

**Davis, Brian**

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**From:** Dock, Joel  
**Sent:** Monday, November 21, 2016 2:01 PM  
**To:** Liu, Emily; Davis, Brian  
**Subject:** RE:

Just now. I've forwarded to Brian as well

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

From: Liu, Emily  
Sent: Monday, November 21, 2016 1:41 PM  
To: Dock, Joel  
Subject: FW:

Did you get this email?

Thanks.  
Emily

Yu "Emily" Liu, AICP  
Planning Director  
Louisville Metro Planning & Design Services  
444 South Fifth Street, Ste. 300  
Louisville, KY 40202-4313  
502-574-6678/502-574-8129 (F)

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

From: [salliehulette@att.net](mailto:salliehulette@att.net) [mailto:[salliehulette@att.net](mailto:salliehulette@att.net)]  
Sent: Monday, November 21, 2016 1:40 PM  
To: Denton, Julie; [joel.doc@louisvilleky.gov](mailto:joel.doc@louisvilleky.gov); Liu, Emily; [brian.dabis@louisvilleky.gov](mailto:brian.dabis@louisvilleky.gov)  
Subject:

Please include Sidney and Sarah Hulette on your list of those opposed to rezoning 14801 & 15001 Bush Farm Road.  
Thank you.

Hulette  
14903 Tradition Drive Louisville, Ky 40245

Sent from my iPad

## Davis, Brian

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**From:** jack gross <jbgross1972@hotmail.com>  
**Sent:** Thursday, October 20, 2016 4:58 PM  
**To:** Denton, Julie; Liu, Emily; Davis, Brian; Dock, Joel  
**Cc:** jack gross  
**Subject:** Proposed Zone Change Request Case# 16ZONE1042

This letter concerns the zone change request case# 16ZONE1042 at 14801 Bush Farm Rd. & 15001 Bush Farm Rd. from residential(R-4) to Commercial property as C-1 & C-N which is adjacent to Hamilton Springs Garden Homes and Condos. The project involves converting 5.44 acres of residential zoned land to commercial in order for the developer to build a Retail Center and a Daycare/Preschool. This development would be the first commercial development to encroach on the residential east side of Bush Farm Rd. This demarcation between residential(east side) and commercial(west side) of Bush Farm Rd. should not be allowed by encroachment onto residential properties. My wife and I bought our condo in Hamilton Springs in 2012 knowing this property and all properties on the east side were residential. This condo is our retirement home. If this zone change is approved we will now have to endure seeing the backside of a retail center and a daycare/preschool complex along with the excessive traffic, noise associated with a retail center and a daycare/preschool complex and pollution associated with such everytime we walk out our front door or look out our windows. No amount of buffering, short of a 12-15 foot brick wall, will be an adequate buffer for the condos and homes in Hamilton Springs. My wife and I are totally against this zone change request for the reasons stated and for the fact that the developer owns property across the street facing Old Henry Rd. already zoned commercial with plenty of space for this proposed development which would not encroach onto residential property . Please deny this zone change request on behalf of the residential homeowners some of whom have resided in Hamilton Springs for 10 years. Sincerely, Jack B. Gross at 14609 Hamilton Springs Cir., Louisville, Ky. 40245.

## Davis, Brian

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**From:** Donna Cahill <dmcahill@bellsouth.net>  
**Sent:** Tuesday, October 18, 2016 4:26 PM  
**To:** Denton, Julie; Davis, Brian; Liu, Emily; Dock, Joel  
**Cc:** dmcahill@bellsouth.net  
**Subject:** Rezoning 14801&15001 Bush Farm Road

All,  
The Schulte Hospitality company is asking for rezoning from a residential property to commercial on the northeast corner of Bush Farm and Old Henry Road adjacent to where I live at Hamilton Springs subdivision. The proposed rezoning is not compatible with the surrounding residential subdivisions (Hamilton Springs, Lake Forrest Legacy, Senior Retirement Homes) and vehicular access. The rezoning would be a burden on local infrastructure based on the following:

Detrimental to our quality of  
Life

The daycare with a playground is in the FRONT YARD of 12 homeowners. Not in our back yard , but in our front yards!!! The distance is probably the length of two telephone poles. Very close. The berm across from our homes on the other side has been filled in with "free dirt" almost to the top so that it defeats the purpose of the berm. The elevation is so high now that the daycare with the playground and the retail stores will be higher than the tops of our roofs. We will actually be looking up at the daycare and retail stores.

