

Williams, Julia

From: Liza Marret <liza.marret@gmail.com>
Sent: Friday, October 14, 2016 9:28 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Fisherville

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" known as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

- The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides
 - Avoiding disturbance of slopes that are greater than 20%
 - Minimizing or avoiding the use of:
 - Cut and fill
 - Terracing
 - Retaining walls
 - Parking at the front of the property
 - Visual Impact of new structures
 - Preserving scenic vistas from the scenic byways and parklands.
 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
 - What are the applicants’ sewer plans and MSD’s comments?
 - Will Sewer Capacity be available? When?

- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely, Liza Marret

Williams, Julia

From: michael farmer <mike.farmaid@gmail.com>
Sent: Thursday, October 13, 2016 6:40 PM
To: Williams, Julia
Subject: Fwd: case 14ZONE1064 Pope Lick Station

Julia,
please replace/submit below revised email. Fixed a couple typos in haste to get out.

Many further questions to come. This case will determine if we are serious about our LDC codes, specifically the DRO.

thanks - MIke

Begin forwarded message:

From: michael farmer <farmaid@bellsouth.net>
Date: October 12, 2016 9:05:17 PM EDT
To: Julia Williams <julia.williams@louisvilleky.gov>
Cc: Emily Liu <emily.liu@louisvilleky.gov>, Angela Webster <angela.webster@louisvilleky.gov>
Subject: case 14ZONE1064 Pope Lick Station

Ms. Williams,

The current plan does not at all resemble what was proposed and presented at the first and only public meeting in March, 2016. This appears to be a bait and switch in plans. During the March meeting, citizens were promised any "future" restaurant would be a family style, sit down local restaurant and no retail chain restaurants with drive through service. I feel this significant change merits another public meeting be required so the community has an opportunity to see what is now being proposed before any zoning changes can be submitted for consideration.

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- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).
- In addition to the above comments the current plan does not at all resemble what was proposed and presented at the public meeting in March. This seems to be a bait and switch in plans. I think another public meeting required so the community has an opportunity to see what they are now proposing before any zoning changes are submitted for consideration

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Michael Farmer
15100 old Taylorsville Road
Fisherville, KY 40023

Ms. Williams

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Sincerely,

George R. Setzky
3805 Wilbress Trail
40299

Ms. Williams

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Sincerely,

Donna Brady
3502 WILDERNESS TRAIL
40299

Williams, Julia

From: Kristie Young <secretarykristieyoung01@gmail.com>
Sent: Thursday, October 13, 2016 11:32 AM
To: Williams, Julia
Subject: 14005 Taylorsville Road Pope Lick Station Opposition Future Fund Endowment, Inc.
Attachments: Letter Ms Williams rejecting Pope Lick Station planning and zoneing opposition.docx

Dear Ms. Williams,

The Future Fund Endowment, Inc. will be represented at the meeting on October 13, 2016. Here is an attached letter explaining our opposition to this plan.

Thank you

Kristie Young

Property Manager, Future Fund Endowment, Inc.

502-408-5900

October 13, 2016

Ms. Williams

As the largest land owner in the Floyds Fork Watershed and Jefferson County DRO, the Future Fund Endowment, Inc. is in opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" known as zoning case 14ZONE1064.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

It has no place in the design Review Overlay District

Sincerely,

Stephen L. Henry
President, Future Fund Endowment, Inc.

Williams, Julia

From: Ken Miller <kmiller.is@gmail.com>
Sent: Thursday, October 13, 2016 8:36 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station

Ms. Williams,

As a resident of the area, I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Williams, Julia

From: Tom Nicholson <nickle747@gmail.com>
Sent: Thursday, October 13, 2016 7:44 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Sincerely,

Tom Nicholson

Thomas J. Nicholson, 16211 Plum Creek Trail, Louisville, KY 40299

(502) 905-4455

Sent from Tom's iPhone

Williams, Julia

From: Kati D <krdurham1983@yahoo.com>
Sent: Thursday, October 13, 2016 6:00 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

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Sincerely,

Kati Durham

Williams, Julia

From: harrell.hurst <harrell.hurst@gmail.com>
Sent: Thursday, October 13, 2016 1:00 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: 14ZONE1064 Pope Lick Station Development

Ms. Williams,

On behalf of the Fisherville Area Neighborhood Association (FANA), I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, “Pope Lick Station” know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides
 - Avoiding disturbance of slopes that are greater than 20%
 - Minimizing or avoiding the use of:
 - Cut and fill
 - Terracing
 - Retaining walls
 - Parking at the front of the property
 - Visual Impact of new structures
 - Preserving scenic vistas from the scenic byways and parklands.
 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
 - What are the applicants’ sewer plans and MSD’s comments?
 - Will Sewer Capacity be available? When?

- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Harrell Hurst

Chair, Fisherville Area Neighborhood Association

16200 Taylorsville Road

Fisherville, KY 40023

Williams, Julia

From: carol.hurst@louisville.edu
Sent: Thursday, October 13, 2016 12:40 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Case 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

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- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Carol Hurst

16200 Taylorsville Road

Fisherville

Williams, Julia

From: michael farmer <mike.farmaid@gmail.com>
Sent: Wednesday, October 12, 2016 9:05 PM
To: Williams, Julia
Cc: Liu, Emily; Webster, Angela
Subject: case 14ZONE1064 Pope Lick Station

Ms. Williams,

The current plan does not at all resemble what was proposed and presented at the first and only public meeting in March, 1996. This appears to be a bait and switch in plans. During the March meeting, citizens were promised any "future" restaurant would be a family style, sit down local restaurant and no retail chain restaurants with drive through service. I feel this significant change merits another public meeting be required so the community has an opportunity to see what is now being proposed before any zoning changes can be submitted for consideration.

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.

- A “fast food” “strip mall” proposal is not what the base zoning, existing area’s character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
 - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
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 - **Pope Lick Station ignores all of these provisions!**

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- Traffic Impacts will be significant:
 - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
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- What are the applicants' sewer plans and MSD's comments?
- Will Sewer Capacity be available? When?
- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).
- In addition to the above comments the current plan does not at all resemble what was proposed and presented at the public meeting in March. This seems to be a bait and switch in plans. I think another public meeting required so the community has an opportunity to see what they are now proposing before any zoning changes are submitted for consideration

In addition to the above comments the current plan does not at all resemble what was proposed and presented at the first and only public meeting in March. This seems to be a bait and switch in plans. I think another public meeting is required so the community has an opportunity to see what they are now proposing before any zoning changes are submitted for consideration.

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Michael Farmer
15100 old Taylorsville Road
Fisherville, KY 40023
502-553-7493

Williams, Julia

From: Frances Aprile <frances@littledovefarm.com>
Sent: Wednesday, October 12, 2016 12:52 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Objections to proposed Pope Lick Station

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, “Pope Lick Station” know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Frances Aprile

Fisherville KY

Williams, Julia

From: Pat Stocker <patrstocker@hotmail.com>
Sent: Wednesday, October 12, 2016 12:27 PM
To: Williams, Julia
Cc: Webster, Angela
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Patricia Stocker
16313 Crooked Ln
Fisherville

Williams, Julia

From: carol.hurst@louisville.edu
Sent: Wednesday, October 12, 2016 12:03 PM
To: Williams, Julia
Cc: churst@louisville.edu; Harrell Hurst
Subject: Case 14ZONE1064

Julia,

You may receive letters in opposition of this application for rezoning regarding case 14ZONE1064, Pope Lick Station. If so, will you please be sure they are entered as a part of the official record and provided to members of the Land Development and Transportation Committee for consideration at the their meeting on Thursday, October 13, 2016? Will you also please provide copies to the members of the Planning Commission for future hearings on this matter?

Thank you for your assistance.

Carol Hurst
Secretary, Fisherville Area Neighborhood Association
16200 Taylorsville Road

Williams, Julia

From: Carolyn <izoomky@yahoo.com>
Sent: Tuesday, October 11, 2016 8:20 PM
To: Donna Wiedemer; Bruce Wiedemer
Subject: Fw: Fwd: Action Needed: Pope Lick Station

Email not displaying correctly? [View it in your browser.](#)

Fisherville Area Neighborhood Association

FANA Members and Friends,

Please join the board of FANA, The Future Fund, Inc. and others in opposing a pending commercial development at 14005 Taylorsville Road, at the junction of Pope Lick Road known as Pope Lick Station. This is the existing Church of Christ property across from the Circle K at The Parklands entrance. To view the full application, visit: **[Metro Louisville Land Use Application.](#)**

There is an initial hearing this Thursday Oct 13 at 1pm at the Old Jail Building, 514 West Liberty Street downtown Louisville before the Land, Development and Transportation Committee. If the proposal proceeds it will require both rezoning and plan approval from the Planning Commission and Metro Council and require a full public hearing in the future. This could all unfold rapidly.

