

## Luckett, Jay

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**From:** St Germain, Dante  
**Sent:** Wednesday, October 22, 2025 10:10 AM  
**To:** stephenhellman90@yahoo.com; anna@bardlaw.net; Ana Pastor  
**Cc:** Luckett, Jay; Casey, Rachel  
**Subject:** RE: Fiesta Way Zoning Changes

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

**Categories:** Respond

Thank you for your comments on this case. I have copied the team supervisors who will be responsible for assigning the case once it is filed with our office, for inclusion in the record.

**Dante St. Germain, AICP**  
Senior Planner

Office of Planning  
444 S 5<sup>th</sup> Street, Suite 300, Louisville, KY 40202  
O: (502) 574-4388



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**From:** stephenhellman90@yahoo.com <stephenhellman90@yahoo.com>  
**Sent:** Tuesday, October 21, 2025 8:44 PM  
**To:** anna@bardlaw.net; St Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Ana Pastor <anapastor919@gmail.com>  
**Subject:** Fiesta Way Zoning Changes

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Hello, I am resident of Fiesta way, and I'm told to contact these Emails to voice my concerns. So here we are with my wife attached to the email. Below you will see my attached statement and concerns. Please review them and take this into serious consideration for the elderly and children. Think of your own when reviewing this! Don't make this issue become bigger than needed. Thank you.

Dear Council Members and Planning Officials,

My name is Stephen Hellman, and I am a resident of 9309 Fiesta Way in Louisville, Kentucky. I want to begin by expressing my support for Chick-fil-A as a long-standing and valued business in our community. However, I am strongly opposed to the proposal to open up Fiesta Way, a dead-end residential street, to create an access point to the Chick-fil-A property.

While I understand and appreciate efforts to encourage local business growth, this particular roadway change poses significant concerns for the residents of Fiesta Way and the surrounding neighborhood.

## **1. Safety Concerns**

Fiesta Way is a quiet, family-oriented street where children play, families walk their pets, and elderly residents enjoy being outdoors. Opening this dead-end road to connect with a busy commercial property would lead to a substantial and ongoing increase in vehicle traffic, particularly from drive-thru customers. This influx of vehicles would greatly increase the risk of accidents and endanger the safety of residents.

## **2. Impact on Neighborhood Quality and Character**

Our street's peaceful, residential character would be dramatically altered by the introduction of commercial traffic. Residents would face higher noise levels, litter, headlights shining into homes at night, and frequent congestion. These issues would degrade the quality of life and disrupt the sense of safety and community that Fiesta Way currently provides.

### **3. Decline in Property Values**

Numerous studies and real estate trends show that increased traffic and commercial access in residential areas reduce property values. Homebuyers are drawn to quiet, low-traffic neighborhoods, and converting Fiesta Way into an access road for a busy restaurant would make the area less desirable and harm the long-term investments of homeowners.

### **4. Support for Alternative Access Solutions**

I respectfully urge city planners and Chick-fil-A to pursue alternative access options using existing commercial routes or main roadways rather than altering a long-established residential dead end. This would allow Chick-fil-A to continue serving the community effectively while preserving the safety and integrity of our neighborhood.

### **Conclusion**

In closing, while I fully support Chick-fil-A's continued operation and success in Louisville, I strongly oppose the plan to open Fiesta Way for restaurant access. I ask the council and planning commission to consider the safety, well-being, and property interests of the residents who call this street home.

Thank you for your time, attention, and dedication to our community.

Sincerely,

Stephen Hellman

9309 Fiesta Way

Louisville, KY 40272

[Sent from Yahoo Mail for iPhone](#)

## Luckett, Jay

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**From:** St Germain, Dante  
**Sent:** Thursday, October 23, 2025 8:39 AM  
**To:** Shanna Selby  
**Cc:** Luckett, Jay; Casey, Rachel  
**Subject:** RE: Docket No. 23-ZONE-0029

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

Shanna,

Thank you for your comments on this case. The Chick fil a development plan has not been submitted yet, so I have copied the team supervisors on this email who will be responsible for assigning a case manager when it comes in. They will make sure that your comments are included in the record.

