

From: crogh36@aol.com
To: [Gabbard, Lacey A](#)
Subject: Case Number 19-MSUB-0018
Date: Thursday, March 5, 2020 9:07:40 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

This is in regard to the proposed addition of 133 buildable lots on 34 acres at 6106 South Watterson Trail. This is in the Fern Creek area. When I was first notified of this it didn't surprise me. There is quite a bit of new construction going on in this area.

Let me tell you my concerns. My wife and I purchased a new home last year in the Spring Villa complex. Our address is 6423 Villa Springs Drive (This is lot #54) We moved here because our new home has virtually no steps (I'm 83 years old & have to use a wheeled walker and my wife is 78 and has a bad knee). Our old home had a basement (washer/dryer) and you had to contend with steps (4) to get to the driveway. Spring Villa is basically a retirement community and I would guess the average age of the property owners is around 72 years.

When I first got your notification I was not surprised. What did surprise me is the purposed new street that would tie Spring Villa to the area with 133 building lots. Why does Spring Villa have to be connected to this new purposed area, especially since a wooded area would be bisected and destroyed. This wooded area meanders thru this entire area and contains much wildlife including a small herd of deer. Must we destroy all vegetation to satisfy Developers?

Per your notification card you are "waivering" a back yard requirement, which is a nice way of saying the developer will be allowed to increase the number of building lots by decreasing the square footage of each lot. This being the case, let the developer invest in additional street construction. May I suggest Fegenbush Lane, (on the West side), or Hurstbourne Parkway (on the North side), both would support the additional traffic load.

The developer or his employee(s) have been doing some pre-construction preparation and are using a gated entrance on South Watterson Trail to enter or leave the questioned property. Why couldn't this entrance be improved and utilized; in other words, remove Spring Villa completely from the equation. Bluntly speaking, we old farts prefer being left alone,

If you wish to call me to discuss this further please do so.

A un-diagnosed neurology problem has left me with no balance and slurred speech so getting to the downtown public meeting on 4/5 was not an option.

Thank You
C. R. Hines
6423 Villa Spring Drive
#523-3245

Gabbard, Lacey A

From: jansidea@aol.com
Sent: Tuesday, May 19, 2020 1:44 PM
To: Gabbard, Lacey A
Subject: Re: Save the trees

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

The new housing developmentt at Watterson Trail and Hurstbourne Parkway. Thanks

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

From: Gabbard, Lacey A <Lacey.Gabbard@louisvilleky.gov>
To: jansidea@aol.com <jansidea@aol.com>
Sent: Mon, May 18, 2020 8:37 am
Subject: RE: Save the trees

Hello Janice,

Thank you for your email. All applicants proposing a new development must either leave a certain amount of tree canopy or plant more. No development completely removes all tree canopy.

Can you tell me which proposal you are concerned about so that I can add your email to the case file, so that it is part of the public record for that file?

Thank you,

Lacey Gabbard, AICP

From: jansidea@aol.com <jansidea@aol.com>
Sent: Sunday, May 17, 2020 10:50 AM
To: Gabbard, Lacey A <Lacey.Gabbard@louisvilleky.gov>
Subject: Save the trees

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

You all are going to develop so much of our world that there will be no trees left on this planet.

Janice A Martin
8512 Glaser Ln
Louisville, KY 40291
502-767-4489

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Gabbard, Lacey A

From: crogh36@aol.com
Sent: Tuesday, May 19, 2020 9:20 PM
To: Gabbard, Lacey A; Peden, James
Subject: Re: 19-MSUB-0018

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

Ms. Gabbard:

We have exchanged e-mails before. Please do not take my comments personally. When I refer to you I am also referring to not only you but also to the City of Louisville.

This e-mail is in regards to the above project, More specifically the Mendel Scott preliminary drawing that pertains to the project and proposed roadways 'A' and 'C' and proposed lots number 29 and 30.

