

St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 28, 2021 10:30 AM
To: St. Germain, Dante
Subject: Today's meeting 14015 old Henry trail rezoning



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Dante, if you can, please add these two photos to the falls at old Henry section. They better detect the density of the set back.

I plan to speak , and ask that you share my outline with the commissioners .

Thank you,

Gary stephan



NO
TRESPASSING
SOLICITING
OR LOITERING
RESTRICTED
COMMUNITY



St. Germain, Dante

From: John Blumenstock <bingkp72@gmail.com>
Sent: Monday, October 25, 2021 12:39 PM
To: St. Germain, Dante
Subject: Re: Case # 21-ZONE-0113 14015 Old Henry Trail

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. St. Germaine,

Thank you for the clarification. In light of the purpose of the public hearing I do not need to make a presentation but plan on attending virtually..

There are two issues that I believe should be raised that may need to be addressed at this hearing:

1) Drainage: With the recent focus by the Metro Council on developers not following the Tree Canopy regulations and since for the property in question the trees that are in place now have an impact on the drainage for the property what is the plan regarding trees?

2) Traffic: Old Henry Trail should not be used as a construction access for this project. It is not able to support construction vehicles. The argument that it would not be prudent to have the construction access of Old Henry Road is not valid since within 50 yards of the property there is a construction access into Lake Forest off of Old Henry Road.

I am sure both of these issues will be addressed.

Thanks in advance

John Blumenstock

2802 Hamilton Springs Dr, Louisville, KY 40245

On Thu, Oct 21, 2021 at 1:43 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Mr. Blumenstock,

Technical issues would include things such as drainage and traffic, which need to be cleared up prior to the public hearing. The LD&T determines whether the plan is in order and ready for the Planning Commission to hear. Public Works and MSD are available at the LD&T meeting to ensure that technical issues are resolved, but if you believe there are technical issues that have not been resolved yet, you may bring them up at LD&T.

The full Planning Commission weighs in on the merits of the zoning change itself, and signs will be placed on the site prior to that public hearing, at least 14 days in advance.

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: John Blumenstock <bingkp72@gmail.com>
Sent: Thursday, October 21, 2021 1:40 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Case # 21-ZONE-0113 14015 Old Henry Trail

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Thank you for that clarification! There are a number of individuals in neighboring communities who thought that this was THE zoning change public meeting. I will try to back them off.

Can you give me an idea of what are "technical" issues?

Thanks in advance.

John Blumenstock

On Thu, Oct 21, 2021 at 1:13 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Mr. Blumenstock,

The signs for any case go up on the property prior to the Planning Commission public hearing. The Land Development and Transportation Committee meeting is not a public hearing and no signs are posted for it. LD&T discusses technical considerations only, not the merits of the zoning change. Please restrict your comments to LD&T to technical issues only.

I will forward your information to be signed up to speak. We will have an in-person location available at the Old Jail Building downtown. What case is this regarding? And will you be speaking in support or opposition?

Dante St. Germain, AICP

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From: John Blumenstock <bingkp72@gmail.com>
Sent: Thursday, October 21, 2021 1:04 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Case # 21-ZONE-0113 14015 Old Henry Trail

St. Germain, Dante

From: Mary Dries <mpwdries@gmail.com>
Sent: Sunday, October 24, 2021 4:41 PM
To: St. Germain, Dante

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Ms. St. Germain:

As an area resident, I offer the following comments and objections to 21-ZONE-0113 at [14015 Old Henry Trail](#) and I would like to speak at the 10/28 LD&T meeting:

- **Request lower density than proposed.** Guiding Principle No. 2 in the Old Henry Road Subarea Plan recommends low to medium density residential for this area with medium density residential defined as "not to exceed six dwelling units/acre and only in designated areas with adequate buffers." It appears to me that low-density or single-family residential has the lowest supply and the highest demand for this area, especially when compared to very large multi-family properties recently added to the nearby Terra Crossing Blvd area.
- **Avoid higher density residential or non-residential development.** Similarly, Guiding Principle No. 2 in the Old Henry Road Subarea Plan defines the area of Old Henry Road east of Bush Farm Road as a Residential Collar, including: "Do not permit rezonings within the designated residential collar to a classification that would permit high-density residential or non-residential developments."
- **Provide a substantial berm and landscape buffer to match the berm height, setback, and character of the existing landscaped berms along much of Old Henry Road.** Guiding Principle No. 2 also references Old Henry Road as a "Parkway" and that "a common landscape plan would provide an appearance unique to the Old Henry Subarea." A better berm and landscaping on the Applicant's property along Old Henry Road is especially important since the existing LG&E easement along Old Henry Road may be an obstacle to providing an adequate berm and landscaping buffer consistent with other nearby developed areas along Old Henry Road.
- **Brick or stone buildings.** For architectural consistency with other nearby properties, we request a minimum of 75% or more brick or stone on all exterior sides of the proposed buildings and gabled roofs similar to nearby residences.