**Dante St. Germain, AICP**  
Senior Planner

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**From:** Shanna Selby <shannaburks@gmail.com>  
**Sent:** Wednesday, October 22, 2025 8:27 PM  
**To:** St Germain, Dante <Dante.St.Germain@louisvilleky.gov>  
**Subject:** Docket No. 23-ZONE-0029

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Dear Dante St. Germain,

I am writing as a deeply concerned resident of Fiesta Way regarding the proposal to convert our quiet dead-end street into a through street for Chic-fil-A. For our families, this street isn't just a road — it's part of our daily lives, a safe place where our children play, and where neighbors have become like family.

When many of us chose to make our homes here, it was because of the peace, safety, and strong sense of community that a dead-end street provides. Children ride their bikes, draw with chalk, and play games outside while parents can watch without fear of speeding cars or heavy traffic. Turning this into a through street would take away that safety and change the very heart of our neighborhood.

We've built something special here — a community that looks out for one another. We know our neighbors' names, we recognize every car that drives by, and we notice when something doesn't seem right. Opening our street to through traffic would not only increase safety risks, but it would also bring a wave of unfamiliar vehicles and strangers that would erode the close-knit trust we've built over the years.

We know city planning involves many tough decisions, but we ask that you please consider the personal cost. This change wouldn't just alter traffic flow — it would change how our families live and feel in their own homes.

We respectfully urge you to reconsider and explore alternatives that maintain the safety, peace, and character of our community. We are more than willing to participate in discussions or meetings to find a solution that serves both the city's goals and the wellbeing of our neighborhood. If you would like to discuss this further, please feel free to contact me directly at 502-210-1332 or by email at [shannaburks@gmail.com](mailto:shannaburks@gmail.com). I would be happy to share additional details and connect you with other residents who share these concerns.

Thank you sincerely for your understanding and compassion.

With appreciation,

Brennen & Shanna Selby  
9315 Fiesta  
Way

Louisville, KY

40272

## Luckett, Jay

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**From:** St Germain, Dante  
**Sent:** Tuesday, October 21, 2025 9:15 AM  
**To:** Scott Bruce; Luckett, Jay  
**Subject:** RE: Opposition to Opening Fiesta Way and Velle Vista to Citation Drive

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

**Categories:** Respond

Thank you for your comments on this case. I have forwarded them to the Comprehensive Review team supervisor, Jay Luckett, who will ensure they get to the case manager for this review.

**Dante St. Germain, AICP**  
Senior Planner

Office of Planning  
444 S 5<sup>th</sup> Street, Suite 300, Louisville, KY 40202  
O: (502) 574-4388



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**From:** Scott Bruce <scott.bruce@rwitools.com>  
**Sent:** Monday, October 20, 2025 7:55 PM  
**To:** St Germain, Dante <Dante.St.Germain@louisvilleky.gov>  
**Subject:** Opposition to Opening Fiesta Way and Velle Vista to Citation Drive

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Dear Members of the Office of Planning,

I am writing as a concerned resident of Fiesta Way regarding the proposed plan to open up Fiesta Way and Velle Vista to Citation Drive as part of the new Chick-fil-A development along Dixie Highway.

While we welcome and support the new Chick-fil-A project and the positive growth it brings to our community, we strongly oppose the proposal to open our residential streets to through traffic. Fiesta Way and Velle Vista were designed and have long existed as quiet, dead-end streets that provide a safe and peaceful environment for our families and neighbors. Connecting them to Citation Drive would fundamentally change the character of our neighborhood.

This change would:

- Significantly increase traffic volume on streets not designed to handle commercial or cut-through traffic.
- Create safety risks for children, pedestrians, and residents entering or leaving their driveways.
- Reduce property values by converting our low-traffic, dead-end streets into active thoroughfares.
- Diminish quality of life due to increased noise, congestion, and potential litter or parking issues related to nearby commercial activity.

We believe the Chick-fil-A project can proceed successfully while maintaining the integrity and safety of our neighborhood. We respectfully urge the Planning Office to

maintain the current dead-end status of Fiesta Way and Velle Vista, and to seek alternative access routes for the commercial site that do not involve residential streets.

Thank you for your time and consideration of our concerns. We appreciate your attention to preserving the safety, property values, and character of our community.

Sincerely,

Scott Bruce

502-216-8435

9311 Fiesta Way

Louisville, KY 40272