

March 5, 2021

To Dante St. Germain Metro Planning Commission
Case Number 20-Zone-0105

From Dennis + Beverly Walsh

Block 215, Lot 57

4303 Rollington Rd

Louisville, Ky 40245

We have lived across from this farm for 31 years. Per Planning Commission Docket Dated June 17, 1999 Forest Springs North changes from R-4 zoning to R-5 zoning to achieve smaller setback so larger homes could be built. The R-4 minimum lot size of 9000 S.F. was maintained with 342 lots on 120 acres. Almost 20 yrs old, Forest Springs North is a very respectful and admired subdivision. All the neighbors around here would be happy with a R-4 Rollington Ridge Subdivision similar to Forest Springs North. We know what we like and we have seen what we like for almost 20 years.

Sincerely
Dennis Walsh
Beverly Walsh

RECEIVED

MAR 09 2021

PLANNING & DESIGN
SERVICES

St. Germain, Dante

From: Emily Coons <emily.coons@uoflhealth.org>
Sent: Thursday, February 11, 2021 3:57 PM
To: St. Germain, Dante
Subject: 20-ZONE-0105

Follow Up Flag: Follow up
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Hello,

I am opposed to 20-ONE-0105 for the following reasons:

- Traffic.
 - Road congestion is already bad on Rollington and the road is too narrow. This will get much worse.
 - I am worried for the safety of our children's safety, with added traffic where dead ends are now.
- Policing.
 - Since the new developments in the immediate area, I have not seen police car go through FSN in months. Is there going to be an increase in law enforcement in the area? There will certainly be an increase in crime with additional people in the location.
- Water and drainage.
 - Multiple FSN residents are concerned with flooding without proper drainage and reservoir management. This particularly is an issue at Cedar Forest Way.
 - How will you relocate the retention basin and how will this impact our properties. I have major concerns. We already have TERRIBLE drainage and flooding issues. **Will our houses now be located in a floodplain with the relocation and new developments?**
- Access.
 - We would propose an access at Chinkapin Lane, an undeveloped area at this time, not Cedar Forest Way which is already established with forestry and housing.
- Animal life.
 - I see owl, deer, turtle, snake, coyote, fox, possum, racoon, and birds of all kinds regularly. Has an environmental impact study been done? If not, **I'm requesting one officially.**
 - We bought this house for the forestry and wild life aspect. It is very appealing and increases property values.
- Property values.
 - This is based on property density. (read study here: http://bit.lyBad_Plan) Since the Habitat lots behind us have been put in, I hear every conversation that is outside someone's home quite clearly. We hear and feel everyone's car stereos. I have people regularly walking through my yard. I have videos of people checking our doors and windows at night and casing our house. The amount of garbage and litter in easement

spaces and making it's way into my yard is offensive and constant. It ruins property values.

- I like my neighbors in the Habitat homes, but all of the above mentioned is due to too many homes in a small area **without enough easement and forestry to buffer. They originally had a 20foot buffer, but cut it to 10. I think a 300-500ft buffer is reasonable and I am officially requesting this be made on the Cedar Forest Way side.**
- We bought this house due to the forestry and wildlife. We are making MAJOR EXPENSIVE changes to our yard to shut out the Habitat eyesore, noise, and safety concerns. We will not have the ability on the Cedar Forest Way side.
- Zone R5 allows 7.26 houses per acre. There will be too many homes in a VERY small area.
- Telephony.
 - Bandwidth is already quite low in the area and cell service is spotty depending on the carrier. Is there additional telecommunication infrastructure planned?

If you are going to build, build on lots commensurate to Forest Springs North or to the homes in Crestwood (acre + lots) please.

Thank you for your time.

Emily Coons, MSSW, CSW

Program Coordinator

Social Worker

Spinal Cord Medicine Program

UofL Health – Frazier Rehabilitation Institute

220 Abraham Flexner Way 11th Floor

Louisville, KY 40202

P 502.407.3296

F 502.582.7488

emily.coons@uoflhealth.org



UofLHealth.org

“The vast majority of people live within a comfort zone that is relatively small. The comfort zone is defined by fear and our perception of limitations. We are occasionally willing to take small steps outside it, but few of us dare to expand it. Those who dare sometimes fail and retreat, but many experience the satisfaction of moving into a larger comfort zone with the joyful anticipation of more success.” ~ Christopher Reeve

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St. Germain, Dante

From: Davis, Brian
Sent: Wednesday, February 10, 2021 2:22 PM
To: St. Germain, Dante
Cc: Haberman, Joseph E
Subject: FW: Public Hearing Item Comment Form [#49]

Follow Up Flag: Follow up
Flag Status: Flagged


Dante, this one is for you.

Thanks,
Brian

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 10, 2021 2:07 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#49]

Name * Ann Bearden

Address * 
3914 Altawood Ct.
Louisville, KY 40245
United States

Email ebjones1935@gmail.com

Phone (502) 241-1449
Number

What is the 20-ZONE-0105
case number
of the
development

application?

*

Comments *

4308 Rollington Rd. Property

I am very much opposed to the development and/or zoning changes proposed at the above property. The property is directly behind my property. I live at 3914 Altawood Ct. Altawood Ct. is on the National Register of Historic Places, today it is zoned PPD. The zoning was changed within the last ten years, with the enthusiastic support of the residents, so that this sanctuary could be saved. See your own published comments dated September 15th, 2014 and your own staff report dated September 11th, 2014. This zoning change was in response to someone who wanted to develop property on Altawood Ct.

