

Williams, Julia

From: stpinlou@aol.com
Sent: Monday, September 12, 2022 11:33 PM
To: nrp@bardlaw.net
Cc: Williams, Julia; kaelinfarms@bellsouth.net
Subject: 22-ZONE-0014 Hopewell Vet Clinic
Attachments: Atty-Lighting-Signage Commercial Binding Element.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Nick,
I see this case is on the LD&T docket on the 22nd. The Tucker Station Neighborhood Association supports this rezoning. We would like a binding element on lighting and signage. See the attached. Also, I see there is a proposed fence around the building and parking lot. What is the style of that fence- 4-board horse? Thanks.
Steve Porter

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

1. Lighting

- a) All exterior lighting, whether freestanding or attached to any structure, including street lights, lot lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following are exceptions to this requirement:
 - i) Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output per fixture.
- 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.

2. Signage

- a) No lighted signage shall be placed above the first-floor level, except it shall be allowed on a gable over an entrance if fully shielded and pointed directly to the ground and not backlit.
- b) No changing image or moving signs shall be permitted.
- c) All freestanding signage shall not exceed six feet in height, measured from ground level

Williams, Julia

From: skbowl@yahoo.com
Sent: Monday, November 29, 2021 1:34 PM
To: Williams, Julia
Subject: 21-zonepa-0143

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Hello,

I live in the subdivision of Woods of Fox Creek off of Tucker Station Rd. I will not be able to attend the meeting tonight regarding the request to build more apartments and a vet clinic off of Sweeney and Taylorsville Rd. My daughter has a game at the same time as the meeting. I would like my comments heard because I have concerns about this new development proposal. This area is way to congested right now and adding more traffic will be a nightmare for the current residents. Have you done a traffic study of the area? Why would more apartments be approved when you have the Kendal apartments next store, Patio homes next to the Kendal apartments, Donerail apartments being built by Sjourn church, existing apartments a little further down the road, a proposal to build townhouses across from Blackacre, and the big retirement/rehab center being built next to Kroger. Traffic is terrible as is, please do not approve anymore apartments or big development in this area. This area used to be manageable and peaceful, not it's not anymore because of the rubber stamp approval process with no regards to current residents.

Thanks,
Stacey Foster

Williams, Julia

From: Benson, Stuart
Sent: Wednesday, December 1, 2021 8:08 AM
To: suzie6217@gmail.com; Williams, Julia
Subject: Re: Contact Councilman Stuart Benson [#1712]

Julia,


Please place this in the case file for 21-ZONEPA-0143 so Mrs. Frevert's concerns can be officially and legally considered by the planning commission and the metro council.

Thanks,

Angela Webster
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From: Councilman Stuart Benson <no-reply@wufoo.com>
Sent: Wednesday, December 1, 2021 8:05 AM
To: Benson, Stuart
Subject: Contact Councilman Stuart Benson [#1712]

Name * Suzanne Frevert

Address 

* 13006 Dove Point Place
Louisville , Kentucky 40299
United States

Phone (608) 513-5767
Number

*

Email * suzie6217@gmail.com

Comments *

Dear Mr. Benson, RE: Docket No. 21-ZONEPA-0143 (Julia Williams, DPDS Case Manager)
Zone change from R-4 to C-1 (commercial) to allow a vet clinic and from R-4 to R-6 (multi-family) to allow a 64-unit apartment community on property located at 12404 and 12406 Taylorsville Road and 3830 Sweeney Lane. Please add us to the list of concerned citizens regarding the plan to put an access road from the proposed apartments to Sweeney Lane in such close proximity to the Dove Point Estates entrance and the increased traffic on this narrow road plus the increased traffic on Taylorsville Road with all the new developments. As someone who walks several times a day on

Sweeney and surrounding roads, this is already a dangerous road with considerable traffic. The intersection at Sweeney Lane, Tucker Station, and Taylorsville Road with the Fed Ex trucks and apartment traffic not to mention construction vehicles is already too busy! Your attention to this matter is appreciated. Sincerely Suzanne Frevert

Williams, Julia

From: Benson, Stuart
Sent: Wednesday, December 1, 2021 9:43 AM
To: jlsrph@frontier.com; Benson, Stuart
Cc: Williams, Julia
Subject: RE: Contact Councilman Stuart Benson [#1713]

Julia,


Please place this in the case file for 21-ZONEPA-0143 so Mrs. Fink's concerns can be officially and legally considered by the planning commission and the metro council.