FANA is opposed to the pending project on numerous grounds and will be represented by counsel and volunteer members at this hearing.

Our concerns are outlined in the form letter below that we are asking you to send to the appropriate regulators and elected officials. Please send your letter by Thursday if possible, if not still send the letter within the next week so it will be on record for future meetings of the Planning Commission.

Thank you for your support.

Board of Directors

Form Letter

Please send the following form letter to Julia.Williams@louisvilleky.gov (CC: Angela.Webster@louisvilleky.gov and Emily.Liu@louisvilleky.gov).

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope

Lick Station” know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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 - A “fast food” “strip mall” proposal is not what the base zoning, existing area’s character, or the front door to The Parklands requires!
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- Parking at the front of the property
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- **Pope Lick Station ignores all of these provisions!**

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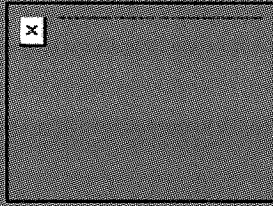
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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.
Sincerely,

Join or Renew

Like us on Facebook!

F.A.N.A. Merchandise



You are receiving this email because you are a member of F.A.N.A. or have indicated that you wish to receive F.A.N.A. email notifications. We respect your privacy so please use the unsubscribe link or reply to this email if you no longer wish to receive F.A.N.A. communications.

... from this list.

Our mailing address is:
Fisherville Area Neighborhood Association, P.O. Box 56, Fisherville, KY 40023

Our email:

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Fisherville Area Neighborhood Association · P.O. Box 56 · Fisherville, KY 40023-0056 · USA



Williams, Julia

From: R Miller <rdmrjm@gmail.com>
Sent: Wednesday, October 12, 2016 8:07 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station, Zoning Case 14ZONE1064
Attachments: Pope Lick Shopping Center Zoning Letter.pdf

Please see the attached letter (PDF file), regarding my opposition to the proposed shopping center at Taylorsville Rd and S. Pope Lick Rd.

Respectfully,
Robert D. Miller

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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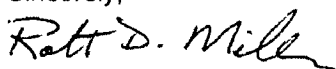
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Please deny this rezoning based on the concerns presented herein. I feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,



Robert D. Miller

Williams, Julia

From: George E Owen <geomonarch@bellsouth.net>
Sent: Wednesday, October 12, 2016 1:28 PM
To: Williams, Julia; Webster, Angela; Liu, Emily
Cc: FishervilleANA@gmail.com
Subject: Proposed rezoning-14005 Taylorsville Rd.

Dear Ms. Williams et. al.,

I am writing to ask for denial of zoning approval from RR to C-1 on 14005 Taylorsville Road. From from I-265 for about two miles toward Taylorsville Lake Road is one of the most dangerous stretches in Jefferson County. I have lived at 13889 Taylorsville Rd. for 12 years and witnessed a crash virtually every month---(at least 6 or 7 fatalities)in this section of highway. One of the most frequent accident spots is the intersection of Pope Lick Rd. and Taylorsville Rd., the exact location of the proposed Pope Lick Station. County police stats should back me up on this fact.

Several years ago, the State Highway Dept. reconfigured the Taylorsville Rd/Taylorsville Lake road intersection in order to expedite traffic going and coming from Spencer County (the fastest growing population in the state.) Any proposed turn lane, traffic light, or road widening is only going to exasperbate the traffic problem that the Highway Dept. mitigated with the change in that intersection. The 19,000 plus daily traffic count does not mention that the huge majority of that traffic occurs between 7:30-9am and 4:30-6 pm. It is further exasperbated on Fridays and Sundays by travelers to and from Taylorsville Lake. If an accident occurs anywhere along that two lane route, traffic can back up for miles. I have had to wait 30-45 minutes to reach my driveway which is about 3/4 mile from the Snyder. Putting another traffic impediment at the proposed site seems contrary to proper traffic control and accident prevention, and it serves no community service or need.

