

St Germain, Dante

From: G Shadeh <gfshadeh@gmail.com>
Sent: Thursday, March 2, 2023 1:15 PM
To: St Germain, Dante
Subject: Mt Washington proposed apt. complex

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Ms St Germain. I am a resident of Cooper farms Subdivision Just south of the proposed zoning change to allow for a huge apt, complex on Mt washington rd, I cannot believe how we can possibly consider adding even more traffic to mt washington rd considering how long it currently takes to get to the entrance of my subdivision already. Can you please just sit at the THREE red light changes it takes to turn left onto mt washington rd from preston hwy and tell me why are still considering allowing even more congestion and traffic. Or better yet come witness the cleanup of a serious even deadly weekly accidents at the exit of the standiford plaza exit where walmart is because people are willing to risk getting hit by a speeding vehicle because they've waited 5-10 min to turn left out of the shopping center. The notion we can consider this at the risk of the safety of the citizens currently living in the area is Ludacris . PLEASE take all this into consideration because I for one don't want to have someone kill one of my children driving home because our community leaders don't do what's right.

St Germain, Dante

From: James Atkinson <changesolutions@live.com>
Sent: Thursday, January 26, 2023 11:45 AM
To: St Germain, Dante; James Atkinson
Subject: 21-Zone-0136

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Ms. St. Germain,

I understand that my comments from the first public hearing have been entered into the record, but wanted to directly email you some of the reasons for our opposition, and ask for us to be included on any updates/change of dates.

My name is James Atkinson and I live at 5500 Mount Washington Road.

I write to you in OPPOSITION to the Change-in-zoning record 21-Zone-0136, the building of 666 apartments at 5604 Mount Washington Road.

The follow-up hearing on this project is today at 1:00.

I understand from Mr. Torsky at Councilman Hudson's office that the petitioner is filing for a continuance until February.

As Mr. Torsky mentioned at the December Planning Commission meeting, the location is very densely populated, and traffic is extremely bad.

He further questioned the veracity of the traffic impact study as it was conducted during COVID and school traffic patterns were not consistent with "normal" current day patterns.

My elderly father-in-law, Walter Wilson, lives adjacent to the property in question at 5510 Mount Washington Road.

He, and the rest of our family, is also opposed to this project.

Our main oppositions are due to SAFETY and INFRASTRUCTURE.

His side of the family has lived on that road since they came to Louisville from Eastern KY in the 50's.

In that time, they have seen family farms go away and numerous housing developments come in (Charleswood, Cooper Farms, Hidden Forest, Cabin Hill, and the airport relocation neighborhood of Heritage

Creek, to name some).

With those developments, the road has never been widened, nor sidewalks added.

The road is a dangerous two-lane road that has only grown more dangerous as more housing developments have come in.

Only recently has water and drainage improvements been implemented, but even our water pressure has decreased.

This is all before an added 666 apartments have been added.

With that many apartments, that will bring not just increased vehicle traffic, but pedestrian traffic as well – with no new sidewalks besides the ones required by the development to place them on their apron - which lead to no connecting sidewalks.

The closest public school option is almost not an option.

Laukhuf Elementary is already at high capacity with an enrollment of 520 students (higher than any other school in Cluster 7 of JCPS).

For all these reasons, I implore you to look at the negative impact that this development will have.

Please include me on any meeting date notifications at jwatkinson@live.com

Or, our home address at :

5500 Mount Washington Road

Louisville, KY 40229

Also, feel free to contact me on my personal cell anytime at **502-523-5086**.

St Germain, Dante

From: Dan Crady <dlcrady@windstream.net>
Sent: Friday, January 20, 2023 4:43 PM
To: St Germain, Dante
Subject: Mt. Washington Road apartments

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr. St. Germain,

Just wanted to voice my opinion about the Mt. Washington Road Apartment project.

I am totally opposed to that the amount of people in such a confined area. A two lane highway will hardly support the amount of people who already live in this area. Without major road improvements it will make our roads in the area completely obsolete.

I certainly hope you can deal with this dilemma.

Thank you

Lita Crady

1121 Cedar Creek Road

Louisville, Ky. 40229

Sent from my iPad

July 18, 2021
RECEIVED

To Dante St. Germain,
Planning & Design Services

JUL 20 2021

PLANNING & DESIGN
SERVICES

We have received the letter about case # 21-ZONEPA-0086 regarding the change of zoning from R4 to R6 at 5604 Mount Washington Rd.

We are strongly opposed to the zone change and apartment complex. Mt. Washington Road is already in terrible condition and the traffic has become very heavy due to new housing developments being built. This apartment complex will add more road congestion and those of us living on Mt. Washington Road have a terrible time now pulling onto the road from our drive-way.

As far as the Virtual Meeting, many of our neighbors are elderly and have lived here for 30 or 40 years. Majority of these neighbors do not use computers, tablets or smartphones.

