

St. Germain, Dante

From: gealr@iglou.com
Sent: Monday, August 29, 2022 4:43 PM
To: St. Germain, Dante
Subject: RE: 21-Zone-0161 6101 Southside Drive

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Dante,

Thank you for this information. I appreciate that you always respond to me even though I believe we are at odds with what is best for my area of town.

Ann Ramser

On Mon, August 29, 2022 07:45, St. Germain, Dante wrote:

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> It is not unusual for small changes to be made to a plan as a result of
> what comes up at LD&T. In this instance, the changes were at my
> suggestion, to label the proposed commercial development as "commercial"
> instead of "retail" so as to be clear that general commercial goods and
> services are permitted in the front buildings.

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> 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>

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> -----Original Message-----
> From: gearl@iglou.com <gearl@iglou.com>
> Sent: Friday, August 26, 2022 4:34 PM
> To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
> Subject: 21-Zone-0161 6101 Southside Drive
>
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> Dante,
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> If this plan was ready to be submitted on August 11, 2022, how can the
> applicant file a new plan on August 22, 2022. Either the plan was ready
> on August 11 or is wasn't. Please explain.
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> Thank you.
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> Ann Ramser
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St. Germain, Dante

From: marty edlin <brainfoodartcompany@gmail.com>
Sent: Thursday, August 25, 2022 1:32 PM
To: St. Germain, Dante
Subject: Fwd: 21 zone-0161 6101 Southside Drive

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

From: **marty edlin** <brainfoodartcompany@gmail.com>
Date: Thu, Aug 25, 2022 at 12:24 PM
Subject: 21 zone-0161 6101 Southside Drive
To: <dante.st.germaine@louisvilleky.gov>

I am writing in opposition to a zoning proposal for 6101 Southside Drive (21 zone-0161.) I believe this proposal is not in the interests of the neighborhood and will actually cause harm to nearby residents.

- 1) Commercial manufacturing zoning is not appropriate next door/across the street from Southland Park and Southside neighborhoods. Residential or Office/Residential zoning is much more appropriate for the property on Southside Drive.
- 2) Residential zoning exists on three sides of the property in question. Office/residential or another category is needed to transition from the former Naval Ordnance Station to the neighborhood's residential character. Commercial Manufacturing zoning will not enhance the nearby residences nor foster the development of a connected mixed use neighborhood. It will harm the neighborhood by increasing traffic (including heavy truck traffic which is already unbearable on nearby residential streets like Gheens.)
- 3) CM zoning works against the goals, interests, and needs of the neighborhood. It fails to expand and ensure a diverse range of housing choices. Housing is needed badly in Louisville and zoning should be kept residential in areas outside Naval Ordnance. There is no need/demand for additional warehouses in the area. In fact, there was a zoning change approved in 2019 (7330 Southside Drive) for several such buildings that have never even been constructed. CM zoning and an increase in truck traffic is bad for residents' health and quality of life. According to Plan 2040, communities are to be empowered to participate in planning and policy decisions. This has not happened with this proposal. The proposal seriously downplays the increased heavy truck traffic the zoning change will create.
- 4) Industrial land use has intensified greatly over the years and residents have suffered as a consequence. This is not disputed by the applicant. Sadly, this proposal will continue this trend. CM zoning is too intense for the many residences near it. No one who lives here wants that.
- 5) There are currently empty commercial/retail spaces very close to this property. I cannot see the justification for this proposal. Neighbors oppose it. The objectives of Plan 2040 are not supported by it. The proposed change will cause detrimental effects and its equity impact will exacerbate issues which currently face residents. Zoning changes should not be approved that reduce and encroach upon residential areas or create quality of life issues for residents.

Please do not allow the inequitable rezoning of residential property to commercial and manufacturing. Our neighborhood needs green spaces, housing, and developments that improve our quality of life, not warehouses and manufacturing that lower property values and increase traffic, noise, and pollution.