

## St. Germain, Dante

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**From:** Derouen, Andrea  
**Sent:** Thursday, July 30, 2020 8:56 AM  
**To:** petula.dedmon@twc.com  
**Cc:** St. Germain, Dante  
**Subject:** 24001 & 4201 South Park Road, 9007 Blue Lick Road

**Follow Up Flag:** Flag for follow up  
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Thank you for your recent letter expressing your concern regarding the zoning change for property located at 24001 & 4201 South Park Road, 9007 Blue Lick Road. As you may be aware, Kentucky law requires the Planning Commission to hold a public hearing to consider zoning change requests after notifying adjoining property owners.

I have forwarded your letter to the Case Manager, Dante St. Germaine to place in the file. According to her records, the neighborhood meeting was held on October 28, 2019.

According to Kentucky Law, Councilmembers are required to make their decisions based solely on the file from Planning and Design. To discuss the case or read other comments would be ex parte communications and not allowed.

If you have questions about the case or procedure, you may contact Case Manager Dante St. Germaine at (502) 574-4388.

Thank you for your interest.

**From:** Councilwoman Madonna Flood <no-reply@wufoo.com>  
**Sent:** Wednesday, July 29, 2020 10:49 PM  
**To:** Flood, Madonna <Madonna.Flood@louisvilleky.gov>; Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>  
**Subject:** Contact Councilwoman Madonna Flood [#1590]

**Name \*** Petula Dedmon

**Address** 

\* 9006 DELEE WAY  
LOUISVILLE, Kentucky 40219  
United States

**Phone** (502) 930-6613

**Number**

\*

Email \* [petula.dedmon@twc.com](mailto:petula.dedmon@twc.com)

## Comments

This is in regards to Planning Commission Case#19-ZONE-0086 : 4001 & 4201 South Park Road, 9007 Blue Lick Road, Dante St. Germain is the case manager. The meeting is scheduled Thurs. 7/30/20 @ 1pm. Several residents in our subdivision feel the Developer and Planning Commission are trying to push this project through with little oversight and discussion with those neighborhood residents who are affected by it. We are deeply concerned about this development and its negative implications for our neighborhood. We have requested evening meetings so that those affected could attend but were told 100 signatures are needed and that is not attainable. I believe there was originally one meeting scheduled for an evening and I had planned to attend it, but it was cancelled. Is there not some other way to get an evening meeting scheduled? Isn't there some kind of requirement that they must provide some evening meetings? I don't think some of the residents that will be affected along the route that leads from my house out to Blue Lick Road are even aware of this plan. I am aware that several residents have left you messages and I have emailed you previously. We need you to listen and be our voice on this, as we have some valid concerns about it. Come and visit our neighborhood, so you can see what we will see and deal with, if this 312 unit complex is built. We are a small community and need you as our representative to help our voices be heard.

## St. Germain, Dante

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**From:** Jason Stanford <stanfordusa2@yahoo.com>  
**Sent:** Thursday, June 25, 2020 8:56 AM  
**To:** St. Germain, Dante  
**Subject:** Re: 19-ZONE-0086  
**Attachments:** 19-ZONE-0086\_Geotechnical Report\_01.28.20.pdf

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Thanks Dante-

Additional comment after review of geotechnical.

Re: Section 1.0

I believe the previous underground mining of the quarry caves that are beneath this development are very important and should NOT be beyond the scope of this geotechnical investigation. What is the purpose then? Such a study must be undertaken to ensure the safety of the entire property/development not just borings directed at specific buildings and pavement areas as mentioned in section 5.7 It is imperative that his study must include sampling, testing and evaluations for environmental considerations.

This study provided is worthless

Jason

On Thursday, June 25, 2020, 08:34:51 AM EDT, St. Germain, Dante <dante.st.germain@louisvilleky.gov> wrote:

Mr. Stanford,

The geotechnical report is attached. Please let me know if you have any questions.

**From:** Jason Stanford <stanfordusa2@yahoo.com>  
**Sent:** Thursday, June 25, 2020 8:31 AM  
**To:** St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>  
**Subject:** Re: 19-ZONE-0086

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please do & thank you

On Thursday, June 25, 2020, 08:26:55 AM EDT, St. Germain, Dante <[dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)> wrote:

Mr. Stanford,

There is a meeting today to decide if the development proposal is ready for a public hearing. You can participate from wherever you are using the link on the following page:

<https://louisvilleky.gov/government/upcoming-public-meetings>

A geotechnical survey was performed on the property. The results are part of the public record and I can provide them to you if you would like.

**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:** Jason Stanford <[stanfordusa2@yahoo.com](mailto:stanfordusa2@yahoo.com)>  
**Sent:** Thursday, June 25, 2020 8:23 AM  
**To:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>  
**Subject:** Re: 19-ZONE-0086

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Dante-

My neighbor called me and said there is an online meeting on this today? I am staying in Florida due to Covid and did not receive notice.

