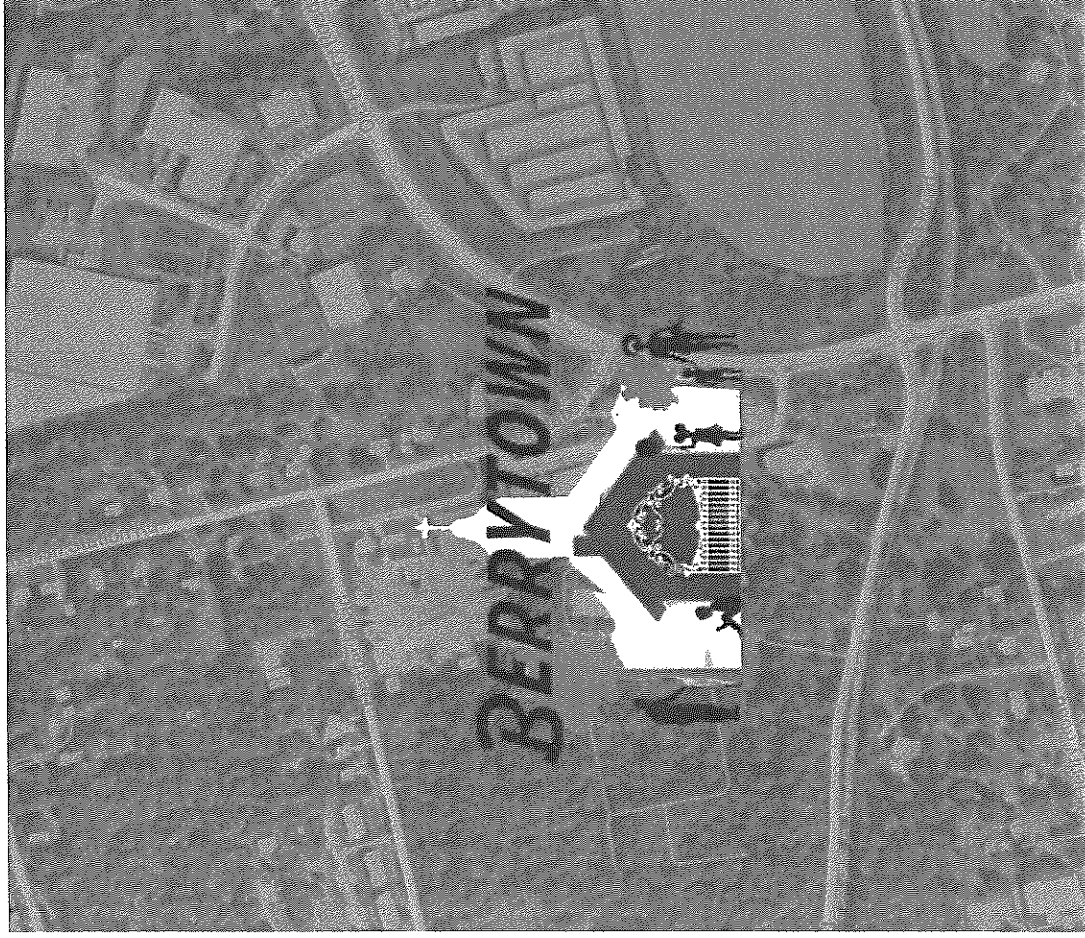
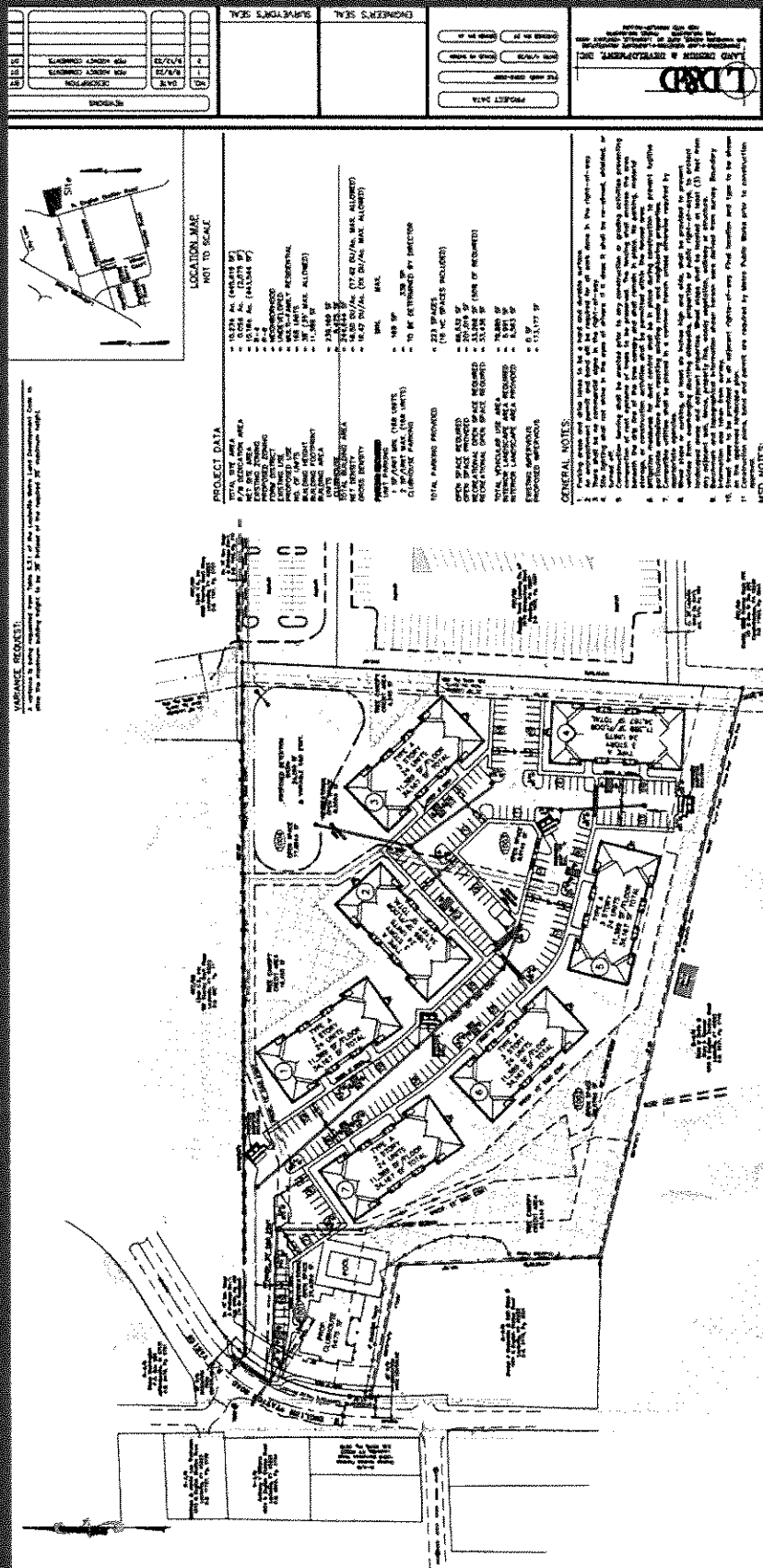
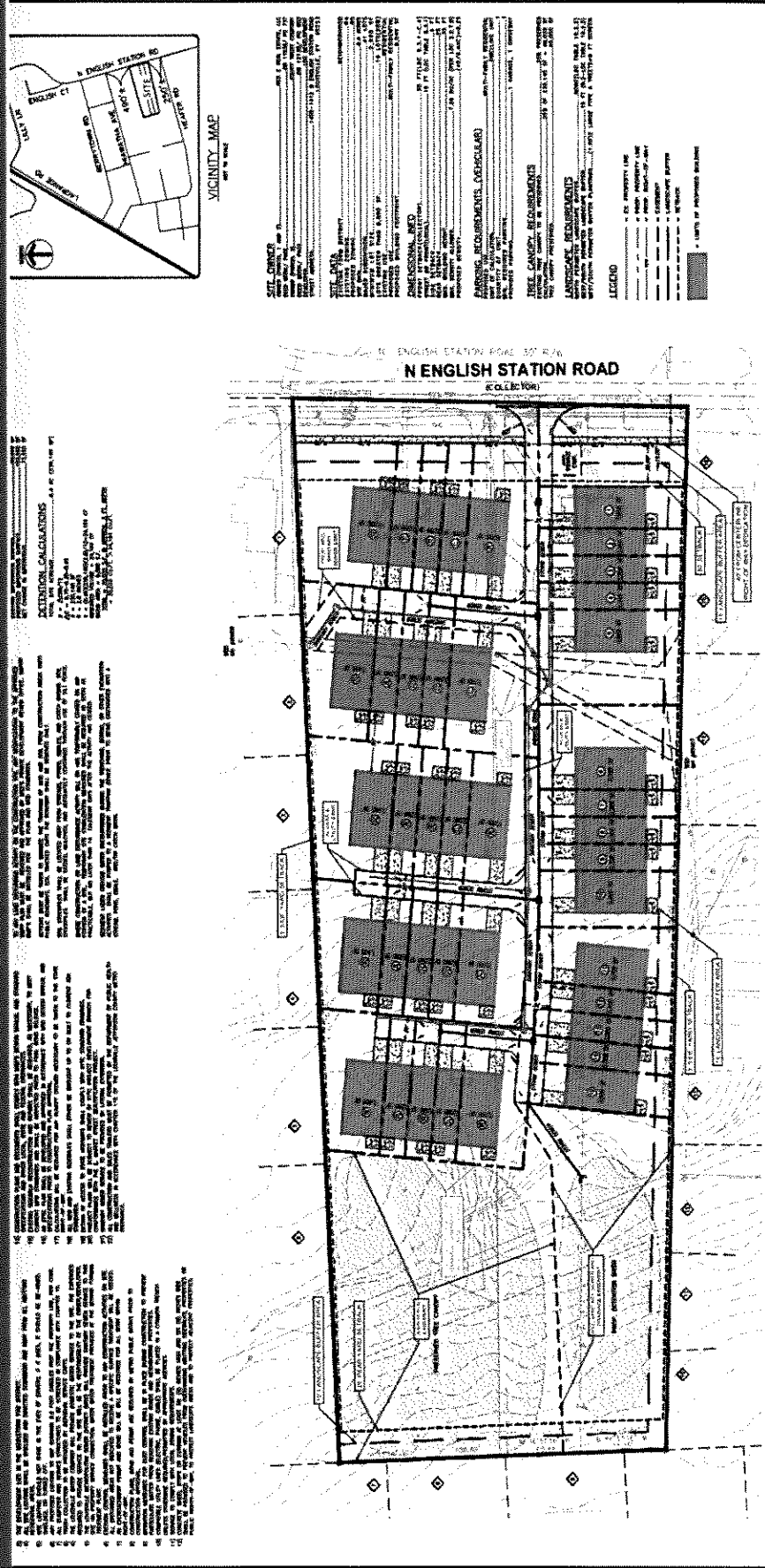

