

St. Germain, Dante

From: Robert Buchanan <robertf.buchanan@yahoo.com>
Sent: Wednesday, May 12, 2021 11:57 PM
To: St. Germain, Dante; Peden, James; Councilman James Peden
Subject: 20-ZONE-0120 -- Outer Loop Apartment Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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Greetings,

I'm opposed to the proposed "Outer Loop Apartment Complex" at 6001 Outer Loop.

Reasons:

1. JCPS schools in Okolona/Highview/Fern Creek are maxed out
2. Outer Loop cannot handle additional traffic as it is and during traffic issues on Gene Snyder or Fern Valley - people use Outer Loop as a cut through
3. No major improvements to infrastructure - i.e. fire departments, police, water, gas, electric, roadways, etc. - in the last five years as many new apartments totalling over 4,000 units have been built
4. TARC is a major requirement for transportation and they have reduced routes in Okolona/Highview in the past four or five years and if increased - would add burden to traffic in area
5. Of all the aforementioned - many are regulated by state/commonwealth agencies - have they been contacted and/or approve?

Robert Buchanan
8513 Roseborough Rd
Louisville, KY 40228

Highview/Okolona resident

St. Germain, Dante

From: Jessica Braun <jrbraun813@gmail.com>
Sent: Thursday, May 13, 2021 11:44 AM
To: St. Germain, Dante
Subject: Re: HILow Property Aprattment.
Attachments: image002.png

Follow Up Flag: Follow up
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Yes, Sir. Im in full support of a 252 Unit Apartment Proposed for 6001 Outer Loop.

On Thu, May 13, 2021, 11:42 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Braun,

To be clear, are you referring to the project on Outer Loop between Shepherdsville Road and Smyrna?

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

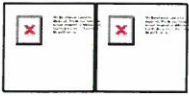
LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

<https://louisvilleky.gov/government/planning-design>



Stay aware of new development in your area! Sign up for Gov Delivery notifications at:

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

From: Jessica Braun <jrbraun813@gmail.com>
Sent: Thursday, May 13, 2021 11:41 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: Peden, James <James.Peden@louisvilleky.gov>
Subject: HiLow Property Aprattment.

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To whom it maybe concern,

I am a ten year resident of Highview. The HiLow property has been an eye sore for a decade. I welcome additional housing on the parcel.

Regards

Jessica Braun

5921 Bay Pine Drive 40219

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St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 13, 2021 7:20 AM
To: skeballlarry@yahoo.com
Cc: St. Germain, Dante
Subject: RE: Contact Councilwoman Madonna Flood [#1850]
Attachments: P&Z 6001 Outer Loop LD&T.PNG

Thank you for your recent letter expressing your concern regarding the zoning change at 6001 Outer Loop. As you may be aware, Kentucky law requires the Planning Commission to hold a public hearing to consider zoning change requests after notifying adjoining property owners. This case is scheduled for LD&T tomorrow.

I have forwarded your letter to the Case Manager, Dante St. Germain to place in the file. You will also be placed on the list to be notified of all meetings regarding this case.

According to Kentucky Law, Councilmembers are required to make their decisions based solely on the file from Planning and Design. To discuss the case or read other comments would be ex parte communications and not allowed.

If you have questions about the case or procedure, you may contact Case Manager Dante St. Germain at (502) 574-4388.

Thank you for your interest.

From: Councilwoman Madonna Flood <no-reply@wufoo.com>
Sent: Thursday, May 13, 2021 6:40 AM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>; Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Subject: Contact Councilwoman Madonna Flood [#1850]

Name * Larry Skees

Address 

* 8305 Savannah Springs Ct.
Louisville, Kentucky 40219
United States

Phone (502) 935-4707

Number

*

Email * skeballlarry@yahoo.com

Comments

I'm opposed to the proposed "Outer Loop Apartment Complex" at 6001 Outer Loop.

Reasons:

1. JCPS schools in Okolona/Highview/Fern Creek are maxed out
2. Outer Loop cannot handle additional traffic as it is and during traffic issues on Gene Snyder or Fern Valley – people use Outer Loop as a cut through
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5. Of all the aforementioned – many are regulated by state/commonwealth agencies – have they been contacted and/or approve?

St. Germain, Dante

From: Bill Zoeller <bzoeller@archlou.org>
Sent: Monday, November 16, 2020 10:34 AM
To: Michael Schnell; John Talbott
Cc: marvbdg@aol.com; St. Germain, Dante
Subject: RE: Neighborhood Meeting Notification 6001 Outer Loop

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Michael,

Now that you jog my memory, I do remember.

We are in no way in opposition to your development. In fact, we welcome the new families it will bring to the community. Some of whom may become members at St. Athanasius. Our concern, first and foremost, is about the safety of the school kids on the St. Athanasius campus during the school day. A good solid buffer; berm, trees, scrubs, fence or combination of all, is very important and goes a long way towards the safety of our students.

As always, it is good to hear from you.

If you have any questions, please, feel free to give me a return e-Mail at your convenience.