The traffic patterns that this proposed development would create would be horrendous. Autos turning left onto Rollington would be traveling on the very narrow rural road (Rollington) in order to access US 22 and US 46. Autos turning right would lead into Westport Rd., which is already very congested with traffic from the surrounding businesses and manufacturing factories – Ford Motor, industrial parks, business parks. This area at Westport Rd. and LaGrange Rd. also has formidable congestion due to the many railroad crossings in the area. Many times, I have witnessed impatient drivers that create nightmarish driving conditions among the congestion caused by blocked railroad crossings and heavy traffic. Tractor trailers are also frequently in the area.

I am sure that you are aware that Oldham County rejected totally the first R4 proposal for this development. They found that it did not comply with KY's Comprehensive Plan, they said it did not comply with the physical and economic aspects of the community, and that the existing zoning was already appropriate.

I do hope that you will read your 2014 staff report that I mentioned above. It contains your very positive remarks that Altawood Ct. escaped the development of a subdivision on the street.

I have lived in my home for many years, and I have always appreciated the beauty of the surrounding land, and only wish it could stay that way. With the strong interest on development, these special places are fast disappearing, and I find it very sad. Rollington Rd. is very much an extension of the Pewee Valley area, and Oldham County was wise enough to say no to this development because they know that it would result in negative consequences for the surrounding area.

Would you like the Louisville Metro case manager to contact you Yes

to discuss

your

comments? *

St. Germain, Dante

From: Andy Sears <acsears5272@gmail.com>
Sent: Tuesday, February 9, 2021 4:18 PM
To: St. Germain, Dante
Subject: 4308 Rollington Rd., 20-Zone-0105

Follow Up Flag: Follow up
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It has been brought to my attention that the Land Development and Transportation committee of Metro Louisville government is meeting on Feb. 11, 2021 to consider a zoning change for the above mentioned property. Though I am resident in Oldham County my home sits on the Oldham and Jefferson line in close proximity to the aforementioned property. I am letting you know that my family is opposed to the proposed zoning change from R-4 single family residential to R-5 single family. Increasing the number of homes on the proposed property is not needed nor is it consistent with surrounding subdivisions. The existing zoning classification given to the property is appropriate and the proposed zoning is inappropriate. The surrounding infrastructure is not sufficient to handle such an increase in the number of proposed homes. My home is just off Rollington Rd. which is in need of major improvements before any additional increase in vehicular traffic is allowed. I would strongly encourage the Land Development committee disapprove the proposed zoning change. Thank you for your serious consideration of this matter.

Sincerely, Andy and Rose Sears
8108 Houston Lane
Pewee Valley, KY. 40056

St. Germain, Dante

From: Paul Ratterman <ratterman@mac.com>
Sent: Tuesday, February 9, 2021 9:41 PM
To: St. Germain, Dante
Subject: Re: Case No. 20-Zone-0105 (Rollington Ridge Project)

Follow Up Flag: Follow up
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Dear Dante,

Thanks for your response.

I am following up on the e-mail I sent earlier in December. Attached are pictures of the roads surrounding the proposed development.

As shown, there is barely enough room for 2 cars to pass and is also very hazardous to pedestrians. These roads are very popular for outdoor walkers and joggers.

The speed limit is posted at 25 miles per hour, but very few cars observe the limit.

I will not be able to attend the meeting on February 11th, but thought these photos would help explain my concerns for the area.

Unless these roads are widened, which Oldham County is not willing to do, I do not support changing the zoning for additional density.

Thanks Again,
Paul Ratterman
8121 Rollington Rd.
Pewee Valley, KY 40056

On Dec 3, 2020, at 10:35 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:









Mr. Ratterman,

I am the case manager for this request, and Julia has forwarded me your concerns. I will add them to the case file.

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>

<image001.png>

<image002.png><image003.png>

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From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Thursday, December 3, 2020 8:21 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: FW: Case No. 20-Zone-0105 (Rollington Ridge Project)

From: Paul Ratterman <ratterman@mac.com>
Sent: Wednesday, December 2, 2020 8:47 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Case No. 20-Zone-0105 (Rollington Ridge Project)

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Dear Julia,

I am writing to oppose the zoning change request for the Rollington Ridge Subdivision at 4308 Rollington Rd. from R-4 to R-5

My home is located across the street at 8121 Rollington Rd. in Pewee Valley.

The primary reason for opposition is what the increased density will bring to the surrounding area.

Rollington Road is heavily travelled by the current residents of Forest Springs North and is very dangerous.

It is a popular road for residents to walk and bike while cars barely have enough room to pass each other.

There is a one lane bridge at the bottom of Rollington and creates a hazard for passing cars.

Houston lane (which adjoins Rollington) is 13-14 feet wide in places and is also unable to handle the current traffic.

Please have someone from your zoning team physically look at these roads to consider if an extra 84 houses are appropriate for the area.

I have talked to the Oldham County engineer's office and they have no plans to widen these roads.

Again, the current configuration is unsafe for those that must use these roads that feed into Oldham county.

If you have any questions or would like to discuss these issues, feel free to contact me.

Thank You.

Paul M. Ratterman
8121 Rollington Rd.
Pewee Valley, KY 40056
ratterman@mac.com
502-558-7800

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St. Germain, Dante

From: Beth Jones <ebjones1935@gmail.com>
Sent: Wednesday, February 10, 2021 2:06 PM
To: St. Germain, Dante
Subject: 20-ZONE-0105

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Hello - This series of comments is being submitted on behalf of my mother, Ann Bearden, who lives at 3914 Altawood Ct. Louisville, KY 40245 Thank you!