Issue One: Unsafe Roads & Increased Traffic



LDG Development's Future Development Plans
1615 N. English Station Rd: 168 apartment units



(1-800-525-0200) (200-525-0200) (200-525-0200) (200-525-0200) (200-525-0200)	(1-800-525-0200) (200-525-0200) (200-525-0200) (200-525-0200) (200-525-0200)	(1-800-525-0200) (200-525-0200) (200-525-0200) (200-525-0200) (200-525-0200)	(1-800-525-0200) (200-525-0200) (200-525-0200) (200-525-0200) (200-525-0200)
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1922 N. English Station
Rd.: Jeff County Public
School Bus Stop

In direct line with increased traffic
from LDG's 168+ proposed
apartment units and 40
townhomes.



N. English Traffic Increased With the Closing of Ridge Rd.

Once OPENED



Now CLOSED?



All Three LDG Developments in Berrytown within One Mile Radius
With Entrance/Exits onto N. English Station Rd.



Luckett, Jay

From: Davis, Margaret A. <margaret.davis2@anthem.com>
Sent: Wednesday, December 28, 2022 2:34 PM
To: Luckett, Jay
Subject: Berrytown Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Hello Mr Luckett

I hope you and your family had a relaxing Christmas! NOW back to work

I just want you to know that WE **OPPOSE** the height variance in Case 22 Zone 0113; which in turn we also Greatly oppose the Rezoning of ANY property in our community. Berrytown is for Single Family Homes NOT multi-family homes. The Avoca Apartments have cause an increase in traffic and decreased tree canopy. LDG is not trying to establish any type of living for affordable housing. If you think they are you need to investigate them a little closer How many times do we have to say this.... Single Family Homes is what is needed

Please add our comments to your file
Margaret Davis
Loretta Davis
Cecil Davis

Anthem Blue Cross and Blue Shield

Margaret Davis

Provider Network Specialist
13550 Triton Park Blvd., Louisville, KY 40223
O: (502)889-2560
Margaret.davis2@anthem.com

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12400 Hiawatha Avenue
Louisville, Kentucky 40223
December 23, 2022

Dear Mr. Lockett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35 feet to 38 feet.

LDG's proposed apartment complex is within Berrytown, which is a historically Black neighborhood with primarily single-family residential homes. The proposed apartments already do not conform to the current heights found in Berrytown homes which, according to residential code, cannot exceed 30 feet. With this variance request, the apartment heights will be increased to more than eight feet above existing surrounding homes.

I strongly object to LDG's desire to build market-rate apartments in Berrytown, where I have lived for most of my 72 years. LDG's proposed development cannot be considered "affordable" housing. Their proposed market-rate apartments would price out most of our current residents. To put this into perspective, I built my house 27 years ago. In February 2023, my monthly mortgage payment will increase from \$465.00 to \$588.00. Where in Jefferson County can I rent a 2-bedroom/2-bath apartment for \$588.00 a month? LDG's request for a variance to increase to heights beyond code and so far out of context with surrounding home height requirements is completely objectionable (and suspicious -- there is no waiting list for multi-family housing in Berrytown).

Furthermore, the new Louisville Metro administration will continue subsidizing and supporting corporate landlords, such as LDG, who place profit over people and steal land and properties from descendants of slaves and formerly enslaved people.

Please add my objection to the official record.

Sincerely,

Meryl Thornton

Meryl Thornton

Luckett, Jay

From: Dr. Ayanna Peake <ayanna.peake@gmail.com>
Sent: Tuesday, December 27, 2022 8:13 AM
To: Luckett, Jay
Subject: Objection to height variance in case 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I hope this email finds you well and that your family had a safe and healthy holiday. I am writing to express my concerns with LDG's requested height variance to increase the apartment height from 35' to 38' for 22-ZONE-0113.

LDG's proposed apartment complex is within Berrytown, a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes that according to residential code cannot exceed 30'. With this variance, LDG will be increasing the apartment height to more than eight feet above existing surrounding homes.

In addition to strongly objecting LDG's desire to place market rate apartments in Berrytown that would price out most of our current residents, requesting a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely unacceptable.

Please add my objection to the official record.

