

## St. Germain, Dante

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**From:** crown.sgreen@gmail.com  
**Sent:** Tuesday, September 14, 2021 7:14 PM  
**To:** St. Germain, Dante  
**Cc:** Peden, James  
**Subject:** Re: Case Number:21-ZONE-0018

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I have re-reviewed the 2015 Highview Neighborhood Plan and the zoning codes again. I believe my comments are still applicable as the R4 zoning is designated in the Highview plan for that land. The PRD allows for a substantially different single family home than what surrounds that area.

The concern for flooding still remains.

On Sep 13, 2021, at 7:49 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Mr. Green,

The proposal is for single-family homes. Does this affect your comments?

**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  
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<image001.png>

<image002.png>

<image003.png>

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**From:** Stephen Green <crown.sgreen@gmail.com>  
**Sent:** Saturday, September 11, 2021 9:39 AM  
**To:** St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Peden, James <James.Peden@louisvilleky.gov>  
**Subject:** Case Number:21-ZONE-0018

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Hi Dante,

Due to my work schedule, I'm unable to attend the Virtual LD&T Meeting on Rezoning 6806 Applegate Ln (Applegate & Rochelle) - September 23. However, I wanted to share my concerns about this proposal. Can you make sure my concerns are shared?

I own property right across the street from this land and I'm against making this zoning change. The property is in the middle of an established neighborhood. Any development should be similar to the surrounding homes. Our Highview Neighborhood Plan restricts this land to be used for single family dwellings. Moreover, changing this zoning would affect the quality of life for the surrounding neighbors. There will be more traffic, noise, and our home values will probably decrease.

While this would not affect me, I also think the neighbors down stream from this land would experience more flooding on their property. There is already an issue with flooding now.

I'm not opposed to this land being developed but the development should be similar to the surrounding homes. I would like to see single family homes built on this property.

Thank you,

Stephen Green  
6801 Spourtland Dr  
Louisville, KY 40228  
[crown.sgreen@gmail.com](mailto:crown.sgreen@gmail.com)  
512-773-4216

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## St. Germain, Dante

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**From:** Account Admin! <angielamaster@att.net>  
**Sent:** Monday, September 13, 2021 8:43 AM  
**To:** St. Germain, Dante; St. Germain, Dante  
**Subject:** RE: 6806 Applegate Lane re-zoning

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Are they proposing 1 level townhomes? 2 level townhomes will not fit the neighborhood. I don't understand why they are having this meeting at 1pm knowing people work.  
Whst number do we call for this meeting?  
Thanks

[Sent from AT&T Yahoo Mail on Android](#)

On Mon, Sep 13, 2021 at 7:50 AM, St. Germain, Dante  
<Dante.St.Germain@louisvilleky.gov> wrote:

The property has changed hands since the original proposal in 2016.

**Dante St. Germain, AICP**

Planner II

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Department of Develop Louisville

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**From:** Account Admin! <angielamaster@att.net>

**Sent:** Friday, September 10, 2021 3:04 PM

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

**Subject:** RE: 6806 Applegate Lane re-zoning

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Does the same people own this property? I know last year it was up for sale.

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On Fri, Sep 10, 2021 at 2:58 PM, St. Germain, Dante

<[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)> wrote:

The proposal is for townhomes, yes.

**Dante St. Germain, AICP**

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**From:** Account Admin! <[angielamaster@att.net](mailto:angielamaster@att.net)>

**Sent:** Friday, September 10, 2021 2:51 PM

**To:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>

**Subject:** Fw: 6806 Applegate Lane re-zoning

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---

So it's townhomes?.

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

**From:** "St. Germain, Dante" <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>

**To:** "Account Admin!" <[angielamaster@att.net](mailto:angielamaster@att.net)>

**Cc:**

**Sent:** Fri, Sep 10, 2021 at 2:40 PM

**Subject:** RE: 6806 Applegate Lane re-zoning

PRD is Planned Residential District. It is a single-family zoning district that permits flexible site design, such as attached housing.

**Dante St. Germain, AICP**

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**From:** Account Admin! <[angielamaster@att.net](mailto:angielamaster@att.net)>

**Sent:** Friday, September 10, 2021 1:02 PM

**To:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>

**Subject:** 6806 Applegate Lane re-zoning

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I received the hearing notice about changing the zoning from r-4 single family resident to PRD. What is PRD?. My property backs up to this piece of property.

Thanks

[angielamaster@att.net](mailto:angielamaster@att.net)

7906 Rochelle Road

[Sent from AT&T Yahoo Mail on Android](#)

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## St. Germain, Dante

---

**From:** Stephen Green <crowns.green@gmail.com>  
**Sent:** Saturday, September 11, 2021 9:39 AM  
**To:** St. Germain, Dante; Peden, James  
**Subject:** Case Number:21-ZONE-0018

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## St. Germain, Dante

---

**From:** Torsky, John N on behalf of Peden, James  
**Sent:** Monday, September 13, 2021 11:32 AM  
**To:** St. Germain, Dante  
**Subject:** RE: Case Number:21-ZONE-0018

Dante,

This plan has had a number of variations starting out with 72 apartments. I know these are owner occupied now but they still connect in groups of 3 or 4 units right, they aren't 29 free standing buildings?

Thanks,  
John Torsky

*John Torsky  
Legislative Assistant  
District 23 Metro Councilman James Peden*

*502-574-1123 - Office  
502-574-3468 - Direct*

---

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**Subject:** RE: Case Number:21-ZONE-0018

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