4308 Rollington Rd. Property

I am very much opposed to the development and/or zoning changes proposed at the above property. The property is directly behind my property. I live at 3914 Altawood Ct. Altawood Ct. is on the National Register of Historic Places, today it is zoned PPD. The zoning was changed within the last ten years, with the enthusiastic support of the residents, so that this sanctuary could be saved. See your own published comments dated September 15th, 2014 and your own staff report dated September 11th, 2014. This zoning change was in response to someone who wanted to develop property on Altawood Ct.

The traffic patterns that this proposed development would create would be horrendous. Autos turning left onto Rollington would be traveling on the very narrow rural road (Rollington) in order to access US 22 and US 46. Autos turning right would lead into Westport Rd., which is already very congested with traffic from the surrounding businesses and manufacturing factories - Ford Motor, industrial parks, business parks. This area at Westport Rd. and LaGrange Rd. also has formidable congestion due to the many railroad crossings in the area. Many times, I have witnessed impatient drivers that create nightmarish driving conditions among the congestion caused by blocked railroad crossings and heavy traffic. Tractor trailers are also frequently in the area.

I am sure that you are aware that Oldham County rejected totally the first R4 proposal for this development. They found that it did not comply with KY's Comprehensive Plan, they said it did not comply with the physical and economic aspects of the community, and that the existing zoning was already appropriate.

I do hope that you will read your 2014 staff report that I mentioned above. It contains your very positive remarks that Altawood Ct. escaped the development of a subdivision on the street.

I have lived in my home for many years, and I have always appreciated the beauty of the surrounding land, and only wish it could stay that way. With the strong interest on development, these special places are fast disappearing, and I find it very sad. Rollington Rd. is very much an extension of the Pewee Valley area, and Oldham County was wise enough to say no to this development because they know that it would result in negative consequences for the surrounding area.

Sent from my iPhone

St. Germain, Dante

From: Sally and Thorne <rtvails@twc.com>
Sent: Monday, February 1, 2021 6:16 PM
To: St. Germain, Dante
Subject: 20-ZONE-0105 Rollington Rd

Follow Up Flag: Follow up
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Dear Ms. Dante St. Germain,
Would you please add our opposition to case number 20-ZONE-0105 at 4308 Rollington Road.

1 February, 2021

Sir or Madam,

We are opposed to changing the zoning at 4308 Rollington Road from R-4 to R-5, case number 20-ZONE-0105. The same proposed zoning change to this property that is in Oldham County was denied. I would expect that Jefferson County would do the same. Thus, reducing the number of houses and the resulting increase in traffic. This country road is narrow, windy and used by walkers, runners and bicyclists. Too many cars and trucks hauling trailers drive too fast making this road dangerous for everyone, especially when there are no sidewalks. Entering or exiting Rollington onto or from Westport Rd can be dangerous and sometimes the traffic is backed up past Rollington because of the trains blocking Westport Road. With increased traffic this will be even worse, perhaps necessitating a traffic light. We think it would be important for those individuals on the Planning Commission to drive out to Westport Rd and down Rollington Road so that they can get a sense of what we are talking about. If they don't see the area for themselves it is difficult for them to rule responsibly on this very important issue.

We are also concerned about the probability of destroying the existing tree canopy for this housing project. If this should take place it will be conflicting with Louisville's tree preservation desires to mitigate global warming. We would like to suggest that the builders consider placating the neighbors so that in addition to preserving the existing tree canopy they will plant more trees and shrubs for screening, noise reduction and aesthetics.

No waivers should be allowed as that would be contrary to established protective requirements for the neighborhood.

Robert and Sally Vail
Altawood Ct.

St. Germain, Dante

From: Brian Glenn <bdglenn00@gmail.com>
Sent: Sunday, December 13, 2020 7:34 AM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition

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Ms. St. Germain,

I would like to join my neighbors in opposition to the proposed zoning change for the 4300 block of Rollington Rd. As a resident of Houston Lane in Pewee Valley we already get a lot of cut-through traffic from people turning off of Rollington to get to Hwy 146. Houston is a very narrow road with a 25 MPH speed limit that many people choose to ignore. Adding 84 more homes in the area will only make this problem worse and potentially decrease our property values.

Thank you for your consideration.

Regards,
Brian Glenn
8231 Houston Lane
Pewee Valley, KY 40056
502-424-2768

St. Germain, Dante

From: John Smith <john.smith@ncsssi.com>
Sent: Thursday, December 10, 2020 4:17 PM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition

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I am opposed to any development of Rollington Road. Thank you.

John Smith

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St. Germain, Dante

From: Paula Aroh <pdaroh@hotmail.com>
Sent: Wednesday, December 9, 2020 10:36 PM
To: St. Germain, Dante
Subject: 4308 Rollington Road Opposition

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Ms. Dante,

I and my husband Dana are residents of Altawood Ct., which backs up to Rollington Road. We are opposed to the zone change for the proposed development on the 11 acres on 4308 Rollington Road. The Cornerstone 2020 Long Term Plan for Jefferson County specifically slated this area to be residential and low density. 84 homes on 11 acres is NOT low density.

With the explosion of development in this area (i.e. **Factory lane**-The Ivy, The Paddocks, and the new industrial park.

Lake Louisville-350 additional new homes for Habitat for Humanity

Rollington Road-Forest Springs North & Bentbrook Place

Westport Road-Worthington Hills, Cottages of Westport, Bayside, Trilogy Assisted Living , Westport Industrial Center, Westport Bend Industrial Center

& LaGrange Road- Forest Springs, Saddlebrook, Villas of Forest Springs, Forest Springs Shopping Center, Oliver Station)

some common sense guidelines need to be put in place or this area will no longer be desirable for business or residential.