The noise level will be heard in our homes. Children being let out to play on the hour every hour will be heard from 9am until 4pm along with the noise of cars coming and going into the retail stores. There has been talk of a pharmacy with a drive thru window. Imagine the noise. Big box trucks or semi trucks unloading during the night. Trash pick up from Dumpster With the lights on at night our neighborhood will not have the darkness that most every neighborhood has at night, not to mention the lights will be visible in our living spaces. We all have many windows in the front of our homes. The noise and lights will affect our quality of life. Gone is the peace and quiet of our neighborhood. This is our FRONT YARD and HOMES. No commercial buildings in our front yard can be adequately buffered to eliminate the noise and lights!!

Bush Farm Road is the buffer on the other side. Better yet, let Schulte put his daycare with a playground in his front yard of his office building that is located further west on Old Henry Road. In fact there is lots of commercial land available to build on. He is not a residential builder. How sad is it that he could care less about other people's quality of life in order to make a buck. Really tells me something about the kind of person he is. I did speak with Schulte when he was filling in the retention basin with "free dirt" on his side of the berm. Schulte said he was going to build a high end daycare like Prim Rose on 1/3 to 1/2 of the property. When I expressed concern and questioned the zoning, Schulte said "we develop high end projects, that is the only comfort I can give you". Really? I should be comforted by the chaos, that my quality of life will change but not for the better. I felt it was condescending. I feel Schulte is absolutely sure you will approve his high end daycare and retail stores. Our developer, Mike Judah and the Boland's are so sure that you will approve the rezoning, they have ignored all of our legal request and appear to be supportive with Schulte. In a meeting with Judah and the Bolands they said they have never seen a rezoning request not be changed and they would not waste money fighting the rezoning. The homeowners have had to pay for legal representation. Even the Courier Journal published an article stating Schulte plans on building a daycare and retail stores off Old Henry Road.

As you can see I feel this would be detrimental to me and all the other homeowners in the community. I worked hard and retired. This is a Hugh investment for me -- a home over \$400,000. I feel the buying and selling of homes in Hamilton Springs and surrounding neighborhoods would hamper the developments going forward. Most of these communities are retirement age. Who wants to buy a \$400,000 home with a daycare with a playground and 8 plus retail stores high in the sky next to your entrance and endure the noise, lights and traffic from a commercial site??? The rezoning would alter the essential character of the general vicinity. The requested rezoning arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

## Detrimental to our Safety and community

This is a nuisance and a hazard to our neighborhood and community. It would not be a safe place to live in. You would never know who is wondering around all hours of the day and night. Most break-ins occur during the day. The parking lot would make the get away fairly easy and fast.

On May 30th 2014, the Planning & Design Commission said there was adequate drainage facilities to prevent drainage problems from occurring within the community because of the multiple lakes used to drain the subdivision AND A LARGE EXISTING DETENTION BASIN in place that will handle the remainder of the drainage. We no longer have a detention basin---Schulte filled it with "free dirt" almost to the top of the berm. Now the elevation of the detention basin is way higher than our homes. Schulte has done away with the retention basin. Now when it rains, the 3 lakes that the retention basin flows into is filled with MUDD. Our 3 lakes are being filled with MUDD and it is killing the fish and frogs. The ducks and geese do not swim in the lake as they have done in the past.

## Traffic

Traffic would be a burden on local infrastructure. The provisions for safe and efficient vehicular and pedestrian transportation within the development and community will not exist with the rezoning to commercial. There will be significant traffic, noise, and pollution affecting every Lake Forrest Legacy, Hamilton Springs and Senior Living Home. We already have traffic backed up early morning and late afternoon to the curve on Old Henry Road. Add a 100 child daycare along with 8 plus retail stores it creates a hazard on the roads. Old Henry road will also be the connector road to Crestwood where Theiman plans to build a new residential community.

The proposed rezoning request will adversely affect adjacent 104 property owners by proposed encroachments into the front yards that did not exist when the development was originally designed and approved as an R-5 development. I feel the rezoning does not comply with all applicable policies of the comprehensive plan related to a residential development in the Neighborhood Farm District.

I hope who ever makes the decision to approve or deny the rezoning request would take the time to actually visit the site to see the detrimental impact on the residents of the surrounding neighborhoods. I have lived in my home for 10 years and had planned on living there until I could no longer. Would you want a daycare and retail stores with the noise and lights with no peace and quiet in your home?? I feel if rezoned to commercial it would adversely affect the public health, safety, welfare and quality of life.