Respectfully submitted,
Dr. Ayanna Peake

Luckett, Jay

From: M Williams <marilwill@hotmail.com>
Sent: Tuesday, December 27, 2022 10:08 AM
To: Luckett, Jay
Subject: Objection to height variance in case 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

No to Rezoning! I adamantly oppose LDG's request for a height variance in this rezoning case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood of single family residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to **more than eight feet above existing surrounding homes**.

In addition, I strongly object to LDG's desire to place an additional 168 market rate apartments in the Berrytown neighborhood that would price out most of our current residents. Asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Kind Regards,

Marilyn Williams

Luckett, Jay

From: Karen M Trowell <trowell10@att.net>
Sent: Tuesday, December 27, 2022 4:11 PM
To: Luckett, Jay
Subject: Objection to height variance in case 22-zone-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to more than eight feet above existing surrounding homes.

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely,

NO REZONING MR. LUCKETT

Karen M Trowell

Luckett, Jay

From: sharon lee <norahs513@gmail.com>
Sent: Tuesday, December 27, 2022 10:21 PM
To: Luckett, Jay
Subject: OBJECTION TO HEIGHT VARIANCE 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to more than eight feet above existing surrounding homes.

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely

Sharon Lee

Luckett, Jay

From: sharon lee <norahs513@gmail.com>
Sent: Tuesday, December 27, 2022 10:22 PM
To: Luckett, Jay
Subject: OBJECTION TO HEIGHT VARIANCE IN CASE 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to more than eight feet above existing surrounding homes.

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely

Kristopher Duncan

Luckett, Jay

From: sharon lee <norahs513@gmail.com>
Sent: Tuesday, December 27, 2022 10:23 PM
To: Luckett, Jay
Subject: OBJECTION TO HEIGHT VARIANCE IN CASE 22-ZONE-0113

Follow Up Flag: Follow up
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Categories: Respond

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Dear Mr. Luckett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to more than eight feet above existing surrounding homes.

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely

Andrew Duncan

Luckett, Jay

From: Bettie Peake <bpeake7@att.net>
Sent: Tuesday, December 27, 2022 10:24 PM
To: Luckett, Jay
Subject: Objection to height variance in case 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to more than eight feet above existing surrounding homes.

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely,

Bettie Peake
1317 Hines Rd.
Louisville, KY 40223

Luckett, Jay

From: sharon lee <norahs513@gmail.com>
Sent: Tuesday, December 27, 2022 10:26 PM
To: Luckett, Jay
Subject: OBJECTION TO HEIGHT VARIANCE IN CASE 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to more than eight feet above existing surrounding homes.

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely

Shannon P Lee

Luckett, Jay

From: Tanya Bailey <tanyabailey123@yahoo.com>
Sent: Wednesday, December 28, 2022 10:18 AM
To: Luckett, Jay
Subject: Objection to height variance in case 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I have recently become aware of LDG's request for a height variance in this rezoning case to increase their proposed apartment complex height from 35' to 38'.

As I am sure you are already well aware, LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. The proposed height increase will drastically alter the neighborhood feel of our community. Berrytown is known for its beautiful tree canopy and "country" feel with easy access to the city. The proposed complex itself with "market value" rental homes will already negatively impact the current residents, many of whom are represent the multiple generations raised within the community.

While the complex is being touted as "affordable", it is anything but affordable to the current residents in the community. This appears to be an obvious act of gentrification. Berrytown already lacks true affordable housing for purchase by the working class families already living in the community. I would hope that rather removing any possibility for members of the community to purchase additional homes, the city would consider building homes that current members of the community can buy.

I am truly disappointed that a developer such as LDG has being given the consideration and leeway to purchase 20% of the community for the purpose of building "market value" rentals. My grandparents and great-grandparents diligently worked to build a community where Black families took great pride in home ownership. Despite their hard work, their efforts are currently being compromised by a national developer with the sole purpose of making money under the guise of building "affordable" rental homes.

Please add my objection to the official record.

Sincerely,

Tanya Bailey, Ed.D.

Luckett, Jay

From: J Pauly <joanpauly@gmail.com>
Sent: Wednesday, December 21, 2022 5:13 PM
To: Luckett, Jay
Subject: Objection to height variance in case 22-ZONE-0113

Follow Up Flag: Follow up
Flag Status: Flagged

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Jay,
I am aware of LDG's request for a height variance in this rezone case to increase their apartment height from 35' to 38'.

LDG's proposed apartment complex is within a historically Black neighborhood with residential homes. These apartments already do not conform to the current heights found in Berrytown homes which according to residential code cannot exceed 30'. With this variance, you will be increasing the apartment heights to **more than eight feet above existing surrounding homes.**

In addition to strongly objecting to LDG's desire to place market rate apartments in this neighborhood that would price out most of our current residents, asking for a variance to increase to heights beyond code and so far out of context with surrounding home heights, is completely objectionable.

Please add my objection to the official record.

Sincerely,
Joan

Joan Pauly
(m) 404.291.5178
joanpauly@gmail.com
Louisville and Berea, KY



www.paulyrealestate.com

From: Mark Smith
To: Luckett, Jay P
Subject: Re: 22-ZONEPA-0066
Date: Monday, August 29, 2022 6:17:01 PM
Attachments: [image002.png](#)
[image003.png](#)
[22-ZONEPA-0066_Staff Review Comments_051822.pdf](#)
[22-ZONEPA-0066_PRE-APP Staff Report.pdf](#)

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Dear Mr Luckett,

I am writing this letter to express my concern for the development planned by LDG Development Company on English Station Rd.

Below you will find a few reasons that I am not in support of this development.

- This development will continue to negatively impact traffic in the community, and, create dangerous conditions for pedestrians.
- The development will decrease the amount of single-family lots available for development, single family lots historically pave a path to generational wealth through real estate.
- It will eliminate the lush tree canopy currently lining English Station rd. This canopy traditionally prevails throughout the neighborhood and neighboring city of Anchorage.
- The community already contains 3 apartment complexes, and, the most recent complex (not even fully complete) is owned by LDG.

Please consider this letter, and, the numerous emails/calls/letters sent by other Berrytown residents as a vote against any further development planning by LDG.

Sincerely,
Mary Spencer & Mark Smith
1515 N English Station Rd
Louisville, Ky 40223

Sent from my iPhone

On Jun 1, 2022, at 2:53 PM, Luckett, Jay P <Jay.Luckett@louisvilleky.gov>

wrote:

Per our conversation today, see the attached for staff comments provided to the applicant concerning this proposal. Feel free to contact me with further questions or concerns.

Regards,

Jay Lockett, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

[Sign up to receive email notification of development proposals in your Metro Council District](#)

<https://louisvilleky.gov/government/planning-design>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



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From: [beverly thornton](#)
To: [Luckett, Jay P](#)
Subject: OPPOSITION TO DEVELOPMENT BY LDG Co (on North English Station Rd)
Date: Monday, August 29, 2022 4:57:13 PM

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Good afternoon. My name is Beverly Thornton. I live at 12405 Hiawatha Ave in the family home my grandparents built in 1964 in the Berrytown Community where I was born and raised and have lived off and on for the majority of my adult life. Many of my family members have also established roots through longstanding residence upon following paths that were most certainly blazed by my grandparents and other African-Americans pioneers like them. Over the years, I've watched our community being developed and begin to change following a trend that seems to threaten the existence of the neighborhood as we know it. I know you have received several letters from other concerned citizens regarding this proposed development by LDG Company at North English Station Rd that address some of the issues such as ensuing gentrification, affordability of developments, and loss of space for single family homes that prevent opportunities for growth of our community in a manner that is consistent with the way the neighborhood was formed (to be a safehaven where African-American families can own homes and thrive). Others have also expressed concerns of fear of the loss of our historical African American identity, safety and increased traffic, the loss of mature trees, displacement of wildlife, and an overall change in the look and small town feel of our neighborhood.

