

From: [Teena Halbig](#)
To: [Mandell, Rachel](#)
Cc: [Engel, Robin](#); [Benson, Stuart](#); sheronlear@twc.com; rayehlers1@gmail.com; [Teena Halbig](#)
Subject: Re: 20-Waiver-0132 DRC Jan. 6, 2021
Date: Monday, January 4, 2021 2:46:32 PM
Attachments: [image006.png](#)
[image005.png](#)

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Hello Planner Rachel Mandell, etc.,

Re: 20-Waiver-0132 DRC

I had already read the information provided online but thanks for going to the trouble to send what I had already read. Please put this email as part of the official record.

Concerns are for the watershed of Cedar Creek where the 25 foot landscape buffer area would help with water quantity and quality issues. Is there room for more trees and other plantings on the property? Did this get a landscape review?

Look at Cane's on Bardstown Road - more in the 6500 area of Bardstown Road. Look at the vegetation and tree plantings plus the frontage buffering.

If necessary, perhaps a downsizing of the Heine Bros. building would allow meeting the 25 foot buffer retention?

There is a lot of water and flooding issues in the Fern Creek area.

While no opposition of the Heine Bros use of the property, Floyds Fork Environmental Association wants to see **retention of the 25 foot buffer** in the Cedar Creek watershed (Cedar Creek is tributary to Floyds Fork Creek).

More recently, at 6500 Bardstown Road, the gabion wall section near the entrance slumped and MSD had to replace the entire section near Taco Bell - this due to excessive water and force of the water, etc.

While the proposed use is not in this exact location, help with water in the Cedar Creek Watershed is a matter of great importance.

This area continues to develop and water issues are of great importance to ensure less loss of property and life.

In 1997, the intersection of Bardstown Rd, Seatonville Road and Beulah Church Road was 2 foot deep. The lower level of apartments were flooded across from Cedar Springs Shopping Center. Special attention to the Gene Snyder off ramp onto Bardstown Road regarding any flooding issues that would halt traffic onto Bardstown Road either way (needs review because it is also a loss of business, too).

We ask that Heine Bros. consider the buffer to add to customer enjoyment of greenspace while enhancing the watershed.

Several FFEA members live in the 40291 and 40299 MC Districts 22 and 20.

Sincerely,

Teena Halbig

FFEA Planning Chair

6505 Echo Trail

Louisville, KY 40299

502 267-6883

TeenaHal@aol.com

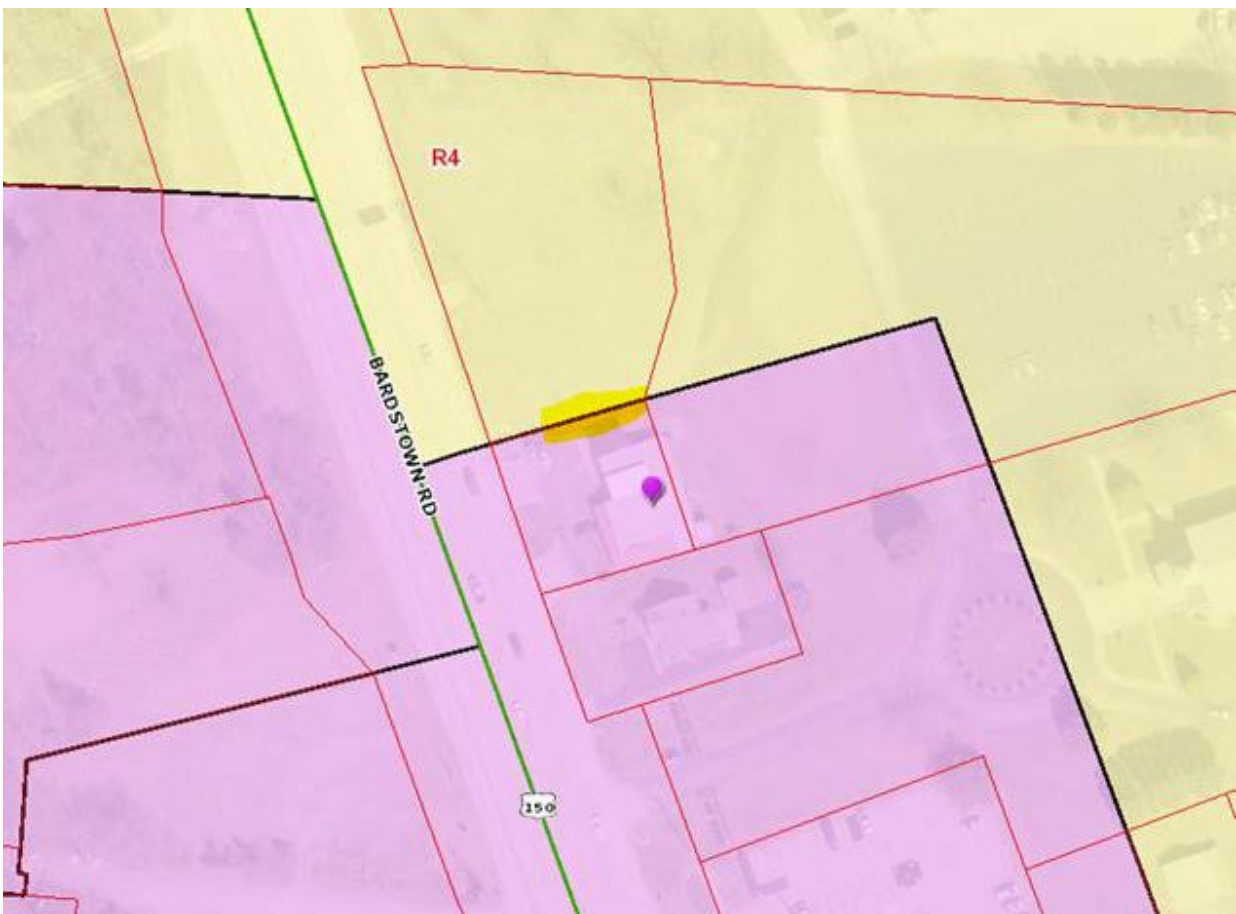
cc: Councilman Robin Engel
Councilman Stuart Benson
Sheron Lear, President FFEA
Ray Ehlers, Vice President FFEA