Thank you for your time  
Donna Cahill  
2505 Hamilton Springs Drive  
502 262-0381

Sent from my iPhone

## Detrimental to our Safety and community

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I hope who ever makes the decision to approve or deny the rezoning request would take the time to actually visit the site to see the detrimental impact on the residents of the surrounding neighborhoods. I have lived in my home for 10 years and had planned on living there until I could no longer. Would you want a daycare and retail stores with the noise and lights with no peace and quiet in your home?? I feel if rezoned to commercial it would adversely affect the public health, safety, welfare and quality of life.

Thank you for your time  
Donna Cahill  
2505 Hamilton Springs Drive  
502 262-0381

Sent from my iPhone

**Davis, Brian**

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**From:** Susan McKie <mckiebobsusan3@yahoo.com>  
**Sent:** Thursday, August 11, 2016 4:59 AM  
**To:** Denton, Julie; Liu, Emily; Davis, Brian; Dock, Joel  
**Subject:** 14801 & 15001 Bush Farm Road Rezoning OPPOSITION

My husband and I have lived in Lake Forest Legacy for the past 6 years and have enjoyed it very much. We are fearful our residential community we chose is being encroached upon by development other than residential. **STAY ON THE SOUTH SIDE OF BUSH FARM ROAD** with commercial development. There will be too drastic a change with traffic noise and pollution deteriorating our privacy and investment.

Not right!

Susan and Bob McKie  
2410 Tradition Circle 40245

**Davis, Brian**

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**From:** kenneth coulter <kennethcoulter@msn.com>  
**Sent:** Tuesday, August 09, 2016 4:42 PM  
**To:** Denton, Julie; Liu, Emily; Davis, Brian; Dock, Joel  
**Subject:** Schultz Hospitality Group

We are against the rezoning of the property on the NE corner of Bush Farm Road and Old Henry Rd. This property should remain residential on this side of Bush Farm Rd, as all the other properties in the area are residential (Lake Forest Legacy, Hamilton Springs and the large apartment complex on Bush Farm). We feel that Bush Farm should be the buffer between residential and commercial property. Thank you for your consideration.

Joan & Kenneth Coulter

2426 tradition Circle

Louisville Ky 40245

Lake

Forest Legacy

## Davis, Brian

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**From:** Williams, Julia  
**Sent:** Thursday, August 04, 2016 9:21 AM  
**To:** Dock, Joel; Davis, Brian  
**Subject:** RE: Proposed Zoning Changes

This email is now in the g drive folder.

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

**From:** Dock, Joel  
**Sent:** Thursday, August 04, 2016 8:30 AM  
**To:** Williams, Julia; Davis, Brian  
**Subject:** FW: Proposed Zoning Changes

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

**From:** Deb Rawn [<mailto:dj.rawn@yahoo.com>]  
**Sent:** Wednesday, August 03, 2016 1:03 PM  
**To:** Denton, Julie; [emilyliu@louisvilleky.gov](mailto:emilyliu@louisvilleky.gov); Davis, Brian; Dock, Joel  
**Subject:** Proposed Zoning Changes

I have written emails such as this before to no avail. I am trying again because of a rezoning request to change the northeast corner of Bush Farm Road and Old Henry.

It is so very frustrating as a property owner when a company or corporation purchases property that they know was zoned as residential only to request a change to commercial zoning. While I understand the need for new business and marketplaces, I implore you not to honor this one. When I moved to Lake Forest, I was glad and am still pleased that businesses have started to fill in on Old Henry. I was especially happy for the Speedway when it was built. All of that aside, growth and the support of business shouldn't encroach on property owners. This isn't fair to people that did their homework prior to buying or building.

That northeast corner should remain residential, it can not be adequately buffered. The Schulte Hospitality Group is not a residential developer and knew this wasn't commercial property. They are willing to gamble because time and again the rezoning goes in their favor. This time it shouldn't be rezoned, and am asking you to say no to the Shulte Group. The residents of Hamilton Springs shouldn't lose value in their property because Shulte was willing to gamble and banked that pro-business would always prevail.

Thank you in advanced for your consideration.

Respectfully,

Deborah Rawn

Sent from my iPad



**Davis, Brian**

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**From:** Dock, Joel  
**Sent:** Friday, July 29, 2016 9:58 AM  
**To:** Williams, Julia; Davis, Brian  
**Subject:** FW: Proposed Zoning Change - 14801 & 15001 Bush Farm Road (at Old Henry Road)

See below.

