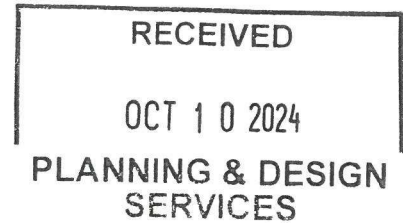


Bardstown Woods Homeowners Association
c/o Cornerstone Property Management
8003 Lyndon Centre Way, Suite 101
Louisville, KY 40222
Phone: (502) 384-9012
E-mail: chris@contactcornerstone.com

October 7, 2024

Amy Brooks and Molly Clark
Office of Planning
444 South Fifth St., Suite 300
Louisville KY 40202



RE: Case numbers:

24-ZONEPA-0089: 8915 Old Bardstown Road 40291 proposal to rezone R-4 to C-M

24-ZONE-0105 (0059): 8803 Old Bardstown Rd proposal to rezone R-4 to C-1

24-ZONE-0061 & 24-CUP-0135: 9206 Old Bardstown Rd, proposal to rezone R-4 to C-2

Dear Ms. Brooks and Clark,

The Board of the Bardstown Woods Homeowners Association, which contains 187 homes across the street from the subject property, objects to the proposed rezoning of 8915 Old Bardstown Woods from R-4 to C-2, C-M, or any commercial zone designation.

This objection was also stated to Lucas Taylor of Bardenwerper, Talbott & Roberts, PLLC, during the public presentation on August 28, 2024.

At the public presentation on August 28, Mr. Taylor stated that rezoning the property for a mini warehouse would be in alignment with the "trend" along Old Bardstown Road. First, a vast majority of the properties along Old Bardstown Road in this area are zoned residential, not commercial, and residential should remain the established trend.

Second, while stated to be a mini warehouse, once the property is rezoned to be commercial, it could be used for other commercial purposes in the future.

Third, while some commercial properties have been built further north, they are a minority and can be deemed as human services such as fitness, dental, mental health counseling, etc. Those properties were a southward creep of the commercial development at the intersection with I-265 and New Bardstown Road. We do not wish that trend to continue creeping south into an almost pure residential area.

Fourth, at the August 28 meeting we were told that ingress/egress for the subject property, and any future properties rezoned commercial, will be on Old Bardstown Road, not new Bardstown Road, because New Bardstown Road is to be a limited access highway. New Bardstown Road was built to divert the increasing traffic off Old Bardstown Road, so its purpose should be to handle commercial traffic. Old Bardstown Road is, and should remain, an access road for residential properties and support services (deliveries, trash collection, school buses, etc.).

We object to two other proposals, for the same reasons as stated above:

8803 Old Bardstown Rd proposal to rezone R-4 to C-1 to build a Goodwill retail store.

9206 Old Bardstown Rd, proposal to rezone R-4 to C-2 to build a mini warehouse.

Rezoning has begun to choke the residential culture of this area. There are other nearby residential properties that are watching these rezoning requests that, if approved, can be anticipated to continue this commercialization snowball, namely 8660, 8811, and 9004 Old Bardstown Road.

Taking residential acreage, commercializing it, and funneling the associated traffic to Old Bardstown Road does not conform with the current and future use of the area and its roads. This rezoning trend has already begun to adversely alter the landscape for current and future families and homes. We respectfully request the Planning Commission, and City Council, deny these rezoning requests.

Sincerely,

The Bardstown Woods HOA Board:

Karen Nichols, Tim Maddox, Tommy Newton, Ernie Neal, Noy Boriboune, Ainsley Thompson, and on behalf of its 187 families.

Copy: Robin Engel, Councilman District 22
Dante St. Germain, Office of Planning

