

St. Germain, Dante

From: Gail Linville <linvillegail@hotmail.com>
Sent: Wednesday, June 29, 2022 9:32 PM
To: St. Germain, Dante
Subject: 601 Presidents Blvd #22-zone-0131

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June 28, 2022

601 Presidents Blvd #22-ZONE-0131

TO WHOM IT MAY CONCERN;

I am a concerned resident not far from the property located at 601 Presidents Blvd. As a lifetime resident, I am not discouraging business opportunities for the area but this zoning change is totally inappropriate and not a good fit for a traditional neighborhood.

If this business succeeds, they will need a bigger facility or if the business does not succeed, they will close down. Either way, this leaves the neighborhood with a vacant structure wide open to any type of business that would not be appropriate or desirable for a traditional neighborhood with no say in what type of business goes in. We, like you, are not looking forward to what could be a potential "Gentleman's Club" in our backyard.

Why does CUP for C-2 have an additional regulation than C-2? Shouldn't they be the same? Or am I misreading the code? The building on one corner is approximately 14 feet from the property line and the other end is approximately 24 feet from the property line of R-6 zoning for the Johnston Family Scholar House with 57 units.

*If you go by Louisville Metro **LDC 4.2.50 Sports Arenas** may be allowed in the C-2, C-M, EZ-1 and PTD Districts upon the granting of a Conditional Use Permit and compliance with the listed requirements. A. All buildings and structures shall be **at least 30 feet from any property line.***

Conditional Uses

*4.2.8 Athletic Facilities Indoor and outdoor athletic facilities as a principal use are permitted in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7, R-8A, M-1, M-2, and M-3 districts in compliance with the following requirements **D.** No structure, parking area or outdoor recreation facility shall be **located within 30 feet of a property line**, unless further restricted in accordance with paragraph F below.*

4.2.8 Athletic Facilities

***F.** No indoor athletic facility may be located **closer than 50 feet** to an adjacent property zoned for residential use.*

I know parking and traffic is a minor issue, however, for us, it's a nightmare. This type of business is expected to draw a minimum of 100 spectators which has 60 parking spaces to accommodate. We are a neighborhood that relies on on-street parking for residents. This could be a nightmare for residents who fight for street parking as is, now put a minimum of another 40 cars on the streets. Where do they park?

They will be using the main street through the University Apartment complex (zoned R-6/R-7) with 224 apartments. The residents (adults and children) need to cross this street to get to the green space of the complex. Which has a walking track and play area.

Lourdes Hall is zoned R-7; a 62-unit building for seniors and the disabled is located approximately 100 feet from this structure.

That means there are 343 housing units (zoned R-6/R-7) within 1,000-foot radius of this building.

The Dairy Kastle (city famous) is located on the corner of Eastern Pkwy and Bradley Ave which is 600ft away. As you know has a huge business with customers standing in line down Bradley Ave. Traffic at this corner is a problem during the warmer months when Dairy Kastle is open. Now, again, add another 100 cars coming through the intersection.

Binding Elements:

1. All trash/litter is to be picked up within a 1,000ft radius (sidewalks, alleys, streets, and green space) before 10:00am the next day after any event.
2. No food trucks or street vendors are allowed on the property as this will take up parking spaces for those attending an event.

Hoping you will take these concerns into consideration

Gail Linville
526 Atwood St
Louisville, Ky 40217

- 3.
- 4.

St. Germain, Dante

From: S LaRue <shdlarue@hotmail.com>
Sent: Wednesday, June 29, 2022 10:24 PM
To: St. Germain, Dante
Subject: Case 21-ZONE-0131, 601 Presidents Blvd.
Attachments: zoning letter june.pdf

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Dear Dante St Germain,

Previously a group of St Joseph Neighborhood members wrote a letter together regarding binding elements for the development Case 21-ZONE-0131, 601 Presidents Blvd.

In that letter we did not include our opposition to the zoning change to C-2, so I added this section to the current letter and resubmitted it here.

I have attached the pdf to this email.

