

Williams, Julia

From: kaelinfarms <kaelinfarms@bellsouth.net>
Sent: Thursday, December 1, 2022 10:35 AM
To: Williams, Julia
Subject: 22-ZONE-0083

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Good morning, Julia. Please make these comments part of the public record for this case.

December 1, 2022

Re: 22-ZONE-0083

Dear Planning Commissioners, we hope the developer can contribute to a traffic signal for the intersection of Tucker Station Rd., Bluegrass PKWY, & Lakefront Place. The intersection is very dangerous and many wrecks have occurred there. Jeffersontown Police always respond to wrecks at the intersection so they would have data on wrecks that have occurred.

Also, we believe Pope Lick Creek borders this property where there is a sewer easement alongside the creek. This site is downstream from Hollenbach-Oakley's Blakenbaker Station II PEC development which is being built. At one time a linear park with walking trails was proposed to be built along the creek. The Holloway Farm near this proposal is under option to a California Development Company which proposes PEC zoning. Pope Lick Creek flows thru the property also. We are wondering if a linear park could be part of all three developments since it was first proposed as part of the Blakenbaker II development and Pope Lick Creek with a MSD easement would tie it all together. It would benefit residents and employees of the PEC developments alike. Green space is much needed for air quality and wildlife with so many parcels being developed.

Lastly, with Louisville Metro's inadequate supply of affordable housing will this large project provide homes or apartments that fall under the affordable home classification?

Thank you for your consideration.

David Kaelin

2421 Tucker Station Rd.

Louisville, Ky 40299

Williams, Julia

From: Deanna Southerling Clark <dsoutherling@gmail.com>
Sent: Friday, November 18, 2022 12:05 PM
To: Williams, Julia
Subject: Comment for Public Meeting

Follow Up Flag: Follow up
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Subject Property: 1704, 1806, & 1808R S POPE LICK ROAD
Case Number: 22-ZONE-0083

I am writing in support of this change in zoning to allow for the development of single family and multi-family housing on the Subject Property. With the continued growth of Louisville, people need places to live. In particular they need affordable housing but any additional housing is a help. If we want the city to continue to grow and have increasingly better amenities, we have to have places for new people to live. Having more housing also helps to control housing prices. I would prefer if this project were undertaken with the expansion of Shelbyville Rd that is also in discussion.

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Deanna Southerling Clark
40245

Williams, Julia

From: kaelinfarms <kaelinfarms@bellsouth.net>
Sent: Thursday, June 30, 2022 4:46 PM
To: Williams, Julia
Subject: 22-ZONEPA-0056

Follow Up Flag: Follow up
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Good afternoon Julia, hope you've been doing well. I've been meaning to send this comment in so it's about time. I attended a neighborhood meeting several weeks or maybe 2 months ago regarding this rezoning on South Pope Lick Rd. in the Tucker Station Neighborhood. John Talbot, Dave Mindel, and Rocky from Ball Homes wish to build 148 homes & 300 apartments on the acreage. During the presentation, Mr. Talbot said they would be asking for a sidewalk waiver because of no other sidewalks along S. Pope Lick. I suggested instead of the waiver build a sidewalk/walking trail along Pope Lick Creek which runs thru the site & MSD has an easement since that's where the sewer line is running parallel to the creek. I thought this was a good suggestion since it is next to Blakenbaker Station Industrial Park & when that land was rezoned in 2005 Hollenbach-Oakley showed a linear park running the length of Pope Lick Creek that was to be built one day. All these parcels would enable that to happen. It would give people a connection to nature since this blue line stream flows to Floyds Fork Creek.

I am going to another neighborhood meeting tonight hosted by Xebec Pursuits which wants to rezone the 109-acre Holloway Farm to Industrial Park. It is 22-ZONEPA-0026. It will be adjacent to the Ball Homes site via Pope Lick Creek. I will mention to that group tonight about the linear park idea along the creek. As I said, this idea was originally brought forth over a decade ago in Hollenbach-Oakleys original planning.

I also informed the Ball Homes group that the Urton Lane Corridor would need to run thru their site. One thing I didn't hear Mr. Talbot mention though if there were going to be any affordable homes in the development. It seems we are constantly reading about the critical affordable housing shortage in Jefferson County. This site would put people close to jobs. As big of a company as Ball Homes is this seems like an opportune time to address that issue too. Again Thank you and Take Care.

David Kaelin