Thanks,

Angela Webster

From: Councilman Stuart Benson <no-reply@wufoo.com>
Sent: Wednesday, December 1, 2021 9:12 AM
To: Benson, Stuart <Stuart.Benson@louisvilleky.gov>
Subject: Contact Councilman Stuart Benson [#1713]

Name * Jonna Fink

Address 

* 10311 Dove Point Place
Louisville, Kentucky 40299
United States

Phone (618) 521-7027

Number

*

Email * jsrph@frontier.com

Comments *

Dear Mr. Benson,

RE: Docket No.21-ZONEPA-0143 (Julia Williams, DPDS Case Manager) Zone change from R-4 to C-1 to allow for veterinarian clinic; R-4 to R-6 (multifamily) to allow a 64-unit apartment complex at 12404 and 12406 Taylorsville Road and 3830 Sweeney Lane.

I am expressing sincere concern for the proposed development that includes a veterinary clinic and R4 apartment housing. The entrance/exit onto Sweeney Lane poses a serious safety risk for all residents of Dove Point, Dove Point Estates, and Kendall apartment complex. The current capacity to safely commute to Taylorsville road, Tucker Station road is already dangerous for the current residents of this community. Sweeney road as it currently exists is narrow with no forgiveness as there is not a hard shoulder on either side of the road. Numerous times I have personally witnessed near miss accidents as parents wait in cars on the soft shoulder of Sweeney Road dropping off children for school bus transportation. The proposed entrance to the 64-unit apartment complex which is 14 yards away from the Dove Point Estate Entrance will only increase the burden of safely commuting in daily routine. In addition, the narrow entrance/exit that is being proposed does not meet Kentucky 178.040 which states that all public roads shall occupy a minimum right-of way width of thirty (30) feet, fifteen (15) feet in each direction as measured from the centerline of the road to safely enter and exit the apartment complex. As discussed at the recent meeting on 11/29/2021 residents of these areas also voiced concern over the heavy foot traffic on Sweeney/Taylorsville road to walk to surrounding business, exercise, and bike without proper sidewalks. The addition of more community members without first addressing the road system as it stands will only lend to more accidents. I sincerely appreciate your time and thoughtful review of the proposed changes in our community.

Kindest regards,

Jonna Fink

Williams, Julia

From: Benson, Stuart
Sent: Wednesday, December 1, 2021 12:08 AM
To: scoskie@aol.com; Williams, Julia
Subject: Re: Contact Councilman Stuart Benson [#1710]

Julia,


Please place this in the case file for 21-ZONEPA-0143 so Mrs. James concerns can be officially and legally considered by the planning commission and the metro council.

Thanks,

Angela Webster
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From: Councilman Stuart Benson <no-reply@wufoo.com>
Sent: Tuesday, November 30, 2021 10:22 PM
To: Benson, Stuart
Subject: Contact Councilman Stuart Benson [#1710]

Name * Julie James

Address 

* 13022 Dove Point Pl
Louisville, KENTUCKY 40299
United States

Phone (502) 550-3697

Number

*

Email * scoskie@aol.com

Comments *

Dear Mr. Benson, RE: Docket No. 21-ZONEPA-0143 (Julia Williams, DPDS Case Manager)
Zone change from R-4 to C-1 (commercial) to allow a vet clinic and from R-4 to R-6 (multi-family) to allow a 64-unit apartment community on property located at 12404 and 12406 Taylorsville Road and 3830 Sweeney Lane. I am very concerned about the plan to put an access road from the proposed apartments to Sweeney in such close proximity to

the Dove Point Estates entrance and the increased traffic on this narrow road plus the increased traffic on Taylorsville Road with all the new developments. This is already a dangerous intersection at Sweeney Lane, Tucker Station, and Taylorsville Road with the Fed Ex trucks and apartment traffic. Your attention to this matter is appreciated. Gratefully,
Julie James

Williams, Julia

From: Julie Scoskie <scoskie@aol.com>
Sent: Wednesday, December 1, 2021 10:22 AM
To: Williams, Julia
Cc: Benson, Stuart
Subject: case file for 21-ZONEPA-0143 so

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Julia,

Please place this in the case file for 21-ZONEPA-0143 so my concerns can be officially and legally considered by the planning commissions and the metro council.

