

Davis, Brian

From: Stpinlou@aol.com
Sent: Thursday, June 02, 2016 12:46 AM
To: Davis, Brian
Cc: wbb@bardlaw.net; kaelinfarms@bellsouth.net
Subject: 15ZONE1028

Brian,

I represent the Tucker Station Neighborhood Association. While we generally have no serious objection to this rezoning, there are some details that we would like to see included:

1. Since there are no building renderings, no landscaping plan and no lighting plan being presented, we would like to see a change to your proposed binding element 5.e. to read:

"Applicant agrees to submit detailed building elevations, design details, sign details, detailed landscaping plan and a lighting plan to DRC after showing them to a neighborhood meeting."

2. All lighting, freestanding or attached, shall be fully shielded and pointed down and no luminaires shall be visible.

3. No lighting or signage shall occur on the west facades of any building.

4. The site shall either become a part of the Blankenbaker Station II development or shall be subject to all the same restrictions, binding elements, and design standards.

5. All building materials shall be the same as allowed in Blankenbaker Station II.

We will be at the hearing. Please see that the Commission members receive this e-mail. Thanks.

Stephen T. Porter
Attorney at Law
2406 Tucker Station Road
Louisville, KY 40299
stpinlou@aol.com
502-297-9991

Wagner, David B (PDS)

From: Stpinlou@aol.com
Sent: Wednesday, June 24, 2015 1:22 AM
To: Wagner, David B (PDS)
Cc: Brown, Jeffrey E; wbb@bardlaw.net; dmindel@mindelscott.com; klinares@mindelscott.com
Subject: 15ZONE1028, 2211 Tucker Station Rd.

David,

This is to let you know that I represent the Tucker Station Neighborhood Association and several affected nearby neighbors regarding the above application. Please copy me on any correspondence regarding activity in this case. Thanks.

So far, my clients have concern over the following:

1. Access to Tucker Station Road - We believe the only access that should be allowed for this property is from Schutte Station Place. Tucker Station Road is a narrow scenic corridor that cannot handle two new entrances to/from this property, especially ones that would have commercial and industrial traffic such as large delivery trucks and even semis. There are turns to the south on this road which are unsafe for large trucks. The Blankenbaker Station II and LG&E properties that surround this parcel and which have frontage on Tucker Station Road are subject to a binding element which prohibits any entrances to Tucker Station Road. That prohibition was placed for good reason and this parcel should be subject to the same restriction. The new FedEx development on Plantside Drive has a binding element which prohibits any truck or delivery traffic on that portion of Tucker Station Rd. Some years ago, property across the street tried to get a new access driveway to a residential property and was denied because Works wanted to limit access drives on that portion of the road. Any new access to Tucker Station Road should be denied.

2. Because this is a scenic corridor, we believe that greatly enhanced (not just minimally required) landscaping should be required on the entire frontage of Tucker Station Road, especially since warehouse buildings are proposed so close to the road.

3. We are also concerned about the height of the proposed buildings along the road. We would like to see a one-story requirement at a height as low as possible, say 20 to 25 feet.

4. The design and materials of the buildings should be in keeping with a scenic corridor. Aesthetics are very important on such a road.

5. We would like to see binding elements placed on this property similar to those on Blankenbaker Station II, especially concerning access, design, lighting and uses.

We will continue to work with the applicant to achieve these goals, but, given the proposed plan, we believe Metro needs to step in and place restrictions.

Stephen T. Porter
Attorney at Law
2406 Tucker Station Road
Louisville, KY 40299
stpinlou@aol.com
502-297-9991