

## Williams, Julia

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**From:** Webster, Angela  
**Sent:** Wednesday, August 17, 2016 6:00 PM  
**To:** Wayne Knewasser  
**Cc:** Williams, Julia  
**Subject:** RE: Taylorsville Road Homework Assignment

I will forward your questions to the case manager, Julia Williams for response.

Angela Webster

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**From:** Wayne Knewasser [wknewasser@gmail.com]  
**Sent:** Wednesday, August 17, 2016 5:30 PM  
**To:** Webster, Angela  
**Subject:** Taylorsville Road Homework Assignment

Hi Angela,

I have reviewed the 86 pages of the Taylorsville Road apartment application for rezoning.

My comments are as follows:

1) Page 3 of 86, variance of Sec. 5.3.1.C.2, apartment building to exceed maximum height of 35 feet. There is no mention (I could not identify one) of the actual increase in height over the maximum, for their 3 story apartment structure.

Do you know what the actual height increase for the 3 story building, including the roof line, will be?

References and (unsubstantiated) opinions by the applicant are made toward current R-4, R-5 single family homes in the surrounding area as justification for granting their variance request. Approving the variance for a taller 3 story building(s) to be built, will also increase the occupancy capacity of these types of structures by 50% and add to the already congested traffic issue on Taylorsville Road.

2) Page 4 of 86, the applicant claims they (owners, investors and/or developer) will be deprived of reasonable use of the land. What about their effect on existing local residents? They are assuming that the building height issue will pretty much go unnoticed due to existing local structures and will also be less intrusive by using their proposed offsets, setbacks for their 3 story buildings. Who makes the "deprived party" determination?

3) Pages 8-11 are comments from attorney Bardenwerper in his best attempt to make a sales pitch using a number of assumptions and a bit of fluff. Who validates his ambiguous claims, the local residents opposing this infringement? The zoning committee? The applicant requesting the change?

4) Page 57, attorney Bardenwerper's summary of the meetings held on 4/11/16 and 5/19/16, 3rd paragraph, last sentence, traffic engineer Diane Zimmerman, there is to be a left hand turn center lane.

How can this be done? If I am understanding this correctly, who is going to do the work on the 2 lane portion of Taylorsville Road increasing it to 3 lanes? Has KDOT approved this "New" traffic pattern? If approved, who is going to pay for the construction and how long would it take??? To many safety issues and unanswered questions about this side by side 2 driveway (required) plan, both having entrance and exit capability of injecting additional traffic flow on to or off of Taylorsville Road. Traffic that will be crossing through the on coming East or West bound traffic lanes.

The developer mentions having a exit driveway that will have two exit lanes, one East bound and one West bound.

Not sure if both driveways will have this option due to the 2nd exit/entrance being the church's driveway. If it doesn't accommodate a single entrance lane and a 2 lane East and West bound exit traffic flow, there will be another exiting issue to deal with. Both driveways will be competing with each other for residents impatiently waiting to enter Taylorsville Road going East or West.

How does the 8:00AM exiting apartment resident that is West bound, safely cross through the on-coming East bound flow and safely merge with the current West bound traffic flow on this narrow piece of 2 lane roadway? There is a right hand turning lane for East bound traffic to enter the development (proposed, using their own road front property easement.) The question remains, having two in-out driveways within a few hundred feet of each other and no confirmed left turn lane for West bound traffic on Taylorsville Road to enter the apartment complex, the existing congestion issues on this two lane section of Taylorsville Road, does not lend itself to a safe and practical approach in locating such a large R-6 complex.

I remain opposed to granting the zoning variance request.

Regards,

Wayne Knewasse  
12506 Valley Pine Drive  
Louisville, KY 40299

## Williams, Julia

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**From:** Webster, Angela on behalf of Benson, Stuart  
**Sent:** Monday, August 08, 2016 2:31 PM  
**To:** Nick Zilich  
**Cc:** Williams, Julia  
**Subject:** RE: Taylorsville Rd. Apartments

Julia,

Please add the following comments from Mr. Zilich to the official case file for the commissioners to consider for the public hearing on August 22<sup>nd</sup>.

Angela Webster

**From:** Nick Zilich [<mailto:nick.zilich@atcss.com>]  
**Sent:** Monday, August 08, 2016 2:02 PM  
**To:** Benson, Stuart  
**Subject:** Taylorsville Rd. Apartments

Councilman Benson,

I have read about the potential apartments to be built on Taylorsville Rd adjacent to Sojourn.

