

Jones, Zachary

From: Steve Rusie <srusie@jeffersontownky.gov>
Sent: Monday, January 5, 2026 3:57 PM
To: Jones, Zachary
Subject: FW: A visitor to the Jeffersontown Chamber directory has sent you a message: Rezone application

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Please see the email below that was received for case 25-ZONEPA-0101.

Stephen Rusie, AICP
Planning Manager
City of Jeffersontown
10416 Watterson Trail
Jeffersontown, KY 40299-3749
Phone: (502) 267-8333
Fax: (502) 267-0547



From: Missy Tapp-Goldman <missy@jeffersontownky.gov>
Sent: Monday, January 5, 2026 10:10 AM
To: Steve Rusie <srusie@jeffersontownky.gov>
Subject: Fw: A visitor to the Jeffersontown Chamber directory has sent you a message: Rezone application

Steve,

See below. You may want to add to your file.

Thanks!

Kind Regards,

Missy Tapp-Goldman

Jones, Zachary

From: Vicki Dennison <vdenn501@gmail.com>
Sent: Wednesday, January 28, 2026 1:23 PM
To: [REDACTED]; Jones, Zachary
Subject: Estate of Margaret Pound, 10107 Watterson Trail, case file# 25-ZONEPA-101
Attachments: Rezoning R4 to R5.docx

Caution: The sender name (Vicki Dennison) is different from their email address (vdenn501@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello,

Please find my letter of objection attached and consider this my voice in the proposed rezoning. I am unable to attend tonight due to illness.

Respectfully,
Vicki Dennison
3720 Locust Ave, Louisville, KY 40299
502-379-3781

TO: Brian Smallwood

Zachary Jones

Zachary.jones@louisvilleky.gov

Case File # 25-ZONEPA-101

Objection to Rezoning Property from R-4 to R-5

Statement of Concern Regarding Proposed Zoning Change for 10107
Watterson Trail, Jeffersontown, KY 40299

This document serves as a formal objection to the proposed rezoning of the property in question from R-4 (Medium Density Residential) to R-5 (High Density Residential). The intent of this objection is to outline the potential impacts of the rezoning and to advocate for the preservation of the current community character, infrastructure capacity, and overall quality of life for existing residents. 40299, allows for medium-density residential development, which typically includes single-family homes, duplexes, and small multi-family units. The proposed change to R-5 would permit higher-density residential development, potentially resulting in multi-story apartment buildings and a significant increase in the number of dwelling units per acre.

Objection Points

1. Impact on Neighborhood Character
2. Rezoning to R-5 would alter the established character of the neighborhood, which is currently defined by its moderate density and family-friendly environment. The introduction of higher-density developments could lead to overcrowding and diminish the sense of community that residents value.
3. Strain on Infrastructure and Public Services
4. The existing infrastructure, including roads, water, sewer, and public transportation, was designed for the current density permitted under R-4 zoning. A significant increase in the number of residents could overwhelm these systems, resulting in traffic congestion, inadequate parking, and greater demand on utilities and emergency services.
5. Environmental Concerns
6. Higher-density development often leads to increased impervious surfaces, greater stormwater runoff, and potential adverse effects on local green spaces. The proposed rezoning could threaten the environmental sustainability of the area.

7. Property Values and Quality of Life
8. The shift to R-5 zoning may negatively affect property values for existing homeowners. The increase in density, traffic, and noise could reduce the overall quality of life in the neighborhood, making it less attractive for families and long-term residents.
9. Precedent for Future Development
10. Approving this rezoning could set a precedent for similar proposals in the future, leading to a gradual and unwelcome transformation of the neighborhood's character and demographics.

Conclusion

For the reasons outlined above, I respectfully request that the rezoning application to change the property from R-4 to R-5 be denied. Preserving the current zoning is essential to maintaining the integrity, livability, and sustainability of our community.

Recommendation

I urge the planning commission and relevant authorities to consider the concerns of current residents and to prioritize the long-term well-being of the neighborhood. Alternative solutions, such as targeted infill development or mixed-use zoning that maintains medium density, may better serve the needs of the community without the negative impacts associated with high-density rezoning.

Respectfully,

Vicki Dennison

3720 Locust Avenue

Jeffersontown, KY 40299

502-379-3781

vdenn501@gmail.com