This company already owns one major development which commandeers a large percentage of our neighborhood by both square yardage and population and has drastically changed the fabric of our community. In this case, residents were blindsided due to lack of knowledge on our part and perhaps lack of transparency on theirs and because of the fact that at the time we did not have a neighborhood organization, rendering us virtually voiceless.

There is a much more well-known proposition for another development for a cement plant just down the road that seems to affect an area in a higher tax bracket with a virtually non-existent concentration of minorities. I feel that their voices are being heard and we the residents of Berrytown expect nothing less.

Thank you for your time and attention to this matter and I would like to be assured that all of our points of view will remain in the forefront in the discussions and proceedings surrounding this development.

Sincerely Beverly Thornton

From: sharon lee
To: Luckett, Jay P
Subject: 22-ZONEPA-0066
Date: Monday, August 29, 2022 1:57:16 PM

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Hello Mr. Luckett!

My name is Kristopher Duncan, and I live at 1904 N English Station Rd Louisville, KY. 40223.

I am writing this letter to express my concern for the development planned by LDG Development Company on English Station Rd.

Below you will find a few reasons that I am not in support of this development.

- This development will continue to negatively impact traffic in the community, and, create dangerous conditions for pedestrians.
- The development will decrease the amount of single-family lots available for development, single family lots historically pave a path to generational wealth through real estate.
- It will eliminate the lush tree canopy currently lining English RD. This canopy traditionally prevails throughout the neighborhood and neighboring neighborhood of Anchorage.
- The community already contains 3 apartment complexes, and, the most recent complex (not even fully complete) is owned by LDG.

Please consider this letter, and, the numerous emails/calls/letters sent by other Berrytown residents as a vote against any further development planning by LDG.

Sincerely,

Kris A Duncan

From: Sharon Lee
To: Luckett, Jay P
Subject: 22ZONEPA-0066
Date: Monday, August 29, 2022 1:48:33 PM

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Hello Mr Luckett,

My name is Sharon Lee. I live at 1904 N English Station Rd Louisville KY 40223. I am writing this letter to express my concern for the development planned by LDG Development Company on English Station Road. Below you will find a few reasons that I am not in support of this development.

1. This development will continue to negatively impact traffic in the community, and create dangerous conditions for pedestrians as well as the Wildlife that is in the area.
2. The development will decrease the amount of single family lots available for development. Single family lots historically pave a path to generational wealth through real estate.
3. It will eliminate the Ikush tree canopy currently lining English Station Rd. This canopy traditionally prevails throughout the neighborhood and neighboring neighborhood of Anchorage; again, helping to maintain the wildlife population.
4. Our community already contains 3 apartment complexes and the most recent complex (not even fully completed) is owned by LDG.

Please consider this letter, and the numerous emails/calls/letters sent by other Berrytown residents as a vote AGAINST any further development planning by LDG.

Sincerely,

Sharon J Lee

Sharon Lee
NE Market Admin Support

From: sharon lee
To: Luckett, Jay P
Subject: 22-ZONEPA-0066
Date: Monday, August 29, 2022 1:59:10 PM

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Hello Mr. Luckett!

My name is Andrew Duncan, and I live at 1904 N English Station Rd Louisville, KY. 40223.

I am writing this letter to express my concern for the development planned by LDG Development Company on English Station Rd.

Below you will find a few reasons that I am not in support of this development.

- This development will continue to negatively impact traffic in the community, and, create dangerous conditions for pedestrians.
- The development will decrease the amount of single-family lots available for development, single family lots historically pave a path to generational wealth through real estate.
- It will eliminate the lush tree canopy currently lining English RD. This canopy traditionally prevails throughout the neighborhood and neighboring neighborhood of Anchorage.
- The community already contains 3 apartment complexes, and, the most recent complex (not even fully complete) is owned by LDG.

Please consider this letter, and, the numerous emails/calls/letters sent by other Berrytown residents as a vote against any further development planning by LDG.

Sincerely,

Andrew K Duncan

From: Tanya Bailey
To: Luckett, Jay P
Subject: Berrytown/LDG Development LLC
Date: Sunday, August 28, 2022 4:37:22 PM

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Tanya M. Bailey
219 Rolling Ridge Way
Simpsonville, KY 40067

Dear Mr. Luckett,

This correspondence is in regards to a development planned by LDG Development, LLC on English Station Road in the Berrytown community. As I am sure you have become aware, the Berrytown community is a historic community that was established in the 1870s, shortly following the abolition of slavery. The community has long since been the residence of the descendants of not only the original African American landowners, but many others who sought out the opportunity to own land and to build single family homes/farms in the area. This was essential for the African American population as it was not easy to purchase land in other areas of eastern Jefferson County.

My personal story began in the Berrytown community and it is my goal to continue to support the community and to preserve its history and heritage. Part of this heritage is the establishment of homeownership for many who could not do so within any adjacent area. To allow the construction of yet another large apartment complex looming over the community will adversely impact the area in several ways including, but not exclusive to, what could only be considered gentrification.

The area was once surrounded by a lush tree canopy and farms that offered a pleasant buffer to an encroaching industrial park. To allow the development of an additional apartment complex, would be to allow for the complete removal of a significant portion of this buffer. While no reasonable person would expect that available land would never be developed, it was disappointing to learn that there will be no further affordable single family home developments built adjacent to the community.

I strongly encourage you to deeply contemplate the impact on the community as zoning changes are being considered.

Kind regards,
Tanya M. Bailey

From: M Williams
To: Luckett, Jay P
Cc: michael.king@louisvilleky.gov; Casey, Rachel C.; Winkler, Markus B.; Eatherly, Kip
Subject: Case 22-ZONEPA-0066.
Date: Wednesday, August 24, 2022 2:06:19 PM
Importance: High

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Mr. Luckett,

I'm writing on behalf of the Berrytown Neighborhood Association concerning the proposed LDG Development at 1615 N. English Station Rd., Case 22-ZONEPA-0066.

Many residents have written with their objections to this development for the record, so I won't go into them here.

I am writing today with the specific request that **you recommend putting this LDG proposal on hold until we complete the Berrytown Neighborhood Planning process** currently underway and funded by the city.

Our results to date here: <https://berrytownnp.org/>

Over the course of the past few months, we have had tremendous engagement from our Berrytown community members. Consistently, neighbors have been attending the visioning meetings the city has hosted through OHM-Advisors. Berrytown has a deep and rich history of caring about our community, and we have appreciated the fact that the city put funds towards this effort to help us set the vision for Berrytown for the next 100 years.

Because of the city's investment of time and money, and our community's investment of time and engagement, it is unwise at this time to allow the LDG case to advance in a "*business as usual*" fashion.

As stated in the neighborhood planning documents supplied to us:

The best neighborhood planning combines a community's vision of what is possible with a practical knowledge of how that vision can be developed.

Neighborhood Plans are meant to provide a way for area residents to:

1. Identify, preserve, and enhance the positive qualities of their communities
2. Acknowledge and address existing issues or problems
3. Set goals and priorities that will shape the future of the neighborhood

We, Berrytown residents, **believed** you when you told us this. We've **engaged** over these past months to meet these objectives of a neighborhood plan. We are **still** in the planning process.

*How can we trust the city to care about our vision for our neighborhood if a large development such as the one proposed at 1615 N. English Station is allowed to proceed **in the middle of our process**? It seems the city's investment in us and our community's vision will be dramatically compromised, trust eroded, and money wasted.*

We implore you to hold this case for review until our neighborhood planning is completed for a more balanced analysis of LDG's proposal. We would very much appreciate a response as to your decision.