I am very concerned about the plan to put an access road from the proposed apartments to Sweeney in such close proximity to the Dove Point Estates entrance and the increased traffic on this narrow road plus the increased traffic on Taylorsville Road with all the new developments. Sweeney is narrow with not enough shoulder to accommodate pedestrians thus causing a safety hazard. This is already a dangerous intersection at Sweeney Lane, Tucker Station, and Taylorsville Road with the Fed Ex trucks and apartment traffic. Your attention to this matter is appreciated. Gratefully, Julie James

Williams, Julia

From: Benson, Stuart
Sent: Wednesday, December 1, 2021 9:47 AM
To: james.joel@att.net; Williams, Julia
Subject: Re: Contact Councilman Stuart Benson [#1714]

Julia,

Please place this in the case file for 21-ZONEPA-0143 so Mrs. James' concerns can be officially and legally considered by the planning commission and the metro council.

Thanks,

Angela Webster

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From: Councilman Stuart Benson <no-reply@wufoo.com>
Sent: Wednesday, December 1, 2021 9:44:40 AM
To: Benson, Stuart <Stuart.Benson@louisvilleky.gov>
Subject: Contact Councilman Stuart Benson [#1714]

Name * Joel James

Address 

* 13022 Dove Point Place
LOUISVILLE, Kentucky 40299
United States

Phone (502) 553-8999

Number

*

Email * james.joel@att.net

Comments *

Dear Mr. Benson, RE: Docket No. 21-ZONEPA-0143 (Julia Williams, DPDS Case Manager)

Zone change from R-4 to C-1 (commercial) to allow a vet clinic and from R-4 to R-6 (multi-family) to allow a 64-unit apartment community on property located at 12404 and 12406 Taylorsville Road and 3830 Sweeney Lane. While I am a realist and understand development is coming our way, I have two requests associated with the proposal. The first is the apartments should be on the same quality/up scale level as the Kendal complex.

Secondly, I have concerns the access road from the proposed apartments to Sweeney is literally right next to our entrance. We will be turning right out next to each other on that narrow road and their exit will be placed right at the hill that creates a blind spot towards Taylorsville Rd. Being that close to our entrance (Dove Point Estates) will have an increase in traffic on this narrow road and really can't be the plan, seems more of a quick add on to solve an exit problem. Why aren't they forced to create the exit onto Sweeney placed across from the entrance to the Kendal complex? I believe if the above issues were addressed, more people would accept the development. As far as the additional traffic on Taylorsville Rd, I am sure you are already working on a plan for that. A lot of residential development is being built between J-Town and the Snyder for such a small road.

Thank you so much for your time and attention to this matter. Joel James

Williams, Julia

From: Benson, Stuart
Sent: Wednesday, December 1, 2021 10:19 AM
To: twobarco@gmail.com; Williams, Julia
Subject: Re: Contact Councilman Stuart Benson [#1715]

Julia,

Please place this in the case file for 21-ZONEPA-0143 so Mrs. McFarlane's concerns can be officially and legally considered by the planning commission and the metro council.


Thanks,

Angela Webster

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From: Councilman Stuart Benson <no-reply@wufoo.com>
Sent: Wednesday, December 1, 2021 10:05 AM
To: Benson, Stuart
Subject: Contact Councilman Stuart Benson [#1715]

Name * Diana MacFarlane

Address 

* 13008 Dove Point Place
Louisville, Kentucky 40299
United States

Phone (925) 890-0773

Number

*

Email * twobarco@gmail.com

Comments *

Dear Mr. Benson,

RE: Docket No. 21-ZONEPA-0143 (Julia Williams, DPDS Case Manager) Zone change from R-4 to C-1 to allow for veterinarian clinic; R-4 to R-6 (multifamily) to allow a 64-unit apartment complex at 12404 and 12406 Taylorsville Road and 3830 Sweeney Lane.