Thank you for your consideration,
Sharon LaRue

June 29, 2022

Dante St. Germain
Case Manager
Case 21-ZONE-0131, 601 Presidents Blvd.

Dear Dante St. Germain,

We are writing to respond to the proposed rezoning changes for Case 21-ZONE-0131.

We are opposed to the proposed zoning change to C-2 for the reasons stated in several letters previously submitted to the case manager. A summary is listed below:

1. Letter from V. Costello: Regarding 601 President's Boulevard Informal Parking Survey.
2. Letter from G. Linville regarding Traditional Neighborhood Zoning District, Conditional Use Permits and binding elements if rezoning does occur.
3. Letter from S. LaRue regarding the space being located in the center of our neighborhood community park area. The historic Grotto is a safe gathering space which many residents use for meditation and remembrance of their loved ones who have passed on.
4. Letter from V. Costello regarding this densely residential area being non-conforming to a Traditional Neighborhood and out-of-compliance with Plan 2040 elements. Further details of the letter include: multi-unit high-density residential in close proximity on three sides, Local and State Historic Landmark, Lourdes Hall Senior Living Site, the Stoddard Johnston Scholar House complex, University Park Apartments community, and other traditional housing.

If the zoning is changed, then we are in agreement with the 7 binding elements summary provided by the Case Manager Summary Report Published May 19, 2022, Case 21-ZONE-0131. These are listed here:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:

- a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
 6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
 7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

In addition to these 7 binding elements, we also request these additional binding elements for lower intensity commercial use. No:

- Convenience grocery stores
- Automobile rental/sales agencies, parking areas, public and private, service stations
- Package liquor stores (no on-site alcohol consumption allowed)
- Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Car washes
- Ice storage houses of not more than five (5) ton capacity
- Pawn Shop
- Auction sales, Indoor
- Refrigerated lockers

We request one further binding element for scheduled litter cleanup/trash removal following any/all events within a 1000 ft minimum radius (streets, sidewalks, and alleys) no later than 10 am of the next day.

We also agree with the Caseworker report that all binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, and

that any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval.

Thank you to the members of the planning commission for your thoughtful consideration on how to keep the character of our traditional neighborhood.

Sincerely,

Victoria Costello, St Joseph Area Association Board Member
Mary Rose Evans, St Joseph Area Association Board Member
Gail Linville, St Joseph Area Association Board Member
Ashley Evans, St Joseph Area Association Board Member
Sharon LaRue, St Joseph Area Association Board Member

St. Germain, Dante

From: S LaRue <shdlarue@hotmail.com>
Sent: Monday, May 23, 2022 10:03 PM
To: St. Germain, Dante
Cc: S LaRue
Subject: Case 21-ZONE-0131, 601 Presidents Blvd.

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May 23, 2022

Dante St. Germain
Case Manager
Case 21-ZONE-0131, 601 Presidents Blvd.

Dear Dante St. Germain,

I am writing to respond to the proposed rezoning changes for Case 21-ZONE-0131 as I am not able to attend the upcoming meeting.

I am writing as a concerned citizen, and I serve as one member of the St Joseph Area Association Board. Before the last meeting on this case, I wrote to express my concerns about the zoning changes.

I agree with the 7 binding elements summary provided in the Caseworker Summary Report Published date: May 19, 2022, Case 21-ZONE-0131. In addition to these 7 binding elements, I also request these additional binding elements for lower intensity commercial use. No:

- Convenience grocery stores
- Automobile rental/sales agencies, parking areas, public and private, service stations
- Package liquor stores (no on-site alcohol consumption allowed)
- Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Car washes
- Ice storage houses of not more than five (5) ton capacity
- Pawn Shop
- Auction sales, Indoor
- Refrigerated lockers

I request one further binding element for scheduled litter cleanup/trash removal following any/all events within a 500 ft minimum radius (streets, sidewalks, and alleys) no later than 10 am of the next day.

I also agree with the Caseworker report that all binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, and that any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval.

Thank you to the members of the planning commission for your thoughtful consideration on how to keep the character of our traditional neighborhood.