We ask that you please consider REJECTING the zoning increase to R-5 from R-4. The obvious reasons of traffic congestion, the narrowness of Rollington Road, and the backup on Westport Road caused by the trains should be ample reason to reject the density of this development proposal. Oldham County has maintained their R-1 zoning on Rollington so it is not that difficult of a request to ask you to maintain R-4 on the Jefferson County side on the same road.

If you haven't already, please take the time to visit and see what impact this development would have on this beautiful area.

Sincerely,
Paula & Dana Aroh
3706 Altawood Ct.
(502) 553-2516

St. Germain, Dante

From: Carr, Ryan A (GB Sales + Distribution) <ryan.carr@thehartford.com>
Sent: Wednesday, December 9, 2020 11:50 AM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition.

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Hello Dante,

I'd like to express my opposition to the rezoning request from R-4 to R-5 to build 83 homes on 13 usable acres of land. Not only is the watershed a concern, but the traffic is of significant concern as the surrounding roads (Rollington / Houston) are simply not designed to host such an increase in daily traffic. This neighborhood would also potentially lower home values in the surrounding neighborhoods by allowing much smaller houses to be built directly in the middle of larger lots / homes on all sides of the proposed development. Another great concern is in regards to the higher crime rates we may see by the demographic shift that would accompany the proposed development too. There is a reason this area is R-4, and you should keep it this way.

Please reject the proposal to rezone this area.

Thank you,

Ryan Carr
8107 Houston Ln, PeWee Valley, KY 40056

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St. Germain, Dante

From: Paul Ratterman <ratterman@mac.com>
Sent: Thursday, December 3, 2020 10:47 AM
To: St. Germain, Dante
Subject: Re: Case No. 20-Zone-0105 (Rollington Ridge Project)

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Thank you!

Sent from my iPhone

On Dec 3, 2020, at 10:35 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Mr. Ratterman,

I am the case manager for this request, and Julia has forwarded me your concerns. I will add them to the case file.

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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From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Thursday, December 3, 2020 8:21 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: FW: Case No. 20-Zone-0105 (Rollington Ridge Project)

From: Paul Ratterman <ratterman@mac.com>
Sent: Wednesday, December 2, 2020 8:47 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Case No. 20-Zone-0105 (Rollington Ridge Project)

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Dear Julia,

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There is a one lane bridge at the bottom of Rollington and creates a hazard for passing cars.

Houston lane (which adjoins Rollington) is 13-14 feet wide in places and is also unable to handle the current traffic.

Please have someone from your zoning team physically look at these roads to consider if an extra 84 houses are appropriate for the area.

I have talked to the Oldham County engineer's office and they have no plans to widen these roads.

Again, the current configuration is unsafe for those that must use these roads that feed into Oldham county.

If you have any questions or would like to discuss these issues, feel free to contact me.

Thank You.

Paul M. Ratterman
8121 Rollington Rd.
Pewee Valley, KY 40056
ratterman@mac.com
502-558-7800

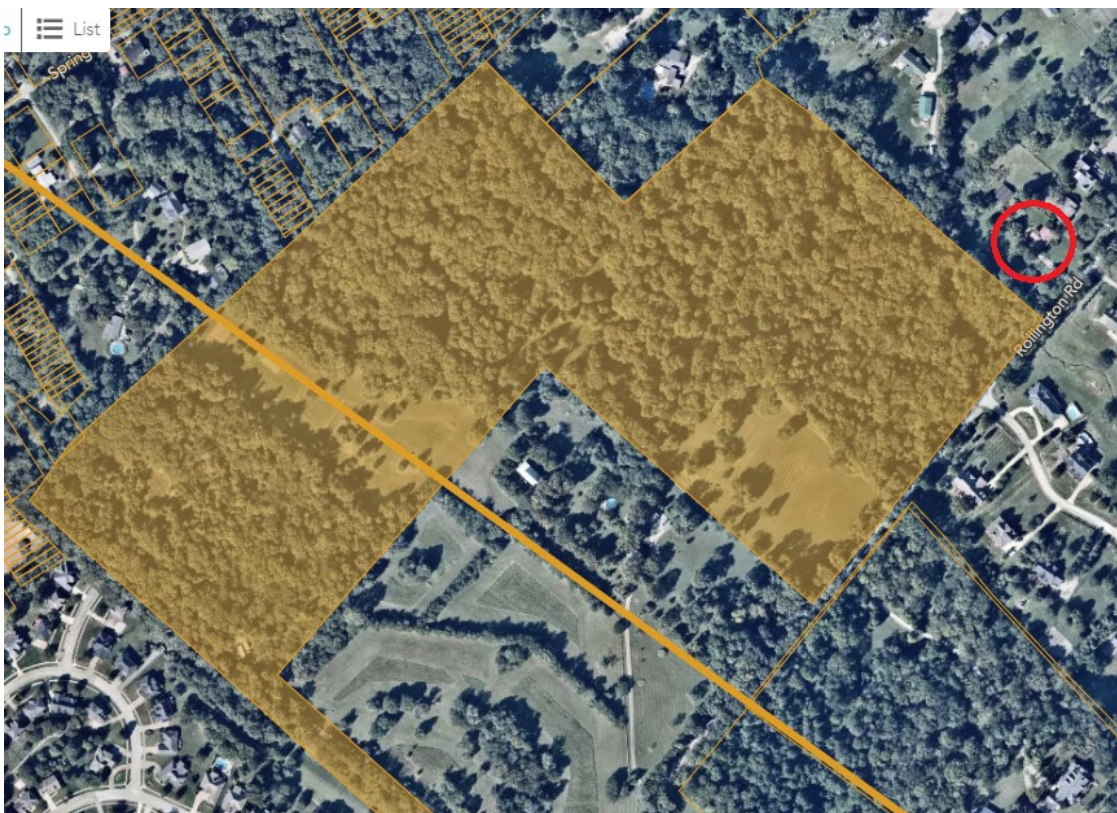
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St. Germain, Dante

From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>
Sent: Tuesday, December 1, 2020 2:14 PM
To: St. Germain, Dante
Subject: Re: 4308 Rollington Road

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Sorry, to clarify the property below in yellow and in the middle of the yellow is all my neighbors. I suspect that somehow he has it divided so it appears I am not right next to the property.