First of all, thank you for your review and consideration regarding this matter. I would like to express my concern about the proposed development.

Less than a mile away on Taylorsville Road there are two high density residences already under construction. We currently have a traffic problem on Taylorsville Road that is aggravated by the new housing project nearby. The additional construction being proposed will likely cause overpopulation and even more traffic issues in the area.

We moved to the beautiful state of Kentucky two years ago from California. I know first hand how overpopulation and traffic can negatively affect a community. I am bringing your attention to this problem with the hope of immediate attention to maintain the integrity and serenity of the area.

If the proposed apartment complex is approved, I would like to propose a compromise. Adding a walking/bike lane on Taylorsville Road from Kroger to downtown Jeffersontown. This solution could reduce traffic and provide residents an option to walk or bike in order to avoid any existing traffic.

Thank you again for your time and consideration,

Diana MacFarlane and Phillip Brown

Williams, Julia

From: stpinlou@aol.com
Sent: Tuesday, December 21, 2021 10:36 AM
To: nrp@bardlaw.net
Cc: young@ldd-inc.com; Williams, Julia; kaelinfarms@bellsouth.net
Subject: Hopewell Animal Clinic 21-ZONEPA-0143

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Nick,
First, Merry Christmas and Happy New Year to you and family.
I have no basic problem with the clinic rezoning. In fact, we are clients of Hopewell. I do have some suggestions which I think would make it better:

1. Binding element for dark-sky lighting which we can collaborate on.
2. Design of the buildings (at least the clinic) that would be in line with design guidelines in the Tyler Rural Settlement District (even though it is not technically in that district, but across the street)
3. Four-board horse fence on Taylorsville Road frontage
4. No access from Taylorsville Road, which I think would please KDOT and Metro Works
5. Access from Sweeney directly across from apartment ingress point. I know that would mean working with Thomas, but anything Thomas does on that property will undoubtedly require that same access point rather than something off Taylorsville Road so close to the intersection
6. Include the Thomas parcel in the C-1 rezoning to entice cooperation from Thomas

Just my thoughts.

Steve

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

Williams, Julia

From: Jim Thorne <jtsat11@gmail.com>
Sent: Thursday, November 25, 2021 9:06 AM
To: Williams, Julia
Subject: Zoning at 10617 Taylorsville road

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I have a prior commitment on Monday evening and am unable to attend the meeting. Changing this property to allow for apartments is ridiculous. There are already 200+ apartments across the street, Donerail. and another development are being built just down the road. Is this the next step in attempting to make Taylorsville road an endless stretch of buildings similar to Preston and Shelbyville roads? More cars on tiny Sweeney road! Let's stop the beginning of this process NOW.

--

JimT

Williams, Julia

From: Benson, Stuart
Sent: Wednesday, December 1, 2021 12:10 AM
To: holly.waters@transamerica.com; Williams, Julia
Subject: Re: Contact Councilman Stuart Benson [#1709]

Julia,

Please place this in the case file for 21-ZONEPA-0143 so Mrs. Waters concerns can be officially and legally considered by the planning commission and the metro council.

Thanks,

Angela Webster

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From: Councilman Stuart Benson <no-reply@wufoo.com>
Sent: Tuesday, November 30, 2021 9:53:58 PM
To: Benson, Stuart <Stuart.Benson@louisvilleky.gov>
Subject: Contact Councilman Stuart Benson [#1709]

Name * Holly Waters

Address 

* 13018 Dove Point Place
Louisville , Ky 40299
United States

Phone (502) 338-0808

Number

*

Email * holly.waters@transamerica.com

Comments *

Mr. Benson,

Will you please lend attention to a proposed development [docket number 21-zonepa-0143 which involves parcels 12404 and 12406 Taylorsville Road along with 3830 Sweeney Lane? The proposed development include a C1 veterinary clinic and R4 apartment housing. The primary concern of the adjacent neighbors is with access via an existing easement

to the R4 units from Sweeney Lane. This access would create a significant tragic hazard in proximity to the entrance of Dove Point Estates which is only 13.7 yards away.

The residents of Dove Point Estates and other neighboring properties plan to attend all planning meetings and we seek your engagement in review of this matter.

Thank you for your kind attention.

Best,

Holly Waters