Sincerely,
Sharon LaRue

St. Germain, Dante

From: S LaRue <shdlarue@hotmail.com>
Sent: Wednesday, May 25, 2022 1:25 PM
To: St. Germain, Dante
Cc: Mary Rose Evans; Vicki Costello; gail linville; Ashley Evans; S LaRue
Subject: Fw: letter
Attachments: zoning reply letter.pdf

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Dear Dante St Germain,

A few members of the St Joseph Area Association came together to write a joint letter to respond to the proposed rezoning changes for Case 21-ZONE-0131, 601 Presidents Blvd. Please attached pdf.

Thank you for your consideration.

Sharon LaRue

May 24, 2022

Dante St. Germain
Case Manager
Case 21-ZONE-0131, 601 Presidents Blvd.

Dear Dante St. Germain,

We are writing to respond to the proposed rezoning changes for Case 21-ZONE-0131.

We are in agreement with the 7 binding elements summary provided by the Case Manager Summary Report Published May 19, 2022, Case 21-ZONE-0131. These are listed here:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

In addition to these 7 binding elements, we also request these additional binding elements for lower intensity commercial use. No:

- Convenience grocery stores
- Automobile rental/sales agencies, parking areas, public and private, service stations
- Package liquor stores (no on-site alcohol consumption allowed)
- Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Car washes
- Ice storage houses of not more than five (5) ton capacity
- Pawn Shop
- Auction sales, Indoor
- Refrigerated lockers

We request one further binding element for scheduled litter cleanup/trash removal following any/all events within a 1000 ft minimum radius (streets, sidewalks, and alleys) no later than 10 am of the next day.

We also agree with the Case Manager report that all binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, and that any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval.

Thank you to the members of the Planning Commission for your thoughtful consideration on how to keep the character of our traditional neighborhood.

Sincerely,

Victoria Costello, St Joseph Area Association Member
Mary Rose Evans, St Joseph Area Association Member
Gail Linville, St Joseph Area Association Member
Ashley Evans, St Joseph Area Association Member
Sharon LaRue, St Joseph Area Association Member

St. Germain, Dante

From: Vicky Costello <vcostello32@yahoo.com>
Sent: Thursday, April 14, 2022 1:36 PM
To: St. Germain, Dante
Subject: Informal Parking Survey

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Hello, Dante,

Following is information on the informal parking survey I did on some neighborhood streets closest to 601 President's Blvd. Please note that these figures are visual estimates. This survey was done around 8:30 pm on a Monday.

Regarding **CASE 21-ZONE-0131**, 601 President's Boulevard

Informal Parking Survey -- Figures are estimates; these estimated figures are totals for both sides of the street.

Bradley Avenue (Eastern Parkway to Atwood St):

Note: Parking is available on only one side of the street for a portion of this area; also, there is another portion on the opposite side that is designated no parking.

29 parking spaces -- 21 available

Warnock Street (Bradley to Crittenden Dr.):

53 parking spaces -- 13 available

Lilly Avenue (Bradley to Crittenden Dr.):

62 parking spaces -- 16 available

Thank you,

Victoria Costello

St. Germain, Dante

From: Gail Linville <gjlinline@gmail.com>
Sent: Thursday, April 14, 2022 9:37 AM
To: St. Germain, Dante
Subject: Fwd: 601 Presidents Blvd

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dante.st.germain@louisvilleky.gov

----- Forwarded message -----

From: Gail Linville <gjlinline@gmail.com>
Date: Wed, Apr 13, 2022 at 2:08 PM
Subject: 601 Presidents Blvd
To: <Dante.StGermain@louisvilleky.gov>

I am writing on **Case #21-ZONE-0131 601 Presidents Blvd**

As former president of the Saint Joseph's Area and a lifelong resident, I am opposed to a zoning change from R6 to C2 on the above property. This property is located in a Traditional Neighborhood Zoning District and is not an appropriate or compatible zoning change for this area.