On Tue, Dec 1, 2020 at 1:59 PM RaeAnne Morgan Pearson <raeanne.pearson@gmail.com> wrote:
No worries, I know a few years ago google maps weren't able to find us, but hopefully, you understand why I am surprised that I wasn't getting a notification.

Thank you. Stay warm.

On Tue, Dec 1, 2020 at 1:52 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Pearson,

That's not where 8006 Rollington Road goes in Google Maps, and I do not have another way to access Oldham County addresses, so I apologize if I was mistaken.

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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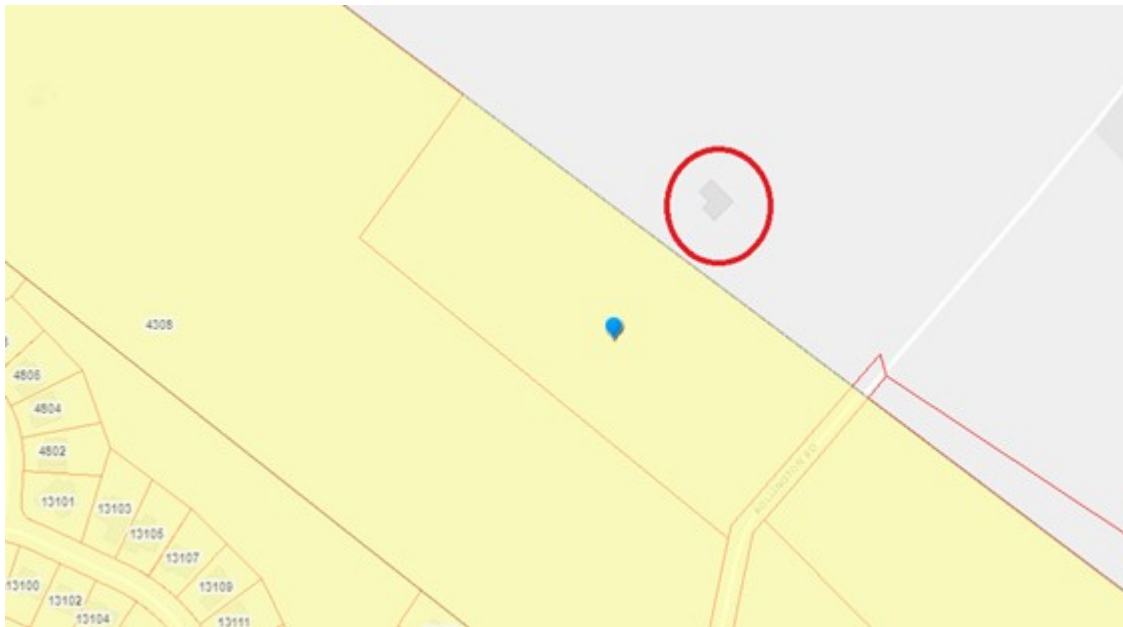
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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>
Sent: Tuesday, December 1, 2020 1:49 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: 4308 Rollington Road

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Okay, I thought you said earlier that those properties that touched the adjoining property would also be notified. My house is circled, and my neighbor owns the blue circle and the 4308 property. I am just surprised and concerned that I wouldn't have been notified.



On Tue, Dec 1, 2020 at 1:12 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Pearson,

Because your property does not adjoin the subject property, or a property that does adjoin the subject property.

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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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>
Sent: Tuesday, December 1, 2020 1:10 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: 4308 Rollington Road

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Do you know why I was not on the list to be notified? Thank you for adding me. I have signed up for the updates.

On Tue, Dec 1, 2020 at 12:59 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Pearson,

Your property is not on the list to be notified, but I will add you to it. You can still sign up for electronic notifications even though you are not in Jefferson County. The council district you would choose is 17.

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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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>

Sent: Tuesday, December 1, 2020 11:11 AM

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

Subject: Re: 4308 Rollington Road

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Thank you.

My address is 8006 Rollington Rd, Pewee Valley, KY 40056. The owner owns about 50 acres, but he has it subdivided so I dont know if I am considered adjacent to this exact spot.

On Tue, Dec 1, 2020 at 10:54 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Pearson,

You can sign up for electronic notice for development in your council district at the following website:

<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

However, if you are an adjoining property owner you should receive paper notice cards for public meetings. If you give me your address I will check the notice information we have and be sure you are on the list.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>

Sent: Tuesday, December 1, 2020 10:42 AM

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

Subject: Re: 4308 Rollington Road

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Thank you for the update. How would I find out about them in the future?

Stay warm,

RaeAnne

On Tue, Dec 1, 2020 at 8:35 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Pearson,

No additional meetings have been scheduled at this time.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>
Sent: Tuesday, December 1, 2020 8:34 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: 4308 Rollington Road

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Hello,

Were you able to figure out why I was not receiving updates on this property? Unless the owner has the property divided I should be receiving communications. The owner is my direct neighbor. Either way, can you tell me when the next meeting is for this property? I am not getting any communication about public meetings.