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

From: Kathy Carr [<mailto:kathy.jane@icloud.com>]  
Sent: Thursday, July 28, 2016 1:01 PM  
To: Dock, Joel  
Subject: Proposed Zoning Change - 14801 & 15001 Bush Farm Road (at Old Henry Road)

Mr. Dock,

Schulte Hospitality Group is attempting a rezoning from residential property to commercial property at 14801 and 15001 Bush Farm Road (on the northeast corner of Bush Farm and Old Henry Roads, adjacent to Hamilton Springs). Schultz is not a residential developer; however, they acquired this property for commercial development even though it is currently zoned residential.

We live near this area and are opposed to this zoning change. We request that the Bush Farm Road demarcation between residential and commercial zoning remain as is.

The residents in this area purchased their homes with the belief that other homes would be built on this land. If the commercial rezoning is approved, we are concerned there will be a significant increase in traffic, noise and pollution affecting every homeowner in Hamilton Springs and Lake Forest Legacy. The proposed commercial structures are very close to these houses and cannot be adequately buffered. People who have purchased very nice homes will then view the backs of commercial buildings instead of the fronts of similarly-designed residences. This will adversely affect the quality of life and the resale value of many existing homes.

When considering this rezoning request, please consider the negative impact on our current lifestyle, our home values, and the ability to resale our homes. There are many retirees in these developments, and our homes are the primary investment for most of us.

Thank you for your service and for your favorable consideration of our request.

Craig and Kathy Carr  
14934 Tradition Drive  
Louisville, KY 40245  
Phone: 502-618-0789

## Davis, Brian

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**From:** Jerry Hopkins <gmhopkins46@gmail.com>  
**Sent:** Thursday, August 04, 2016 2:08 PM  
**To:** Davis, Brian  
**Cc:** Denton, Julie; Liu, Emily; Dock, Joel  
**Subject:** APNO 16ZONE1042 Schulte Bush Farm

Good Afternoon, Mr Davis: I have previously communicated to you and the other addressees on my opposition to the subject rezoning. I understand that your department's analysis will be forwarded to the Land Development & Transportation Committee and then The Planning Commission for a public hearing. While the APNO is still under your review, I wish to provide some information on the site, and then ask for your response to questions:

- The adjacent Hamilton Springs development and ponds have experienced significant pollution from the runoff of rain on the excavated Schulte property. Several staff members from MSD and Alan Bond from EPA are involved. The damage to our development is an indication that Schulte is a poor steward of the land; Schulte is apparently indifferent to homeowners and their property, e.g., ground water pollution, noise and safety; and, what Schulte has allowed to happen is a harbinger of how homeowners will be further harmed if he succeeds with a commercial development.

- Adequately buffering existing homes from commercial buildings is not a simple matter of pretty landscaping. A forest of trees or a 20 foot wall would have to be the buffer from buildings that will be on a bluff above Hamilton Springs homes. The topography is unsuitable for any buffering proposal if the investment interests and quality of life of existing homeowners is given priority consideration. Additionally, the proposal for six residential structures as only a partial buffer is a farce when considering ingress/egress issues and the undesirability of new homes next to commercial buildings.

### Questions:

1. Is it appropriate for you or a staff member to conduct an on-site review of the property with me as a homeowner representative?
2. How can homeowners be assured that they are kept informed of Schulte's input and your department's preliminary analysis and pre-disposition on what should be presented to the LD&T Committee? I have no concern about the integrity of your work, I simply wish be forewarned on the probable significant odds we face with a "lawyered-up" prominent developer.
3. At what stage of the process will greater tax revenue from a commercial development, vis-a-vis a residential tax base, be a factor under consideration?
4. Is the long-established commercial-residential zoning demarcation of Bush Farm Rd given due consideration, i.e., is it apparent that a non-residential developer like Schulte bought residential property and is seeking to game the rezoning process at the expense of established homeowners?

Knowing the significant workload of your department and directorate, I appreciate your time in addressing my correspondence and questions. If it is easier for you to respond by phone, my number is 253-9136.

Best Wishes, Jerry Hopkins

## Davis, Brian

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**From:** Ford, Will F  
**Sent:** Thursday, August 04, 2016 3:21 PM  
**To:** Davis, Brian  
**Subject:** FW: Proposed Zoning Change - 14801 & 15001 Bush Farm Road at Old Henry Road

Councilwoman Denton's office has forwarded on two citizens comments about the Bush Farm Road development. Please enter them into the record. The second comment will come in a message I will forward right after this one. Thanks!

