

Dock, Joel

From: Dock, Joel
Sent: Wednesday, September 13, 2017 1:34 PM
To: 'BC'; jenniferc@accuruseng.com
Cc: Butler, Marianne
Subject: RE: Development Project for: 3421-3343 Taylor Blvd, 1221 & 1225 Longfield Ave

Follow Up Flag: Follow up
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Barbara,
Thank you for the thorough analysis. As the applicant was addressed on the email they are in receipt of these comments. These comments have also been incorporated into the record of the case. If you have any questions for planning staff, please do not hesitate to ask.

Thanks,

Joel P. Dock
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



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From: BC [<mailto:bchall63@bellsouth.net>]
Sent: Wednesday, September 13, 2017 12:09 PM
To: jenniferc@accuruseng.com
Cc: Dock, Joel; Butler, Marianne
Subject: Development Project for: 3421-3343 Taylor Blvd, 1221 & 1225 Longfield Ave

Attn: Jennifer Caummisar-Kern, PE Accurus Engineering, LLC

Thank you for the opportunity to voice our thoughts on this development project at the community meeting last week. We greatly appreciate the invitation, as well as your thoughtful consideration on this matter.

Sadly, I must say I am disappointed in the type of outlets you've chosen to replace these old homes, specifically the number fast food units. There are far too many existing fast food restaurants in this area already.

Fast food restaurants provide only low wage jobs that are usually part-time without health care benefits. Existing fast food establishments have trouble finding good employees in this area. Sonic is a perfect example. The restaurant simply could not retain good employees, their business suffered as a result, and they eventually closed. The police are frequently called to the Wendy's and Rally's on Taylor for disturbances in and outside their restaurants by loiterers along Taylor Blvd.

Fast food restaurants are often understaffed and have trouble keeping their restaurants and lots clean and free of trash and graffiti. This is a blight to our community and attracts crime. Most of the fast food lots along Taylor Blvd are littered with trash and this eventually blows into our neighborhoods. Even more graffiti has cropped up in and around the Sonic property since their closure.

So many of the problems that affect this area come from a lack good, healthy food options. Fast food is higher in salt, fat and sugar, and drive-thrus discourage physical activity. All of these factors lead to diseases of the heart, obesity and diabetes. Some healthy alternatives would be a blessing.

I would like to see more quality jobs for single parents. There are so many trying to get by. There are also so many young adults in this area who turn to crime or drugs for lack of good opportunities.

Options I wish you would consider instead of fast food would be: a teen center, game center, coffee house, daycare, farmers market, health food store, ethnic grocery, sit down restaurant, real estate office, small retailers like Kohl's, Ross or TJ Maxx, or perhaps a drug counseling center. While these examples are not necessarily better paying jobs, most of these businesses have the unique value of being local and community-based, as well as providing advancement or networking benefits within the community. Comparatively, corporate chains do little to invest in the local community.

Please, no more "dollar stores". We have far too many already. No more cigarette, vape, liquor, check cashing, or rental stores. These are all designed to prey on low income consumers with addictions and vices and often cater to poor choices.

While our neighborhood is not perfect, it is our home. It's true we have a lot of problems, but we look to move forward and improve our future. I'm afraid these proposals don't do much to progress past the status quo. I hope you'll reconsider and look to higher opportunities for the development. There is so much possibility here.

Thank you so much for your interest in developing our area. We look forward to seeing the great ideas and improvements you'll bring to our little corner of the world.

Sincerely,
Barbara C Hall

Dock, Joel

From: Dock, Joel
Sent: Monday, December 18, 2017 10:29 AM
To: 'Jennifer Nunn'
Cc: Hughes, Susan; Casey Shepherd
Subject: RE: De Ja Vu Rezoning Proposal - Project # 17ZONE1038

The plan was formally submitted to our office to request a change in zoning for the proposed development. Citizens may comment at any time leading up to and at the public hearing which has not been set. All comments are forwarded to the applicant and incorporated into the record. A pre-application review was previously conducted and the proposal failed to meet many of the goals of our City's land use plan (AKA Cornerstone 2020 Comprehensive Plan). The plan will go through a few rounds of agency review at which time the applicant will make revisions based on land use planning, transportation, and MSD recommendation and requirements.

Joel P. Dock
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From: Jennifer Nunn [mailto:jennifern814@gmail.com]
Sent: Saturday, December 16, 2017 1:31 PM
To: Dock, Joel
Cc: Hughes, Susan; Casey Shepherd
Subject: Re: De Ja Vu Rezoning Proposal - Project # 17ZONE1038

Hi Joel. Please forgive me. I am new to engaging in this kind of process so I am still a little unclear about how this all works. I received a notice a couple of weeks ago that the proposal had been submitted or maybe resubmitted following recommendations from the Planning Commission and I am wondering if this is another opportunity for the community to make comments. I am also interested in knowing how the community can participate in this process on this proposal and what is required of the developer in terms of engaging and communicating with the community moving forward.

If comments are still being recorded I would like to express concern. It appears the gas station has been removed and the current building that is De Ja Vu will remain and keep c3 zoning. It seems that a use has not

been specified which leaves the door open to this staying the same kind of place. I can not see a benefit to the community anywhere in this proposal. We are losing affordable and potentially historic housing, we are over saturating the area with fast food and dollar stores and we may be keeping the business that initially made this proposal acceptable by some.

Thanks,

Jennifer Nunn
1011 Carlisle Ave, Louisville Ky 40215
502-533-4504
Jennifern814@gmail.com

On Wed, Sep 6, 2017 at 4:04 PM Dock, Joel <Joel.Dock@louisvilleky.gov> wrote:

Upon the formal filing of the application a summary of the meeting and a list of attendees is required to be submitted. All material submitted is public record and can be obtained online or in our offices. No formal application has been submitted. I will make an effort to send a follow-up email. Your comments have been forwarded to the applicant and incorporated into the record as well.

Joel P. Dock

Planner II

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