Kind Regards,

Marilyn Williams
Acting Chair, Berrytown Neighborhood Association
CC:
Michael King, Director, Advanced Planning
Rachel Casey, Urban Planner, Advanced Planning
Councilman Markus Winkler
Kip Eatherly, Councilman Legislative Assistant

From: Ramona Jumper
To: Lockett, Jay P
Subject: Proposed Apartments by LDG DEVELOPMENT
Date: Monday, August 22, 2022 12:27:02 PM

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Good afternoon! I am a current resident of the Berrytown neighborhood. I too am not in favor of the proposed 164 apartment building units for north English Station Rd by LDG Development. Not only am I a current resident, but I was born and raised here. When I take walks now, it already feels like a different place. With more traffic speeding through, I worry about the children's safety. There's already three existing apartment complexes, one that is currently still being built, that is taking up more property that there's not much left for sell for new construction for single family homes. What once was a tight knit community is more of a revolving door of people who don't want to make our community their long term, or forever home. We have beautiful trees, that are at risk because of this project. I do not want the heritage of our community to be washed away. Again, I am in opposition of the new construction project by LDG Development at north English Station rd.

Thank you for your time,
Ramona Jumper
12505 Hiawatha Avenue
Louisville, KY 40223

From: Janet Harvey
To: Lockett, Jay P
Subject: LDG DEVELOPMENT PLAN FOR BERRYTOWN
Date: Sunday, August 21, 2022 7:45:07 PM

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My name is Janet Harvey and have resided at 1812 N English Station Rd, Louisville, KY 40223 for twenty two years. I am opposed to LDG Development building apartments in Berrytown especially on English Station Rd. This historic predominantly single family community has been a asset to this area for many years.

My concern is also the traffic on English Station Rd. has become extremely congested, dangerous creating a potential accident daily. There is a 20 mph sign at the curve on the LGE post at the end of my driveway. But no sign from the opposite direction warning drivers of the upcoming curve. There was a horrible accident earlier this month where a truck hit a tree on the curve as a result of no sign. English Station Rd has only one 35 mph on the entire street. Rush hour has created a major problem, adding apartments will only add to this problem.

I strongly disagree with the LDG Development Plan. Please consider the safety and consideration of the residence of Berrytown.

Sincerely,
Janet Willis-Harvey

From: Bettie Peake
To: Luckett, Jay P
Subject: LDG Development in Berrytown
Date: Saturday, August 20, 2022 9:17:44 PM

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Mr. Luckett,

My name is Bettie Peake and I live at 1317 Hines Road, Louisville, Ky. 40223

I am writing this letter to express my concern for the development planned by LDG Development Company on English Station Rd.

Here are some reasons That I am not in support of this development.

1. This development will continue to negatively impact traffic in the community, and create dangerous conditions for pedestrians.
2. The development will decrease the amount of single-family lots available for single family.
3. This will eliminate trees along English Station Rd.
4. Our community already contains 3 apartment complexes, and the LDG has not completed the apartments in Berrytown.

Please consider this letter and other emails and calls sent by the concerned Berrytown residents as a vote against any further development

planned by LDG.

Sincerely,

Bettie M. Peake

From: Bobbie Estes
To: Lockett, Jay P
Subject: Proposed development English Station Road
Date: Tuesday, August 16, 2022 7:51:47 PM

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

To whom it may concern:

I am writing this letter to express my concern on the proposed building of apartments on English Station Road. As a homeowner in Berrytown for 25 years, I have seen a lot of development in this area. The traffic to and from this neighborhood has been increasingly horrible and not to mention somewhat dangerous. We have already seen this with the apartments on Avoca.

This is why I am opposing the development of apartments on English Station Road.

Thank you,
Bobbie Estes
Berrytown Resident

Sent from Mail for Windows

From: Meryl Thornton
To: Luckett, Jay P
Subject: Case Number 22-ZONEPA-0066 - 22-Zone 0113
Date: Tuesday, August 16, 2022 9:19:32 AM

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Even though a permit has been filed for the zoning change to allow the construction of 168 apartment units at 1615 N. English Station Road, I continue to oppose this development.

Berrytown is a historically Black, yet diverse, neighborhood of mostly single-family homes. The proposed apartment complex would alter the character of the neighborhood. The developer has already constructed 300+ apartment units (Avoca) in Berrytown. These units have stolen valuable greenspace by encroaching on Berrytown park and have increased traffic in the neighborhood. Furthermore, residents of this apartment complex do not consider themselves as Berrytown residents, and thus do not bring any amenities to the neighborhood. There is no need or desire for additional multi-family units in Berrytown. Keep in mind that there are two other smaller apartment units in Berrytown. The proposed 168 units would oversaturate the neighborhood with multi-family housing.

Middletown and Forest Springs offer ample multi-family housing within a two-mile radius. These sites are in close proximity to Eastpoint and other employers as well as retailers, restaurants, medical facilities, etc. I hope that Louisville Metro Council will propose a moratorium on multi-family housing in these areas of Eastern Jefferson County.

You have already received photos of a recent vehicle crash on English Station Road near the proposed building site. With increased traffic (168 vehicles) more accidents will occur as drivers will continue to break the speed limit. English Station is a two-lane road not designed to handle heavy traffic.

A full traffic study needs to be conducted, even though fewer than 200 units have been proposed. Since the new school year has started, there is increased traffic on English Station Road. Keep in mind there are school bus stops on English Station Road (a school bus compound is located further south off English Station) as well as on other streets in Berrytown.

Finally, single-family, affordable housing should be the focus of any new development in Berrytown.

I trust that you are studying all of the correspondence that you have received and will continue to receive concerning this case. As you will learn, Berrytown residents and former residents who continue to have a strong family and historic connection to the neighborhood are strongly opposed to this apartment development.

Thank you.

Meryl Thornton

From: Davis, Margaret A.
To: Luckett, Jay P
Subject: Proposed Apartments on N English Station Rd
Date: Tuesday, August 16, 2022 8:22:48 AM

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Mr Luckett

I hope all is well with you and your family.

I am sending you this email concerning a request from LDG to construct a 168 unit apartment complex on N English Station Rd. I am not in favor of this request. MY community is a Family Community who has seen its share of changes. Some good. Some bad. There is NO need for additional apartment complexes to be built here. There is already enough complexes here with the recent extension of the Avoca apartment complex on Hersfield. Traffic on Berrytown Road, N English Station Rd and other sides streets have become busy and in some instances dangerous because of all the buildings going up and the closer of the road near the Avoca complex. This is a small Historic Black community in Eastern Jefferson County that should be left alone. There is NO need for an another apartment complex to be built especially NOT a 168 units. I have lived in this neighborhood for MOST of my life. My family moved here when I was on 6 and I am 61 now. I have seen many changes a few good but now mostly bad. I feel that there is an underlying move to try to take over MY community. This is not an improvement but a money ploy for a company that should go somewhere else.

Again. I AM NOT IN FAVOR OF THIS PROPOSED COMPLEX.

Do you have space where you live

Personal email: margaret.davis7418@gmail.com

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From: [mariab925](#)
To: [Lockett, Jay P](#)
Subject: Case Number 22-ZONEPA-066
Date: Monday, August 15, 2022 9:50:12 PM

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I'm a resident of Berrytown a Historic black neighborhood in Eastern Jefferson County. I've lived here 57 years.

I'm sending this email because of the proposed apartments on 1615 N English Station Road by LDG Apartments.

There are currently three sets of apartments in Berrytown. We DON'T need any more apartments!

We want to be a community of homes not apartments/multi-family dwellings.