Will your office be voting for the project or against the project?

I would like for you to vote against it.

Not only do I feel like there will be increased traffic on an already crowded 2-lane Taylorsville Rd, Chenoweth Run, and Gene Snyder; but between the new Kendal apartments and the older Boulder Creek apartment we would then have 3 major apartment complexes with-in a 2 mile radius.

I also agree with the Pine Valley residents that spoke, that this will not help our property value to increase.

I can also speak as a parent of elementary students, that the three local elementary schools (Farmer, Tully, and Wheeler) are already at capacity and some of our kids can't even get into them; what happens when we add (200) more kids within our area to school enrollment?

What benefit is this to our community?

Respectfully,

*Nick Zilich*

Saratoga Woods

**Williams, Julia**

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**From:** James Burckel <burc825@bellsouth.net>  
**Sent:** Monday, July 25, 2016 10:19 PM  
**To:** Williams, Julia  
**Subject:** proposed 400 apartments on taylorville rd. case#16zone 102o

I do not want it in this area . the traffic is terrible as it is. This is a ridiculouse proposal.

**Williams, Julia**

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**From:** Jeff <centralkentuckys@bellsouth.net>  
**Sent:** Wednesday, July 20, 2016 8:15 PM  
**To:** Williams, Julia  
**Subject:** 11312,11314&11404 trilled rd/case no.16zone102

Just signed a petition for no apartments at this location. I oppose zoning change.

Jeff Wise

Sent from my iPad

## Williams, Julia

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**From:** James Stewart <james.stewart@beesoninc.com>  
**Sent:** Tuesday, July 19, 2016 2:11 PM  
**To:** Benson, Stuart  
**Cc:** Williams, Julia  
**Subject:** Re: 16ZONE1020

Angela,

Sorry for the delay but we are just getting back from vacation. The main concerns are as follows:

- 1) **Traffic:** Taylorsville Road is two lanes and is nearly impassable from Blankenbaker to Ruckriegel in either direction from 430 to 6pm. Adding another 400 plus apartments will just add to the congestion.
- 2) **Crime:** Since the completion of Kendal on Taylorsville, crime has increased in neighboring neighborhoods. Saratoga Woods has seen numerous break-ins and car thefts. Saratoga Springs has also seen thefts from cars and ever increasing rash of vandalism that go unchecked because the 7th doesn't have the manpower or desire to patrol the fringes of the county. I understand that you can not draw a correlation between apartments and crime but the rise in crime seems to have coincided nicely with the apartments.
- 3) **Utilities:** When we moved to area in 2005 the water company complained that the water system was not large enough to handle the new homes in Saratoga Springs. Since 2005, there have been numerous additional homes built as well as apartment communities without any noticeable upgrades to the water system. On the electricity side, we still see numerous brown outs, power surges, and outages in the area.

I fully understand that people need places to live, I just ask that in the push to build homes every where possible that the City consider what impact this will have on the existing residents.

James

On Thu, Jul 7, 2016 at 2:49 PM, Benson, Stuart <[Stuart.Benson@louisvilleky.gov](mailto:Stuart.Benson@louisvilleky.gov)> wrote:

James,

I left a voice mail for you regarding this matter. You definitely need to put all of your concerns in an email that we can send to the case manager, Julia Williams so that can be made a part of the official case file for the commissioners to consider before they vote on this case.

Please feel free to v call me back at your convenience at 574-3465.

Angela Webster

**From:** James Stewart [mailto:[james.stewart@beesoninc.com](mailto:james.stewart@beesoninc.com)]  
**Sent:** Thursday, July 07, 2016 1:55 PM  
**To:** Benson, Stuart  
**Subject:** 16ZONE1020

Stuart,

I have some serious concern about this proposed zoning change at 11312, 11314 and 11404 on Taylorsville Road next to Sojourn Community Church. From what I understand there will be over 400 apartments built.

When we moved to Saratoga Springs in 2005, the city was alarmed by the neighborhood and complained that the infrastructure (water and traffic) would not handle the new homes. Since that time the Tyler Center has been built and expanded as well as a massive apartment community.

Traffic on Taylorsville Road is ridiculous from 430-630 PM as you attempt to move from J-Town down to Blankenbaker and then to Old Heady. Adding another 400 apartments will make the two lane road nearly impassable.

Crime in Saratoga Woods, Dove Point and Saratoga Springs has also increased dramatically since the opening of the apartments. There have been numerous house break ins, stolen cars and vehicle break ins.

