

Luckett, Jay

From: Sally and Thorne <rtvails@twc.com>
Sent: Wednesday, March 27, 2024 1:18 PM
To: Luckett, Jay
Subject: 23-ZONE-0098

Follow Up Flag: Follow up
Flag Status: Flagged

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 Mr Luckett,
I was told by Shane of Nine, Five LLC that this case, 23-ZONE-0098 has been extended for a few weeks. He asked me to revise my opposition to this project, which I have difficulty doing. Anyway, would you please include the below note into your file on this project.
Thank you so much.
Robert Vail

On 21 March the person involved with the Winchester Acres project, Shane of Nine, Five LLC, came by my residence to speak to me about this project. He wanted to assuage my negative opinion which was done in a polite, non-confrontive discussion about his perceived benefits of it. He expressed a few good and valid opinions. I was informed that the deadline for comments had been extended, thus this note.

I recently visited the Winchester Acres site, and was surprised by the many apparently vacant houses, a barricade closing part of the street and a bulldozer clearing an area at the end of the street. The plan calls for the demolition of 31 houses and paving the area for a huge parking lot for semi trailers containing materials for the Ford plant. This parking lot will be around 40 acres of asphalt with parking spaces for about 1000 trailers. I was surprised and impressed that an effort will be made to protect a number of the large existing trees. However, as a horticulturist, I have my doubts that that will be successful, due to soil compaction, paving which will greatly reduce water infiltration and likely collisions

from large heavy equipment. Additionally, according to the Jefferson County Soil Survey that area is composed of Crider Silt Loam which is agriculturally excellent soil. What a shame to asphalt over it and create a heat island. There are better ecological ways to use the property and preserve this fertile ground.

I believe that this massive paving will be detrimental to the area preventing natural water absorption and possible poisonous runoff into the Louisville sewer system.

There is still the very concerning and inevitable encroachment of future businesses into a bucolic area that is struggling to retain some semblance of residential quality. Thus, I am still opposed to this major project and the destruction that will result. Please do not approve this project nor the zoning change.

Robert Vail

Altawood Court

Luckett, Jay

From: Deborah Smith <dsmith@bfcompanies.com>
Sent: Wednesday, March 20, 2024 5:57 PM
To: Luckett, Jay
Cc: Troy Hanke; Ryan Bridgeman; Karen Campbell; Kevin Attkisson (BRH)
Subject: 23-ZONE-0098 Letter of Concerns with the Rezoning
Attachments: 23-ZONE-0098 .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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.

Mr. Luckett,

Thank you for speaking with me last week. Attached is our letter explaining our concerns about the rezoning project 23-ZONE-0098. I also included the zoning project information that was online, and the significant list of the properties it includes. To have that many additional Semi-trucks on Collins and Chamberlain Lanes daily without making significant traffic flow changes, which are not currently part of this project, we believe this would greatly impact our business and cause serious safety issues to anyone traveling in this area. I will be at the meeting tomorrow to see what other concerns are expressed. Is the Board Meeting still starting at 1:00 PM? Do you have an approximate time this project may be discussed?

Thank you for your assistance.

DEBORAH G. SMITH / Assistant General Counsel

3309 COLLINS LANE, LOUISVILLE, KENTUCKY 40245

P: 502-272-2208 | C: 502-593-3835 | E: Dsmith@bfcompanies.com



This e-mail communication (including any attachments) may contain legally privileged and confidential information intended solely for the use of the intended recipient. If you are not the intended recipient, you should immediately stop reading this message and delete it from your system. Any unauthorized reading, distribution, copying or other use of this communication (or its attachments) is strictly prohibited.



Planning, Design and Zoning Department
Louisville Metro Government
Attn: Jay Lockett

March 19, 2024

RE: Concerns about the Increased Traffic Regarding Rezoning Case #23-ZONE-0098

Dear Louisville Planning, Design and Zoning Department,

I am writing to express our company's deep concern and frustration regarding the proposed zoning change #23-ZONE-0098. A new semi-tractor parking lot in our area would lead to a significant increase in traffic congestion and related issues. As a business in this area, I am reaching out to seek your assistance in addressing this matter.

