

St. Germain, Dante

From: Billy Grey <grey_b@bellsouth.net>
Sent: Tuesday, January 19, 2021 11:44 AM
To: St. Germain, Dante
Subject: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066

Follow Up Flag: Follow up
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Good morning Mr. St. Germain,

My name is , Billy Grey, and I would like to speak during the meeting on Thursday January 28, 2021 on the zoning change on the property listed above. I have lived in this area since 1974 and I am also a Real Estate Appraiser. I appraise single family property in Jefferson County and the surrounding counties in the Louisville Market area. I think I can give a personal perspective on the area and a market analysis of the impact a development like this would have on the immediate market area. I am concerned about the park and the scenic nature the park currently provides. I think a development like the one that is proposed could impact the park in a negative way due to the large apartment buildings which would tower over the park from all sides, north, south, east and west of the park. This development could increase the crime rate. We just had a shooting in the park over this past weekend. I can recall only a handful of shooting like this in the park since I have lived in this area. The development would increase traffic. I think traffic studies and environmental studies should be completed to see how this type of development will impact the area and especially the Park. I can tell you that this area does not have a development like this south of the Gene Snyder, east of Preston Highway and west Bardstown Road. The McNeely Lake area to the Cedar Creek area is all single family with scenic parks and pristine rolling terrain. I hope we can keep it that way. I have also been told this stretch of Cooper Chapel Road will be part of The Louisville Loop connecting parks around the Louisville area. In my personal opinion, this development that is proposed does not conform to the neighborhood and poses a problem of external obsolescence for the homes adjacent to the development which will hurt market value for those properties. I will be voting "NO" on the zoning change. Please confirm you received my email. Thank you for your time on this matter. I will see you at the meeting.

Billy Grey
9502 Cooper Chase Court
Louisville, KY 40229.

St. Germain, Dante

From: Torsky, John N
Sent: Thursday, January 28, 2021 1:28 PM
To: St. Germain, Dante; drsteff@bellsouth.net
Subject: FW: 20-zone-0066

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Please see below, I think Mr. Steff mistyped your email address.

John

*John Torsky
Legislative Assistant
District 23 Metro Councilman James Peden*

*502-574-1123 - Office
502-574-3468 - Direct*

From: David Steff <drsteff@bellsouth.net>
Sent: Thursday, January 28, 2021 12:22 PM
To: dante.stgermain@louisvilleky.gov; Torsky, John N <John.Torsky@louisvilleky.gov>; Peden, James <James.Peden@louisvilleky.gov>; david steff <drsteff@bellsouth.net>
Subject: 20-zone-0066

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My name is David Steff and I am in opposition to 20-zone-0066. The density of this project to our county road of Cooper Chapel and feeder roads like Vaughn Mill and Penn Run will create danger to the public by the volume of traffic. Approximately 576 cars to this site alone with an additional 1026 going to the 8300 Cooper Chapel site (20-zone-0057) that will use Cooper Chapel also to get to their apartments/homes. Also 39 foot tall apartments overlooking and boarding our park of McNealy lake will take away from the beauty of what is becoming decreasing green space.

David Steff 7812 Applevue Ln Louisville, KY 40228 502-239-6974 H 502-592-5248 C

St. Germain, Dante

From: dorsey2@twc.com
Sent: Wednesday, January 27, 2021 12:25 PM
To: St. Germain, Dante
Subject: Case 20-ZONE-0066
Attachments: Apartment Questions 1-27-21.odt

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Attached are my questions for the Land Development & Transportation Committee meeting tomorrow January 28.

Thanks

Dorsey Kozarovich
6502 Park Chase Court
Louisville 40229

Case 20-ZONE-066

When will a traffic study of this area of Coope Chapel be completed?

If a study has been completed, when? Any study after March 2020 would not be accurate. School buses and parents travel that area daily.

How will adding a turn lane into the proposed development alleviate the blind spot at this point on Cooper Chapel? Cars coming down Cooper Chapel to McNeely Lake Park make it difficult for people to turn right/left out of McNeely Lake Park.

Will there be a two foot easement between the development and the privacy fence of Parkwood Villas?

Will the proposed complex leave mature trees which back up to surrounding properties for privacy? If not, will the developers provide trees to surrounding properties for privacy.

How is the developer going to provide privacy to surrounding single story patio homes, single story homes and two story homes with their three story complex?

What access to McNeely Lake Park will the development have? Out the Cooper Chapel entrance to the Park entrance?

Why are mature trees being removed when Louisville is a heat island?

Why does LDG state they are a local Louisville company when they have numerous developments in Tennessee, Louisiana, Texas and other areas of Kentucky?

How will an influx of families with children effect surrounding schools?

How will development drainage issues be handled? Parkwood Villas is directly behind the development and at a lower grade. Currently, this area has on going drainage issues.