Is there anything you can do to delay or stop this project?

James

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**James A. Stewart**

Beeson & Associates, Inc. Vice President  
"Commodity Complexity Solved"  
[www.BeesonInc.com](http://www.BeesonInc.com)

**Williams, Julia**

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**From:** jones3701@aol.com  
**Sent:** Thursday, July 14, 2016 5:47 PM  
**To:** Williams, Julia  
**Subject:** case#16zone102o Property 11312, 11314, 11404 Taylorsville Rd

I am against any future construction of apartments as the traffic is already too much for this area.

Sincerely

**Harold Jones**  
**MSG Army Ret.**



## Williams, Julia

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**From:** Webster, Angela  
**Sent:** Thursday, July 14, 2016 5:43 PM  
**To:** tedsteier@twc.com  
**Cc:** Williams, Julia  
**Subject:** RE: Proposal to rezone Property on Taylorsville Road

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

**From:** [tedsteier@twc.com](mailto:tedsteier@twc.com) [<mailto:tedsteier@twc.com>]  
**Sent:** Thursday, July 14, 2016 5:26 PM  
**To:** Webster, Angela  
**Subject:** Proposal to rezone Property on Taylorsville Road

Dear Ms. Webster,

I, as well as many of my neighbors, are extremely concerned regarding the attempted rezoning of the property on Taylorsville Road from Single-family to Multi-family Residential. The traffic on Taylorsville Road has already been extremely increased by the recent building of the Apartments and Condos a little farther out. Trying to get out of Saratoga Woods has become almost a nightmare. Building adding 400 Apartments will, at times almost make it impossible.

Please do not let this happen! I ask you to pass this on to Julia Williams.

Ted Steier  
12612 Razor Court  
Louisville, 40299

## Williams, Julia

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**From:** Webster, Angela  
**Sent:** Wednesday, July 13, 2016 3:04 PM  
**To:** Wayne Knewasser  
**Cc:** Williams, Julia  
**Subject:** RE: Concern over rezoning land to accommodate construction of 400 apartments

Julia,

Please place this in the official file regarding traffic concerns from Mr. Knewasser for the commissioners to review ahead of tomorrow's meeting.

Angela Webster

**From:** Wayne Knewasser [<mailto:wknewasser@gmail.com>]  
**Sent:** Wednesday, July 13, 2016 2:42 PM  
**To:** Webster, Angela  
**Subject:** Concern over rezoning land to accommodate construction of 400 apartments

Hi Angela,

Can you tell me if Councilman Benson has taken a position for or against the re-zoning (R4-5 to R6) of the 31 acre plot of land along Taylorsville Road?

Local residents are already concerned about the infrastructure being able to accommodate/support the recent increases in residential and apartment construction.

Will he or you be attending tomorrows hearing?

Regards,  
Wayne Knewasser  
12506 Valley Pine Drive

## Williams, Julia

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**From:** Webster, Angela on behalf of Benson, Stuart  
**Sent:** Tuesday, July 12, 2016 11:33 AM  
**To:** CHARLES I POTTS  
**Cc:** Williams, Julia  
**Subject:** RE: Taylorsville Road Apartments

Mr. Potts,

I will forward your email to the case manager to be placed in the official file for the commissioners to review so that your concerns are known.

As always, if you have additional questions please feel free to contact me 574.3465.

Angela Webster

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**From:** CHARLES I POTTS [[mailto:potts\\_c@bellsouth.net](mailto:potts_c@bellsouth.net)]  
**Sent:** Monday, July 11, 2016 10:54 PM  
**To:** Benson, Stuart  
**Subject:** Taylorsville Road Apartments

Hello,

I recently heard about a proposed 400 unit apartment complex on Taylorsville Road near Sojourn Church just outside J\*town. I do not mind growth as long as there is adequate infrastructure (roads primarily) to support it. At this time the infrastructure is not adequate to support this. Currently traffic can back up going out of J\*town to Willowview drive near the J\*town community Center. Taylorsville Road really needs to be 2 lanes each way from J\*town to the widened section out by Tucker Station.

Thanks for your time and service to the community.

Chuck Potts

4400 Century Road  
Jeffersontown, KY 40299  
Mobile 502-468-5492

## Ford, Will F

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**From:** Wethington, Jessica  
**Sent:** Thursday, May 05, 2016 10:19 AM  
**To:** Ford, Will F  
**Subject:** FW: More Apartments on Taylorsville Rd:

Can you handle?