Furthermore, Louisville's proud new scenic corridor of Floyd's Fork Park is immediately adjacent to this proposed commercial venture. I don't think the purpose of building this multi-million dollar public asset was to give some retail enterprise access to the Park's many users. I don't recall seeing any shopping centers that are immediately adjacent to Shawnee, Cherokee, Iroquois or Seneca parks. Our newest park deserves the same protection from entrepreneurial interests.

I think the F.A.N.A letter addresses the environmental concerns with this proposal. But, to add emphasis, other development proposals over the years have been denied on many environmental grounds, not the least of which is that much of our scenic Floyd's Fork valley is in the 100 year flood plain. For these and many other considerations, I support the decision to deny rezoning for this project.

George Owen
13889 Taylorsville Road
Lou. Ky. 40299

502-819-1095
geomonarch@bellsouth.net

Williams, Julia

From: Dee Hoge <deehoge@gmail.com>
Sent: Wednesday, October 12, 2016 8:07 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: "Pope Lick Station"

Dear Ms. Williams:

We are writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

George W.S. Hoge and Doris D. Hoge

16320 Taylorsville Road

Fisherville, KY 40023

Williams, Julia

From: dedeshafar@gmail.com
Sent: Wednesday, October 12, 2016 3:06 PM
To: Williams, Julia
Cc: Webster, Angela
Subject: 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064.

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Sincerely,

Dede

Williams, Julia

From: josh schneider <harleyschneider@hotmail.com>
Sent: Wednesday, October 12, 2016 11:19 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Sincerely,

Josh Schneider
2815 Eastwood Fisherville Rd
Fisherville, Ky 40023
502-552-5937

Williams, Julia

From: Ken Horn <Ken@minimaxinfo.com>
Sent: Wednesday, October 12, 2016 11:16 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Sincerely,

Ken Horn

Williams, Julia

From: Bert Stocker <BertStocker@hotmail.com>
Sent: Wednesday, October 12, 2016 10:56 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

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Sincerely,

Bert Stocker

Vice Chairman - FANA

Williams, Julia

From: mrsjollyjerry@bellsouth.net
Sent: Wednesday, October 12, 2016 10:03 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Fw: Action Needed: Pope Lick Station

Strongly oppose this development, for ALL the cited reasons.
Mary Rose Stephenson

From: Fisherville Area Neighborhood Association
Sent: Tuesday, October 11, 2016 8:14 PM
To: mrsjollyjerry@bellsouth.net
Subject: Action Needed: Pope Lick Station

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Fisherville Area Neighborhood Association

FANA Members and Friends,

Please join the board of FANA, The Future Fund, Inc. and others in opposing a pending commercial development at 14005 Taylorsville Road, at the junction of Pope Lick Road known as Pope Lick Station. This is the existing Church of Christ property across from the Circle K at The Parklands entrance. To view the full application, visit: [Metro Louisville Land Use Application](#).

There is an initial hearing this Thursday Oct 13 at 1pm at the Old Jail Building, 514 West Liberty Street downtown Louisville before the Land, Development and Transportation Committee. If the proposal proceeds it will require both rezoning and plan approval from the Planning Commission and Metro Council and require a full public hearing in the future. This could all unfold rapidly.

FANA is opposed to the pending project on numerous grounds and will be represented by counsel and volunteer members at this hearing.

Our concerns are outlined in the form letter below that we are asking you to send to the appropriate regulators and elected officials. Please send your letter by Thursday if possible, if not still send the letter within the next week so it will be on record for future meetings of the Planning Commission.

Thank you for your support.

Board of Directors

Form Letter

Please send the following form letter to
mailto:Julia.Williams@louisvilleky.gov?cc=Angela.Webster@louisvilleky.gov,Emily.Liu@louisvilleky.gov&subject=Pope
Lick Station 14ZONE1064 (CC: Angela.Webster@louisvilleky.gov and Emily.Liu@louisvilleky.gov).

Ms. Williams,

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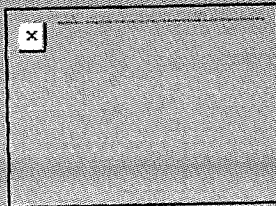
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Sincerely,

Join or Renew



Like us on Facebook!