These apartments will do more harm than good to the community. Can the infrastructure really support the apartments/increased population? The apartments will also increase traffic on North English which has already seen multiple accidents. As a resident I can barely get in and out of the community during certain times of the day.

Please review and study the area before allowing these apartments to be built. This area was zoned for affordable Single family houses 2-4 bedrooms, 1 - 1 1/2 bathrooms. What happen to that plan? I'm sure there is record of this somewhere.

Developers are taking advantage of Berrytown by being able to buy up property and build what they want.

Why not build houses? revitalize the neighborhood. Build houses NOT APARTMENTS.

Thank you! for taking the time to read my email. Please take my concerns into consideration.

Sent from my T-Mobile 4G LTE Device

From: [Avanna M Peake](#)
To: [Lockett, Jay P](#)
Subject: 22-ZONEPA-0066
Date: Tuesday, July 26, 2022 8:40:07 AM

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July 26, 2022

RE: 22-ZONEPA-0066

To: Jay Lockett
Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202
(502) 574-5159
jay.lockett@louisvilleky.gov

Mr. Lockett,

My family has owned property in Berrytown at 1317 Hines Rd for over 30 years. We believe in the growth of our community, however I adamantly oppose the proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd. I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes. [https://explorekyhistory.ky.gov/items/show/822#:~:text=\(Reverse\)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.](https://explorekyhistory.ky.gov/items/show/822#:~:text=(Reverse)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.)

At a recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property on N. English Station Rd. This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Unfortunately, changing the character and fabric of our neighborhood is just one issue. The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is. With the 300+ Avoca Ridge units still under construction and this proposed 168 units, a full traffic study is needed. Without a full traffic study, a decision in favor of rezoning for this

development is not only negligent, but dangerous to those of us that live here.

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance:

<https://louisvilleky.gov/division-community-forestry/document/tree-ordinance-proposal-2015>

The negative impact the LDG Avoca and proposed future developments are completely unacceptable and do not align with the current structure of our community. I am a realist, not a no-growther. But, rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning. (Note: I know Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.)

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's another study that needs to be conducted and communicated to the community (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood. As a long-term member of the Berrytown community, I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily for the reasons stated above.

Sincerely,
Dr. Ayanna Peake

July 19, 2022

RE: 22-ZONEPA-0066

To: Jay Luckett
Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202
(502) 574-5159

I am a resident of Berrytown and live at 12516 Hiawatha Avenue. The proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd. I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes.

At our most recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property at 1408 and 1412 N. English Station Rd.

This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Changing the character and fabric of our neighborhood is just one issue.

The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is.

With the 300+ Avoca Ridge units still under construction and this proposed 168 units, a full traffic study is needed. Without a full traffic study, a decision in favor of rezoning for this development is not only negligent, but dangerous to those of us that live here.

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This

development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance:

I am a realist, not a no-growther. **But, rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning***

*Note: I know Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's another study that needs to be conducted and communicated to the community (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood.

As a resident of Berrytown, I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily for the reasons stated above.

Sincerely,

Viola and Henry Trowell

From: [Marissa Jumper](#)
To: [Lockett, Jay P](#)
Subject: Concerns regarding LDG
Date: Wednesday, July 13, 2022 1:03:21 AM

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Hello Jay!

My name is Marissa Jumper Thompson and I am a former resident of the Berrytown neighborhood. I currently reside in the newburg area, but, I'm still very much invested in the neighborhood that raised me. I recently became a member of the neighborhood association currently being developed for Berrytown. My interest in joining was to do everything I could to help preserve the character of the community.

Currently I have partial ownership in my now deceased grandmother's home located on Hiawatha Ave in the Berrytown neighborhood. I am also a caregiver for my father who resides on Berrytown road, he was born and raised in this community. Born in 1948 he has witnessed this historically black neighborhood go through various seasons of growth. It is in this neighborhood that he met my mother (who is now deceased), raised his kids, and watched his numerous siblings of raise their families in this neighborhood as well.

I give all of this background because I want to provide a snapshot of my family ties to this community. As the elders of my community transition on, I know that it is extremely important for the next generation to step up and participate.

I am also a licensed Realtor in the state of Kentucky. I say this because I want to highlight my awareness to the housing crisis throughout our nation. I understand that supply and demand for affordable housing are in shambles right now. I understand that we're in a seller's market that often leaves sellers turning an amazing profit. I understand that awareness of generational wealth has spread and lots of first time investors popped up in the last few years. Very often cash buyers are beating those with VA and FHA loans on the purchase of single family homes.

I also understand that the LDG development group is near completion of a new apartment complex in my childhood neighborhood. That a one bedroom in the Avoca complex ranges between 1340 and 1549. Many residents in the neighborhood had concerns about this complex being built, but, did not have the tools or resources to organize their complaints. The LDG development group now wants to purchase another piece of land directly near the neighborhood to build 160 or more units. Doing so would mean the neighborhood of Berrytown would basically have 4 total complexes of multi family units.

My concerns as some one in the real estate arena is that a neighborhood so full of history, will see a sharp decline in property value due to proximity of multi family units. Single family homes near multi family units do not tend to appraise as high as neighborhoods that are predominantly single family units. Rarely do you see new apartment complexes pop up across the tracks by near million dollar homes in Anchorage. You rarely even see trees being torn

down in the Anchorage neighborhood, as a result they intentionally maintain a natural tree canopy.

Traffic through streets such as Berrytown rd has already significantly increased as streets formerly used to travel from Anchorage to the Middletown area changed. This has led to increased speeding and car accidents.

Current complexes in the neighborhood have often been reserved for low income families, but, not well maintained by the property management groups. Many residents in those units when I was younger were forced out as income restrictions were placed. As working class families were forced to move we began to see a high turnover in residents for these units. This is when the character of a tight niche community began to change.

The neighborhood doesn't need another apartment complex. It doesn't benefit current home owners or residents in the neighborhood. The history and fabric of our neighborhood has been neglected and treated as a dumping ground for investors, and, we are tired of seeing those who have no ties to this heritage use it as a dump in exchange for profit.

As it is considered whether or not LDG can move forward on their plans I ask that you consider this email. Consider that we could use more single family homes in the community. We can use more street lights in our community. We can use more funding for financial literacy in our communities. Schools can be built in the Berrytown community, as the only school to have ever existed in the community came out of a necessity due to segregation. Various projects could be built in the community that better serve the many life long (generations) of residents who currently show great pride in their community.

Graves of formerly enslaved individuals existed on the very land currently housing the Avoca complex. One has to wonder did those who profited from that project care about the bones that they bulldozed over? The bones of those who tasted freedom and tried their hand at the American dream.

LDG currently has a 2.8 star review total on Google. With properties currently located in various states one has to wonder how involved can they be in how the completed project functions after completion.

Please consider that those in the Berrytown community, those from the Berrytown community, and those with generational ties to the community welcome new residents and improvements. However, we do not welcome for profit companies taking from those who have invested generational blood, sweat, and tears into this neighborhood. Please consider this email and help residents of Berrytown resist being a breeding ground for multi family units and investors at a cost significantly unaffordable to those who currently reside in the area.

Thank you very much for your time and consideration.

July 12, 2022

RE: 22-ZONEPA-0066

To: Jay Lockett
Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202
(502) 574-5159
jay.lockett@louisvilleky.gov

We are current residents of Berrytown and live at 1612 N. English Station Road. The proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd. I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes.

[https://explorekyhistory.ky.gov/items/show/822#:~:text=\(Reverse\)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.](https://explorekyhistory.ky.gov/items/show/822#:~:text=(Reverse)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.)