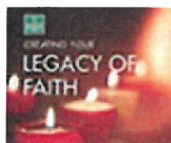
Thanks,

Bill Zoeller

Bill Zoeller
Archdiocese of Louisville
Director of Facilities
Maloney Center
1200 South Shelby Street
Louisville, Kentucky 40203
Phone: (502)636-0296 x1227
DID: (502)471-2143
Fax: (502)636-2379
e-Mail: BZoeller@ArchLou.org

*Your Attitude is determined by your Attitude,
If you think you can or;
If you think you can't,
You are probably right, The choice is yours!*

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From: Michael Schnell <mschnell@schnellcontractors.com>
Sent: Saturday, November 14, 2020 8:31 AM
To: John Talbott <John@bardlaw.net>; Bill Zoeller <bzoeller@archlou.org>
Cc: marvbdg@aol.com; Dante.St.Germain@louisvilleky.gov
Subject: Re: Neighborhood Meeting Notification 6001 Outer Loop

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Bill thanks for the comments and concerns addressed to John .Not sure if you remember but we have worked together on a few archdiocese projects . I own Schnell Contractors we specialize in historical masonry and stone restoration . Did the cathedral of the assumption, St. Louis Bertrand, St. Therese , Along with others for the past 40 yrs. Actually was the 1 st graduating class 8 th grade to go 1st -8 at St. Athanasius . My dad was a parishioner there for 50 yrs.
thanks for contacting us .

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From: John Talbott <John@bardlaw.net>
Sent: Friday, November 13, 2020 5:31:08 PM
To: Bill Zoeller <bzoeller@archlou.org>
Cc: marvbdg@aol.com <marvbdg@aol.com>; Michael Schnell <mschnell@schnellcontractors.com>; Dante.St.Germain@louisvilleky.gov <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Neighborhood Meeting Notification 6001 Outer Loop

Yes, doing great and hope you are too. Have a great weekend and do not hesitate to follow up with may any time you have any questions. Best, jt

Sincerely,



Land Law

John C. Talbott

Bardenwerper Talbott & Roberts, PLLC
Office 502-426-6688
Cell 502-741-8783

From: Bill Zoeller <bzoeller@archlou.org>
Date: Friday, November 13, 2020 at 4:15 PM
To: John Talbott <John@bardlaw.net>
Cc: Marv Blomquist <marvbdg@aol.com>, Mike Schnell <mschnell@schnellcontractors.com>, "Dante.St.Germain@louisvilleky.gov" <Dante.St.Germain@louisvilleky.gov>
Subject: RE: Neighborhood Meeting Notification 6001 Outer Loop

Thanks John. I thought that was the case, but wanted to be certain. Hope you're doing well.

Bill Zoeller

Bill Zoeller

Archdiocese of Louisville

Director of Facilities

Maloney Center

1200 South Shelby Street

Louisville, Kentucky 40203

Phone: (502)636-0296 x1227

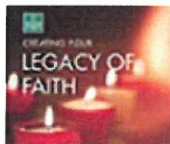
DID: (502)471-2143

Fax: (502)636-2379

e-Mail: BZoeller@ArchLou.org

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From: John Talbott <John@bardlaw.net>

Sent: Friday, November 13, 2020 12:17 PM

To: Bill Zoeller <bzoeller@archlou.org>

Cc: marvbdg@aol.com; mschnell@schnellcontractors.com; Dante.St.Germain@louisvilleky.gov

Subject: Re: Neighborhood Meeting Notification 6001 Outer Loop

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Hello Bill, yes that was an oversight in the letter. The Plan shows the required buffer being provided and that is how we plan to move forward. If you have any other questions or thoughts, do not hesitate to give me a call on my cell.

With kind regards,

Sincerely,



Land Law

John C. Talbott

Bardenwerper Talbott & Roberts, PLLC

Office 502-426-6688

Cell 502-741-8783

From: Bill Zoeller <bzoeller@archlou.org>

Date: Thursday, November 12, 2020 at 5:23 PM

To: John Talbott <John@bardlaw.net>

Cc: Marv Blomquist <marvbdg@aol.com>, Mike Schnell <mschnell@schnellcontractors.com>,

"Dante.St.Germain@louisvilleky.gov" <Dante.St.Germain@louisvilleky.gov>

Subject: Neighborhood Meeting Notification 6001 Outer Loop

John,

As Director of Facilities for the Archdiocese of Louisville, today I received the meeting announcement from your office regarding the proposed apartment complex on the 6001 Outer Loop property.

I am assuming it is merely an oversight our property to the immediate West of the proposed development, namely St. Athanasius Catholic Church and School, was left out of the paragraph (See below) describing the planned buffer zones surrounding the proposed apartment complex:

Landscaping, screening and buffering will contain the minimum amount required by Chapter 10 of the Louisville Metro Land Development Code (LDC) in order to provide buffering to the residential homes to the north and the church property to the east. The three residential homes to the north and church to the east will have screening provided in the areas shown on the development plan. Additional screening will be incorporated along Outer Loop in compliance with the parkway buffer guidelines. Greater detail on this should be available at the time of the neighborhood meeting. A tree preservation plan addressing tree protection will be provided to the Planning Commission's staff landscape architect for approval prior to commencement of post-approval construction activities. A tree canopy will be present in compliance with the Land Development Code or with a waiver for partial relief if necessary.

As you can see, no mention was made in your letter of our property to the West having a Buffer Zone. Since this is a school, with large numbers of children present throughout the day, it is vitally important that this Buffer Zone, not only be present, but be made more intense than the code directs. It needs to offer as much protection to the children entrusted to St. Athanasius Catholic School by their parents. I do recognize that the drawing indicates it's presence, but the language in the announcement does not.

Please advise at your earliest convenience that this is the case; or not.

If you have any questions, please, feel free to give me a return e-Mail at your convenience.

Thanks,

Bill Zoeller

Bill Zoeller

Archdiocese of Louisville

Director of Facilities

Maloney Center

1200 South Shelby Street

Louisville, Kentucky 40203

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