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

From: [mtsappteam@louisvilleky.gov](mailto:mtsappteam@louisvilleky.gov) [<mailto:mtsappteam@louisvilleky.gov>] On Behalf Of [gerri\\_nelson@yahoo.com](mailto:gerri_nelson@yahoo.com)  
Sent: Thursday, May 05, 2016 9:47 AM  
To: Wethington, Jessica  
Subject: : More Apartments on Taylorsville Rd:

Submission:

Submitted by Anonymous (not verified) on May 5, 2016 - 9:46am

Your Email Address:  
[gerri\\_nelson@yahoo.com](mailto:gerri_nelson@yahoo.com)

Your Subject:  
More Apartments on Taylorsville Rd

Your Comment:  
To the City planning and zoning Department,

If you approve more apartments near J town there will never be room to widen Taylorsville Rd.  
Traffic is already a mess!  
You already approved 400 apartments on Taylorsville rd.  
We can barely cross Taylorsville Rd because we have no turning lane!

There is so much land , why mess up our already crowded residential property?  
Making it dangerous for all of us!

Give a contractor from another state permission to build here.  
After messing up our land , then go back home with all his money.

This is not an improvement ! But a decrease in property value!  
A danger to our people!

Do something for a change for our people , not for the \$\$.

If you feel the need to pass this again for the \$ .  
I will move!

As if you care!  
Mrs. Nelson

## Williams, Julia

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**From:** Benson, Stuart  
**Sent:** Thursday, May 05, 2016 7:06 AM  
**To:** Glenn Zibart  
**Cc:** Williams, Julia  
**Subject:** RE: Zoning change from R-5 to R-6 11312, 11314 & 11404 Taylorsville Road

Mr. Zibart,

I have copied the case manager Julia Williams on this email so that she can place it in the official file for the commissioners to consider when and if this case comes before them.

As for sewers, the Jeffersonton plant has been eliminated and the sewer flow goes south to Cedar Creek which has the capacity to accommodate additional residential and commercial growth. A large trunk line project was built out for 2 years primarily along Chenoweth Run so that is how they propose to access sewers.

Please call the office at 574-3465 to discuss how this process works.

angela Webster

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**From:** Glenn Zibart [gzibart@gmail.com]  
**Sent:** Wednesday, May 04, 2016 9:10 PM  
**To:** Benson, Stuart  
**Subject:** Zoning change from R-5 to R-6 11312, 11314 & 11404 Taylorsville Road

Dear Stuart,

The traffic situation during the time period 4 PM to 7 PM along Taylorsville Road between Watterson Trail in Jeffersonton and Interstate 265 (and probably on to the intersection with New Taylorsville Road) has become a nightmare. It is virtually impossible to get out of my driveway during those hours and traffic is constantly backing up in front of my house. We do not need more high density residential construction in this neighborhood. I would not oppose single family dwellings similar to the ones constructed on my parents' property, Bolling Brook.

I would also inquire how sewers will be provided to the property? I worked with an engineer at MSD to get approval for the sewer connection for Bolling Brook as executor of my Mother's estate. He agreed to relocate a lift station from Saratoga Woods to Bolling Brook so that the planned subdivision could be serviced by MSD. Additionally the developer had to agree to seal a number of manholes in Saratoga Woods from rainwater to gain the capacity in the J-Town treatment facility to handle the additional load. I know the J-Town plant is currently being shut down and the effluent is being routed to another treatment facility. But how will this proposed development's sewage be routed?

Until Taylorsville Road is reconstructed to a four lane highway with center turning lane from J-Town to I-265, Metro Government should refuse to approve a zoning change that permits multi-family development in this area. I realize there has been a recent zoning change to permit multi-family residential construction on the Westerfield property the road. There should be no further zoning changes approved for commercial or high density residential development in this area until road improvements are made.

I have sent a copy of my comments to the Louisville Metro Planning Commission via their website.

Glenn R. Zibart, PE  
Retired  
11500 Taylorsville Road  
Louisville KY 40299

**Williams, Julia**

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**From:** Webster, Angela  
**Sent:** Monday, April 25, 2016 1:58 PM  
**To:** David Reid  
**Cc:** Williams, Julia  
**Subject:** RE: apartments

Julia,

Please place Mr. Reid's comments in the official file for the commissioners to consider when this comes before them.