At a recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property at 1408 and 1412 on N. English Station Rd.

This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Changing the character and fabric of our neighborhood is just one issue.

The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is.

With the 300+ Avoca Ridge units still under construction and this proposed 168 units, a full traffic study is needed. Without a full traffic study, a decision in favor of rezoning for this development is not only negligent, but **dangerous** to those of us that live here.

RECEIVED
AUG 19 2022
PLANNING &
DESIGN SERVICES

22-ZONE-0113

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance:

<https://louisvilleky.gov/division-community-forestry/document/tree-ordinance-proposal-2015>

I am a realist, not a no-growther. But, rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning*

*Note: I know Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's another study that needs to be conducted and communicated to the community (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood.

As a resident of Berrytown, I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily for the reasons stated above.

Sincerely,

Joe and Linda Brooks

RECEIVED

AUG 19 2011

PLANNING &
PERSON SERVICES

22-ZONE-0113

From: [Meryl Thornton](#)
To: [Lockett, Jay P](#)
Subject: Case Number 22-ZONEPA-0066
Date: Tuesday, July 12, 2022 9:56:58 AM

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I am checking on the status of the rezoning process for the subject case number. Has LDG submitted the formal filing for a rezoning request?

I remain strongly opposed to LDG developing apartments at 1615 N. English Station Road in the Berrytown neighborhood. There are enough apartments already available in the vicinity, including Avoca, Forest Springs, and several developments in Middletown, all within a two-mile radius from Berrytown. We are already experiencing increased traffic in Berrytown and increased speeds on our streets.

Berrytown needs affordable, single-family housing in keeping with the character and legacy of our historically Black neighborhood. Apartment complexes do not contribute to generational wealth.

Please notify me when the Planning Commission public hearing concerning this case will take place.

Thank you.

June 12, 2022

RE: 22-ZONEPA-0066

To: Jay Luckett, Case Manager
Planning & Design Services
Department of Develop Louisville

I am a resident of Berrytown and live at 1501 N English Station Road. The proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd.

I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes. [https://explorekyhistory.ky.gov/items/show/822#:~:text=\(Reverse\)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.](https://explorekyhistory.ky.gov/items/show/822#:~:text=(Reverse)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.)

At our most recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property at 1408 & 1412 on N. English Station Rd.

This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Changing the character and fabric of our neighborhood is just one issue.

The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot next door. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is.

With the 300+ Avoca Ridge units still under construction and this proposed 168 units, **a full traffic study is needed.** Without a full traffic study, a decision in favor of rezoning for this development is not only negligent, but dangerous to those of us that live here.

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance: <https://louisvilleky.gov/division-community-forestry/document/tree-ordinance-proposal-2015>. Rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning*

*Note: I have learned Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's **another study that needs to be conducted and communicated to the community** (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood. As a resident of Berrytown, **I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily** for the reasons stated above.

Respectfully Submitted,

Jerry Woods
11604 LaGrange Road
Louisville, KY 40223

From: George Roth
To: Jay Lockett
Subject: 1425 Hedges Road Project 22-20489-006
Date: Tuesday, June 19, 2023 11:30:43 AM
Attachments: 0000000000

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 day Jay,

I am aware my neighbor has or will provide a picture and a statement about a recent accident on North English Station rd. While this may seem a duplication of effort, I felt my comments will add value to that discussion as I have resided at my current address since 2016.

Concerning the accident, and the request for a full traffic study, I have witnessed no less than one serious accident per year at this specific curve. It is why the residents have mentioned dangerous driving and concerns over the additional complications of adding 168 additional families. As it stands, regardless of what happens with the proposal to re-examine a traffic study, likely needs to be done.

Again I would like to thank you for the time the Commission is spending on this.

Kind regards,
George Roth
562718-5382



Sent from my iPhone

On Jun 9, 2023, at 3:59 PM, Lockett, Jay P <Jay.Lockett@louisvilleky.gov> wrote:

George,

Thank you for taking the time to express your concerns regarding this proposal. I will add it to the file. I am free to contact me with any questions or comments regarding this proposal.

Regards,

Jay Lockett, AEP
Planner II
Planning & Design Services
Department of Louisville Louisville
(COMMUNITY DEVELOPMENT)
444 South 4th Street, Suite 300
Louisville, KY 40202
502-572-5295

Jay.Lockett@louisvilleky.gov

<https://www.louisvilleky.gov/development/development>



From: George Roth <georgeroth@gmail.com>
Sent: Thursday, June 9, 2023 5:56 AM
To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Subject: 1425 Hedges Road Project 22-20489-006

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Good day Jay,

Please let me know my offer of statement and comments on the mentioned project. I want to thank you and the Housing Commission for their work.

Kind Regards,
George Roth

502 716 5362
info@hugoboss.com

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June 14, 2022

RE: 22-ZONEPA-0066

To: Jay Lockett, Case Manager
Planning & Design Services
Department of Develop Louisville

From: Joan Pauly
1802 N. English Station Rd.
Louisville, KY 40223
Cell: 404.291.5178

Hello Jay,

To add to your case file for the rezoning request for 1615 N. English Station Rd.:

Yesterday, June 13, across the street from my home, 1802 N. English Station Rd., another crash occurred out of the blind curve on N. English that we (Berrytown neighbors) are concerned about (covered in previous communications asking for a full traffic study in connection to rezoning consideration).

This occurrence is real and dangerous. Adding another 168 units will only exacerbate the danger to those of us living here.

Thankfully the driver survived, and was sent to the hospital.



From: J Pauly
To: Luckett, Jay P
Subject: Case RE: 22-ZONEPA-0066
Date: Tuesday, June 14, 2022 3:53:07 PM
Attachments: 2022-6-14 RE 22-ZONEPA-0066 CRASH (1).docx

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

Hey Jay,

Please see my attached document concerning this case based on a crash that occurred yesterday on the blind curve we, Berrytown residents, are concerned about, and is more evidence for the need for a full traffic study before considering rezoning 1615 N. English Station Rd. to multi-family, increasing traffic.

Please let me know if you have questions.

Thanks,

Joan

Joan Pauly

(m) 404.291.5178

joanpauly@gmail.com

Louisville and Berea, KY



www.paulyrealestate.com

June 12, 2022

RE: 22-ZONEPA-0066

To: Jay Luckett, Case Manager
Planning & Design Services
Department of Develop Louisville

I am a resident of Berrytown and live at 1501 N English Station Road. The proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd.

I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes. [https://explorekyhistory.ky.gov/items/show/822#:~:text=\(Reverse\)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.](https://explorekyhistory.ky.gov/items/show/822#:~:text=(Reverse)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.)

At our most recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property at 1408 & 1412 on N. English Station Rd.

This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Changing the character and fabric of our neighborhood is just one issue.

The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot next door. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is.

With the 300+ Avoca Ridge units still under construction and this proposed 168 units, **a full traffic study is needed.** Without a full traffic study, a decision in favor of rezoning for this development is not only negligent, but dangerous to those of us that live here.

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance: <https://louisvilleky.gov/division-community-forestry/document/tree-ordinance-proposal-2015>. Rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning*

*Note: I have learned Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's **another study that needs to be conducted and communicated to the community** (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood. As a resident of Berrytown, **I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily** for the reasons stated above.

Respectfully Submitted,

Margie Starks
1501 N English Station Road
Louisville, KY 40223

June 12, 2022

RE: 22-ZONEPA-0066

To: Jay Lockett, Case Manager
Planning & Design Services
Department of Develop Louisville

I am a resident of Berrytown and live at 1101 Heafer Road. The proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd.