My complaint, was and still is, connecting the new proposed area and the Spring Villa subdivision with proposed roadway 'C'. You say they did that to meet a City code that states each subdivision must have two ways to enter and depart. Spring Villa has functioned very well for a number of years with one entrance.

On the Mendel Scott preliminary drawing it shows that lots 29 and 30 backup to Hurstbourne Parkway. These are 50' wide lots, the same as width that they show the new roadway to be. Why can't they use one of the lots to create a roadway and connect directly to Hurstbourne? You have already created a precedent by allowing two subdivision to connect to Hurstbourne (further West by about 1/8 of a mile) without benefit of a traffic light, so entrance and exit must not be a problem.

As I stated previously one of the reasons we moved to Spring Villa was the lack of noise. It is basically a retirement community and is very quiet. It's hard to beat the 'sound of silence', and I want to keep it that way. 132 new lots equals a lot of people with automobiles and autos make noise.

On your Planning Commission Staff Report, dated 5/11/2020 it was reported that their was no opposition from any interested parties. That is incorrect. My first e-mail to you was dated 3/5/2020 and I objected.

Also the Mindel Scott preliminary drawing now includes my name and address. My question is why? I get a little antsy when my name and address are on a ZONING drawing.

And as a side note, I don't appreciate an out-of-state developer coming to Louisville, creating a d--- mess and leaving. Please refer to the MD drawing title box; it names the developer and being from either Michigan or Canada.

Thank You:
Roger Hines
6423 Villa Spring Drive

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

From: Gabbard, Lacey A <Lacey.Gabbard@louisvilleky.gov>

To: crogh36@aol.com <crogh36@aol.com>

Sent: Fri, Mar 27, 2020 2:09 pm

Subject: Re: 19-MSUB-0018

Mr. Hines,

I spoke with your wife on the phone after receiving your first email. I apologize if she did not relay our discussion to you. I am currently working from home, which is not typical for us at PDS, so I do not have a work number to call you with and, please do not take offense, but I do not wish to use my personal phone number. I hope this email will suffice.

The case was postponed to give the applicant time to edit the plan to add a sidewalk on Hurstbourne Parkway, and to adjust for the future widening of Watterson Trail. The waiver request was not an issue.

In regards to the concerns expressed in your previous email:

It is a Code requirement that new developments be connected to surrounding developments. Spring Villa was always intended to connect to this new development. This is for the purpose of improved connectivity, as well as mobility in case of fire, and improved ingress and egress for residents. It is a requirement that developers allow for stub streets that will connect to future surrounding development.

The entrance on Watterson Trail is proposed as an entrance to the subdivision, as well as the Spring Villa entrance. The elimination of either of these entrances is, per the reasons listed above, most likely not an option.

For clarification, the backyard is not being waived. The parcels in the proposed subdivision will still have the required backyards. The waiver is requesting to allow an easement to encroach into a portion of some of the backyards (primarily the ones that run along the subdivision's border). Typically we only allow an easement to encroach into a required backyard by 15%. In this case, the developer is asking for additional encroachment. The yard will visually appear to be the same as required, it's just that an easement will be encroaching.

I hope this was helpful information.

Regards,

Lacey Gabbard

From: crogh36@aol.com <crogh36@aol.com>

Sent: Friday, March 27, 2020 1:35 PM

To: Gabbard, Lacey A <Lacey.Gabbard@louisvilleky.gov>

Subject: 19-MSUB-0018

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

Ms.Gabbard:

This is the second time I written you concerning Case Number 19-MSUB-0018, the first being 3/5/2020. On that date it was post-phoned to 4/5/2020. Was the post-phonement due to the back yard **wavier** or something else?

My concerns or still the same. I would appreciate a phone call where we can discuss project. Thank you.

C. R. Hines
6423 Villa Spring Drive, 40291
Phone #502/366-3954

PS: If you have **deleted** my first e-mail I will be happy to re-send.

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.