a green area also bordering our property between the apartment and S. English Station Road. I understand that one of the changes recommended by the group that has secured Mr. Porter's services is to shift the apartments away from the houses on the east end of the project to the west toward S. English Station Road. I am concerned that the shift may result in more apartments bordering our property.

It is my assumption that the green area in the north west corner of the project was originally proposed to help the project look better from English Station Road and from properties across the road at Signature Point. From my perspective, the project will decrease the value of our house as proposed but if the green area is reduced, will further reduce the appeal of our property and it's value.

My hopes are that there is a way to give the folks on the east end of the project more buffer space without moving more apartments bordering our property while allowing the green space in the northwest corner of the project to remain as initially proposed.

Again, I thank you for your time speaking with me today. Please forward my concerns for consideration by the primary folks you are working with that are involved in making design changes.

Sincerely,

Steve Noland
803 S. English Station Road, 40299
502-377-0340

St. Germain, Dante

From: St. Germain, Dante
Sent: Monday, April 11, 2022 8:24 AM
To: Jerry Batson
Subject: RE: 805 S English Station

Thank you for your comments on this case. I will add them to the record.

A traffic study is required if a proposed development meets thresholds for generating new trips on an existing road.

The Louisville Water Company handles all water pressure matters.

I'm not sure what you mean by requesting lack of road access to the property. The property has frontage on S English Station Road.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>

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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

-----Original Message-----

From: Jerry Batson <jabatcfe@hotmail.com>
Sent: Sunday, April 10, 2022 6:39 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: 805 S English Station

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I request the following:

-Traffic study- based on present and future developments -Water pressure analysis -Lack of road access to property

Thanks
Jerry Batson

Sent from my iPhone

St. Germain, Dante

From: Bob Richman <bobrichman104@gmail.com>
Sent: Wednesday, April 13, 2022 3:35 PM
To: St. Germain, Dante; Harrington, Scott; Kramer, Kevin
Cc: Terry Richman
Subject: Re: Case #22-ZONEPA-0021 /805 S. English Station Road

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My wife wrote the first email so I thought I would write the second.

When we moved into Lake Village the closest apartments were on the other side of Christian Academy. Everything else is single family homes. Lake Village also has a clause that homes in our neighborhood cannot be rented. Now, the last two development approvals have been apartments and this one is too. We now have apartments in front of us and soon on both sides

We moved to this area for single family homes, Not apartments. It appears we will have to move again. It seems that we have no say at the development reviews.

My conclusion is that either the zoning laws are broken or our representation does not work. I believe that the majority in Lake Village feel the same.

Bob Richman
Sent from my Verizon smartphone

From: Terry Richman <terryrichman60@gmail.com>
Sent: Sunday, March 27, 2022, 4:47 PM
To: Dante.St.Germain@louisvilleky.gov <Dante.St.Germain@louisvilleky.gov>
Cc: Bob Richman <bobrichman104@gmail.com>
Subject: Case #22-ZONEPA-0021 /805 S. English Station Road

Dear Ms. St. Germain,

We live in the Villages of Landis Lakes next door to the referenced proposed property development. We would like our comments submitted for the record.

We are very concerned about the addition of 82 rental townhouses proposed for this development for many reasons.

1. High density of rental apartments already in this small area, The Lodges and Middletown Landing. With the addition of 2 developments on the other side of us with ~ 180 rental apartments being built along with single family homes.
2. Additional traffic taxing an already busy road causing safety concerns - we request a traffic study be done
3. Concern for potential addition of crime from high density of rentals. Already break ins reported at the apartment complexes across the street.
4. Drainage issues

5. Rental properties not being taken care of - single family owned homes where homeowners have a vested interest in their properties is the better option and fit for this neighborhood.

Thank you!

Bob & Terry Richman

St. Germain, Dante

From: Linda James <lindajames6@icloud.com>
Sent: Friday, April 15, 2022 10:02 AM
To: St. Germain, Dante
Subject: Apartment complex at 850 English St

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Sent from my iPhone. Dante, we do not want apartments behind us. There are too many in this area already. Middletown has lost its identity of a nice upscale, safe and desirable place to live. Landis Lakes is beautiful upscale living community, Signature Point is well built and classy as well as homes around it. From Shelbyville Road down to our Landis Lakes Village, are mostly condos and then expensive homes. This builder has been bankrupted several times and builds cheaper type apartments. We don't want the crime, traffic, litter, drainage and esthetics of ours homes that we take pride in ruined by his apartments. Ideally we would all like to see it remain green space, but know that isn't realistic, but why not patio homes or single homes that are owned by occupants. We are losing our sense of safety in this largely senior area, as well as home value. Would you want this to happen to your mother?