Thank you!

best,

RaeAnne

On Thu, Oct 15, 2020 at 10:53 AM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Pearson,

All persons who own property which touches the site, or would touch it if there were no road or alley in between, are required to be notified of all meetings regarding the site. Additionally, persons who own property that touches or would touch that first group also get notice of rezoning requests. I will

forward your information to the applicant to perhaps find out why you were not notified of the neighborhood meeting.

You should be notified of not only the neighborhood meeting, but of all public hearings regarding this case as well. If the plan advances as far as the Planning Commission, you should speak before the Commission about your concerns. You may also email your concerns to me and I will provide them to the Commission.

Please let me know if you have any further questions or concerns.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

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From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Thursday, October 15, 2020 9:24 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: FW: 4308 Rollington Road

Julia Williams, AICP

Planning Supervisor

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502.574.6942

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**DEVELOP
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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>
Sent: Thursday, October 15, 2020 9:20 AM

To: Williams, Julia <Julia.Williams@louisvilleky.gov>

Subject: 4308 Rollington Road

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Good Morning Ms. Williams,

I am writing to find out any information on the planned rezoning of 4308 Rollington Road. My property is adjacent to this property and did not receive any information from the developer regarding a community meeting that was held on October 12. Could you point me to information regarding the proposal and any scheduled meeting?

Additionally, this property borders Oldham County and would have an adverse impact on Oldham county residents. To my knowledge no Oldham County neighbor received notification. Do Oldham County residents have to right to send or speak about our opposition to the proposed rezoning? If not, would working in Jefferson county allow them permission to be heard?

This is a revised proposal that went before the Oldham County Planning Commission last year and the proposed rezoning was rejected. The new developers removed the Oldham County portion and are trying to move forward without Oldham County, however, this would still have great impact on the neighbors and the infrastructure of Oldham County. How can we ensure our concerns are heard?

Thank you in advance for your time and assistance.

Best,

RaeAnne

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"Nullius in Verba"

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"Nullius in Verba"

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"Nullius in Verba"

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"Nullius in Verba"

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"Nullius in Verba"

--

"Nullius in Verba"

St. Germain, Dante

From: James Naive <james@iscky.com>
Sent: Monday, November 30, 2020 2:01 PM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition



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Good afternoon. I am writing this mail as a resident of Rollington Road to register my opposition to the proposed development at 4308 Rollington Road as it stands. Rollington is a small country road without any markings and the additional traffic this neighborhood would bring could further the already dangerous road where people are driving entirely too fast. While I understand the need for growth and the right of landowners to sell/develop land, my feeling is that the proposed density of the development is not in keeping with the neighboring Forest Springs North nor the development down the hill in Pewee Valley. If an "estate" section would be proposed with larger lots/less density and custom built homes, I would be willing to change my opposition. I appreciate your attention to this email and would be willing to have further communications if needed.

James Naive

Owner / President

P: 502-292-5090 **C:** 502-640-5284

W: www.iscky.com **E:** james@iscky.com

A: 12305 Westport Road Suite #1, Louisville Kentucky 40245

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St. Germain, Dante

From: Jennifer Naive <Jennifer@stonelakehomesllc.com>
Sent: Monday, November 30, 2020 10:55 AM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition

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I am opposed to the rezoning of the property at 4308 Rollington Road. Without improvements to the Oldham County part of Rollington Road, this will negatively impact many people. Rollington Road has a nice rural feel, and the additional traffic from a high density neighborhood would be detrimental. There is already too much traffic and speeding along a very narrow road.

In addition, the creek at the bottom of the hill at Rollington Road and Bentbrook Place already floods several times a year during a hard rain. Adding additional developments, especially with that density, would increase the chance of flooding.

The proposed type of housing does not fit with the surrounding neighborhoods. I would not have a problem with a neighborhood proposing .5 acre to 1 acre lots for each house.

Jennifer Naive
7803 Rollington Road
Pewee Valley, KY 40056
Cell: 502-640-5285

St. Germain, Dante

From: Todd Jones <jones4415@gmail.com>
Sent: Wednesday, November 25, 2020 10:07 PM
To: St. Germain, Dante
Subject: 4308 Rollington Road Opposition

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Ms. St. Germain,

Please accept this email as my formal opposition to the proposed development on Rollington Road. The increase in traffic will be a major impediment to our area.

Best regards,

Donald and Melinda Jones
8109 Houston Lane
Pewee Valley, KY 40056

St. Germain, Dante

From: Raymond White <white.raymond@me.com>
Sent: Wednesday, November 25, 2020 10:01 AM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition

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My wife and I are opposed to the newly proposed neighborhood on Rollington Road.
Main reasons are traffic impact, lack of existing infrastructure, ie, grocery stores ,etc. and the narrow road.

Sincerely,
Raymond and Jennifer White.

Sent from my car phone.

St. Germain, Dante

From: Matthew Pryor <fitnessmentor@icloud.com>
Sent: Wednesday, November 25, 2020 9:36 AM
To: St. Germain, Dante
Subject: 4308 Rollington Rd Opposition

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Dante,

My family lives on Altawood Court, a road that runs somewhat parallel to Rollington Road, where the development is being proposed for an 84 home neighborhood on minimal acreage. Currently, the developer wants to change zoning from R4 to R5.

We wanted to state that we are firmly against this development. It will congest Rollington. It will congest the intersection of Westport/LaGrange. And it will increase the already frustrating number of shortcuts people take speeding through Altawood Court as they race through to try to beat the train or save time.

