

## Mattingly, Laura L

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**From:** Lauago, Andrea T  
**Sent:** Monday, April 9, 2018 9:31 AM  
**To:** Mattingly, Laura L  
**Subject:** FW: Rezoning of 3620 Charlane Parkway, Jeffersontown, Kentucky 40299

Andrea Lauago, Planning Supervisor  
Planning & Design Services  
502-574-5177

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

From: Charise Craig [<mailto:charise.craig@yahoo.com>]  
Sent: Friday, April 06, 2018 7:56 PM  
To: Lauago, Andrea T  
Subject: Rezoning of 3620 Charlane Parkway, Jeffersontown, Kentucky 40299

To whom it may concern,

Please send my message to the case worker who is assigned to the rezoning of 3620 Charlane Parkway, Jeffersontown, Kentucky 40299. Thank you.

I am writing in reference to the rezoning of said property to build an apartment complex. Please reconsider this rezoning for a structure such as this.

The areas sewer systems are not able to compensate for the residents now. Several houses in this area have had sewage back up into their homes and have constantly been dealing with flooding problems especially around the said area.

Please take time to talk to the residents to see that this has been an on going problem for years. Adding an extra 75+ living spaces to this overtaxed outdated sewer systems will only bring on more problems that homeowners did not sign on for.

This is only one of many issues that need to be addressed with asking residents who bought their homes believing they were purchasing in a residential neighborhood, not a commercial area.

Sincerely Charise Craig  
3602 St. Edwards Dr  
Jeffersontown, Ky. 40299

Sent from my iPhone

## Mattingly, Laura L

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**From:** Hummel, Wesleigh Lynn <wesleigh.carson@louisville.edu>  
**Sent:** Thursday, January 25, 2018 1:10 PM  
**To:** Mattingly, Laura L  
**Subject:** Case Number 18ZONE1001

Dear Laura Mattingly,  
Please keep our neighborhood zoned R-4.

Many neighbors express concerns about the drainage of the property at 3620 Charlane Pkwy. The existing creek looks minute but after heavy rains the rushing water can be seen and heard from a great distance and often emerges into backyards. It was called a "ditch" during the neighborhood meeting held on January 24, but this is a natural waterway, with bedrock and wildlife. I have recently seen a crane feeding from this creek and during the summer can hear frogs at night. Planners have purposed that a reservoir be constructed to contain water when the creek floods. Any standing water is going to bring mosquitos and possible disease, which was also an issue when the pool was left to fill.

Traffic and safety may be the biggest issue. With only one way in or out of the complex it will become more difficult during high traffic times, which will also affect the major roads. I currently have to leave for work almost an hour before start time to be able to get through J-Town and my total commute is only eleven miles. Many of our residents also walk to school, work or for pleasure and cars often speed and do not pay attention to pedestrians when crossing streets. Someone suggested an elderly facility on cite and the lawyer present at the meeting stated that it would not be possible because those facilities need to have better access for emergency vehicles. Regardless of who is living on cite there needs to be easy access for emergency vehicles. If these vehicles cannot not get through it puts people, the apartment buildings and the surrounding houses at risk.

The close proximity of the buildings to the existing houses is not appealing to anyone living on the perimeter of the proposed cite. Not only will we be forced to stare at a blank fence or façade we will be looked down upon by individuals living on the upper floors of the complex. The height of these buildings does not make sense in this neighborhood. I love enjoying my backyard and its current privacy. This would not be a problem if single-family homes were built.

I am somewhat new to this neighborhood but in the past two years I have seen great improvement to it. Homeowners are making updates to their homes, improving their curb appeal and houses that have sat vacant are being renovated. Renters do not always appreciate the value of their surrounding area like homeowners. They are not invested in the property and have no reason to take care of it. This will lead to a decline in the apartments and ultimately the homes.

From the comments made at the neighborhood meeting, everyone seems willing to build single-family homes on this property. All of us would love if it could be a park or a space that could be shared by the entire community. Our opinions may differ on what should be in this space but we are united when it comes to not building multifamily dwellings. Please take these comments, feeling and concerns into consideration when it comes to rezoning.

Thank you,  
Wesleigh Hummel  
3610 Marlin Dr.

## Mattingly, Laura L

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**From:** Matthew Hack <mhack@nglantz.com>  
**Sent:** Thursday, January 25, 2018 2:12 PM  
**To:** Mattingly, Laura L  
**Subject:** 18ZONE1001 J-Town Zone Change 1.25.18  
**Attachments:** Six Mile Zone R-6 & R-5.png; Six Mile Crime R-6 & R-5A.PNG

Good afternoon Mrs. Mattingly,

My name is Matthew Hack and I attended the neighborhood meeting to discuss the development of the lot at the end of Charlane Parkway in J-Town. My wife and I live at 3504 St. Edwards Dr. and we face directly towards the lot. We have several concerns regarding the potential for an 84 unit apartment complex being built right in the middle of our neighborhood.

- 1) The amount of traffic this **one way entrance** complex would produce would be astronomical. I like to believe that 84 units means 84 individuals living in that complex. That is 84 vehicles instantly added to the small, crowded streets that surround our neighborhood. Now imagine each apartment is rented by a by 2 adults (couples, partners, roommates sharing rent, etc.) Each adult having their own vehicle increases the number of vehicles from 84 to 168. This doesn't even include families with teenagers that are able to drive. The developer at the meeting last night said the apartment complex would contain 124 parking spaces. If my scenario were true, where on earth are the remaining 44 vehicles going to park? How can a developing agency justifiably build an apartment complex with not enough spaces for each resident +1? Even if there were enough spaces for everyone at the apartments, Charlane Parkway and St. Edwards Dr. are very small, 2 lane neighborhood streets. The streets simply would not be able to cater to that much traffic without the risk of someone or some child getting hurt. Our streets are filled with children (especially during the summer) and the extra cars coming in and out of that complex puts each and every one of those children at risk.
- 2) We mentioned at the meeting last night we are concerned with the potential residents this apartment complex would draw. The developer has not completed a market analysis for possible renter rates, but estimates it to potentially be between \$1,100 and \$1,200 a month. Every single apartment complex I know that charges that much in rent in the J-Town/Middletown area has a combination of amenities (pool, tennis court, workout/fitness center, clubhouse, etc.) After seeing the proposed plans for the apartments last night, the developer had not included any of the amenities listed in my previous statement. Why are there not any amenities for this new proposal? The developer said there is simply not enough room after constructing 4 complexes and parking lots to add additional amenities. This is where I ask myself, who in their right mind would pay \$1,100 a month to live in a place that does not have leisurely accommodations? No one would! It does not matter how nice the building or living arrangements are, not a single person would pay \$1,100 a month for an apartment that does not offer them something in terms of amenities. This will cause the apartments to lower their rent drastically, and ultimately open their doors to any and all sorts of people who can afford a lower apartment rent.
- 3) Mentioned at the meeting last night was the amount of crime and drug use that would be introduced into our neighborhood. I have attached two photos to this email. The first photo is a Jefferson County LOJIC Zoning map that highlights R-6 and R-5A multi-family residential zones along Six Mile Lane (roughly 1 mile from the proposed apartments on Charlane Parkway). The second photo is a crime data map produced by the Louisville Metro Police Department. The data on the crime map includes the last 180 days of crime recorded within 1/2 a mile of the center of the dotted circle. The areas that are highlighted in yellow match up with the R-6 and R-5A zones on the LOJIC map. There is an absolute connection to a R-6 and R-5A zone and the amount of crime produced within that zone. Bottlenecking an apartment complex in the middle of a R-4 is begging for crime and drugs to