If a Conditional Use Permit is issued according to the Louisville Development Code 4.2.51 Sports Arenas Sports Arenas may be allowed in the C-2, C-M, EZ-1 and PTD Districts upon the granting of a Conditional Use Permit and compliance with the listed requirements. A. All buildings and structures shall be at least 30 feet from any property line. B. There may be one non-flashing sign, not to exceed 50 square. All four sides of the structure may not be in compliance with a 30 foot minimum from any property line. The north and south sides of the building are in question..

Binding elements if this rezoning is approved should include

1. Surrounding property of at least 300 feet from the main entrance will be cleaned of trash/litter within 12 hours of an event.
2. No food trucks, beverage/alcohol trucks or outside vendors on premises.

Hoping these concerns will be factored in your decision.

Gail Linville
526 Atwood St
Louisville 40217

St. Germain, Dante

From: Haberman, Joseph E
Sent: Wednesday, April 13, 2022 10:13 AM
To: St. Germain, Dante
Cc: Davis, Brian
Subject: FW: Public Hearing Item Comment Form [#92]

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, April 13, 2022 10:12 AM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#92]

Name * Sharon LaRue

Address *



2509 Bradley Ave
Louisville, Kentucky 40217
United States

Email shdlarue@hotmail.com

Phone (502) 494-1494

Number

What is the 21-ZONE-0131

case number

of the

development

application?

*

Comments *

I am writing in opposition to a CHANGE IN ZONING for 601 Presidents Blvd. Case Manager Dante St. Germain.

I am a member of the board for the St Joseph Area Association. I am in opposition to the zoning change to C-2. Our neighborhood is listed as TRADITIONAL NEIGHBORHOOD 20/40 plan. The area surrounding the property is held by a

Seniors Living Center, Family Scholar House, families in the University Park apartments, and residential housing. All these residents would be negatively affected in so many ways by a change in zoning. Property values would decline.

No other businesses are in this area as it is for RESIDENTIAL housing. Any new businesses can be located on Preston which is already zoned for business.

The 601 Presidents Blvd space is located in the CENTER of our neighborhood. This area is seen as a safe gathering space. I am especially opposed to zoning that would allow for a liquor license. There is a HISTORIC GROTTO right next to the property that the St Joseph Area Association maintains. It brings the history of the neighborhood forward and many residents use this space for meditation and remembrance of their loved ones who have passed on.

The space surrounding the property is park like and allows residents from all parts of our neighborhood a space to access nature in a safe way.

C2 zoning for this central space would remove all the neighborhood feel, as well as the history, beauty, and access to nature that we currently enjoy.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

▪

St. Germain, Dante

From: Vicky Costello <vcostello32@yahoo.com>
Sent: Wednesday, April 13, 2022 2:58 PM
To: St. Germain, Dante
Subject: Fw: CASE# 21-ZONE-0131, 601 President's Boulevard

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----- Forwarded Message -----

From: Vicky Costello <vcostello32@yahoo.com>
To: dante.st.germain@louisvillky.gov <dante.st.germain@louisvillky.gov>
Sent: Wednesday, April 13, 2022, 02:55:42 PM EDT
Subject: CASE# 21-ZONE-0131, 601 President's Boulevard

Hello, Dante,

Please see below for comments regarding 601 President's Boulevard, CASE 21-ZONE-0131.

Many thanks,

Victoria Costello

To Whom It May Concern:

This letter is in reference to **CASE 21-ZONE-0131**, the proposed rezoning of 601 President's Boulevard from the current R-6 to C-2.

601 President's Boulevard is located in a densely residential Traditional Neighborhood (re: Plan 2040, Community Forms). The proposed rezoning to C-2 is non-conforming to a Traditional Neighborhood and out-of-compliance with Plan 2040 elements.

The building at 601 President's Blvd. is reached via an access road (President's Blvd.) that runs from Bradley Avenue on the west to Preston Street on the east. It is surrounded by multi-unit high-density residential in close proximity on three sides, as well as a Local and State Historic Landmark. Directly adjacent to 601 on its fourth side are the densely situated residences of the Saint Joseph neighborhood, comprised of single-family and multi-unit homes. Saint Joseph is an older well-established Traditional Neighborhood.