F.A.N.A. Merchandise



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 mrsjollyjerry@bellsouth.net from this list.

Our mailing address is:
Fisherville Area Neighborhood Association, P.O. Box 56, Fisherville, KY 40023

Our email:
FISHERVILLEANA@GMAIL.COM

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Fisherville Area Neighborhood Association · P.O. Box 56 · Fisherville, KY 40023-0056 · USA

Williams, Julia

From: Janis Bockelman <Janisbock@aol.com>
Sent: Wednesday, October 12, 2016 9:11 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

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Sincerely,

Janis Bockelman
2510 Eastwood Fisherville Road
Fisherville KY 40023
502 267 4953

Williams, Julia

From: Jeff Frank <jeffreyericfrank@gmail.com>
Sent: Wednesday, October 12, 2016 9:07 AM
To: Williams, Julia
Cc: Webster, Angela; emily.liu@louisvilleky.org
Subject: 14Zone1064 - 14005 Taylorsville Road

Ms. Williams,

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Sincerely,

Jeff and Donna Frank

16509 Bradbe Road, Fisherville KY, 40023

--

Jeff Frank

502.552.3920 - cell

jeffreyericfrank@gmail.com

Williams, Julia

From: Lisa <lisa40299@yahoo.com>
Sent: Wednesday, October 12, 2016 8:22 AM
To: Williams, Julia
Subject: "Pope Lick Station" development

Ms. Williams,

I live in the Fisherville area and see the daily congestion, pollution and unnecessary degradation of the environment that continued development is causing. Therefore, I am writing to express vehement opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

- The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides
 - Avoiding disturbance of slopes that are greater than 20%
 - Minimizing or avoiding the use of:
 - Cut and fill
 - Terracing
 - Retaining walls
 - Parking at the front of the property
 - Visual Impact of new structures
 - Preserving scenic vistas from the scenic byways and parklands.
 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
 - What are the applicants’ sewer plans and MSD’s comments?
 - Will Sewer Capacity be available? When?

- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

I cannot beg you enough to please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Lisa Robbins (1110 Clark Station Road)

Williams, Julia

From: Suzy Peers <ppeers3759@aol.com>
Sent: Wednesday, October 12, 2016 7:39 AM
To: Webster, Angela; Emily.Liu@louisville.gov; Williams, Julia
Subject: Pope Lick Station

Angela - I attended the first meeting a this development and strongly objected on the basis of traffic congestion and traffic safety. FANA, as you already know, has outlined several other concerns. Please add my name as a resident opposed to this development:

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.

- The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
- A tree protection plan has not been filed.
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 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
 - What are the applicants’ sewer plans and MSD’s comments?
 - Will Sewer Capacity be available? When?
 - Does this sewer connection require other sewers to be approved or installed prior to construction here?

- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s). (Wasn't an area adjacent to this property deemed unsuitable for residential development after a karst review?)

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Suzanne Peers
5039 Routt Road

Williams, Julia

From: Chuck Millhollan <chuck.millhollan@gmail.com>
Sent: Wednesday, October 12, 2016 6:16 AM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily; chuck.millhollan@gmail.com
Subject: Opposition to Commercial Development at 14005 Taylorsville Road (Zoning Case 14ZONE1064)

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
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 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is "about 50%"; our review indicates the cover is far more extensive.
 - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides
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 - Minimizing or avoiding the use of:
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 - Parking at the front of the property
 - Visual Impact of new structures
 - Preserving scenic vistas from the scenic byways and parklands.
 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993.

- Traffic Impacts will be significant:
 - The applicants' study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants' plans.
 - The plans note that the required right of ways may not be finalized.
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 - What are the applicants' sewer plans and MSD's comments?
 - Will Sewer Capacity be available? When?
 - Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,
Chuck

Dr. Chuck Millhollan, PMP, PgMP
 Innovative Management Solutions, LLC
 Agile Certified Practitioner (PMI-ACP)
 IIBA Certified Business Analysis Professional (CBAP)
 ASQ Certified Six Sigma Black Belt
 ASQ Certified Manager of Quality/Organizational Excellence
 ASQ Certified Software Quality Engineer
 Cell: (502) 751-5751
chuck.milhollan@gmail.com
 Website: www.milhollan.net

Williams, Julia

From: kdtobaben@aol.com
Sent: Wednesday, October 12, 2016 4:06 AM
To: Williams, Julia; Webster, Angela; Liu, Emily
Subject: Opposition to proposed development at Pope Lick Station/Taylorsville Road Case 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

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 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
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 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is "about 50%"; our review indicates the cover is far more extensive.

- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides
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 - Minimizing or avoiding the use of:
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 - Preserving scenic vistas from the scenic byways and parklands.
 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants' study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants' plans.
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 - Will Sewer Capacity be available? When?
 - Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.
Sincerely,

Kathy D. Tobaben

Williams, Julia

From: Christi Leonard <lablove2000@yahoo.com>
Sent: Tuesday, October 11, 2016 10:44 PM
To: Williams, Julia
Cc: Liu, Emily; Webster, Angela
Subject: Opposition to zoning case 14ZONE1064.

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, “Pope Lick Station” know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70’s and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A “fast food” “strip mall” proposal is not what the base zoning, existing area’s character, or the front door to The Parklands requires!

- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is “about 50%”; our review indicates the cover is far more extensive.
 - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
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 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
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- What are the applicants' sewer plans and MSD's comments?
- Will Sewer Capacity be available? When?
- Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely, Christi Leonard

3901 yellow brick road

Fisherville

God Bless,
Christi

Williams, Julia

From: Benson, Stuart
Sent: Tuesday, October 11, 2016 10:44 PM
To: Carolyn
Cc: Williams, Julia
Subject: RE: Pope Lick Station - do not approve!

Julia,

Please place this in the official case file for the commissioners to consider.

Angela webster

From: Carolyn [izoomky@yahoo.com]
Sent: Tuesday, October 11, 2016 8:26 PM
To: Benson, Stuart
Subject: Pope Lick Station - do not approve!

Mr. Benson,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- * The proposed development is out of character for the area and its current zoning:
 - * The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - * The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - * The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - * This same parcel was denied commercial zoning in a previous application.
 - * A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
 - * The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
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- * Pope Lick Station ignores all of these provisions!

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- * Traffic Impacts will be significant:
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- * The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,
Carolyn Wiedemer

Williams, Julia

From: Jennifer Fischer <jenniferefischer@gmail.com>
Sent: Tuesday, October 11, 2016 8:45 PM
To: Williams, Julia
Cc: Williams, Julia
Subject: Fisherville area development

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Sincerely,

Jennifer Fischer

Fisherville Area Resident

Williams, Julia

From: Cheryl <clvandiver@bellsouth.net>
Sent: Tuesday, October 11, 2016 8:36 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station 14ZONE1064

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, “Pope Lick Station” know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Cheryl and Ed Vandiver
5601 Taylorsville Lake Rd
Fisherville, Ky. 40023

Williams, Julia

From: Dave Mallory <dmall731@aol.com>
Sent: Tuesday, October 11, 2016 8:32 PM
To: Williams, Julia
Cc: Webster, Angela; Liu, Emily
Subject: Pope Lick Station

Email not displaying correctly? [View it in your browser.](#)

Fisherville Area Neighborhood Association

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

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- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is "about 50%"; our review indicates the cover is far more extensive.
 - A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
 - Retaining existing tree cover, in particular on hillsides
 - Avoiding disturbance of slopes that are greater than 20%
 - Minimizing or avoiding the use of:
 - Cut and fill
 - Terracing
 - Retaining walls
 - Parking at the front of the property
 - Visual Impact of new structures
 - Preserving scenic vistas from the scenic byways and parklands.
 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants' study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants' plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.

- o What are the applicants' sewer plans and MSD's comments?
- o Will Sewer Capacity be available? When?
- o Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants' own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

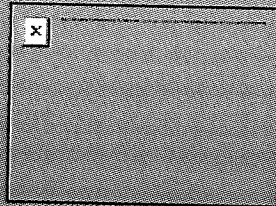
David & Nancy Mallory

Fisherville, KY 40023

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Fisherville Area Neighborhood Association · P.O. Box 56 · Fisherville, KY 40023-0056 · USA



Williams, Julia

From: Carolyn <izoomky@yahoo.com>
Sent: Tuesday, October 11, 2016 8:24 PM
To: Liu, Emily; Webster, Angela; Williams, Julia
Subject: Pope Lick Station - do not approve!