St. Germain, Dante

From: Harrington, Scott
Sent: Monday, April 18, 2022 4:40 PM
To: WChapleau@msn.com
Cc: St. Germain, Dante
Subject: FW: Proposed English Station Rd. Apartment Complex

Mr. & Mrs. Chapleau,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by either participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet. The applicant's plans are being reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant must address any comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

Zoning decisions are based on testimony provided and what is allowed under the [Land Development Code](#). The Planning Commissioners will hear from the applicant and residents and then send their recommendation to the Metro Council. Once it comes before the Council, members review the case to ensure the process was followed, not rather a member likes a development or not. Commissioners and the Council must use the code to justify their vote on facts or evidence presented in the hearings.

Residents and HOAs can organize and even hire a legal representative to participate in the zoning process on their behalf.

I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456

email: scott.harrington@louisvilleky.gov



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City Hall

601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Sent: Monday, April 18, 2022 4:28 PM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: FW: Proposed English Station Rd. Apartment Complex

From: Walter Chapleau <WChapleau@msn.com>
Sent: Monday, April 18, 2022 2:00 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Subject: Proposed English Station Rd. Apartment Complex

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Please oppose the proposed apartment complex on English Station Road. My wife and I moved here because Lake Village was a quiet, peaceful community ideal for retired, elderly people. The residents and the HOA take very good care of the property and our condo values continue to be strong. The land adjacent to Lake Village is currently under development for a condo complex. The proposed apartment complex on the other side of Lake Village is bound to have a negative impact on our investment. It is a fact that rental property is not cared for as well as private owned property.

Additionally, the congestion factor and safety factor has residents worried. We had to install a security system with motion detector lights in the rear of our condo because we have had prowlers at night. In fact, my wife found blood on our patio lawn chair and blood dripped on our patio after a disturbance that took place around 3am one morning in an alley way next to our property.

Your support in stopping the rezoning and proposed apartment complex next to Lake Village shall be most appreciated.

Walt and Margery Chapleau, 914 Ridge Point Drive.

St. Germain, Dante

From: Steve Noland <4nolands@gmail.com>
Sent: Tuesday, April 26, 2022 6:01 AM
To: John Talbott
Cc: St. Germain, Dante
Subject: S. Noland comments on 2nd concept version of apartments at 805 S. English Station Rd
Attachments: S Noland Comments 4-26-22.docx

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April 26, 2022

Dear Mr. Talbott

As I am sure adjustments are being made to the apartment development at 803 S. English Station Road, I am submitting these comments to your consideration and with request that they be forwarded to Mr. Damon Garret and Mr. Derek Triplett for consideration by all that are making the decisions on how the apartment development will be implemented.

These comments are based on the concepts presented in the first two neighborhood meetings you conducted.

Our address is 803 S. English Station Road right next door on the north side of the development. We have lived at our property almost 12 years. It is 1.5 acres with a country-like setting including a ranch bedford stone house, a 1/3 acre pond with fountain and lots of nice trees and yard. We have always enjoyed all areas of our property that has always come with much labor to keep it looking nice and make improvements along the way.

My wife and I are both retired. We had always planned to live at this residence as long as we could physically keep up with it and then, with the equity that we build over the years, move to a patio home similar to much of the retired population on fixed incomes.

Over the years we have received many compliments from people walking on the sidewalk on how nice it looks. I only say all this because the view from the street of our property will be negatively affected by the adjustments made in the 2nd version of conceptual drawings resulting in a negative effect to our property value and buyer's interest when at some time in the future we decide to sell and move on to the next phase of our life.

The first version drawings included a green area in the northwest corner adjacent to our driveway entrance. My wife and I saw that area as at least some help to the view of our house from the street and any friends and relatives entering our driveway. The first version also showed the full length of an apartment building bordering our property beginning perpendicular to the back corner of our house and running to the east totally on our property line with only a 15 foot buffer.

In the first meeting, there were several comments made by property owners on the east end of the development and the north fence line behind our house regarding the lack of buffer between their house and the proposed location of apartments. In the days following the meeting, we learned some of the folks primarily making the comments regarding the lack of buffer were being represented by attorney Steve Porter to help negotiate a mitigation for their issues.

The drawings presented in the 2nd neighborhood meeting were adjusted to provide more buffer for those on the east end of the development and along the north fence line running behind our property primarily by moving apartment buildings to the west and closer to S English Station Road. . In addition to shifting the apartment building along our property line to the west, there were additional apartments added to the building . As a result, that apartment building as shown in version 2 drawings was shifted to begin perpendicular to the front corner of our house with its full length including additional apartments solely parallel to our property line. The 15 foot buffer was not expanded and the apartments were placed such that they have a direct view to the bedrooms of which that side of our house is totally comprised. In addition, the green area in the corner adjacent to our driveway entrance was reduced by more than 50%. In summary, much of the brunt of adjustments affected our property negatively.

With my comments at the 2nd meeting described above, my only ask was that the developer and engineers do anything they can that is possible and within reason to return our exposure to the original conceptual drawing. I suggested some potentially minor adjustment to a couple of buildings immediately to the east and south east of our property that could provide additional area and minimize the effects on buffer for neighbors along the north fence line and east fence line. Both Mr. Garrett and Mr. Triplett indicated that might be possible and would look into it as well as other possibilities to alleviate the effects on our property described above.