601 President's Blvd. is located in a densely residential Traditional Neighborhood. C-2 zoning is historically reserved for businesses within Regional Retail Centers (such as Oxmoor Mall), Retail Corridors (such as Bardstown Road), and Strip Malls. **601 President's Blvd. does not fit within any of these designations and there are no businesses adjacent to the property.**

Rezoning this property to C-2 would be out-of-compliance with Plan 2040 and non-conforming for the Traditional Neighborhood in which the building sits.

601 President's Blvd. is surrounded on all sides by dense residential, as follows.

LOURDES HALL SENIOR LIVING SITE:

Directly to the property's south is Lourdes Hall Senior Living Site, operated by Louisville Metro Housing Authority. Lourdes Hall contains 60+ apartments for seniors. To reach Lourdes Hall, one only needs to walk across the access road (President's Blvd.) and 40" (approximate) easement – then you are on Lourdes Hall property. The front entrance to 601 directly faces the front entrance to Lourdes Hall. Also of note, adjacent to the Lourdes Hall parking lot is Eastern Parkway Baptist Church.

STODDARD JOHNSTON SCHOLAR HOUSE:

On the north side is the Stoddard Johnston Scholar House complex, comprised of three large multi-unit buildings containing 57 apartments. There are many families with children living on the property. 601 President's Blvd. and its parking lot directly abuts the Stoddard Johnston complex, separated only by a wrought iron fence. The children's playground area and equipment is also near that fence.

STATE and LOCAL HISTORIC LANDMARK:

To the east of 601 President's Blvd. is the stone/masonry **Grotto and Garden of Our Lady of Lourdes, a State and Local Historic Landmark.** The Grotto was originally established as part of the former St. Joseph's Infirmary, which is no longer on the site. The Grotto suffered from years of abandonment until volunteers from the Saint Joseph's Area Association revitalized it more than 20 years ago. This was a laborious and costly project and volunteers still maintain the site today. Through their dedication, the Grotto and its gardens continue to offer a peaceful and lovely respite and is a point of pride for the Saint Joseph community. In 2001, the Grotto was officially designated a Local and State Historic Landmark. This historic landmark is adjacent to the proposed C-2 rezoning.

UNIVERSITY PARK APARTMENTS:

Also to the east and adjacent to 601 and the Grotto is the large University Park Apartments community, with a total of 224 units (1, 2, and 3 BR apartments). The property also contains an outdoor three-quarter mile walking track, which is enjoyed by residents and other neighbors. There are many families living in University Park and the track and its inner grassy area are heavily used during the spring, summer, and fall months, in particular. During this time, it's common to see families with their children, along with other groups and individuals, playing sports and picnicking in the inner circle while others walk or run the outside track.

NEIGHBORHOOD RESIDENCES:

To the west, at the edge of the parking lot for 601 President's Blvd. is Bradley Avenue. Right across Bradley Ave. are residences of the densely populated Traditional Neighborhood of Saint Joseph. Houses sit very close to one another up and down the neighborhood streets. Cars line the streets, with parking and traffic ongoing concerns.

St. Germain, Dante

From: Saint Joseph's Area Assn. <stjosaa@hotmail.com>
Sent: Monday, September 13, 2021 10:58 PM
To: St. Germain, Dante
Subject: Case #21-ZONEPA-0100 601 Presidents Blvd

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I am writing about the above case located at 601 Presidents Blvd. Asking for a zoning change from R6 to C2. The association has not decided which way to go on this.

I have several questions:

1. If a petition is started against the zoning change who can sign the petition? Property owners only? Rental tenants? General public?
2. Any suggestions on the wording of the petition?
3. The latest to e-mail a petition?
4. How much time do we have until going before the city Board?

This information will help with the association's decision on this concern.