-----Original Message-----

From: Mandell, Rachel <Rachel.Mandell@louisvilleky.gov>
To: Teena Halbig <teenahal@aol.com>
Sent: Mon, Jan 4, 2021 9:22 am
Subject: RE: 20-Waiver-0132 DRC Jan. 6, 2021

Good Morning,

Between residential uses and commercial uses, there is a required 25ft landscape buffer between the two uses. The vacant lot to the North of the subject site is zoned residentially, therefore requiring a landscape buffer for the proposed Heine Brothers. I have highlighted on the photo below the location of the landscape waiver.



I have attached the applicant's justification of the waiver. The site is also subject to the 30ft Parkway Buffer, which is located in the area of the lot fronting Bardstown Rd. At this time, the applicant has not submitted an application to also waive this landscaping requirement.

We are anticipating a change to the applicant's original site plan, and therefore the waiver case will likely be continued to a future meeting date.

Thanks,
Rachel Mandell
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5170
<https://louisvilleky.gov/government/planning-design>



For Upcoming Public Meeting Information:
<https://louisvilleky.gov/government/upcoming-public-meetings>

From: Teena Halbig <teenahal@aol.com>
Sent: Friday, January 1, 2021 2:20 PM
To: Mandell, Rachel <Rachel.Mandell@louisvilleky.gov>
Cc: Teena Halbig <teenahal@aol.com>
Subject: 20-Waiver-0132 DRC Jan. 6, 2021

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Hello Ms. Mandell,
Why is the landscape buffer disappearance sought?
Is there other green space being given elsewhere on the plan?
Green space is needed in the Cedar Creek Watershed.
Sincerely,
Teena Halbig
FFEA Planning Chair
20-WAIVER-0132
Request:
Waiver of 10.2.4 to Not Provide a Landscape Buffer
Project Name:
Heine Brothers Waiver

Location:
7701 & 7703 Bardstown Rd
Owner:
Newton Enterprises, LLC
Applicant:
Lockett and Farley, Emily Estes
Jurisdiction:
Louisville Mero
Council District:
22 - Robin Engel
Case Manager:
Rachel Mandell, Planner I

-----Original Message-----

From: Louisville Metro Planning and Design Services <planning-design@public.govdelivery.com>
To: teenahal@aol.com
Sent: Thu, Dec 31, 2020 5:10 pm
Subject: DRC Agenda - January 6, 2021

- [2020.01.06 DRC Agenda.pdf](#)

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