Will Ford  
Communications Specialist  
Develop Louisville  
444 South Fifth Street  
Louisville, KY 40202-4313  
502-574-5170/502-322-5642  
[will.ford@louisvilleky.gov](mailto:will.ford@louisvilleky.gov)

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

**From:** Smith, Chanelle Emily On Behalf Of Denton, Julie  
**Sent:** Wednesday, August 03, 2016 5:20 PM  
**To:** Ford, Will F  
**Subject:** FW: Proposed Zoning Change - 14801 & 15001 Bush Farm Road at Old Henry Road

Good Afternoon Will,

Please see below the concerns one of our residents have pertaining to the rezoning of Bush Farm Rd. at Old Henry Rd.

Thank you for distributing this email onto the planning commission.

Have a wonderful day.

Chanelle Smith | Legislative Assistant  
Office of Councilwoman Julie Denton  
601 W. Jefferson Street | Louisville, KY 40202  
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

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

**From:** Kathy Carr [<mailto:kathy.jane@icloud.com>]  
**Sent:** Thursday, July 28, 2016 12:53 PM  
**To:** Denton, Julie  
**Subject:** Proposed Zoning Change - 14801 & 15001 Bush Farm Road at Old Henry Road

Councilwoman Denton,

Schulte Hospitality Group is attempting a rezoning from residential property to commercial property at 14801 and 15001 Bush Farm Road (on the northeast corner of Bush Farm and Old Henry Roads, adjacent to Hamilton Springs). Schultz is not a residential developer; however, they acquired this property for commercial development even though it is currently zoned residential.

We live near this area and are opposed to this zoning change. We request that the Bush Farm Road demarcation between residential and commercial zoning remain as is.

The residents in this area purchased their homes with the belief that other homes would be built on this land. If the commercial rezoning is approved, we are concerned there will be a significant increase in traffic, noise and pollution affecting every homeowner in Hamilton Springs and Lake Forest Legacy. The proposed commercial structures are very close to these houses and cannot be adequately buffered. People who have purchased very nice homes will then view the backs of commercial buildings instead of the fronts of similarly-designed residences. This will adversely affect the quality of life and the resale value of many existing homes.

When considering this rezoning request, please consider the negative impact on our current lifestyle, our home values, and the ability to resale our homes. There are many retirees in these developments, and our homes are the primary investment for most of us.

Thank you for your service and for your favorable consideration of our request.

Craig and Kathy Carr  
14934 Tradition Drive  
Louisville, KY 40245  
Phone: 502-618-0789

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Thank you for your service and for your favorable consideration of our request.

Craig and Kathy Carr  
14934 Tradition Drive  
Louisville, KY 40245  
Phone: 502-618-0789

**Davis, Brian**

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**From:** Ford, Will F  
**Sent:** Thursday, August 04, 2016 3:21 PM  
**To:** Davis, Brian  
**Subject:** FW: Rezoning Bush Farm Road from residential to commercial

**Will Ford**

Communications Specialist  
*Develop Louisville*  
444 South Fifth Street  
Louisville, KY 40202-4313  
502-574-5170/502-322-5642  
[will.ford@louisvilleky.gov](mailto:will.ford@louisvilleky.gov)



**DEVELOP  
LOUISVILLE**  
*LOUISVILLE FORWARD*

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**From:** Smith, Chanelle Emily **On Behalf Of** Denton, Julie  
**Sent:** Thursday, August 04, 2016 2:54 PM  
**To:** Ford, Will F  
**Subject:** FW: Rezoning Bush Farm Road from residential to commercial

Good Afternoon Will,

Please see below the email we received in regards to the rezoning Bush Farm Rd from residential to commercial. Please distribute to the proper individuals.

Thank you and have a wonderful day.