Our area, which includes the Ford Truck Plant, already has significant traffic flow problems. At times, it is very difficult to get out of our business' driveway, which is across the street from the planned Semi-Truck Parking lot. Driving down Chamberlain Lane during certain times of the day is also challenging. The proposed plan concerning Case# 23-ZONE-0098 is to have over 1,700 semi-truck parking spaces, which would have to ingress and egress access using Collins Lane and N. Winchester Acres Road. This significant increase in traffic on Collins Lane would make getting in or out of our business almost impossible and it raises serious apprehensions and safety concerns among many of us who access this area for work every day.

While I understand the need for development and progress, I am worried that this project's potential to exacerbate traffic problems is being overlooked. The projected increase in vehicle volume poses a threat to the safety of our workforce and the residents of this community. Furthermore, it could lead to more frequent accidents, increased air pollution, and longer commute times, negatively impacting our overall quality of life.

I kindly urge you to consider the following points:

1. **Traffic Impact Assessment:** I strongly encourage a comprehensive and transparent traffic impact assessment before any construction is allowed to begin. This study should analyze the potential effects of the increased traffic on our roads, intersections, and surrounding infrastructure.




2. **Mitigation Measures:** Should the assessment reveal significant traffic concerns, it is imperative that appropriate mitigation measures be put in place to minimize the adverse effects.
3. **Community Input:** As constituents, we deserve a voice in decisions that will shape the future of our community. I respectfully request that public hearings or forums be organized to allow residents and those that work in the area to express their thoughts, concerns, and suggestions regarding this construction project.
4. **Long-Term Planning:** It is crucial to consider the long-term impact of this construction on our community's overall infrastructure and development plan. Our neighborhood's unique character and livability must be preserved and prioritized.

I understand that balancing development with the well-being of the community is a challenging task, and I appreciate your dedication to serving our district. I kindly ask for your support in ensuring that the potential traffic implications of this construction project are thoroughly assessed and addressed.

Thank you for your time and consideration. I look forward to hearing about any actions or steps you plan to take to address these concerns.

Sincerely,


Ryan Bridgeman
President Manna, Inc.
3309 Collins Lane
Louisville, KY 40245

Cc Ulysses L. Bridgeman
Troy Hanke
Kevin Attkisson



Louisville Metro Business Portal

www.louisvilleky.gov/businessportal

[Home](#) [Search](#) [+ New](#) [Help](#)

[Register for an Account](#) [Login](#)

Attention builders/contractors:

Building permits are listed under the Building tab below. Building, contractor, special event & business related applications are located under the Licenses tab.

For Special Events or Fireworks Permits:

To apply for a permit, please click on the "Licenses" tab.



[Home](#) [APCD](#) [Building](#) [Enforcement](#) [Licenses](#) [Planning](#) [Public Works](#)

[Search Cases](#)

Record 23-ZONE-0098:

Change in Zoning-Form District

Record Status: REVISIONS REQUIRED

[Record Info](#) ▼

[Payments](#) ▼

[Custom Component](#)

Application Location

3117 N WINCHESTER ACRES RD *

[View Additional Locations>>](#)

Record Details

Applicant:

Project Description:

Individual
Chris Crumpton
Home Phone:5022922272
Mobile Phone:5022982272
chris@bluestoneengineers.com

Mailing Address
4350 Brownsboro Rd
Louisville, KY, 40207
United States

Winchester Parking and Storage
A change in zoning from R4 to PEC for heavy
truck parking and storage on 64.7 acres

Owner:

CINCINNATI CAPITAL PARTNERS 83 LLC *
1718 RALSTON AVE
CINCINNATI OH 45223-2415

▼More Details

☐ Related Contacts

Property Owner information

Individual
Shane Qualls
KY
Home Phone:5137037481

Mailing Address
1718 Ralston Ave
Cincinnati, OH, 45233
United States

☐ Application Information

GENERAL INFORMATION

Acres to be Rezoned:	64.7
Number of proposed hotel, boarding or lodging rooms:	0
Number of proposed houses, apartments, townhomes or condominium units:	0
New Building Square Feet:	0
Zoning District Proposed:	
PEC Planned Employment Center District	
Form District Proposed:	Suburban Workplace
Deed Book Number:	11400
Deed Page Number:	356
Pre-application Case Number:	23-ZONEPA-0068

☐ Parcel Information

Address	Owner	Type	Parcel ID
3404 COLLINS LN	NINE FIVE LLC	1.5103 AC+/- WS COLLINS LN NW OF CHAMBERLAIN CROSSING DR (14-212 OFF 116)	001402120000
3400 COLLINS LN	NINE FIVE LLC	1.2400 AC +/-, CL COLLINS LN	001401820000
3115 N WINCHESTER ACRES RD	NINE FIVE LLC	5.045 AC +/-, ES WINCHESTER ACRES RD	001401280000
3117 N WINCHESTER ACRES RD	NINE FIVE LLC	0.374 AC +/-, NS WINCHESTER ACRES RD	001401950000
3112 N WINCHESTER ACRES RD	NINE FIVE LLC	4.7821 AC +/-, WS N WINCHESTER ACRES RD	001401010000
3111 N WINCHESTER ACRES RD	NINE FIVE LLC	2.4748 AC ES N WINCHESTER ACRES RD	001401440000
3306 COLLINS LN	NINE FIVE LLC	5.45 AC+/- SW SIDE OF COLLINS LN, 606 FT NORTH WEST OF CHAMBERLAIN LN LOT 356 MI	001403560000
3107 N WINCHESTER ACRES RD	NINE FIVE LLC	2.5798 AC +/-, ES N WINCHESTER ACRES RD	001401310000
3110 N WINCHESTER ACRES RD	NINE FIVE LLC	2.0386 AC +/- WS WINCHESTER ACRES RD, 1227 FT NORTH OF CHAMBERLAIN LN, 160 X 555	001401380000
3206 COLLINS LN	NINE FIVE LLC	2.984 ACRES WS COLLINS LN	001401180000
3017 N WINCHESTER ACRES RD	NINE FIVE LLC	2.088 AC +/-, NE SIDE WINCHESTER RD, 550 FT NW OF CHAMBERLAIN LN, 173 X 550	001401670000
3015 N WINCHESTER ACRES RD	NINE FIVE LLC	2.8648 AC +/-, NE SIDE N WINCHESTER ACRES RD, 400 FT N OF CHAMBERLAIN LN, 165 X 7	001401650000
3009 N WINCHESTER ACRES RD	NINE FIVE LLC	.7302 AC +/-, NE COR N WINCHESTER ACRES RD & CHAMBERLAIN LN,	001402760000

Address	Owner	Type	Parcel ID
3021 N WINCHESTER ACRES RD	CINCINNATI CAPITAL PARTNERS 83 LLC	ADJ STONE 2.74 ACRES	001401300000
3106 N WINCHESTER ACRES RD	CINCINNATI CAPITAL PARTNERS 83 LLC	2.9167 AC +/- WS N WINCHESTER ACRES RD	001400990000
3019 N WINCHESTER ACRES RD	CINCINNATI CAPITAL PARTNERS 83 LLC	1.3155 AC+/- WINCHESTER ACRES RD	001401390000
3019 N WINCHESTER ACRES RD	CINCINNATI CAPITAL PARTNERS 83 LLC	1.42 AC +/- ES WINCHESTER ACRES RD	001401770000
3013 N WINCHESTER ACRES RD	CINCINNATI CAPITAL PARTNERS 83 LLC	4.13 ACRE ES WINCHSTER AC RD	001401340000

Luckett, Jay

From: calvin tyler <calvinityler@gmail.com>
Sent: Wednesday, March 20, 2024 7:37 PM
To: Luckett, Jay
Subject: Case #23-Zone-0098

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Mr. Luckett:

As a nearly 30 year resident of this area, I am totally opposed to the change of case #23-Zone-0098 from the current R4 to PEC. Altawood Wood Court, where I live, is on the National Register of Historic Places as the oldest subdivision in Jefferson County and as such must be protected. This is a residential area of historical value which should and must be protected for generations to come.

I ask that you carefully consider the long term consequences of allowing this zoning change to move forward. Please ~~drive down our street and see why we are completely opposed to this change.~~

Respectively submitted.

Calvin L. Tyler
3811 Altawood Court
Louisville, KY 40245

From: DAVID REEL
To: Luckett, Jay
Subject: case#23-ZONE-0098
Date: Saturday, March 16, 2024 2:38:53 PM

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.

Mr. Luckett: I have been made aware of plans to demolish 25 homes in Winchester Acres and rezone as commercial property. I very strongly oppose this idea. It would directly impact the quality and value of my neighborhood. As a long time resident in the area, I remember when the city plan called to keep this corridor residential. People built homes with that promise in mind. Now apparently "developers" would prefer to change that for profit and gain. Please don't let this happen. We need our homes to maintain their value and the tree canopy to remain in place. Thank you for your respect of my views. Linda Reel

Luckett, Jay

From: Matthew Pryor <fitnessmentor@outlook.com>
Sent: Friday, March 15, 2024 1:35 AM
To: Luckett, Jay
Subject: Case 23-ZONE-0098

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Jay,

My name is Matthew Pryor and my family lives at 3915 Altawood Ct, Louisville KY 40245.

I am writing to formally file my opposition to the case involving Winchester Acres. The historic nature of our area, as well as the nearby City of Anchorage, will be adversely affected by more commercialization of that area. Traffic is bad enough as it is much of the time. Furthermore it works against the revitalization efforts of Berrytown.

Let me know if there's anything else I can do to help stop this from proceeding.

Thank you for your work and for your help in this matter.

Sincerely,
Matthew Pryor

Luckett, Jay

From: Sally and Thorne <rtvails@twc.com>
Sent: Tuesday, February 27, 2024 11:46 AM
To: Luckett, Jay
Subject: Case 23-ZONE-0098

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Dear Mr. Luckett,

Would you please add my opposition to the proposed project 23-Zone-0098 at Winchester Acres to your case file.

Sincerely,
Robert T. Vail
Altawood Court

I would like to enter my fervent opposition to the proposed project on Winchester Acres and Collins Lane. The razing of 30 plus homes in this quiet, residential area will be a major disruption to all the neighbors. These houses also have some historic significance. This will inevitably increase traffic congestion and noise as well as disrupt our way of life.

If this horrible project is approved more will certainly come within years. Just look at how this quiet area has been detrimentally changed over a few years. Such is the case as can be easily observed along Old LaGrange Rd, with a tire shop, a warehouse distribution center, a shopping complex and many others. This area does not need nor want any more businesses here.

Paradoxically, People are being displaced as Louisville is clamoring for more residences to be built. How many of these people are voluntarily moving or was the price offered just too tempting?

It shouldn't be difficult to envision the destruction of this area if this project is approved. This major project must be denied!

Robert Vail

Luckett, Jay

From: Susan Hoffmann <qbsah@aol.com>
Sent: Wednesday, March 13, 2024 6:24 PM
To: Luckett, Jay
Subject: Case #23-ZONE-0098; N Winchester Acres Rd/Collins Ln, Planning Commission Meeting March 21, 2024 at 1:00PM

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Mr. Luckett,

As as homeowner on Altawood Court, this potential zoning change sounds very detrimental to this area. And I cannot imagine how those 31 home owners feel. Exiting our street, especially at peak traffic times, is difficult and very congested on LaGrange Road and Westport Road. And cut-thru traffic when the train is stopped is undesirable but unavoidable. This zoning change **is avoidable** and **very undesirable**. Please vote and lobby again this zoning commercial change.

Thank you,

Susan & Steve Hoffmann
4106 Altawood Court
Louisville, KY 40245