Furthermore, the idea of cramming that number residences on such a relatively small plot of land seems irresponsible. There are already a large number of homes at Forest Green and then again, on the various subdivisions up and down LaGrange Road and Westport Road.

Last but not least, space is running out for the native wildlife. Deer, coyotes, raccoons, and such need places to graze, hunt, hide. To develop that land would push force them to overcrowd what few nearby places they do have to exist. This in addition to the environmental impact from drainage basins and the like.

This project seems unnecessary and troublesome and ill-conceived. We hope the Commission will vote against this project.

If there's anything else I need to do or can do to have our concerns recorded, please let me know. 502-836-1853

Thanks,
Matthew Pryor
[3915 Altawood Court](#)
[Louisville KY 40245](#)

St. Germain, Dante

From: mbhayes@twc.com
Sent: Thursday, October 22, 2020 9:36 AM
To: St. Germain, Dante
Subject: FW: Rollington Ridge development

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Please acknowledge receipt.

Michael Hayes
FSN President

From: mbhayes@twc.com
To: "dante.st.germain@louisvilleky.com"
Cc: "dwkemp.dk@gmail.com"
Sent: Tuesday October 20 2020 9:38:05AM
Subject: Rollington Ridge development

Thank you for getting back to me concerning the planned development of Rollington Ridge Subdivision at property known as 4308 Rollington Road.

I, as President, and Don Kemp, as Board Member, represent Forest Springs North subdivision, which is immediately adjacent to this planned subdivision. FSN has 341 homes of which all are plotted lots with over 9,000 square feet. I would appreciate it if you would make sure that both Don and myself are included on all subsequent notices and hearings concerning this development, whether they come from the applicant/developer, Land Design & Development, or Louisville/Jefferson Co. Planning & Zoning.

I would also appreciate receiving a link to access records of the Louisville/Jefferson Co. Planning & Zoning concerning the development of Forest Springs North, which I believe are docket numbers 9-28-99 and 10-29-98. Thank you for your attention to this matter.

Michael Hayes
FSN President

St. Germain, Dante

From: doug proffitt <aiproff@bellsouth.net>
Sent: Thursday, October 15, 2020 3:02 PM
To: St. Germain, Dante
Subject: Case # 20-ZONEPA-0089, 4308 Rollington Road Proposed Rezoning

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Dear [Mr.St.](#) Germain,

I attended the virtual neighborhood meeting on October 12 regarding the proposal to construct an 84 lot single family residential subdivision on 22.6 acres located @ 4308 Rollington Road. This use would require a rezoning of the property from R-4 single family residential to R-5 single family residential. Rollington Road is majority a one lane road which empties out onto an already over congested Westport Road, at a blind corner with train tracks ahead, used multiple times daily by Ford. This property backs up to Forest Springs and will connect to this already dense subdivision for a traffic cut through.

It is a single family property for a reason. Old growth trees and green space that is fastly dwindling in this area will be destroyed. There are multi, multi residences in this area apartments, condos, multi family homes of all prices for people to choose from. Right off the Gene Snyder exit, multiple industrial businesses, frequent train traffic along with this growing population is too much for this area and its roads to handle. Semi trucks frequent this Westport Road, LaGrange Road area where this subdivision is proposed.

I hope for the sake of everything I have mentioned that there will be no rezoning of 4308 Rollington Road. Please help keep the residents that are already here and what very little wildlife that is left safe. I invite you and everyone involved to come look for themselves.

Thank you for your time!

Sincerely,
Anne Proffitt
4007 Altawood Ct.
Louisville, Ky. 40245
502-494-9893

St. Germain, Dante

From: Matthew Pryor <fitnessmentor@me.com>
Sent: Thursday, October 15, 2020 11:37 AM
To: St. Germain, Dante
Subject: Case #20-ZONEPA-0089

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Dante,

My family lives on Altawood Court, a road that runs somewhat parallel to Rollington Road, where the development from Case #20-ZONEPA-0089 is being proposed.

We wanted to state that we are firmly against this development. It will congest Rollington. It will congest the intersection of Westport/LaGrange. And it will increase the already frustrating number of shortcuts people take on Altawood Court as they race through to try to beat the train or save time.

Furthermore, the idea of cramming that number residences on such a relatively small plot of land seems irresponsible. Besides, there are already a large number of homes at Forest Green and then again, on the various subdivisions up and down LaGrange Road and Westport Road.

Last but not least, space is running out for the native wildlife. Deer, coyotes, raccoons, and such need places to graze, hunt, hide. To develop that land would push force them to overcrowd what few nearby places they do have to exist.

This project seems unnecessary and troublesome and ill-conceived. We hope the Commission will vote against this project.

If there's anything else I need to do or can do to have our concerns recorded, please let me know.

Thanks,
Matthew Pryor
3915 Altawood Court
Louisville KY 40245

St. Germain, Dante

From: St. Germain, Dante
Sent: Thursday, October 15, 2020 9:41 AM
To: Sally and Thorne
Subject: Re: Comments on Rollington Ridge 19-ZONE-0045

Thank you for your comments on this case. However, the case number has changed to 20-ZONEPA-0089. The old case has been abandoned. I will add your comments to the new case file.

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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From: Sally and Thorne <rtvails@twc.com>
Sent: Thursday, October 15, 2020 9:36 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Comments on Rollington Ridge 19-ZONE-0045

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Dear Mr. St. Germain,

Would you please add our comments below to the case you are handling, 19-ZONE-0045.