Since we received 4 separate letters with different lots please put us down as a "NO" 4 times for the zoning change.

Bobby E + Mary Lee Wilson
5620 Mt Washington Rd
Lou., Ky 40229

H-502-969-8602 B-cell 502-445-9721

M-cell 502-396-6180

21-ZONEPA-0086

Copy 1 of 3

Wante St. Germain

one of the many concerns issued by the community on this Project Proposal was and remains is: with a Proposal of this magnitude of impact on this area, is why the form of (MINDEL 5001) did not send these packets to ALL of the Homes and Businesses in this Area.

Our thoughts are: a proposal that impacts so many people should they ALL not be informed of this information.

one of many questions
Danny Disen

7-28-21



7-27-21

Water issues
At Present time
of normal Rain!



21 - ZONE PA - 0086

Case

21-ZONE PA-0086

Standing At my/
Property
5517 Antle DR
40229

hooking At

5604 Mt. Washington Rd
40229

Normal Summer
Rain



21 - ZONE PA™ - 0086

CASE

21-ZONEPA-0086

STANDING AT MY
PROPERTY

5517 Antie DR.
40229

LOOKING AT

5604 Mt. Washington Rd
40327

NORMAL SUMMER
RAIN



Case

#21-ZONE PA-0086

Standing At My
Property

5517 Antie Dr.
40229

Looking At

5604 Mt. Washington Rd
40229

Normal Summer
RAIN



7-27-21

Enclosed ARE some
Adjoining Property Owners
THAT BORDER the
Property of Opposition.

Thank You



21 - " ZONE PA " - 0086

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7. Loss of wildlife. This area is teeming with deer, fox, rabbits, squirrels, raccoons, opossums, hawks, falcons and a host of many other bird and insect populations. This project will decimate their ecosystem.

- Louisville Metro Planning and Zoning
Attn: Planning Commission
444 S. 5th Street
Louisville, Ky 40202
(502)574-6230

- Joe.Dock@LouisvilleKy.Gov
Emily.Liu@Louisville Ky.Gov
Jeffrey.Brown@LouisvilleKy.Gov
Joe.Reverman@LouisvilleKy.Gov



Please voice your concerns about this proposal to the aforementioned email addresses and your voice will be heard and counted. Thank you in advance for your help on this matter.

DANNY - Cyndi Risen
5517 Antle Drive
Louisville, Ky 40229

100% Oppose
This Project
21-1 ZONE PA - 0086

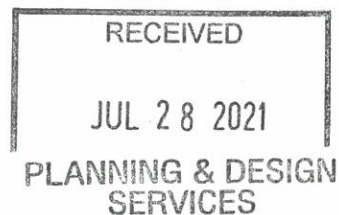
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Jerry L. Mattingly
5505 Mt. Washington Rd
Louisville Kentucky
40229

100% NO
Project

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Devin Scott Gains
5507 Mt Washington Rd 40229
Ky
I oppose this project

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Joe.Reverman@LouisvilleKy.Gov



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*Mrs. Betty J. Wright
5509 Mt. Wash. Rd
Louisville, Ky 40229*

*I oppose 100%
against this project*

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*Vicky Mondor
5504 Mt Washington Rd
Louisville Ky
40229*

*100%
No!*

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*Deborah & John Owen
5502 Mt. Washington Rd.
Louisville, Ky. 40229*

*we oppose 100%
against this project*

21 - ZONE PA - 0086

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*Mr. & Mrs. Dennis M. Roberts
11201 Pyramid Rd. 100% oppose
40229*

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Larry Gravens

Larry Gravens

5608 Mt. Washington Road 40229

100 percent against

21 - ZONE PA - 0086

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Joe.Reverman@LouisvilleKy.Gov



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[Handwritten signature]
- I do oppose said project.

[Handwritten address]
5609 Mt. Washington Rd.
Louisville KY, 40229

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Joe.Reverman@LouisvilleKy.Gov



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We live on the adjoining property and we absolutely oppose this being developed.

*James & Kimberly Atkinson
5500 Mt. Washington Rd.
Louisville, Ky. 40229*

*21 - ZONE PA - 0086
502-552-5188*

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Steve Wilson
5518 ANGLE DR.
LOU. KY. 40229

100% AGAINST THIS PROJECT

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Development at 5604 Mt. Washington Rd
Louisville, Ky 40229

Below are listed most (but not all) of our concerns for this proposal. Also the names and email addresses of Louisville Metro Planning and Zoning Board, who will ultimately vote to deny or approve said proposal. The proposed development is for 315 apartments, to be built on property at 5604 Mt. Washington Road, Louisville, Ky 40229.