Thanks,  
Angela Webster

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**From:** David Reid [<mailto:reid2827@bellsouth.net>]  
**Sent:** Monday, April 25, 2016 1:45 PM  
**To:** Webster, Angela  
**Subject:** Re: apartments

Councilman Benson,

We are writing to OPPOSE proposed apartments along Taylorsville Rd. The traffic along this highway is very congested as it is. This is a 55 mph highway but between 3:30 and 6:00 pm you are lucky to be moving at 5 mph. There are several traffic lights along the way and none of them provide for a good north south flow of traffic. It takes 15 min. to travel 2.5 mile from Watterson trail and Taylorsville Rd. to the Tyler Center. A comprehensive study needs to be made to deal with the current traffic nightmare before granting rights to build apartments that will only add to the current severe congested road.

Sincerely,

David and Sheryl Reid  
13000 Trump Ave. 40299

On Monday, April 25, 2016 11:55 AM, "Webster, Angela" <[Angela.Webster@louisvilleky.gov](mailto:Angela.Webster@louisvilleky.gov)> wrote:

## Williams, Julia

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**From:** Joe Molter <Jomo139@Bellsouth.net>  
**Sent:** Friday, April 01, 2016 1:55 PM  
**To:** Williams, Julia  
**Subject:** Taylorsville Road and proposed apartment construction near Chenoweth Run Road

Stuart Benson's office suggested I raise my concern about a proposed apartment complex with you. I hope that close attention is given to the fact that Taylorsville Road in the general area of the proposed new apartment complex is only two lanes, rather narrow and already overwhelmed with traffic. As you are probably aware J-town kind has a lock out on four lanes and I haven't heard of any money set aside for the widening of Taylorsville Road. The roadway surface is already beginning to show signs of overuse. Please wait for the widening of Taylorsville Road before approving any more new construction.

Sent from Joe Molter



**Williams, Julia**

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**From:** Benson, Stuart  
**Sent:** Tuesday, March 22, 2016 8:00 AM  
**To:** Mark Kubancik  
**Cc:** Williams, Julia  
**Subject:** RE: Apartments in Taylorsville Road

Julia,

Please add this to the official case file for the commissioners to review.

Angela Webster

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From: Mark Kubancik [mark.kubancik@twc.com]  
Sent: Saturday, March 19, 2016 9:13 PM  
To: Benson, Stuart  
Subject: FW: Apartments in Taylorsville Road

Stuart,

This project will further add to the gridlock that Taylorsville Road has become at rush hour. How can we get Metro to consider first improving the infrastructure before adding one high density project after another to an already clogged artery?

Mark Kubancik  
Phone: (502) 797-8555  
E-mail: [mark.kubancik@twc.com](mailto:mark.kubancik@twc.com)

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

From: Pamela Miller [<mailto:cpkmiller@aol.com>]  
Sent: Wednesday, March 16, 2016 8:18 AM  
To: Jeanne Reese; [jreese6000@aol.com](mailto:jreese6000@aol.com); Mary Beth Baker; Brown Ron; Pat Kubancik; [imthemoma@yahoo.com](mailto:imthemoma@yahoo.com); David Baker; Mark Kubancik  
Subject: Re: Apartments in Taylorsville Road

<http://cp.mcafee.com/d/2DRPoA71NJ5xZVxBNAsqejtPr8VZUQsKnKrp7fL6zBNyVJAs-YqenbFCSnAQjhO tcTiruNDN3UkH057RrBgP8Y OFrydj9I-HsG6p7D-lbshGpdA4jhOWxXz nV6XRSjhOgeuLsKCO vAjhOUehd7b bnilyyHt5 BgY-F6lK1FJ4SyrLNEVuhojjKyVsSyr01mGT6nNbydmUMQ BYFeliSgYNj3WSQ 4XEKptD4mcDFo-lq6p7D-nznk3gKNaYlr8r2QyEaCoJOVJdNNcSbwaAq811roPI-4W6y2k3h02tb7RzgP8Y Ph02WWwrvpdFiRM -apartment-complex-planned/81778532/>

Sent from my iPhone

> On Mar 16, 2016, at 8:08 AM, Pamela Miller <[cpkmiller@aol.com](mailto:cpkmiller@aol.com)> wrote:  
>  
> Just read in the C-J about a planned apartment complex to be built on  
> the

vacant property near Sojourn Church. The article is on page 5A of the paper.

424 apartments on 27 acres. A meeting will be held at Kingdom Church on April 4 or 6 @ 7. Don't know what your thoughts are, but I don't want anymore traffic on Taylorsville Road.

> Pam

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> Sent from my iPhone