Ms. Williams,

I am writing to express opposition to a proposed commercial development at 14005 Taylorsville Road, "Pope Lick Station" know as zoning case 14ZONE1064. Pope Lick Station (PLS) is requesting a zoning change from rural residential (RR) to C1 commercial zoning for a fast food restaurant and retail center consisting of three buildings totaling 27,000 sq. ft. and parking for 151 cars on 5.89 acres across from the entrance to The Parklands at the NE corner of Pope Lick and Taylorsville Roads.

This opposition is well founded and informed by the existing land use codes and guidelines as well as the character of the area as summarized below:

- The proposed development is out of character for the area and its current zoning:
 - The existing area is largely Rural Residential and this and adjoining properties are also subject to the Floyds Fork District Review Overlay (DRO) protections.
 - The entire area is subject to a pending zoning review as a part of the new Floyds Fork Area Plan. Inputs from that pending study should factor into a scenic corridor property fronting the entrance to the Parklands.
 - The existing gas station commercial zoning across the street was a zoning artifact going back to 70's and predated both the current land use and DRO codes.
 - This same parcel was denied commercial zoning in a previous application.
 - A "fast food" "strip mall" proposal is not what the base zoning, existing area's character, or the front door to The Parklands requires!
- The applicant is proposing to clear cut all of the existing tree cover and has not retained or provided for the minimum required tree cover of 25%.
 - The applicant has not detailed existing tree cover, stating that it is "about 50%"; our review indicates the cover is far more extensive.

- A tree protection plan has not been filed.
- Existing Floyds Fork District Review Overlay (DRO) protections provide for:
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 - **Pope Lick Station ignores all of these provisions!**

To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 – this is not the place to start!

- Traffic Impacts will be significant:
 - The applicants’ study indicates 19,500 vehicle trips per day currently and an adverse impact to traffic.
 - The project requires both east and west bound turn lanes, which are not shown on the applicants’ plans.
 - The plans note that the required right of ways may not be finalized.
 - The area is already backlogged at peak traffic times and dangerous.
- The plan notes the potential use of septic systems to treat wastewater, while the health department comments require sewer connections.
 - What are the applicants’ sewer plans and MSD’s comments?
 - Will Sewer Capacity be available? When?
 - Does this sewer connection require other sewers to be approved or installed prior to construction here?
- The applicants’ own karst review notes the need for an on-site karst review and there are no staff or applicant provisions to insure this work will be completed prior to approval(s).

Please deny this rezoning based on the concerns presented herein. We feel that any proposal should address and respect rather than ignore the base zoning and provisions of the Floyds Fork DRO.

Sincerely,

Carolyn Wiedemer

Williams, Julia

From: David Strong <onthefly26@gmail.com>
Sent: Monday, October 10, 2016 9:07 PM
To: Williams, Julia
Subject: 14005 Taylorsville Rd.

Ms. Williams,

I am a Fisherville resident and I am reviewing the plans to develop the property at 14005 Taylorsville Rd. I am not opposed to the idea of a small retail space nearby, however, like the proposed Covington project just east, nothing should be done without serious upgrades to Taylorsville Road. Currently, that stretch of road gets very congested, and the area between Hatmaker Trail and South Pope Lick Road is the scene of many auto accidents. The wrecked yellow Camaro that has been sitting in the grass near Hatmaker Trail is a testament to this. Most Fisherville residents know better than to turn left into or out of the Shell station, and only a fool turns left from Pope Lick Road onto Taylorsville Road.

Louisville Metro should consider this zoning change only if it is ready to invest heavily into Taylorsville Road from New Hopewell Rd. going east to the traffic light split with route 148. That improvement would, unfortunately, have to include at least one traffic light.

Please include my comments in the case file.

Respectfully,

David Strong
5900 Bradbe Farm Lane
Fisherville, Ky. 40023
502-265-5833

Williams, Julia

From: Stpinlou@aol.com
Sent: Monday, October 10, 2016 6:17 PM
To: Williams, Julia
Subject: 14ZONE1064 Pope Lick Station

Julia,

I represent the Fisherville Area Neighborhood Association and the Wilderness Tral HOA, both of which are opposed to thei proposed development. Could you please provide me with the staff report? it is not included on-line in "related documents". Also, please confirm to me when this will appear on the LD&T docket. Thanks.

Steve

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