Thanks for your consideration.

Mary P. Dries
502.819.9993

St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Wednesday, October 20, 2021 2:50 PM
To: St. Germain, Dante
Subject: Re: FW: Meeting 21-zone-0113

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Dante, here is an outline of what I plan for the meeting regarding the rezoning request for 14015 old Henry trail 21-zone-0113. I will also send you photos of various neighboring developments that I would like you to share when I request them. ;

My name is Gary Stephan a resident at 15004 sycamore falls drive, and president of the HOA at the Falls at Old Henry. I have met with other HOA members of: Lake Forrest, the Legacy, Hamilton Springs, and The Ridge and we have discussed this rezoning request. They have appointed me to speak for them,(although some may speak as well). Altogether, we are 2,019 residents that neighbor this property.

We understand and accept the need for developing additional housing. However, we strongly request that approvals for this site reflect the existing density and setbacks of the recently developed neighboring communities. We feel this is also in keeping with the sub area plan. Please note that Old Henry Road IS a designated parkway and corridor into oldham county. We think that Old Henry trail may be a scenic corridor.

I have listed below the density of the 4 recently developed communities directly adjacent to this site:

LEGACY.....93 homes (condos and patio).....27 acres =3.44. With 180' setback.

HAMILTON SPRINGS 92 homes (condos and patio) 28.5 acres=3.23 with 215' setback

FALLS AT OLD HENRY 31 condos.....9.02 acres. = 3.44 with 210' setback

THE RIDGE61 condos22 acres.....=2.8. With 310' setback.

The average density of the four adjacent communities of 277 homes on 86.5 acres is 3.2 per acre with a 204' average setback. These communities are zoned R-5A which can allow for less setback and greater density. We assume the developers honored the spirit of the sub area plan which calls for low to medium density of 5 (max of 6) homes per acre and dense trees, shrubs, and berms.

AS SUCH, WE REQUEST THAT ANY REZONING LIMIT TO NO MORE THAN 6 HOMES PER ACRE WITH A 200' SETBACK WITH DENSE SCREENING.

We have omitted lake Forrest from the calculations as they are R-4 . We have also omitted the 5 individual home and acreage that adjoins this site as most of them were build over 20 years ago on large lots and are not relevant to our argument. Although I will say that one home a block north of this site was built just 3 years ago. It's single family on about 3 acres with over 500' setback.

REFERENCING THE SUBAREA PLAN ;

The plan says keep commercial and hi density south of bush Farm road towards the exchange.

Page 18 discusses “quiet country roads and seemingly endless vistas of open space” and of course will change. So they list GUIDING PRINCIPLES to preserve existing and emerging neighborhood be foremost in in planning. They specifically reference concern of threatening the rural/agricultural integrity of Lake Forest and other communities and want to insure the affects are minimized.

STREETSCAPE; Such as building height, topography, trees, shrubs, berms orientation, setback and character are of utmost importance.

Page 20 and 21 specifically references area 2 and 3 (this site is in area 2) and recommends no more than medium density of 6 homes per acre only with adequate buffers. They specifically state “do not permit rezoning within the designated corridor to a classification that would permit high-density developments.”

Page 21 reference’s Old Henry as a “PARKWAY “ and keeping landscaping that would “provide unique to the Old Henry SUBAREA.” They say apply Parkway standards”

Page 22 let’s it be known that setback requirements for roads NOT DESIGNATED as a parkway will only be required setbacks under zoning districts. THIS CLEARLY IS NOT THE CASE FOR OLD HENRY ROAD AS IT IS A DESIGNATED PARKWAY. THEY GO ON TO REFERENCE ENSURING THE SCENIC CHARACTER OF THE SUBAREA.