1. Mt. Washington Road is two lanes of decaying road, that is currently stressed with more traffic than it can accomodate (i.e. Businesses such as Walmart and Kohls, Restaurants, Shopping, Cooper Farms subdivision, and other commerce.) This project will certainly create unnecessary traffic jams, and overload this aged back-road even more.
2. Said property has no sufficient means or storm or water drainage. A large portion of this property has been declared "Wetlands." Several surveys have been performed by the Army Corps of Engineers, all with the same conclusion.
3. Sewage removal and runoff. This project is too large for the current waste removal and runoff capacity of this area.
4. Statistically reduced property values of surrounding and adjacent properties.
5. Crime rate. There are not enough police to safely protect the area that currently exists.
6. Sanctity of life encroachment, by means of excessive noise, light, and air pollution from an over-crowded, concentrated apartment complex.
7. Loss of wildlife. This area is teeming with deer, fox, rabbits, squirrels, raccoons, opossums, hawks, falcons and a host of many other bird and insect populations. This project will decimate their ecosystem.

- Louisville Metro Planning and Zoning
Attn: Planning Commission
444 S. 5th Street
Louisville, Ky 40202
(502)574-6230

- Joe.Dock@LouisvilleKy.Gov
Emily.Liu@Louisville Ky.Gov
Jeffrey.Brown@LouisvilleKy.Gov
Joe.Reverman@LouisvilleKy.Gov



Please voice your concerns about this proposal to the aforementioned email addresses and your voice will be heard and counted. Thank you in advance for your help on this matter.

Walter W. Wilson
550 Mt. Washington Road
Louisville Ky 40229

NO WAY
OPPOSE THIS
PROJECT

Case

21-ZONEPA-0086

Standing My Property
5517 ANTHE DR 40229
hooking AT

5604 Mt. Washington Rd.
40229

Normal Summer
Rutin

RECEIVED
JUL 28 2021
PLANNING & DESIGN
SERVICES



21 - ZONE PA - 0086

Decree of Opposition Against Proposed Project:
Development at 5604 Mt. Washington Rd
Louisville, Ky 40229

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Please voice your concerns about this proposal to the aforementioned email addresses and your voice will be heard and counted. Thank you in advance for your help on this matter.

Danny Risen
7-23-21
502-291-1646

St. Germain, Dante

From: Lisa <claytonl92@yahoo.com>
Sent: Tuesday, April 19, 2022 9:57 PM
To: St. Germain, Dante
Subject: Re: Mt. Washington road project

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Will there be another meeting?

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 5, 2022, 12:38 PM, Lisa <claytonl92@yahoo.com> wrote:

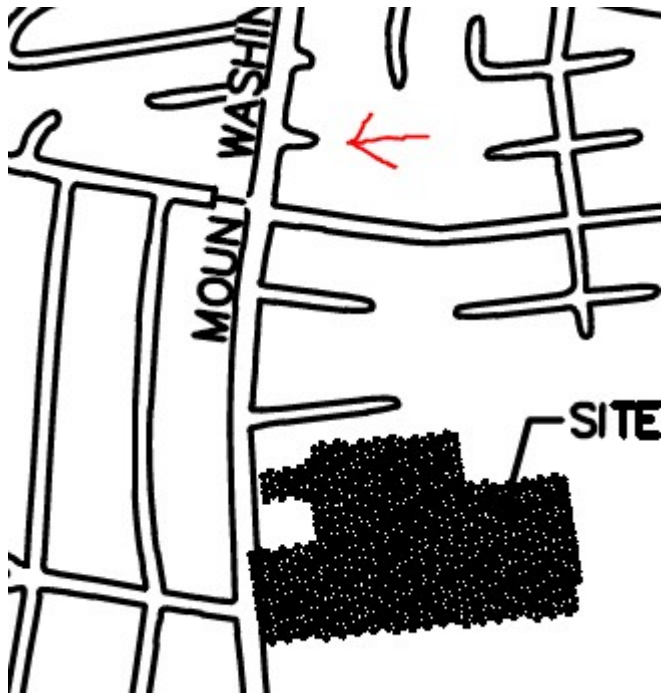
Oh okay thank you for the clarification! Have a great day!

Thank you,
Lisa Clayton

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 5, 2022, 12:15 PM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Anton Court is not close enough to the site to be on the plan, but you can see it on the vicinity map in the upper-right corner. It is the small road extending off Mt. Washington to the right which is unlabeled but right under the W:



Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

<https://louisvilleky.gov/government/planning-design>



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From: Lisa <claytonl92@yahoo.com>
Sent: Tuesday, April 5, 2022 11:02 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Mt. Washington road project

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Thank you for sending this but I don't see Anton court on the plan to so I don't have a point of reference

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 5, 2022, 10:38 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Clayton,

I am the case manager for the Mt. Washington Road apartments project. I have attached the most recent plan we have received. From the entrance to Anton Court to the nearest property line of the project, it is approximately 1000 feet.