Gail Linville
592-533-6936
502-637-3159

St. Germain, Dante

From: St. Germain, Dante
Sent: Tuesday, September 14, 2021 8:10 AM
To: Saint Joseph's Area Assn.
Subject: RE: Case #21-ZONEPA-0100 601 Presidents Blvd

Ms. Linville,

It hasn't been determined yet whether the zoning change is necessary for the applicant to use the property. However, you are welcome to start/sign a petition immediately and it will be added to the record.

Anyone can sign a general petition. However, the Planning Commission takes it more seriously if people who own property or reside within Jefferson County sign it, as opposed to people across the country. There are more specific rules for a petition to change the venue or time of the hearing.

You can submit a petition at any time but I recommend you submit it no less than 2 weeks prior to the Planning Commission hearing, which has not yet been scheduled. The Planning Commission public hearing is at least 5 months in the future, and it may not happen if it is determined that the zoning change is unnecessary. Submitting it at least 2 weeks ahead of time allows for time to disseminate it to the Commissioners.

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: Saint Joseph's Area Assn. <stjosaa@hotmail.com>
Sent: Monday, September 13, 2021 10:58 PM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: Case #21-ZONEPA-0100 601 Presidents Blvd

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I am writing about the above case located at 601 Presidents Blvd. Asking for a zoning change from R6 to C2. The association has not decided which way to go on this.

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2. Any suggestions on the wording of the petition?
3. The latest to e-mail a petition?
4. How much time do we have until going before the city Board?

This information will help with the association's decision on this concern.

Gail Linville
592-533-6936
502-637-3159

St. Germain, Dante

From: Vicky Costello <vcostello32@yahoo.com>
Sent: Monday, October 11, 2021 5:23 PM
To: St. Germain, Dante
Subject: Re: Failure Notice

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Thank you, Dante -- I really appreciate it :-).

Victoria

On Monday, October 11, 2021, 04:08:01 PM EDT, St. Germain, Dante <dante.st.germain@louisvilleky.gov> wrote:

Ms. Costello,

Thank you for contacting me.

I have attached the allowed use list for C-2 zoning. The C-2 zoning district includes all uses allowed in C-1 so they are both in the list.

In short, C-2 zoning is a mid- to high-intensity commercial zoning district which is appropriate for marketplace corridors and regional centers. C-1 is a lower-intensity commercial district. A neighborhood center providing neighborhood-serving goods and services would be appropriately C-1, C-R or C-N under most circumstances.

In general, commercial centers in neighborhoods are perfectly appropriate at suitable sites, such as corner commercial or small strip centers. On a local-class road, C-1 is usually appropriate, but C-2 is challenging to the road network unless the site is very close to a higher-class road and traffic will be routed only a small distance up the local road. C-2 is occasionally appropriate in more isolated locations, on a case-by-case basis.

Please note that in C-2, EVERY use listed in C-1 and C-2 is allowed by right on the site. Zoning is forever, unless changed by legislative act. So if C-2 were approved for this site, ALL the C-2 listed uses (as well as C-1) would be permitted on the site into the indefinite future.

A Conditional Use Permit is a more restricted allowance. It permits only the requested use, not a slate of uses.

Both zoning changes and Conditional Use Permits are public processes with a public hearing, in which the public is invited to comment on the request.

Please let me know if I missed anything, or if you have any additional questions.

Dante St. Germain, AICP

Planner II

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Hello, Dante -- Just saw this "failure to deliver" notice re: the email I sent you around 1pm today. My apologies -- and thanks again for your help. -- Victoria Costello

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Hello, Dante,

Thank you for again for speaking with me shortly ago concerning the proposed development for 601 President's Blvd., Case 21-ZONEPA-0100. As you know, the client is requesting a change from R-6 to C-2 Commercial or possibly a Conditional Use Permit.

As a follow-up to our conversation, I would very much appreciate information/a breakdown on both the C-2 Commercial and the CUP. What each means?... What is their purpose?.... What each allows? ... Appropriateness of each for consideration within our very dense residential neighborhood? ... Etc.

Many thanks :-)

Victoria Costello

vcostello32@yahoo.com

502/718-1347

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