Page 41 , figure 10 shows this are 3 (14015 old Henry trail) to be low to medium density with densely vegetated buffer .

Lastly, I will mention that this lot is about 1/4 mile from Floyd’s Fork creek, which runs directly Thru the PARKLANDS.

There is no public transportation to support higher density housing.

Any leapfrogging past BushFarm road can set a dangerous precedent. Please take note that the 2 north adjacent properties are now listed for sale by a COMMERCIAL REALTOR.

AGAIN, WE STRONGLY REQUEST THE BE LIMITED TO NO MORE THAN 6 HOMES PER ACRE WITH 200’ OF HEAVILY BUFFERING.

DANTE, I WILL SEND SOME PHOTOS OF THE NEIGHBORING COMMUNITIES SO THE COMMISSIONERS CAN SEE THE CHARACTER OF THE PARKWAY.

GARY STEPHAN

On Mon, Oct 18, 2021 at 12:39 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Brian,

Please add Gary Stephan to the speaker list for October 28th in opposition to 21-ZONE-0113.

Dante St. Germain, AICP

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From: Gary Stephan <garywstephan@gmail.com>
Sent: Sunday, October 17, 2021 1:21 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Meeting 21-zone-0113

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I would like to speak in opposition at the re-zoning request meeting about [14015 old Henry trail](#) on October 28th.

I am the president of our HOA at the Falls at Old Henry (across from this site), and have met with the HOA presidents of the other four communities adjoining this property. Altogether Lake Forrest, the Legacy, The Hamilton, The Ridge and my community represent 2,019 homeowners. They have asked me to take the lead regarding our concerns.

Dante, please let me know if this is the appropriate time to speak, or if I should wait for a final meeting.

Gary stephan

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St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Sunday, October 17, 2021 1:21 PM
To: St. Germain, Dante
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Dante, please let me know if this is the appropriate time to speak, or if I should wait for a final meeting.

Gary stephan

St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Wednesday, September 1, 2021 4:39 PM
To: St. Germain, Dante
Subject: 21-zone-0113

Follow Up Flag: Follow up
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I am writing regarding the property at 14015 old Henry trail that is requesting rezoning from R4 to R5A. I see that comments are due by 9-8-21.

I wish to speak in opposition when the council meets to vote on this request.

Please keep me informed for that date.

Thank you,

Gary stephan
Garywstephan@gmail.com
502-439-0568

St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 21, 2021 1:19 PM
To: St. Germain, Dante
Subject: Zoning meeting 21-zone-0113 14015 old Henry trail
Attachments: image2.jpeg

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Per my outline of our opposition to the density of the rezoning request that I sent you a few days ago, here are some photos that I would like to share in the upcoming meeting on 10-28-21. I have arranged the 25 photos in 5 groups that will help keep them in order and hopefully paint a clearer picture for the commissioners. I will attach the first group (of 6) to this e-mail, and will send the other 4 groups immediately after this e-mail.....in case that helps you keep them separate for viewing purposes. This is Hamilton Springs.













St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 21, 2021 1:23 PM
To: St. Germain, Dante
Subject: 14015 old Henry trail rezoning

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The second group of photos are of the Legacy.















St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 21, 2021 1:25 PM
To: St. Germain, Dante
Subject: 14015 old Henry trail rezoning

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This 3rd group of photos are from The Ridge.









St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 21, 2021 1:31 PM
To: St. Germain, Dante
Subject: 14015 old Henry trail rezoning

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The 4th group of photos is from Brookview estates. This is a single family development across from The Ridge. I did not use it in my comparisons on density as it would not be relevant , but as it is close to the sire requesting rezoning and on Old Henry Road, I thought showing the set back was relevant.







St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 21, 2021 1:37 PM
To: St. Germain, Dante
Subject: 14015 old Henry trail rezoning
Attachments: image_67182593.JPG; image_50405121.JPG

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The last set of photos show The Falls at Old Henry set back, and a north and south view of 14015 old Henry trail as well as a recent for sale sign from a commercial realtor for the 2 properties to the adjacent north of 14015 old Henry trail.











St. Germain, Dante

From: Gary Stephan <garywstephan@gmail.com>
Sent: Thursday, October 21, 2021 1:43 PM
To: St. Germain, Dante
Subject: 14015 old Henry trail
Attachments: image1.jpeg

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A few more photos that I missed that may help show the setback along our Parkway.