I will add your comments to the record. Please let me know if you have any additional questions or concerns.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

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From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Tuesday, April 5, 2022 10:30 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: FW: Mt. Washington road project

From: Lisa <claytonl92@yahoo.com>
Sent: Tuesday, April 5, 2022 8:25 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Mt. Washington road project

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Good morning, I'm writing because I was unable to attend the meeting and as I look at the map within the email I'm concerned. I live on Anton

court, how close are these monstrous apartments going to be to our court? Please advise!

Thank you,
Lisa Clayton
30 year resident

[Sent from Yahoo Mail for iPhone](#)

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St. Germain, Dante

From: St. Germain, Dante
Sent: Tuesday, April 5, 2022 10:38 AM
To: Williams, Julia; Lisa
Subject: RE: Mt. Washington road project
Attachments: 02 21 22 -PREPLAN filed.pdf

Ms. Clayton,

I am the case manager for the Mt. Washington Road apartments project. I have attached the most recent plan we have received. From the entrance to Anton Court to the nearest property line of the project, it is approximately 1000 feet.

I will add your comments to the record. Please let me know if you have any additional questions or concerns.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Tuesday, April 5, 2022 10:30 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: FW: Mt. Washington road project

From: Lisa <claytonl92@yahoo.com>
Sent: Tuesday, April 5, 2022 8:25 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Mt. Washington road project

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Good morning, I'm writing because I was unable to attend the meeting and as I look at the map within the email I'm concerned. I live on Anton court, how close are these monstrous apartments going to be to our court? Please advise!

Thank you,
Lisa Clayton
30 year resident

[Sent from Yahoo Mail for iPhone](#)

St. Germain, Dante

From: St. Germain, Dante
Sent: Friday, July 30, 2021 4:16 PM
To: drjoeraleydc@windstream.net
Subject: RE: Mt Washington Rd

Dr. Raley,

The zoning change is still in the pre-application stage, and is very early in the process. If you would like to discuss this in more detail, you can call me at my office on Monday and I will be happy to talk about it with you.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: drjoeraleydc@windstream.net <drjoeraleydc@windstream.net>
Sent: Friday, July 30, 2021 3:35 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Mt Washington Rd

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Hi,

I was wandering what was going on with Mt Washington Rd and the re-zoning. It is already horrible where the Corner Tavern and the turn to head to Wal-mart/ Kohl's is. There is almost always a wreck there.

Thanks for the information.

Dr. Joseph Raley

St. Germain, Dante

From: Vickie Mondun <jjreidarethebest@gmail.com>
Sent: Tuesday, October 19, 2021 11:51 AM
To: St. Germain, Dante
Subject: Mt. Washington Rd Development

Follow Up Flag: Follow up
Flag Status: Flagged

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I am contacting you pertaining to my opposition to the development proposed on Mt. Washington Rd with Scott Mindel. I live at 5504, I am one drive-way away from the property in question. I am very concerned first, about the safety of my family and the area, value of my home, second-the added number of people traveling on the road to attend the overcrowded school, church/stores in surrounding areas, and the inability to leave my driveway in a normal amount of time. The difficulty of leaving my drive-way is more frustrating than you can imagine, turning off Preston on to Mt. Washington Rd is time consuming now, can you only imagine the difficulty with the proposed additional number of people they are talking about. This development is not right for this specific area in question. We are over-developed at present time, there does not need to be any more construction in this specific area. My home was clearly disrupted with the construction of Wal-Mart and additional stores with the blasting, noise, and loss of privacy. There have been so many houses and subdivisions built further down Mt. Washington Rd., the residents should be allowed to make the decision on this development not the Louisville Metro Commission for planning and design. This is a developer whose only goal is to make money for himself with no concern for the others his development will affect. He tried to make us feel like he has concerns, but honestly, he does not and we all know that. It truly makes no difference to me that he used to live in Okolona, he does not live there now, and that's what matters, NOW. The meetings are scheduled for us to hear what he has proposed and what he is going to follow through with, we are only there to listen and provide unheard dislikes and disapproval. We are only a step in his process, what we think or believe does not matter and we know that. We were defeated before we ever met.

Not that my opinion matters in the least, but I have provided you with my feelings and the effects of what this development will have on me, my family, the area, and the decision for me to remain in this area. My husband gave me my wonderful home and all the amenities for our children to enjoy. The thought of having to leave this home he worked so hard to provide to us literally makes me sick. The loss of my husband remains heart breaking, but losing what he worked so hard for us as a family and the generations to come makes it unimaginable. Maybe at some point someone involved in this development might understand what is in the best interest of the other person and not just themselves and do something right for a change.

Sincerely

Vickie Mondun
5504 Mt. Washington Rd.
502-338-0073

St. Germain, