

October 20, 2020

Joel Dock, Case Manager  
Louisville Metro Planning & Design Services  
444 S. Fifth Street  
Louisville, KY 40202

Re: Zone change from R-4 to R-6 on property located at 9311 Old Six Mile Lane

Case Number: 20-ZONE-0010

Dear Joel:

As a homeowner and resident of 9303 Old Six Mile Lane, I would like to offer my comments on the proposed change in zoning from R-4 to R-6 at 9311 Old Six Mile Lane which would allow a 60-unit apartment complex to be built on the property. I'm particularly concern with the inadequate consideration of the number of the units proposed and the impact it would have on the current nearby residents and the property that they have vested years and money into.

The current R-4 zoning of the property is compatible with the surrounding properties. There have been no changes to the neighborhood justifying the rezoning to such a degree that it is in the public interest to encourage such redevelopment of the area. Quite simply, this spot zoning is unnecessary to encourage the development of the subject property.

Not only am I opposed to the zoning change, but I'm opposed to the developer's plan for the property to build an apartment complex. There has been a trend the past few years along Old Six Mile Lane to rezone multi-acre single family properties for the purpose of building multi-family dwellings. The purpose of zoning is to keep such development in check so as to not overburden existing uses of the area and to preserve the character of the community.

Is another apartment complex even necessary? The Old Six Mile corridor is accessible to over 700 apartments which provides the housing choices necessary to meet the Neighborhood Form guidelines of diverse housing types. In addition, apartment rental values don't hold well like single family dwellings or other alternative multi-family dwellings and the appearance will degrade over time making them less appealing thus the surrounding area less appealing.

This leads to the loss of perceived property values. I understand property values are based on comparable properties in the area. With this understanding I know my home won't lose value on paper which is the reasoning often given by developers that there isn't any loss of home value, but the close proximity of the apartment buildings will have a negative impact on the appeal of my home. This will affect the perception of future buyers if I decide to sell which I am strongly considering if this zoning change is approved and the property is developed as planned.

I believe it is possible to develop the property under the R4 zoning. Jefferson Park Place is a good example of a recent development of R-4 property in Jeffersontown that was a 3-acre parcel on Watterson Trail and subdivided into 12 single residential homes.

In the end, the only one who benefits from this proposed zoning change is the current owner/developer of the property seeking to build a 60-unit apartment complex who will not be around to deal with the adverse effects of the changes. Which is why every home owning neighbor who lives within 200 feet of the property is against the proposed change.

I ask that the Planning Commission to not approve this proposed zoning change and require the developer to adhere to the current R4 zoning.

Sincerely



Doug Woosley

9303 Old Six Mile Lane  
Louisville, KY 40299

I can't attend the virtual town meeting tonight and would like my voice heard. There is a proposal to change the above mentioned from R4 to R6, allowing for a 60 apartment unit. The two cross streets already have enough flow of cars and trucks and we don't need any extra. I have quit going several places in Jeffersontown already because of the additional added traffic due to businesses, apartments, hotels, etc. I believe a Mr. and Mrs. Smith have already purchased this land or are in the waiting process. I'm pretty sure they already have plenty of money, why cram 60 apartments in that tiny space and be greedy? Can't this be cut to half the size? Although it wouldn't be the answer for traffic, it may be less. Also lets be a little more considerate towards our fellow first responders, ambulance vehicles, fire trucks, and whatever else large vehicle needs to get in there. There is NO WAY a fire truck or ambulance will have room to make the tight turn down the street and tight turn into the parking lot of the apartment complex!!!! Would you want to park your ambulance or fire truck up on 6 Mile Lane and carry 100 pounds of equipment down the hill and look for where you need to go and do it in a quick fashion? I think not. So please, figure out something else lest extravagant to put in that tiny hole.

Also, I would like to add that it seems like every developer and builder in this city has forgotten about the big explosion of baby boomers. We are ready to leave our homes and move into one floor patio or garden homes, and we are mere middle class citizens who can't afford what is being built at this time. There isn't anything available in Jeffersontown and what is, is 20+ years old!!!! Please give up apartment building and give us baby boomers patio homes!!!!

Thank you,

Sharon Fitch

a proud 30 year resident of Jeffersontown

[sfitch@aol.com](mailto:sfitch@aol.com)

To whom it may concern,

I would like for someone on the Jeffersontown City Council to please explain why apartment complexes are being put into every open section of land in J-town? The corner of Stony Brook & Watterson, College dr between Tully & downtown J-town, the corner of Six Mile & Old Six Mile, Six Mile lane behind the daycare at the corner of Stony Brook, across from the high school, behind the Meijers on Hurstbourne lane, and now one more on Old Six Mile.

The house that sat across from Jeffersontown High School burned and was replaced by a couple dozen apartments? Please enlighten me as to how it makes sense to add that many people into an area across from a school, between a railroad crossing and another large apartment complex, and on a small two lane road?

Now you want to add more multi-family homes on the same street?

What does this increase in population do to the traffic, especially near a school?

What if everyone moving into these apartments has school aged children? What does that do to the good schools in J-town?

What does it do to the electrical grids and sewer systems?

The answer to all of these questions is the same. It becomes a burden on everything. The grid, the roads, the sewers, the schools, and the existing residents.

Overcrowding, especially with renters instead of homeowners, is a sure fire way to destroy a community. Home ownership benefits the community in so many positive ways. I understand wanting to live in a place like Jeffersontown. I lived here for a few years when I was a child and liked it so much I moved back as an adult. This is where I bought my 1st home and this is where my wife and I wanted to raise our family. Wanted as in past-tense.

Instead of cramming several apartments into these small sections of land you could build a couple of houses or a few townhouse style condos. Look at the condos on Sprowl. These are very nice looking and they didn't add a couple hundred people to the space across from Tully elementary.

Jeffersontown has been going downhill these past few years. The issues plaguing our community are not being fixed.

Stop overcrowding and start taking care of what we have here already. Otherwise, Jeffersontown will cease to be the wonderful, family friendly neighborhood we love to call home and become an overcrowded mess.

It's too late to stop the disaster being built on College dr. It's not too late to stop the ones not yet under construction on Old Six Mile and the one proposed for the corner of Stony Brook and Watterson Trail.

Thank you for your time. I await your response.

Sincerely,

JonMichael