I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes. [https://explorekyhistory.ky.gov/items/show/822#:~:text=\(Reverse\)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.](https://explorekyhistory.ky.gov/items/show/822#:~:text=(Reverse)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.)

At our most recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property at 1408 & 1412 on N. English Station Rd.

This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Changing the character and fabric of our neighborhood is just one issue.

The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot next door. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is.

With the 300+ Avoca Ridge units still under construction and this proposed 168 units, **a full traffic study is needed.** Without a full traffic study, a decision in favor of rezoning for this development is not only negligent, but dangerous to those of us that live here.

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance: <https://louisvilleky.gov/division-community-forestry/document/tree-ordinance-proposal-2015>. Rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning*

*Note: I have learned Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's **another study that needs to be conducted and communicated to the community** (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood. As a resident of Berrytown, **I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily** for the reasons stated above.

Respectfully Submitted,

Marilyn & Victor Williams
1101 Heafer Road
Louisville, KY 40223
5026816137

06 June 2022

RE: 22-ZONEPA-0066

To: Jay Lockett, case manager

Planning & design Services

Department of Develop Louisville

I am a current resident of Berrytown, and reside at 1702 N English Station Road, Louisville KY. The proposed 10 Acre development for rezoning to Multifamily is located at 1615 N English Station Rd.

I am entirely against the rezoning of the mentioned property to allow for the construction of the 168-unit apartment complex proposed by LDG Development. The addition of these units will shift demographics from the norm we experience currently, but also what the normal is for Louisville (Berrytown currently 55% owned and 45% rented – with the Louisville norm at 60% owned and 40% rented). Using the Louisville Normal, as a guideline, I feel there is a negative impact to quality of life, for existing residents that MUST be considered, especially considering long-time residents who have given much of their time to bring the neighborhood to where it is today.

Considering potential harm to existing homeowners.

1. A full-Blown Traffic study MUST be completed. Traffic experiences daily back ups due to left turns. Adding 164 families to the road congestion will increase the risk on this road (folks making poor and stressed judgement calls to make turns).
2. The proposed entrance to the entrance to the property has a blind curve. With the location required to be directly across from the entrance to North English Station Court (where there is no outlet), turning will be extremely hazardous.
3. There is a Bus Stop where children (including mine) will be dropped off and must travel the road home.
4. Impact to housing values. In a study publish by Stanford Business ([Is Affordable Housing Good for the Neighborhood? | Stanford Graduate School of Business](#) – Conducted in 2015) Berrytown can expect negative impacts to their home prices as a result of this project. Berrytown has experienced a positive 15.5% home value increase over a 12-month period, which is stronger than the entirety of Jefferson County at 9.9% for the same timeframe. As I live within the 1/10th of a mile distance from the project I will be harmed as a result, likely for 10 years or more.

The very thing that attracted me to my home, was the tree canopy. It is a significant difference compared to other places in Louisville. While I applaud the efforts of the planning commission to maintain a 20% canopy, I do not condone chopping down the other 80% to make room for the apartments. Understanding that progress must continue, a single-family home neighborhood would be better suited to this location and has the possibility of championing a larger retained tree canopy. In reading the eligibility statement, **trees were cut on this property PRIOR to the proposed sale to LDG**

(was in the late winter of 21-22 Jan-March timeframe). I propose that this be investigated as this will impact how much Canopy WOULD have been left, if it had been untouched and is part of the canopy ordinance. ([Louisville Adopts Tree Ordinance Preserving More Urban Canopy \(wfpl.org\)](http://LouisvilleAdoptsTreeOrdinancePreservingMoreUrbanCanopy.wfpl.org)). 20% of 1000 trees is 200, versus 20% of 700 being 140.

I have heard multiple times that Systems are strained in this area (water and sewer). There is an abandoned house that sits vacant, never occupied, and has never been hooked up to services because of overloading the existing networks (this house is directly across from the entrance to the proposed property). I request an impartial review of the water and sewer systems as historical language stated they were at capacity.

During the neighborhood meeting, the developer (LDG) stated how they 'were stepping in to assist with the development of low-cost income housing'. First, they are not altruistic, they are making money. Second, there was an overwhelming negative response to the development. Third, they espoused rights, of those who need to have access to low-income housing by trumping the rights of those long-standing homeowners who live and make up the fabric of this community.

For these reasons and the fact that I am a resident within immediate development radius I completely object to the rezoning proposal for the property at 1615 N English Station Road.

George A. Roth III

1702 North English Station Road

Louisville, KY, 40223

Cell – 502-718-5382

georgerothpm@gmail.com

June 5, 2022

RE: 22-ZONEPA-0066

To: Jay Luckett, Case Manager
Planning & Design Services
Department of Develop Louisville

I am a current resident of Berrytown and live at 1802 N. English Station Rd. The proposed 10 acre development for rezoning to multifamily is located at 1615 N. English Station Rd.

I strongly object to the rezoning of this property to allow for the proposed 168 unit apartment complex. These 168 units proposed by LDG Development, LLC are in addition to their current development, Avoca Ridge, with 300+ apartments taking 29.33 acres of property from Berrytown, a historically black neighborhood made up of primarily single family homes.
[https://explorekyhistory.ky.gov/items/show/822#:~:text=\(Reverse\)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.](https://explorekyhistory.ky.gov/items/show/822#:~:text=(Reverse)%20Berrytown%20%2D%20In%20the,schools%2C%20including%20Berrytown%20and%20Griffytown.)

At our most recent Berrytown Neighborhood Planning meeting (unrelated to this zoning case), LDG Development announced they have a contract on even more property in our neighborhood snatching up additional single family zoned property on N. English Station Rd.

This historically black neighborhood is currently 55% owner occupied and 45% renters. With the amount of property LDG Development has under contract, the very fabric of our community will be forever changed.

Changing the character and fabric of our neighborhood is just one issue.

The current property at 1615 N. English is located on a blind curve. Many cars have overshot this curve and ended up in the wooded lot next door to me. N. English Station is used as a major cut through from La Grange Rd. to Old Henry. Vehicles of all kinds and sizes speed down that road as it is.

With the 300+ Avoca Ridge units still under construction and this proposed 168 units, a full traffic study is needed. Without a full traffic study, a decision in favor of rezoning for this development is not only negligent, but **dangerous** to those of us that live here.

Berrytown enjoys over 60% tree canopy. The developer stated they will only be keeping 20% current tree canopy. 1615 N. English Station Rd is 10 acres of 100% tree canopy. This development, along with Avoca, is dramatically impacting the beauty of Berrytown, and goes against the goals of Louisville's Metro Tree Canopy ordinance:

<https://louisvilleky.gov/division-community-forestry/document/tree-ordinance-proposal-2015>

I am a realist, not a no-growther. **But, rezoning from single family to large-lot multifamily guarantees more tree loss than with our current single family zoning***

*Note: I know Louisville's land code is being revisited to allow higher density on single family lots of which I am in favor of. I applaud Louisville's efforts to tackle affordable home ownership, and revisiting single family home density is a big step in the right direction.

The developer communicated during our neighborhood meeting that MSD flow can handle this new development. How will we actually know that? LDG said they would be piping to a station within the Linak development and it would not be a problem, but without proper documentation to support this statement, that's another study that needs to be conducted and communicated to the community (by a non-partial third party).

At the rezoning meeting with LDG, it was abundantly clear by comments and feedback from my neighbors that this community is against rezoning to allow for more apartment development in our neighborhood.

As a resident of Berrytown, I am firmly against the proposed rezoning of 1615 N. English Station Rd. to multifamily for the reasons stated above.

Sincerely,
Joan Pauly
1802 N. English Station Rd.
Louisville, KY 40223
Cell: 404.291.5178