In summary, we had always hoped that whoever purchased the property next door would put in nice homes that would possibly even enhance the area aesthetically as well as enhance nearby property values. We realize that would have been the best possible scenario for us but have accepted that Mr. Garrett has his rights to put apartments in instead. That being said, our hopes now are only that the apartment building along our property line be shifted eastward to place its leading edge that is nearest English Station Road to begin perpendicular to the back edge of our house with some addition to the 15 foot buffer and to restore the green area at the northwest corner bringing it closer to the original concept. We believe if this will be done it will somewhat mitigate the negative effects on our property value and the view of the apartments into our bedrooms.

Thank you for your consideration,
Sincerely,

Steve (and Debbie) Noland

April 26, 2022

Dear Mr. Talbott

As I am sure adjustments are being made to the apartment development at 803 S. English Station Road, I am submitting these comments to your consideration and with request that they be forwarded to Mr. Damon Garret and Mr. Derek Triplett for consideration by all that are making the decisions on how the apartment development will be implemented.

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apartments solely parallel to our property line. The 15 foot buffer was not expanded and the apartments were placed such that they have a direct view to the bedrooms of which that side of our house is totally comprised. In addition, the green area in the corner adjacent to our driveway entrance was reduced by more than 50%. In summary, much of the brunt of adjustments affected our property negatively.

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Thank you for your consideration,
Sincerely,

Steve (and Debbie) Noland

St. Germain, Dante

From: Dennis NEWTON <dnewto15@bellsouth.net>
Sent: Saturday, May 28, 2022 10:14 AM
To: St. Germain, Dante
Subject: Re: Zoning

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I didn't know I had a sex change operation. Thanks for the heads up!

[Sent from AT&T Yahoo Mail on Android](#)

On Thu, Mar 10, 2022 at 3:57 PM, Dennis NEWTON
<dnewto15@bellsouth.net> wrote:

Ms. Newton,

The proposed development at 805 S. English Station Road is a re-zoning case that will go before Metro Council for final action. Since councilmembers vote on zoning changes, they can't participate in off record conversations. They can only base their decisions on testimony entered into the public record. To do so otherwise, may face a court challenge.

Your comments can be part of the official record that Councilman Kramer will be reviewing by participating in the public hearings or sending your comments to the case manager, Dante St. Germain, who I've included on this email. Her email address is dante.st.germain@louisvilleky.gov and her phone number is 574-4388.

Public Hearings haven't been scheduled yet because the applicant is required to host a neighborhood meeting to share plans with area residents. After the neighborhood meeting, the applicant may submit plans to Metro's Planning & Design. The plans will be reviewed by agencies such as Public Works, KYTC, MSD,..etc. The applicant will address comments by those agencies and then the case will go before a public hearing. I will announce hearing dates in Councilman Kramer's eNewsletters.

Zoning decisions are based on testimony provided and what is allowed under the [Land Development Code](#). The Planning Commissioners will hear from the applicant and residents and send their recommendation to the Metro Council. Once it comes before the Council, members review the case to ensure the process was followed, not rather a member likes a development or not. Commissioners and the Council must use the code to justify their vote on facts or evidence presented in the hearings. For instance, you can request the applicant conduct a traffic study to see what impact the development will have on streets... and based on that suggest infrastructure improvements.

Residents and HOAs can organize and even hire a legal representative to participate in the zoning process on their behalf.

I do encourage you to participate in the zoning process to share your concerns.

Please let me know if you have any questions regarding the zoning process. If you have questions about the proposed development, it's best to ask the case manager because she would know more than me since she will be working with the applicant.

Thank you!

Scott



Scott W. Harrington | *Legislative Assistant*

Office of Councilman Kevin J. Kramer

Louisville Metro Council | District 11

phone: 502.574.3456

City Hall

fax: 502.574.4501

601 West Jefferson Street

email: scott.harrington@louisvilleky.gov

Louisville, Kentucky 40202



[Sign up for District 11's E-Newsletter](#)

Thank you for the opportunity to serve!

From: Dennis NEWTON <dnewto15@bellsouth.net>
Sent: Thursday, March 10, 2022 8:49 AM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Subject: Latest project to destroy our property values

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805 S. English Station rd is another example of no regard for the homeowners in the are I live in.

Garden homes, patio homes were obtrusive enough. The density out here has grown since we moved here in 1999. With that comes unbelievable traffic. Developers could give a rats arse because they chase the almighty dollar and probably dont live in the affected areas. Politicians just see the developments as more voters. I have no data but my opinion is apartment dwellers aren't likely to vote and homeowners like myself and my neighbors will vote to oust those who allow our community to be degraded in this way. When was the last time you or your boss have traveled the roads out here? S. English, South Pope Lick, Poplar, S. Beckley all have roads which were never designed for the traffic already here. The roads are already breaking down because of the volume. I invite you to travel them during "rush hour" for an eye opening experience. By the way, that starts around 4.

[Sent from AT&T Yahoo Mail on Android](#)