My comments are:

Was proper geotechnical survey done on this? My caves are underneath this development which may be used in future development and some visible sinkholes on land with cave collapses beneath surface. I don't believe it could be accurately done without accessing my 12 quarry caves 8 of which are under this development. The geotechnical engineers and LDG were very uncooperative and tried to access my property without permission.

I own 4220 S Park (47 acre Quarry) across the street & 4013 S Park (directly next to this development)

My property at 4013 should have sewers available and stub street.

Thanks

Jason Stanford

Southside Quarry

On Monday, May 18, 2020, 01:58:09 PM EDT, St. Germain, Dante <[dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)> wrote:

Mr. Stanford,

All Planning Commission cases are currently on hold until such time as we are able to work out a virtual meeting system, or in-person meetings resume.

**Dante St. Germain, AICP**

Planner II

Planning & Design Services

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Louisville, KY 40202

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**From:** Jason Stanford <[stanfordusa2@yahoo.com](mailto:stanfordusa2@yahoo.com)>  
**Sent:** Monday, May 18, 2020 1:25 PM  
**To:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>  
**Subject:** 19-ZONE-0086

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Dante-

Can you send me the link for a status update on this case? I could not find/get it in the portal

Are there any more meetings scheduled?

I am a neighboring parcel at 4013 S Park

Thanks

Jason Stanford

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## St. Germain, Dante

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**From:** pdedmon@ups.com  
**Sent:** Tuesday, June 23, 2020 10:47 AM  
**To:** St. Germain, Dante  
**Cc:** petula.dedmon@twc.com  
**Subject:** RE: 19-Zone-0086

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Dante,

I am also concerned about the possible negative effect of this proposed development on our property values due to the proximity to the neighborhood and conversely, too much of an increase in the property values would cause taxes to increase significantly.

There are so many variables and unknowns at play here that it is hard to discern which ones will take precedence. Please add this concern to the case file as well.

Regards,

Petula Dedmon  
9006 Delee Way  
Louisville, KY 40219  
502-930-6613

**From:** St. Germain, Dante [mailto:Dante.St.Germain@louisvilleky.gov]  
**Sent:** Tuesday, June 23, 2020 7:52 AM  
**To:** petula.dedmon@twc.com  
**Cc:** Dedmon Petula (air2pad) <pdedmon@ups.com>  
**Subject:** [EXTERNAL] RE: 19-Zone-0086

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Ms. Dedmon,

Thank you for your comments on this case. 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  
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**From:** [petula.dedmon@twc.com](mailto:petula.dedmon@twc.com) <[petula.dedmon@twc.com](mailto:petula.dedmon@twc.com)>  
**Sent:** Tuesday, June 23, 2020 3:03 AM  
**To:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>  
**Cc:** 'air2pad@ups.com' <[air2pad@ups.com](mailto:air2pad@ups.com)>  
**Subject:** 19-Zone-0086

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Date: 6/23/2020  
Subject Property: 4011 & 4201 South Park road, 9007 Blue Lick Road  
Case Number: 19-ZONE-0086  
Case Manager: Dante St.Germain

Dante St. Germain and interested parties,

I live at 9006 Delee Way, Louisville, KY 40219 and have lived here for 25 years.  
I have lived in Okolona my entire life and I am very familiar with the area.  
My work schedule has not allowed me to be at the hearings previously and I was not aware of what was being proposed until recently.

I want to go on record with the following:

I am opposed to this change in zoning. I am opposed to the building of a 312 unit three story development so close to my home. People will cut through here, regardless of the gates and the added noise and lighting for a property of this size will not fit well in this quiet neighborhood.

The three story esthetics do not fit the surrounding area, that is too tall, as the ground this multi-family development is to be built on sits even higher than our homes and the drainage is already not great on Delee Way because of the way the homes do not sit level with one another. On Delee Way there is a gradual step down between our homes coming from the South Park Road side.

Whatever sits above our property naturally drains to our property and I believe this proposed development will cause additional drainage issues towards our property. MSD needs to look at this closely.

I have lived on this dead end quiet street for many years and we have many children playing in the streets here and especially on Delee Way since it is a dead end street with an elevation, which the kids ride their bikes down it away from South Park Road like it is a ramp.

I am opposed to being connected to the proposed development via Delee Way at all.

Any added traffic on Delee Way or Narcissus would not be good for the neighborhood children.

I am not interested in being able to pass through the community to get to South Park Road nor in having a dedicated turn around area at the end of Delee Way, as it is not needed.

Delee Way is not a road that is traveled much so there is grass, weeds etc. that grows through the pavement in spots and I don't think it will be able to handle the additional traffic if there was access through here from or to the community. I am not in favor of the added lights and sounds that will happen with a community of this size so close. I like being able to sit in my back yard and hear the birds singing, watching wildlife and the peace and quiet of the natural wooded setting that is here now.

This is not the right time for this development to occur. The traffic on South Park Road and Blue Lick Road is already very congested during peak times and always heavily traveled. This development would cause even more traffic issues. With the widening on Blue Lick Road being ongoing and originally slated for completion in 2022, which I think has been moved out some (possibly to 2023), this is not a good time for this development to happen. The Blue Lick Road project has been difficult to deal with and has caused enough traffic congestion already, we don't need Blue Lick Road and South Park Road dealing with construction vehicles in and out at the same time. This development, if it is going to happen, should not start construction until after the Blue Lick Road widening is completed in its entirety. There are surely more suitable sites available in the county than where this development is proposed to be built.

Regards,

Petula Dedmon  
9006 Delee Way  
Louisville, KY 40219  
502-930-6613

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## St. Germain, Dante

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**Sent:** Tuesday, June 23, 2020 3:03 AM  
**To:** St. Germain, Dante  
**Cc:** 'air2pad@ups.com'  
**Subject:** 19-Zone-0086

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Case Manager: Dante St.Germain

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Regards,

Petula Dedmon  
9006 Delee Way  
Louisville, KY 40219  
502-930-6613

## St. Germain, Dante

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**From:** Brenda Jackson <brendajackson59@icloud.com>  
**Sent:** Tuesday, October 29, 2019 4:00 PM  
**To:** St. Germain, Dante  
**Subject:** Record 19-ZONEPA-0066

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Ms St. Germain,

Please hear my plea. Come meet with me in my neighborhood. I would be more than happy to meet at your convenience. Time is of the essence. I have attached a schedule of the proposed timeline.

I feel compelled to do everything possible to prevent access to Delee Way and Narcissus Drive. This is a neighborhood full of families with small children that, thus far, have had the extraordinary luxury of playing together throughout our neighborhood (mostly due to Delee Way and Narcissus Drive currently being dead end streets). We do not want the additional traffic routed through our neighborhood that the proposed complex would add should these streets be connected to the streets of the complex. We prefer a buffer and a fence be utilized along the back side of the project should the project move forward in the process.

Thank you in advance for your prompt attention to my concerns.

Respectfully,  
Brenda Jackson  
9004 Delee Way  
Louisville, KY 40219

Telephone: 765-729-4620 call or text anytime

444 South 5<sup>th</sup> Street • Louisville, KY 40202  
 (502) 574-4230  
[www.louisville.gov/planningdesign](http://www.louisville.gov/planningdesign)

## ZONING MAP AMENDMENT PROCEDURES

Louisville Metro Planning & Design Services

DAY	Event	Notes
<b>DAY 1</b>	Pre-Application Submitted	<ul style="list-style-type: none"> <li>Deadlines are Mondays at 2:00 p.m.</li> <li>Fee: \$100.00</li> <li>Optional Pre-App Meeting (encouraged for new applicants)</li> </ul>
<b>DAY 17</b>	Agency comments sent to applicant	<ul style="list-style-type: none"> <li>Comments should be finalized 17 days after the deadline (Wednesdays) and can be accessed online at <a href="http://pladata.mpld.louisville.gov/PLN/SP/col.aspx">http://pladata.mpld.louisville.gov/PLN/SP/col.aspx</a></li> </ul>
<b>DAY 27</b>	Neighborhood Meeting held	<ul style="list-style-type: none"> <li>Informative meeting held by applicant</li> </ul>
<b>DAY 28</b>	Formal Application submitted	<ul style="list-style-type: none"> <li>Deadlines are Mondays at 2:00 p.m.</li> <li>Fees due for initial application</li> <li>Application materials can be found online at the PDS website</li> </ul>
<b>DAY 44</b>	Agency comments sent to applicant	<ul style="list-style-type: none"> <li>All agency comments must be addressed to proceed to the public hearing process</li> <li>If necessary, all resubmittals are subject to the Monday deadline at 2:00 p.m.</li> </ul>
<b>DAY 59</b>	LO&T Meeting held	<ul style="list-style-type: none"> <li>LO&amp;T held on 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of the month</li> <li>14-day notice required to 1<sup>st</sup> and 2<sup>nd</sup> tier adjoining property owners</li> </ul>
<b>DAY 78</b>	Public Hearing held	<ul style="list-style-type: none"> <li>Planning Commission held on 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month</li> <li>Notices required: 18-day notice to 1<sup>st</sup> and 2<sup>nd</sup> tier adjoining property owners; signs posted on site; newspaper legal ad to be paid by applicant (\$)</li> </ul>
<b>DAY 92</b>	Public Hearing Minutes approved	<ul style="list-style-type: none"> <li>Minutes of the meeting approved at the following Planning Commission hearing</li> <li>Approved minutes transmitted to appropriate Legislative Body</li> </ul>
<b>DAY 112</b>	Decision approved by Legislative Body	<ul style="list-style-type: none"> <li>See applicable Legislative Body for details of its process</li> </ul>

**PRE-APPLICATION**

**FORMAL APPLICATION**

**PUBLIC HEARING**

Legislative approval is outside of the department's process

Days represent the minimum amount of time to complete the process. Various factors often increase the amount of time it takes to receive a zoning map amendment.

Requests for Zoning Map Amendments are public record and available for review. For details regarding a specific application contact the case manager.

**\$ Fees due**

**☺ Public Meeting**