We were in attendance with the virtual meeting regarding the proposed development at 4308 Rollington Road on Monday, 12 October. We live on wooded acreage south of the proposed project and will be adversely affected by it. The virtual meeting was an awkward but necessary way to learn more about this housing development due to the coronavirus. Questions were difficult to ask and responses prohibited follow up questioning. Plus, it was limited in the number of people listening online.

The builders have proposed constructing 84 houses on small lots and are requesting changing the zoning from R-4 to R-5. The subdivision is contiguous to other subdivisions which are zoned R-4 or R-5. I believe keeping the zoning to R-4 will reduce the number of houses, make lot sizes larger, allow for larger houses and reduce the number of residents which are all positive. We were also disappointed in the cookie cutter approach to the house designs as there were only about 5 different plans, showing little aesthetics or originality.

The number of cars in this subdivision will be at least 2 per house and probably more. It is reasonable to expect 200 or more additional cars exiting onto Rollington Rd and then Westport Road. There is a bend in Rollington to the east of the subdivision exit/entrance which has limited visibility and probably will result in collisions. Many cars already drive too fast on Rollington including trucks hauling trailers. Also, Rollington is a narrow road and a definite hazard to bicyclists, walkers or runners who are regular users of the road and the additional car traffic is a very real safety concern. Basically, the road is already unsafe. Westport is well traveled, and when the many trains wanting to back into the Ford plant block the Westport crossing at La Grange Road, there is a lot of traffic congestion resulting in frustration and a lot of jockeying to avoid the backup which can extend beyond Rollington.

The existing tree canopy is also of concern. Mayor Fischer is involved in preserving the existing trees in Metro Louisville to ameliorate the effects of climate change. Yet these builders are proposing to eliminate all existing trees some which are 24 or more inches in caliper. When asked about their landscape plan there was none. However, I imagine it will be the usual planting of a limited number of species around 6' tall, many of which die or decline making the area look worse.

By eliminating the vegetation and constructing many houses, habitat is eliminated for the existing wildlife living there and now must either find new habitat or perish. Many are forced to relocate to the few remaining wooded areas which are already saturated with wildlife because of previous construction. This has overwhelmed the existing plants resulting in more destruction. Deer are ubiquitous in this area and most small newly planted vegetation are prime deer food. It is inevitable that they will also feed on the new plantings at the proposed subdivision.

Sally and Thorne Vail
Altawood Ct.

St. Germain, Dante

From: Williams, Julia
Sent: Thursday, October 15, 2020 9:24 AM
To: St. Germain, Dante
Subject: FW: 4308 Rollington Road

Julia Williams, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502.574.6942

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From: RaeAnne Morgan Pearson <raeanne.pearson@gmail.com>
Sent: Thursday, October 15, 2020 9:20 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 4308 Rollington Road

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good Morning Ms. Williams,

I am writing to find out any information on the planned rezoning of 4308 Rollington Road. My property is adjacent to this property and did not receive any information from the developer regarding a community meeting that was held on October 12. Could you point me to information regarding the proposal and any scheduled meeting?

Additionally, this property borders Oldham County and would have an adverse impact on Oldham county residents. To my knowledge no Oldham County neighbor received notification. Do Oldham County residents have to right to send or speak about our opposition to the proposed rezoning? If not, would working in Jefferson county allow them permission to be heard?

This is a revised proposal that went before the Oldham County Planning Commission last year and the proposed rezoning was rejected. The new developers removed the Oldham County portion and are trying to move forward without Oldham County, however, this would still have great impact on the neighbors and the infrastructure of Oldham County. How can we ensure our concerns are heard?

Thank you in advance for your time and assistance.

Best,
RaeAnne

St. Germain, Dante

From: St. Germain, Dante
Sent: Thursday, October 15, 2020 8:51 AM
To: Mary Dinkel; Stuber, Elizabeth W.
Subject: Re: Proposed Rollington Ridge development

Ms. Dinkel,

I am the case manager for the Rollington Ridge case. The Land Development Code and the Comprehensive Plan for Jefferson County both require connectivity. The roads leading north from Forest Springs that "stub" into this property were always intended to be connections to any future development on this site. The requirement will be that this new subdivision connect to the existing Forest Springs subdivision at these stub streets.

Changes to Rollington Road are handled by Public Works. I have copied Beth Stuber with Transportation Planning who can explain better what prompts road improvements.

I will also add your comments on this case to the case file.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
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From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Tuesday, October 13, 2020 1:58 PM

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

Subject: FW: Proposed Rollington Ridge development

Julia Williams, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502.574.6942

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**DEVELOP
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From: Mary Dinkel <mm4700@gmail.com>

Sent: Tuesday, October 13, 2020 1:32 PM

To: Williams, Julia <Julia.Williams@louisvilleky.gov>

Subject: Proposed Rollington Ridge development

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Good Afternoon Julia,

We attended a virtual neighborhood meeting on October 12, 2020 hosted by Land Design and Development on behalf of Pulte Homes, the proposed exclusive builder of the development.

Mike Hill of Land Design and Development displayed the typical proposed development layout of streets, traffic flow and entry/exit points of the new development. The connector street into the new development is an existing street in our subdivision of Forest Springs North.

Virtual attendees asked several questions related to not only this concern but what Rollington Road, as it exists today, would look like if this development proceeds.

Mike Hill deferred to Metro Planning indicating that it is their decision on access and any changes to existing roadways.

Can you please explain how this process works and why the existing access from Rollington Road where a cell tower road currently exists and why it would be necessary to add increased traffic flow into our 280 residential neighborhood?

Given that the new development will have a main entrance from Rollington Road, what is the criteria that the Metro Planning & Design uses to make material changes to the road?

Thank you for your response and if I should direct this inquiry to someone different from yourself, please let me know.