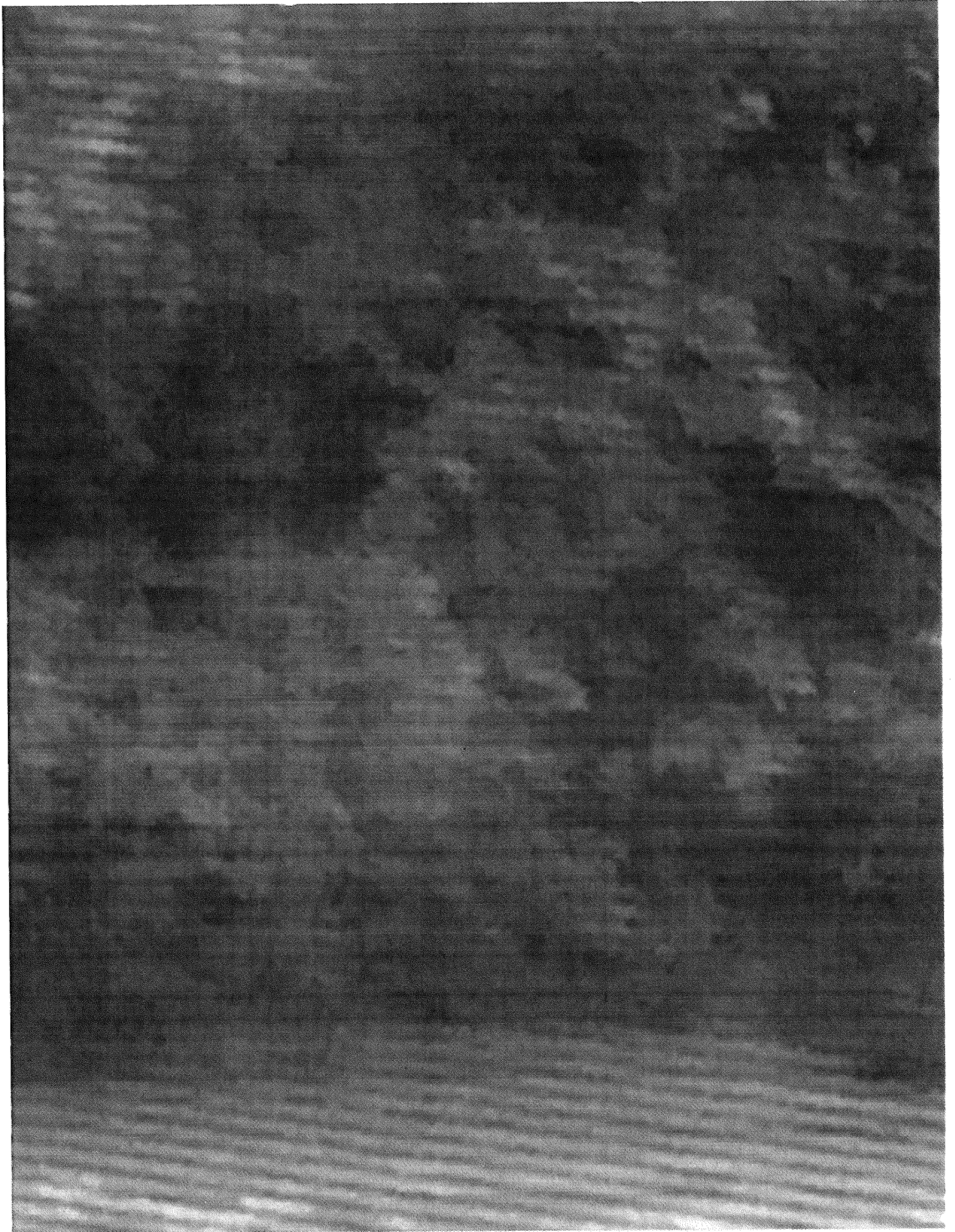
**Chanelle Smith** | Legislative Assistant  
Office of Councilwoman Julie Denton  
601 W. Jefferson Street | Louisville, KY 40202  
**p:** (502) 574-3464 **p:** (502) 574-1119 **f:** (502) 574-4501

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**From:** Ed Story [<mailto:l.story99@twc.com>]  
**Sent:** Monday, August 1, 2016 9:08 PM  
**To:** Denton, Julie  
**Subject:** Rezoning Bush Farm Road from residential to commercial

Please consider not changing the zoning for Bush Farm Road from residential to commercial. As you can see from the picture Schulte Hospitality Group with the Kelsey Construction Company has already polluted our pond with large amounts of mud runoff from filling in the area with fill dirt they want to rezone. This happened three times in twenty-four hours and again today. It is our understanding there will be massive amounts of water from a concrete parking lot. This is a MSD and an EPA problem already and does not meet their pollution standards. This problem has been going on for weeks .

Thank you for any help you can give to this matter.  
Ed Story





## Davis, Brian

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**From:** Jerry Hopkins <gmhopkins46@gmail.com>  
**Sent:** Friday, July 08, 2016 11:13 AM  
**To:** Liu, Emily; Davis, Brian; Dock, Joel  
**Subject:** Rezoning Application for 14801 & 15001 Bush Farm Rd.

Good Morning: I am communicating with each of you to express my opposition to the proposed rezoning of subject properties.

I understand this is a several month process that will eventually allow me to present my views before a committee; however, I presently feel like the applicant (Schulte) is steamrolling homeowners by timing their obligatory meeting during a holiday week, and having a self-serving article placed in the Courier Journal (7/6/16).

The Schulte law firm, Vice Cox & Townsend, PLLC, sends a letter (dated 6/24/16) to affected homeowners. Mysteriously, we did not receive the letter until 7/1/16, giving just 5 days notice for a 7/5/16 meeting. Interesting timing, in that this was a major holiday weekend and week when many homeowners travel. They may have satisfied their legal obligation, but the meeting was a sham. It was clear they did not care about our input since they had already filed the application before meeting with us.

The CJ was a public relations masterpiece in presenting the proposed development as a great thing for the community. While your directorate assiduously manages the rezoning process, and there are subsequent public forums for decision making, I fear the favorable public relations "buzz" will unduly influence the public's perception of what is good for the community.

The following points are offered as the bases for my opposition to changing the current R-4 zoning of the property:

- Bush Farm Rd., in the vicinity of Old Henry Rd., is presently a good demarcation line between commercial (west side) and residential (east side). It is illogical that an R-4 property east of Bush Farm has to be carved-out and encroach on an existing residential development.
- Schulte is not a residential developer, and they purchased this property with the intent of developing it as commercial where they can achieve the higher return on investment (ROI). They are a successful company and they know how to game the system, as do their talented attorneys. Unfortunately, their potential high ROI will result in a negative ROI for homeowners in the Hamilton Springs development; moreover, the prospect of a heavy trafficked, multi-use commercial businesses next to our homes exposes us to noise and less personal safety, if they get the application is approved.
- The proposal to change one tract of six homes to R-5 is a ploy to create a residential buffer and enhance their chances for the C-N and C-1 rezoning. As a Hamilton Springs homeowner, if I find commercial buildings next to my home objectionable, one must ask why any prospective buyer of these lots would want to invest \$350,000 to \$450,000 in their new home next to commercial buildings. It will not happen.
- If benefiting the community is a goal, there is ample C-1, C-2, C-M, etc. west of Bush Farm, both sides of Old Henry all the way to the Gene Snyder, then north on the east side of the Gene Snyder to Factory Lane. I welcome the probability of restaurants, pharmacies, banks, hospitals, new car dealerships, etc., and I believe such conveniences will also increase the value of my just-built home next to the subject property zoned R-4.

Please consider these issues during your analysis, and do not recommend a carve-out and encroachment on a residential development. Thank you for your consideration.



Sincerely, Jerry Hopkins  
14501 McKinley Ridge Dr., 40245  
(502) 253-9136

## Davis, Brian

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**From:** Ford, Will F  
**Sent:** Monday, July 18, 2016 9:32 AM  
**To:** Davis, Brian  
**Subject:** FW: Contact Councilwoman Julie Denton [#236]

Brian,

Councilwoman Denton received the below message from a citizen concerning the Bush Farm Road development. Can you please enter it into the record? Thank you very much!

### Will Ford

Communications Specialist  
*Develop Louisville*  
444 South Fifth Street  
Louisville, KY 40202-4313  
502-574-5170/502-322-5642  
[will.ford@louisvilleky.gov](mailto:will.ford@louisvilleky.gov)



**DEVELOP  
LOUISVILLE**  
LOUISVILLE FORWARD

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**From:** Smith, Chanelle Emily  
**Sent:** Thursday, July 14, 2016 3:16 PM  
**To:** Ford, Will F  
**Subject:** FW: Contact Councilwoman Julie Denton [#236]

Good Afternoon Will,

I wanted to send you the email we received below for the planning commissions records.

Thank you.



**Chanelle Smith** | *Legislative Assistant*  
*Office of Councilwoman Julie Denton*  
601 W. Jefferson Street | Louisville, KY 40202  
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

**Name** Jerry Hopkins

**Address**

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**Comments**

Subject: Rezoning of 14801 & 15001 Bush Farm Rd

Dear Councilwoman Denton:

I wish to express my opposition to the Schulte Hospitality Group's application to change the subject properties current R-4 zoning to a C-1, C-N, and R-5. I understand there is a several month process for Metro Planning and Design Services, Planning Commission and Board of Zoning Adjustment to complete their respective responsibilities before it is presented to the Metro Council; however, I wish to inform you of my concerns.