## Mattingly, Laura L

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**From:** Lori Cook <lori4773@aol.com>  
**Sent:** Thursday, January 25, 2018 10:48 AM  
**To:** Mattingly, Laura L  
**Subject:** Rezoning on Charlene parkway

We as a neighborhood are greatly opposed to this project. It will not only affect traffic conditions but also property values. We work too hard to lose what we have. The traffic is a matter in itself. That property is right between two schools and two others a few blocks away. We do not need the added traffic to that street. There are always kids walking to and from schools and out playing in their yards. And if they turn out to be section 8 housing that will. E another matter in itself. We do not want this to happen and also there were no notices sent out in the neighborhoods surrounding the area to give everyone a chance to voice their opinion. Please refuse the request for rezoning. Thank you.

Sent from my iPhone

## Mattingly, Laura L

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**From:** Alex Carden <alex9249@hotmail.com>  
**Sent:** Thursday, January 25, 2018 11:14 AM  
**To:** Mattingly, Laura L  
**Subject:** 18ZONE1001 Zone Change

Hello Laura,

I am writing you to express my opposition to the zoning change that is being proposed at 3620 Charlane Parkway. The neighborhood meeting was last night to outline the plans for this lot if the zone is changed from an R4 to an R6 to build an 84 dwelling apartment complex along with a parking lot to hold 124 vehicles and we were told to reach out to you to express our opposition. Firstly, my property is located at 3515 Charlane Parkway so as you could imagine this will greatly impact my property value since the SINGLE entrance and exit to this lot will be basically right outside my front yard. This will cause my property value and resell value of my home to decline GREATLY because who in their right mind would want to pay what my home is currently valued at to have to listen to cars coming and going all night? Yet alone the apartment building being a huge eyesore from my front window. I purchased this home around a year and a half ago and if the proposed apartment building were constructed at that time i can tell you with 100% confidence i would have not purchased this home, so i would imagine that if this change goes through, i will lose thousands of dollars off the value just to be able to sell the home. Secondly, the proposed apartment complex will also cause a HUGE impact on traffic. Currently several of the residents park on the streets which is fine and legal, however this turns the road basically into a one way street already as it is and then they want to add at least another 124 vehicles coming and going down that road, which as you could imagine, will cause major traffic issues. Also the fact that there is 4 education buildings within 5 miles of the proposed lot that already impact the traffic flow of the area. Thirdly, there just enough room for this kind of building in the middle of a neighborhood. As many of my neighbors brought up the issue that their backyards will basically become a viewing window into the apartment complex. There were several neighbors that stated they had raised decks that, with the builders proposed plan for an 8 foot privacy fence, would be entirely useless as they would basically just be looking at the back of a building and into peoples living rooms. This decision will have a huge impact on hundreds of current home owners, as well as future home owners, not just in the surrounding area of the lot, but all over J town considering all of the issues that come with apartment buildings such as increased crime, drug use, and disturbances. So please just listen to our feedback and opinions to this matter as we are the people that will have to hear, see, and suffer from this if it gets approved and built.

Thank you for your time,  
Alex Carden

enter our quiet neighborhood. If you notice, the proposed development is within 500 yards of 2 very populous schools (St. Edwards School PreK-8<sup>th</sup> grade and Tully Elementary) The crime an apartment complex can produce and is this close to **two** elementary schools is simply too dangerous to risk.

These are only 3 of many concerns regarding an apartment complex being developed in the middle of our neighborhood. My wife and I are 25 years old and we just purchased our first home last September. We love our little home and it is everything we could have ever imagined it to be. With great pride, my wife and I are also 3 months pregnant with our first child. We are simply over the moon to start a family in our new home. However, it has become very saddening to hear the possibility of a very dense apartment complex will be constructed right in front of our house. If the rezoning were to be approved and the apartment complex built, it is with great sorrow my wife and I would heavily consider moving out of our ideal starter home in order to avoid the dangerous an apartment complex so close to home would bring. I humbly ask you to consider the pleas of myself and all my neighbors who will be impacted by this development. Please ask yourself, if you were me or one of my close neighbors, would you want something that you know is going to negatively impact your family be built directly across from you?

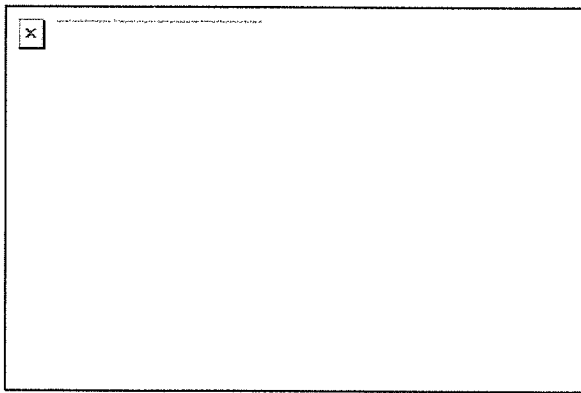
Thank you Mrs. Mattingly for taking the time to hear my plea. Have a blessed day.

Sincerely,

Matthew H. Hack

**Matthew Hack**  
**Inventory Control Auditor**

N.Glantz & Son, LLC  
2501 Constant Comment Pl  
Louisville, KY 40299  
Tel: 502.568.4436  
Fax: 502.271.5662  
[www.nglantz.com](http://www.nglantz.com)  
[Chat with us!](#)

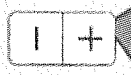


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# Louisville Zoning Districts

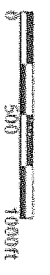
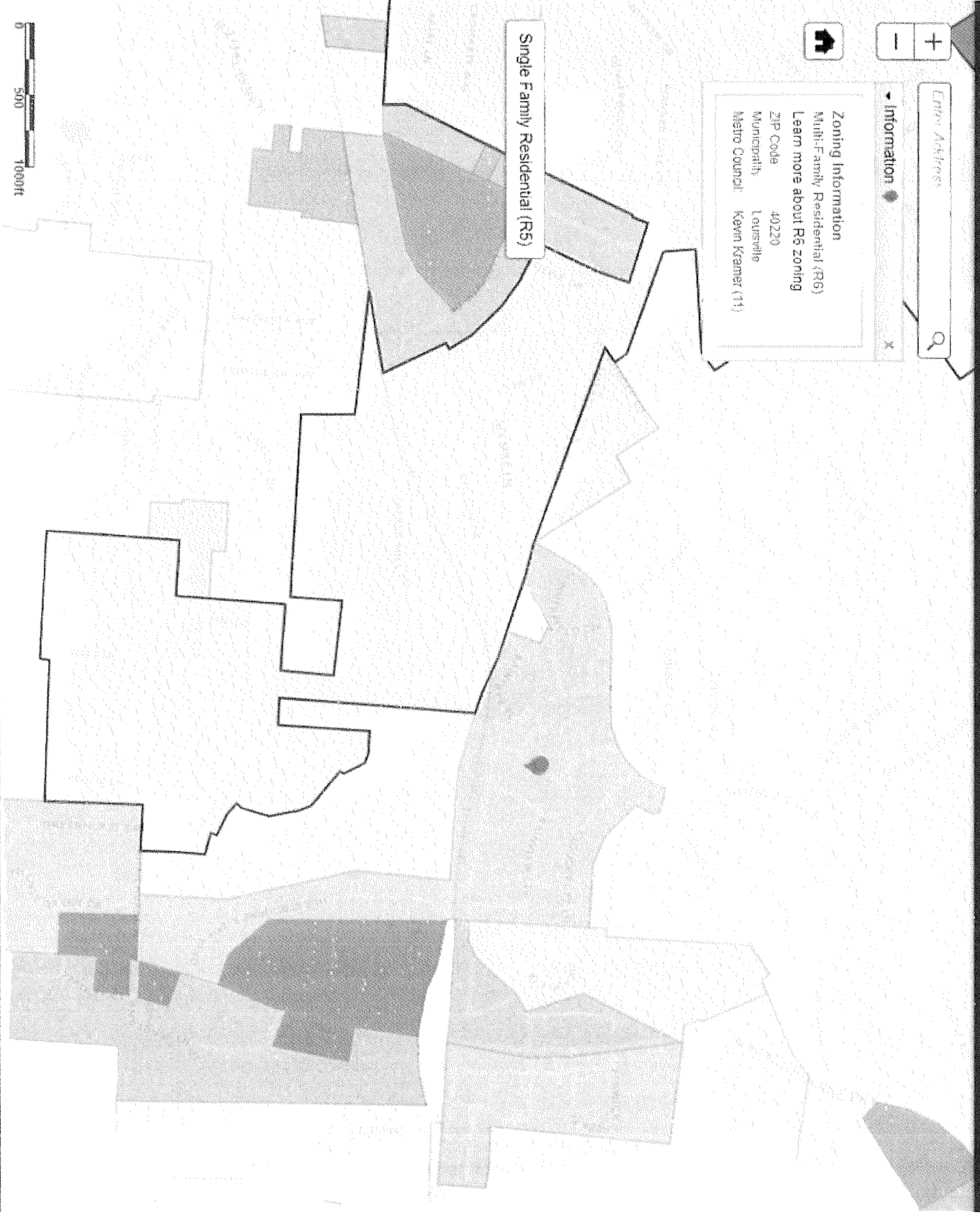


Enter Address

Information

**Zoning Information**  
Multi-Family Residential (R6)  
Learn more about R6 zoning  
ZIP Code 40220  
Municipality Louisville  
Metro Council Kevin Kramer (11)

Single Family Residential (R5)





## Mattingly, Laura L

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**From:** Crouch, Robyn R <robyn.crouch@usbank.com>  
**Sent:** Friday, January 26, 2018 10:12 AM  
**To:** Mattingly, Laura L; Benson, Stuart; Webster, Angela; bdieruf@jeffersontownky.gov  
**Cc:** rperkins@jeffersontownky.gov; cpike@jeffersontownky.gov; pware@jeffersontownky.gov; vgrisanti@jeffersontownky.gov; mblum@jeffersontownky.gov; thall@jeffersontownky.gov; badams@jeffersontownky.gov; byoung@jeffersontown.gov  
**Subject:** CASE 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy  
**Importance:** High

January 26, 2018

Ms. Laura Mattingly  
Division of Planning & Design Services  
[Laura.mattingly@louisvilleky.gov](mailto:Laura.mattingly@louisvilleky.gov)

Councilman Stuart Benson  
District 20  
[Stuart.Benson@louisvilleky.gov](mailto:Stuart.Benson@louisvilleky.gov)  
[Angela.Webster@louisvilleky.gov](mailto:Angela.Webster@louisvilleky.gov)

Mayor Bill Dieruf  
City of Jeffersontown  
[bdieruf@jeffersontownky.gov](mailto:bdieruf@jeffersontownky.gov)

RE: Case Number 18ZONE1001 – Proposed change in zoning from R-4 to R-6 to allow an 84-unit apartment complex on approximately 5.8 acres just south of Charlane Park and Bridge Creek subdivisions at 3620 Charlane Pkwy

Dear Ms. Mattingly, Councilman Benson and Mayor Dieruf:

I am writing you to express my extreme outrage at the above proposed zoning change!

I purchased my home at 3500 Charlane Pkwy approximately two (2) years ago after searching all over Louisville. I chose this area because it was quiet, not a lot of traffic and there were places to walk your dogs while feeling safe. By building apartments on this street, you will destroy all of that.

I looked up the legal definition of rezoning and found:

“Courts have held that a zoning regulation is legal or valid if it is reasonable and not arbitrary and bears a reasonable and substantial relation to the public health, safety, comfort, morals and general welfare and if the means employed are reasonably necessary for the accomplishment of its purpose. An ordinance is invalid if its enforcement will preclude use of the property for any purpose to which it was reasonably adapted. In determining whether a regulation is reasonable, no single factor is controlling. Those factors normally considered are need for the adoption, the purpose, location, size, and physical characteristics of the land, and the character of the neighborhood. Also considered are the effect on the value of the property, the amount by which property values

are decreased, the notion of the general welfare (that is, what is best for the community at large), and the density, population and aesthetics of the area. Traffic, use of the nearby land, and length of time the property has been vacant are also relevant.”

This area and surrounding areas have been zoned R-4 – single family residences (low density) for at least the past 50 plus years. A great deal of the people residing in this area has lived there for 10, 20, 30 years and reasonably expected the zoning to stay the same, as this is the purpose to which it was adapted. Schools were built here, children walk to school here, families walk their dogs here and new people bought houses here because of this.

Now, after neighborhoods have been well-established, a proposal is made to rezone one parcel of land to R-6 – multi-family (high density). No consideration has been made to the major effect it will have on the surrounding areas. The “classic” definition of spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property into the detriment of other owners. The question is: Does this rezoning relate to the compatibility of the zoning of surrounding areas? I think you would have to find that the answer is NO it does not. There is no benefit to this plan other to the developers. When asked about this at the Neighborhood Meeting held on January 24, 2018, Attorney Nick Pregliasco responded “you can rezone any property into anything you want in Louisville”. Maybe you can, if you have money! However, if this is true, what is the point of having any zoning laws?

Now to address specifics:

1. Charlane Parkway is the only access to the property. Charlane Parkway is a two-lane residential street that was **not designed as an access road**. People park on the street, which, to my understanding is allowed. The proposed apartment complex would add more traffic than this road and neighborhood could stand. There is a huge safety issue, as a lot of our residents walk and their children walk to school and play outside. Further, according to the builder’s plans, there is to be only 1.5 parking spots per unit. Having lived in apartments for many years, I know for a fact that if a resident comes home and there is no spot, they will park anywhere and that would include on a nearby street. Also to be expected is for a resident(s) to have a party and guests will also park on the street. You also have to figure that since a lot of apartment dwellers are young, there will be drunk drivers on the road as well.
2. The attorney spoke of “buffer” zones consisting of a fence and some trees so the adjoining property owners would not be disturbed. **This is laughable!!** It was pointed out that the land the proposed apartments would be on is lower than the homes. They will be looking into the windows of the second floor apartments. No fencing or trees can cover that. Further, you have the noise. Again, having lived in an apartment with an 8 foot privacy fence behind it and some trees, I could hear every word spoken and every note of music played at the restaurant that sat behind the apartments. They said the fencing would be continuous around the property so as to prevent the apartment dwellers from walking through the adjoining property owners’ property. That fence will not stay up if they want to create a “cut-through”. No amount of fencing or trees will keep out the noise!
3. Safety / crime are a tremendous factor in this. The builder says he does not know what the rents will be. It does not take a mental giant to figure out that these are not going to be “high dollar” apartments. This market and neighborhood will not support it. Therefore, we will have low rent apartments and after a couple years will be even lower. I think you can figure out that within the lower rent apartments, you have more crime, drugs, etc.
4. Property values are another factor. When I was in the process of looking for my home, the one thing my realtor stressed was not to look at property where there was an apartment complex nearby or a convenient/gas station. I asked why and he said because of crime. I called the Property Valuation Administration and they said the apartments probably will not affect the valuation of my home short term but in the long run, yes it would. Who wants to buy a home where there is an apartment complex a few doors down? So, in building these apartments, it WILL affect the resale of my home. As I said previously, a lot of the residents have lived in this area for many many years and will not want to move at this stage of their lives. Then some of us saved for years to be able to afford our homes and now are faced with the prospect of declining property values (not to mention the expense of relocating) and difficulty in selling.

5. What happens in the future when the apartments are run down (as is the case in most all apartments)? In my experience, the property owner gets tired of fooling with it and sells it or just lets it run down further. I'm sure you have all seen that around Louisville!

Why not put the land to good use and build a community park where all can enjoy? I know that money is being spent to improve Jeffersontown as whole, why not invest in a neighborhood that has been there for the good and bad and still maintains a small town community atmosphere. The benefits of this far outweigh the risk and will put the land to its highest and best use!

In summary, the proposed rezoning only serves the interest of one (the property buyer / developer), while leaving the property zoned R-4 serves the interest of a whole community. Per the above mentioned reasons, rezoning in **no way** bears a reasonable and substantial relation to the public health, safety, comfort, morals and general welfare of the people residing in this area. You must think of what is best for the community at large and that is to not rezone this property.

And, in closing, ask yourself this....would I want a low rent apartment complex built in my neighborhood or in the neighborhood where my children(s) or grandchildren(s) live and play? I think you will answer a resounding **NO** as well.

Sincerely,

Robyn R. Crouch  
502-445-4577  
[Robyn36@aol.com](mailto:Robyn36@aol.com)

CC: Jeffersontown City Council (Ray Perkins, Carol Pike, Pam Ware, Vince Grisanti, Mark Blum, Tim Hall, Brian Adams, Bill Young)

U.S. BANCORP made the following annotations

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January 26, 2018

Ms. Laura Mattingly  
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[Laura.mattingly@louisvilleky.gov](mailto:Laura.mattingly@louisvilleky.gov)

Councilman Stuart Benson  
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[Stuart.Benson@louisvilleky.gov](mailto:Stuart.Benson@louisvilleky.gov)  
[Angela.Webster@louisvilleky.gov](mailto:Angela.Webster@louisvilleky.gov)

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[bdieruf@jeffersontownky.gov](mailto:bdieruf@jeffersontownky.gov)

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WILL affect the resale of my home. As I said previously, a lot of the residents have lived in this area for many many years and will not want to move at this stage of their lives. Then some of us saved for years to be able to afford our homes and now are faced with the prospect of declining property values (not to mention the expense of relocating) and difficulty in selling.

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Robyn R. Crouch  
502-445-4577  
[Robyn36@aol.com](mailto:Robyn36@aol.com)

CC: Jeffersontown City Council (Ray Perkins, Carol Pike, Pam Ware, Vince Grisanti, Mark Blum, Tim Hall, Brian Adams, Bill Young)

## Mattingly, Laura L

---

**From:** Lauago, Andrea T  
**Sent:** Friday, February 9, 2018 2:20 PM  
**To:** Mattingly, Laura L  
**Subject:** FW: Jeffersontown Re-Zoning Issue - Charlane Parkway

Re: 18ZONE1001

Andrea Lauago, Planning Supervisor  
Planning & Design Services  
502-574-5177

**From:** Christie Sanders [<mailto:cpbs36@gmail.com>]  
**Sent:** Thursday, February 08, 2018 1:03 PM  
**To:** Lauago, Andrea T  
**Subject:** Jeffersontown Re-Zoning Issue - Charlane Parkway

I would like to voice my stance on the re-zoning of the site off Charlane Parkway, in Jeffersontown, KY. I am not in favor of this and would like for my vote of "no for rezoning" to be included in the meeting. We are a residential area and this is not a good fit for this location to have 2 story apartment units built. Between the increased traffic in the area and the fact that you all will not be able to ensure that these will not be used for low income housing units does not bode well with our community. This apartment complex would be in the back yard of residents that have made their homes here for many years and we prefer not to see apartment buildings behind our streets.

Thank you for your time.

Christie Sanders

January 24, 2018

Nicolas R. Pregliasco  
Stuart Benson, Councilman, District 20  
Bill Dieruf, Mayor, City of Jeffersontown  
Laura Mattingly, case manager with Division of Planning and Design Services  
Kevin Young, land planners with Land Design 7 Development

Dear Leader of this Project and the City of Jeffersontown,

We are unable to attend the meeting tonight regarding the zoning change. Our dearest friends husband is in hospice care as his cancerous brain tumor is quickly putting an end to his life. Naturally, we are trying to spend as much time with him as we can after we leave work each day. I wanted us to be able to ask questions and express our opinion on the proposed zoning change since this property will directly affect our residence as we live right behind the former Jeffersontown pool. I guess we will settle with expressing our opinion by letter. Hopefully, you will read the letter and give our opinion and concerns careful consideration. With the number of years we have been in Jeffersontown I think we have valuable feedback.

I have been a resident of Jeffersontown for 30 years. My husband was raised in Jeffersontown and attended the elementary and high school, his tenure is closer to 60 years. We decided to move to Jeffersontown after we were married and raised our children here. We are a member of St. Edward church and that is where our children attended elementary and middle school. We have seen a lot over the years living here. Most of what we have seen has not been positive. As people have moved out of our neighborhood and the economy got really bad we saw a lot of the homes turn into rental homes. I would take a guess a lot of them section 8. Care for the properties was subpar and our street took on a different look. You know things have gotten bad when the neighbors are wanting to borrow your lawn more, shovels, etc. because they cannot afford to purchase these items. Jeffersontown does not enforce the keeping the lawns mowed and we saw a decline in the look of the area around us.

Our son lived in the Boulder Creek apartments for about 3 years, his car was broken into twice and he saw new residents moving in that were not going to be as accountable for their residence as he and his roommates were. After the break in's and several other minor "run in's " with the neighbors he moved out and to another part of town.

Pandering at the Walmart grocery has increased around 100% since it has opened. I don't even shop there anymore.

The Gaslight Festival which was always an event we looked forward to has turned into a place where undesirable people are walking around, making lewd comments and scaring people trying to have family fun.

I get it from a business perspective that having a vacant lot is not very appealing, but putting more apartments in a neighborhood that has residential homes and a school within 50 feet seems wrong.



I give it 5 years before the apartments are run down, undesirable residents are living there and probably jumping our fence and cutting through our yard to get somewhere quicker. This happened when the pool was there and it was a very big problem. The path to the school runs right to that current property. It is how my children came home from school and entered our back gate. I would never want them walking through an apartment complex to get home.

I don't have a solution for the vacant property, but why not condominiums or a senior living home or anything that is not going to invite more riff- raff into Jeffersontown.

Mayor Dieruf, I would think you of all people would not want to drag these neighborhoods down any further than they have already gotten since you became mayor.

We had hoped to grow old in Jeffersontown, but since this letter we have begun to think about our next steps in our life and where we need to move to. I am sure once others realize what is getting ready to get built, they will follow.

I know just because you live in an apartment doesn't mean you don't care about how you live. There are good people in apartments and rental homes. It appears the scales are tipping that the bad or uncaring are beginning to outnumber those that do.

I would like to suggest all of you take a ride around Jeffersontown within the radius of this proposed property and look at all the apartments and home around this proposed site. I think you will be surprised at what you see. The properties are not kept up and the residents are less than desirable neighbors because they cannot keep their places clean and well-kept from the outside.

I think it would also be great to see the plan of this is going to be built- where will the property face etc. How can we obtain those plans?

Sincerely,

Michael and Toni Hertel  
Block 1971, Lot 15  
3600 Marlin Drive  
Jeffersontown, Ky 40299  
502-821-6806

**Missy Tapp-Goldman**

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**From:** kpoo@iglou.com  
**Sent:** Friday, January 12, 2018 3:56 PM  
**To:** Bill Dieruf  
**Subject:** Proposed Zoning Change on Charlane Parkway

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

As you know, the residents on Charlane Parkway have received a letter from an attorney who is requesting a zoning change in order to build apartment buildings on the vacant property at the end of our street. They are proposing 84 units. We strongly resist this development as this is a neighborhood of single-family residences on a dead-end street without a lot of traffic. This proposal would add at least 168 cars to our little street and 84 families, which would be a total eyesore and cause congestion. I can't imagine that this is what JTown wants to envision for its quaint little neighborhoods.

Please note our disapproval as homeowners of 3513 Charlane Parkway. We will not be able to attend the meeting presenting this zone change so we want to go on record with your office and any others involved that we oppose this project going forward.

Kathleen Poole  
Robert Belcher  
3513 Charlane Parkway

## Mattingly, Laura L

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**From:** Chelsea Sumpter <chelseasumpter@hotmail.com>  
**Sent:** Thursday, February 1, 2018 12:54 AM  
**To:** Mattingly, Laura L  
**Subject:** Charlane Pkwy zone change

Hello Laura,

I am writing you to express my opposition to the proposed zone change for the empty lot on Charlane Pkwy. I would like to explain my reasoning being my opposition. First, I live at 3515 Charlane Pkwy. If apartments are built in the empty lot, my home value will be decreased drastically. We will unfortunately have to move before the building of the apartment complex would begin in order for us to not lose any money on the home that we have worked so hard on. This is our first home, which we love and we do not want to have to move at all any time soon. Next, the crime rate will enhance tremendously. I would fear walking alone, as so many extra people would be added to our neighborhood, and also apartment complexes usually always bring crime with them (including drug use, etc.) Another concern is the traffic. As it is now, Charlane Pkwy is already a rather steady road for traffic. If they build apartments, our street will be non-stop traffic. They stated at the meeting that there would be 124 parking spaces for the apartment complex, which doesn't make sense as that's not even two parking spots per apartment. People who live in apartments have people come to their home as well- so where will guests park? They will end up parking on Charlane against the creek. Also there would be only one entrance to the apartment complex- our street. Not to mention, the people whose backyards will be affected by the apartments as well, as many people will be looking directly into an apartments living room. Please consider mine and my neighbors opposition, as this is our homes. We love Jeffersontown and we do not want to leave.

Thank you for your time,  
Chelsea Sumpter

January 24, 2018

Nicolas R. Pregliasco

Stuart Benson, Councilman, District 20

Bill Dieruf, Mayor, City of Jeffersontown

Laura Mattingly, case manager with Division of Planning and Design Services

Kevin Young, land planners with Land Design 7 Development

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Sincerely,

Michael and Toni Hertel  
Block 1971, Lot 15  
3600 Marlin Drive  
Jeffersontown, Ky 40299  
502-821-6806

## Mattingly, Laura L

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**From:** Ford, Will F  
**Sent:** Monday, January 29, 2018 8:48 AM  
**To:** robyn36@aol.com  
**Cc:** Mattingly, Laura L  
**Subject:** RE: Planning & Design: Case Number 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

Good morning and thank you for your message!

I have copied Laura Mattingly, who is the Louisville Metro Planning & Design Services case manager for this case. Laura will place your comment into the public case file and provide it to the Planning Commission during their review of the case.

Thanks!

Will Ford  
Communications Specialist  
Develop Louisville/Codes & Regulations  
LOUISVILLE FORWARD  
444 South Fifth Street  
Louisville, KY 40202  
502-574-5170/502-322-5642  
<https://louisvilleky.gov/government/develop-louisville>  
<https://louisvilleky.gov/government/codes-regulations>

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

**From:** mtsappteam@louisvilleky.gov [mailto:mtsappteam@louisvilleky.gov] On Behalf Of robyn36@aol.com  
**Sent:** Monday, January 29, 2018 8:17 AM  
**To:** Ford, Will F  
**Subject:** Planning & Design: Case Number 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

Submission:

Submitted by Anonymous (not verified) on January 29, 2018 - 8:16am

Your Email Address:  
robyn36@aol.com

Your Subject:  
Case Number 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

Your Comment:  
I am writing you to express my extreme outrage at the above proposed zoning change!

I purchased my home at 3500 Charlane Pkwy approximately two (2) years ago after searching all over Louisville. I chose this area because it was quiet, not a lot of traffic and there were places to walk your dogs while feeling safe. By building apartments on this street, you will destroy all of that.

I looked up the legal definition of rezoning and found:

“Courts have held that a zoning regulation is legal or valid if it is reasonable and not arbitrary and bears a reasonable and substantial relation to the public health, safety, comfort, morals and general welfare and if the means employed are reasonably necessary for the accomplishment of its purpose. An ordinance is invalid if its enforcement will preclude use of the property for any purpose to which it was reasonably adapted. In determining whether a regulation is reasonable, no single factor is controlling. Those factors normally considered are need for the adoption, the purpose, location, size, and physical characteristics of the land, and the character of the neighborhood. Also considered are the effect on the value of the property, the amount by which property values are decreased, the notion of the general welfare (that is, what is best for the community at large), and the density, population and aesthetics of the area. Traffic, use of the nearby land, and length of time the property has been vacant are also relevant.”

This area and surrounding areas have been zoned R-4 – single family residences (low density) for at least the past 50 plus years. A great deal of the people residing in this area has lived there for 10, 20, 30 years and reasonably expected the zoning to stay the same, as this is the purpose to which it was adapted. Schools were built here, children walk to school here, families walk their dogs here and new people bought houses here because of this.

Now, after neighborhoods have been well-established, a proposal is made to rezone one parcel of land to R-6 – multi-family (high density). No consideration has been made to the major effect it will have on the surrounding areas. The “classic” definition of spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property into the detriment of other owners. The question is: Does this rezoning relate to the compatibility of the zoning of surrounding areas? I think you would have to find that the answer is NO it does not. There is no benefit to this plan other to the developers. When asked about this at the Neighborhood Meeting held on January 24, 2018, Attorney Nick Pregliasco responded “you can rezone any property into anything you want in Louisville”. Maybe you can, if you have money! However, if this is true, what is the point of having any zoning laws?

Now to address specifics:

1. Charlane Parkway is the only access to the property. Charlane Parkway is a two-lane residential street that was not designed as an access road. People park on the street, which, to my understanding is allowed. The proposed apartment complex would add more traffic than this road and neighborhood could stand. There is a huge safety issue, as a lot of our residents walk and their children walk to school and play outside. Further, according to the builder’s plans, there is to be only 1.5 parking spots per unit. Having lived in apartments for many years, I know for a fact that if a resident comes home and there is no spot, they will park anywhere and that would include on a nearby street. Also to be expected is for a resident(s) to have a party and guests will also park on the street. You also have to figure that since a lot of apartment dwellers are young, there will be drunk drivers on the road as well.
2. The attorney spoke of “buffer” zones consisting of a fence and some trees so the adjoining property owners would not be disturbed. This is laughable!! It was pointed out that the land the proposed apartments would be on is lower than the homes. They will be looking into the windows of the second floor apartments. No fencing or trees can cover that. Further, you have the noise. Again, having lived in an apartment with an 8 foot privacy fence behind it and some trees, I could hear every word spoken and every note of music played at the restaurant that sat behind the apartments. They said the fencing would be continuous around the property so as to prevent the apartment dwellers from walking through the adjoining property owners’ property. That fence will not stay up if they want to create a “cut-through”. No amount of fencing or trees will keep out the noise!
3. Safety / crime are a tremendous factor in this. The builder says he does not know what the rents will be. It does not take a mental giant to figure out that these are not going to be “high dollar” apartments. This market and neighborhood

will not support it. Therefore, we will have low rent apartments and after a couple years will be even lower. I think you can figure out that within the lower rent apartments, you have more crime, drugs, etc.

4. Property values are another factor. When I was in the process of looking for my home, the one thing my realtor stressed was not to look at property where there was an apartment complex nearby or a convenient/gas station. I asked why and he said because of crime. I called the Property Valuation Administration and they said the apartments probably will not affect the valuation of my home short term but in the long run, yes it would. Who wants to buy a home where there is an apartment complex a few doors down? So, in building these apartments, it WILL affect the resale of my home. As I said previously, a lot of the residents have lived in this area for many many years and will not want to move at this stage of their lives. Then some of us saved for years to be able to afford our homes and now are faced with the prospect of declining property values (not to mention the expense of relocating) and difficulty in selling.

5. What happens in the future when the apartments are run down (as is the case in most all apartments)? In my experience, the property owner gets tired of fooling with it and sells it or just lets it run down further. I'm sure you have all seen that around Louisville!

Why not put the land to good use and build a community park where all can enjoy? I know that money is being spent to improve Jeffersontown as whole, why not invest in a neighborhood that has been there for the good and bad and still maintains a small town community atmosphere. The benefits of this far outweigh the risk and will put the land to its highest and best use!

In summary, the proposed rezoning only serves the interest of one (the property buyer / developer), while leaving the property zoned R-4 serves the interest of a whole community. Per the above mentioned reasons, rezoning in no way bears a reasonable and substantial relation to the public health, safety, comfort, morals and general welfare of the people residing in this area. You must think of what is best for the community at large and that is to not rezone this property.

And, in closing, ask yourself this....would I want a low rent apartment complex built in my neighborhood or in the neighborhood where my children(s) or grandchildren(s) live and play? I think you will answer a resounding NO as well.

Sincerely,

Robyn R. Crouch  
502-445-4577  
Robyn36@aol.com

Choose a Department:  
Department Email:  
will.ford@louisvilleky.gov



## **Mattingly, Laura L**

---

**From:** Benson, Stuart  
**Sent:** Saturday, January 27, 2018 2:18 AM  
**To:** Crouch, Robyn R; Mattingly, Laura L; Webster, Angela; bdieruf@jeffersontownky.gov  
**Cc:** rperkins@jeffersontownky.gov; cpike@jeffersontownky.gov; pware@jeffersontownky.gov; vgrisanti@jeffersontownky.gov; mblum@jeffersontownky.gov; thall@jeffersontownky.gov; badams@jeffersontownky.gov; byoung@jeffersontown.gov  
**Subject:** RE: CASE 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

Ms. Crouch,

While the final decision on this rezoning will be voted on by the City of Jeffersontown (and not the Louisville Metro Council or Councilman Benson) there will be several meetings that will take place with the Metro Louisville Planning Commission. To be made aware of all the upcoming meetings may I add your email address to our eNewsletter so that you will be made aware of the future planning commission meetings regarding 3620 Charlane Pkwy and all development in District 20?

Angela Webster

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From: Crouch, Robyn R [robyn.crouch@usbank.com]  
Sent: Friday, January 26, 2018 10:12 AM  
To: Mattingly, Laura L; Benson, Stuart; Webster, Angela; bdieruf@jeffersontownky.gov  
Cc: rperkins@jeffersontownky.gov; cpike@jeffersontownky.gov; pware@jeffersontownky.gov; vgrisanti@jeffersontownky.gov; mblum@jeffersontownky.gov; thall@jeffersontownky.gov; badams@jeffersontownky.gov; byoung@jeffersontown.gov  
Subject: CASE 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

January 26, 2018

Ms. Laura Mattingly

Division of Planning & Design Services

Laura.mattingly@louisvilleky.gov<mailto:Laura.mattingly@louisvilleky.gov>

Councilman Stuart Benson

District 20

Stuart.Benson@louisvilleky.gov<mailto:Stuart.Benson@louisvilleky.gov>

Angela.Webster@louisvilleky.gov<mailto:Angela.Webster@louisvilleky.gov>

Mayor Bill Dieruf

City of Jeffersontown

bdieruf@jeffersontownky.gov<mailto:bdieruf@jeffersontownky.gov>

RE: Case Number 18ZONE1001 – Proposed change in zoning from R-4 to R-6 to allow an 84-unit apartment complex on approximately 5.8 acres just south of Charlane Park and Bridge Creek subdivisions at 3620 Charlane Pkwy

Dear Ms. Mattingly, Councilman Benson and Mayor Dieruf:

I am writing you to express my extreme outrage at the above proposed zoning change!

I purchased my home at 3500 Charlane Pkwy approximately two (2) years ago after searching all over Louisville. I chose this area because it was quiet, not a lot of traffic and there were places to walk your dogs while feeling safe. By building apartments on this street, you will destroy all of that.

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Sincerely,

Robyn R. Crouch  
502-445-4577  
Robyn36@aol.com<mailto:Robyn36@aol.com>

CC: Jeffersontown City Council (Ray Perkins, Carol Pike, Pam Ware, Vince Grisanti, Mark Blum, Tim Hall, Brian Adams, Bill Young)

U.S. BANCORP made the following annotations

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Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

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## Mattingly, Laura L

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**From:** coodom03 <coodom03@gmail.com>  
**Sent:** Saturday, January 27, 2018 1:59 PM  
**To:** Mattingly, Laura L  
**Subject:** 18 zone -1001

Hi Laura,

I wanted to voice my concern for the zoning change for docket 18 zone - 1001. I live near the area of the proposed apartment complex and I can tell you that traffic already in this area is very heavy. Charlene is a two lane street but with cars parking on the street it's really just a one lane road. There are not many exits from the neighborhood to get to the main roads so many of Charlene's surrounding streets use Charlene to exit the neighborhood. With the proposed apartment complex that will add an additional 127 cars to an already very congested street.

We also have sewage and drainage issues within the neighborhood. All too often you will find some flooding within the neighborhood and MSD has tried to fix it in the past. However they never seem to fix the true problem of the flooding, they only place a "Band-Aid" over it. By adding 84 units to this area it will only cause the problem to grow.

I'm also concerned about the long term problems that an apartment complex within our neighborhood will bring. There are other apartment complexes within J-town that have become run down and neglected and in turn have caused crime rates, drug use, and prostitution to rise. With this proposed complex in the heart of residential housing I'm concerned that developer will become tired of the upkeep after several years this complex will start to look like so many others in our community.

Thank you for your time,

Christine Odom

Sent from my Verizon, Samsung Galaxy smartphone

## Mattingly, Laura L

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**From:** Lauago, Andrea T  
**Sent:** Wednesday, February 28, 2018 10:19 AM  
**To:** Mattingly, Laura L  
**Subject:** FW: J-Town Pool zoning change

Andrea Lauago, Planning Supervisor  
Planning & Design Services  
502-574-5177

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**From:** Just, Rose [<mailto:Rose.Just@kindred.com>]  
**Sent:** Wednesday, February 28, 2018 6:54 AM  
**To:** Lauago, Andrea T  
**Subject:** J-Town Pool zoning change

Andrea I am a homeowner near this site of the old J-town pool area. I want you to know we are very much opposed to apartments for this area. We have 4 schools in this area and the traffic is a mess , not to mention crime that has been sky rocketing in our area. Apartments bring down the value of our property that we have paid many many years of taxes on. I urge you to please consider the residents of this area and vote no to a zoning change that would allow apartment for this area. Just because we are in the old part of Jeffersontown does not mean we do not care about our community and our homes life and we should not be considered second class citizens that has put up with the greed of someone else. We want a safe environment for our kids to grow up in and all statistics will tell you apartments are a crime infested mess. I know J-town is better then this and I hope you will represent us in this matter

Thank You

Rose Just  
J-Town resident

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Angela <[Angela.Webster@louisvilleky.gov](mailto:Angela.Webster@louisvilleky.gov)>; [bdieruf@jeffersontownky.gov](mailto:bdieruf@jeffersontownky.gov)  
**Cc:** [rperkins@jeffersontownky.gov](mailto:rperkins@jeffersontownky.gov); [cpike@jeffersontownky.gov](mailto:cpike@jeffersontownky.gov); [pware@jeffersontownky.gov](mailto:pware@jeffersontownky.gov);  
[vgrisanti@jeffersontownky.gov](mailto:vgrisanti@jeffersontownky.gov); [mblum@jeffersontownky.gov](mailto:mblum@jeffersontownky.gov); [thall@jeffersontownky.gov](mailto:thall@jeffersontownky.gov);  
[badams@jeffersontownky.gov](mailto:badams@jeffersontownky.gov); [byoung@jeffersontown.gov](mailto:byoung@jeffersontown.gov)  
**Subject:** RE: CASE 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

Ms. Crouch,

While the final decision on this rezoning will be voted on by the City of Jeffersontown (and not the Louisville Metro Council or Councilman Benson) there will be several meetings that will take place with the Metro Louisville Planning Commission. To be made aware of all the upcoming meetings may I add your email address to our eNewsletter so that you will be made aware of the future planning commission meetings regarding 3620 Charlane Pkwy and all development in District 20?

Angela Webster

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From: Crouch, Robyn R [[robyn.crouch@usbank.com](mailto:robyn.crouch@usbank.com)]  
Sent: Friday, January 26, 2018 10:12 AM  
To: Mattingly, Laura L; Benson, Stuart; Webster, Angela; [bdieruf@jeffersontownky.gov](mailto:bdieruf@jeffersontownky.gov)  
Cc: [rperkins@jeffersontownky.gov](mailto:rperkins@jeffersontownky.gov); [cpike@jeffersontownky.gov](mailto:cpike@jeffersontownky.gov); [pware@jeffersontownky.gov](mailto:pware@jeffersontownky.gov);  
[vgrisanti@jeffersontownky.gov](mailto:vgrisanti@jeffersontownky.gov); [mblum@jeffersontownky.gov](mailto:mblum@jeffersontownky.gov); [thall@jeffersontownky.gov](mailto:thall@jeffersontownky.gov);  
[badams@jeffersontownky.gov](mailto:badams@jeffersontownky.gov); [byoung@jeffersontown.gov](mailto:byoung@jeffersontown.gov)  
Subject: CASE 18ZONE1001 - Proposed rezoning of 3620 Charlane Pkwy

January 26, 2018  
Ms. Laura Mattingly  
Division of Planning & Design Services  
[Laura.mattingly@louisvilleky.gov](mailto:Laura.mattingly@louisvilleky.gov)<<mailto:Laura.mattingly@louisvilleky.gov>>

Councilman Stuart Benson  
District 20  
[Stuart.Benson@louisvilleky.gov](mailto:Stuart.Benson@louisvilleky.gov)<<mailto:Stuart.Benson@louisvilleky.gov>>  
[Angela.Webster@louisvilleky.gov](mailto:Angela.Webster@louisvilleky.gov)<<mailto:Angela.Webster@louisvilleky.gov>>

Mayor Bill Dieruf  
City of Jeffersontown  
[bdieruf@jeffersontownky.gov](mailto:bdieruf@jeffersontownky.gov)<<mailto:bdieruf@jeffersontownky.gov>>

RE: Case Number 18ZONE1001 – Proposed change in zoning from R-4 to R-6 to allow an 84-unit apartment complex on approximately 5.8 acres just south of Charlane Park and Bridge Creek subdivisions at 3620 Charlane Pkwy

Dear Ms. Mattingly, Councilman Benson and Mayor Dieruf:

I am writing you to express my extreme outrage at the above proposed zoning change!

I purchased my home at 3500 Charlane Pkwy approximately two (2) years ago after searching all over

Louisville. I chose this area because it was quiet, not a lot of traffic and there were places to walk your dogs while feeling safe. By building apartments on this street, you will destroy all of that.

I looked up the legal definition of rezoning and found:

“Courts have held that a zoning regulation is legal or valid if it is reasonable and not arbitrary and bears a reasonable and substantial relation to the public health, safety, comfort, morals and general welfare and if the means employed are reasonably necessary for the accomplishment of its purpose. An ordinance is invalid if its enforcement will preclude use of the property for any purpose to which it was reasonably adapted. In determining whether a regulation is reasonable, no single factor is controlling. Those factors normally considered are need for the adoption, the purpose, location, size, and physical characteristics of the land, and the character of the neighborhood. Also considered are the effect on the value of the property, the amount by which property values are decreased, the notion of the general welfare (that is, what is best for the community at large), and the density, population and aesthetics of the area. Traffic, use of the nearby land, and length of time the property has been vacant are also relevant.”

This area and surrounding areas have been zoned R-4 – single family residences (low density) for at least the past 50 plus years. A great deal of the people residing in this area has lived there for 10, 20, 30 years and reasonably expected the zoning to stay the same, as this is the purpose to which it was adapted. Schools were built here, children walk to school here, families walk their dogs here and new people bought houses here because of this.

Now, after neighborhoods have been well-established, a proposal is made to rezone one parcel of land to R-6 – multi-family (high density). No consideration has been made to the major effect it will have on the surrounding areas. The “classic” definition of spot zoning is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property into the detriment of other owners. The question is: Does this rezoning relate to the compatibility of the zoning of surrounding areas? I think you would have to find that the answer is NO it does not. There is no benefit to this plan other to the developers. When asked about this at the Neighborhood Meeting held on January 24, 2018, Attorney Nick Pregliasco responded “you can rezone any property into anything you want in Louisville”. Maybe you can, if you have money! However, if this is true, what is the point of having any zoning laws?

Now to address specifics:

1. Charlane Parkway is the only access to the property. Charlane Parkway is a two-lane residential street that was not designed as an access road. People park on the street, which, to my understanding is allowed. The proposed apartment complex would add more traffic than this road and neighborhood could stand. There is a huge safety issue, as a lot of our residents walk and their children walk to school and play outside. Further, according to the builder’s plans, there is to be only 1.5 parking spots per unit. Having lived in apartments for many years, I know for a fact that if a resident comes home and there is no spot, they will park anywhere and that would include on a nearby street. Also to be expected is for a resident(s) to have a party and guests will also park on the street. You also have to figure that since a lot of apartment dwellers are young, there will be drunk drivers on the road as well.

2. The attorney spoke of “buffer” zones consisting of a fence and some trees so the adjoining property owners would not be disturbed. This is laughable!! It was pointed out that the land the proposed apartments would be on is lower than the homes. They will be looking into the windows of the second floor apartments. No fencing or trees can cover that. Further, you have the noise. Again, having lived in an apartment with an 8 foot privacy fence behind it and some trees, I could hear every word spoken and every note of music played at the restaurant that sat behind the apartments. They said the fencing would be continuous around the property so as to prevent



the apartment dwellers from walking through the adjoining property owners' property. That fence will not stay up if they want to create a "cut-through". No amount of fencing or trees will keep out the noise!

3. Safety / crime are a tremendous factor in this. The builder says he does not know what the rents will be. It does not take a mental giant to figure out that these are not going to be "high dollar" apartments. This market and neighborhood will not support it. Therefore, we will have low rent apartments and after a couple years will be even lower. I think you can figure out that within the lower rent apartments, you have more crime, drugs, etc.

4. Property values are another factor. When I was in the process of looking for my home, the one thing my realtor stressed was not to look at property where there was an apartment complex nearby or a convenient/gas station. I asked why and he said because of crime. I called the Property Valuation Administration and they said the apartments probably will not affect the valuation of my home short term but in the long run, yes it would. Who wants to buy a home where there is an apartment complex a few doors down? So, in building these apartments, it WILL affect the resale of my home. As I said previously, a lot of the residents have lived in this area for many many years and will not want to move at this stage of their lives. Then some of us saved for years to be able to afford our homes and now are faced with the prospect of declining property values (not to mention the expense of relocating) and difficulty in selling.

5. What happens in the future when the apartments are run down (as is the case in most all apartments)? In my experience, the property owner gets tired of fooling with it and sells it or just lets it run down further. I'm sure you have all seen that around Louisville!

Why not put the land to good use and build a community park where all can enjoy? I know that money is being spent to improve Jeffersontown as whole, why not invest in a neighborhood that has been there for the good and bad and still maintains a small town community atmosphere. The benefits of this far outweigh the risk and will put the land to its highest and best use!

In summary, the proposed rezoning only serves the interest of one (the property buyer / developer), while leaving the property zoned R-4 serves the interest of a whole community. Per the above mentioned reasons, rezoning in no way bears a reasonable and substantial relation to the public health, safety, comfort, morals and general welfare of the people residing in this area. You must think of what is best for the community at large and that is to not rezone this property.

And, in closing, ask yourself this....would I want a low rent apartment complex built in my neighborhood or in the neighborhood where my children(s) or grandchildren(s) live and play? I think you will answer a resounding NO as well.

Sincerely,

Robyn R. Crouch

502-445-4577

[Robyn36@aol.com](mailto:Robyn36@aol.com)<mailto:Robyn36@aol.com>

CC: Jeffersontown City Council (Ray Perkins, Carol Pike, Pam Ware, Vince Grisanti, Mark Blum, Tim Hall, Brian Adams, Bill Young)