First, the homeowners receive a July 1st letter to inform them of a July 5th meeting for us to discuss their plans prior to application. The short notice and timing of this meeting over a holiday weekend and week, insured that a small number of affected homeowners would be informed. That same day, Mr. Schulte is interviewed by the Courier Journal (article published the next day) that the application was already filed, and he has the opportunity to inform about the wonderful project he is planning. They conducted an obligatory meeting; it was evident they had no interest in homeowner issues; and, their "feel good" project benefiting our community is announced.

While I choose to trust our government process on rezoning and that my objections will be formally accepted, I fear that their public relations machine could steamroll this project over homeowners and government officials. Their high return on investment (ROI) with this project will result in too many realizing a negative ROI on their homes.

Three other observations:

-Bush Farm Rd, north and south of Old Henry Rd, provides an existing, and clear zoning demarcation for commercial interests (west of road) and homeowners (east of the road). Schulte's zoning proposal on the east side of Bush Farm effectively carves-out and encroaches on a residential development. Schulte are not residential developers. They purchased this property and then game the government process to achieve a maximum ROI with commercial properties.

-The proposed tract of six plots for R-5 is simply a ploy to create the appearance of a buffer so the C-1 and C-N will be

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approved. If Hamilton Springs homeowners object to commercial buildings next to them, no prospective buyers for the plots will want a \$350,000 to \$450,000 home next to commercial buildings.

-The plans for nearby restaurants, pharmacies, banks, etc. are welcome; and, there is significant commercial zoning west of Bush Farm to the Gene Snyder, and then east of the Snyder to Factory Lane. Schulte should not be allowed to encroach on residential land.

Thank you for your time, and for your service to this District. At the appropriate time, I trust you and your colleagues will see that we have an existing adequate balance between commercial and residential interests.

Best Wishes, Jerry Hopkins

## Davis, Brian

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**From:** Diane Hopkins <dianehopkins777@gmail.com>  
**Sent:** Tuesday, July 19, 2016 10:47 AM  
**To:** Denton, Julie; Smith, Chanelle Emily  
**Cc:** Davis, Brian; Dock, Joel; Liu, Emily  
**Subject:** Re-Zoning 14801 and 15001 Bush Farm Road

I am not sure who ultimately can help me with opposition to the rezoning of the property across the street from my home on McKinley Ridge Drive 40245.

My husband and I bought property in Hamilton Springs knowing that the land across the street from our home was zoned residential. Hamilton Springs is basically going to be retirees who want a garden home. There are only 13 residence who live here now. My husband and I have lived in our home just a few months. As seniors, we have been told to look out for scams that would take advantage of us.

Now a Mr. Schulte who is represented by Vice Cox and Townsend has applied for rezoning most of this land to commercial. I tried to look up through [LouisvilleKy.gov](http://LouisvilleKy.gov) the requirements for him to make the application for rezoning. It appears he made the requirements by sending a notification letter -although we only received it a few days before the meeting. There was a sign up sheet. I requested a copy from VCT but they said they did not think it was public record. I requested minutes of the meeting which were promised to me but not delivered. These items probably won't do me much good, but I do feel I am being railroaded. At the meeting a representative of Mr. Schulte said rezoning to commercial would provide us with useful service. Looking around the room it was probably difficult to say that with a straight face as none of us will ever need a day care center again.

At the time of our public meeting, it is my opinion that the filing for rezoning had already been made. The meeting was July 5. At that time there was already an assigned case manager. An article about the rezoning was in the Courier Journal on July 6.

That is all of the legal sleuthing I know how to do. My husband is retired military and we both have social security benefits. We do not have the money it takes to hire an attorney and we also have been told that appealing to you would be better anyway.

Has anyone from Metro Government looked at the land that Mr. Schulte wants to change?

If it is already a "done deal", as we have been told, a very large and attractive buffer between our homes and the commercial development would have to be made to make our homes livable. We also would need strict limits for square footage and use of the commercial buildings. The sounds, traffic and visual aspects of what Mr. Schulte is proposing to build will take away any enjoyment my husband and I will have in the years to come in our new home.

We are heartbroken that this will probably go through no matter what. We do not have the resources to pick up and move.

We knew exactly what commercial developments were going to be built near us because we knew how to use the Lojic map. Some of our children and grandchildren live in Woodmont. We knew the land across the street from us on McKinley was zoned residential.

We appreciate your service. I have been told that many of the persons on the planning commission are volunteers.

Diane Hopkins 14501 McKinley Ridge Drive, 40245 502 253 9136

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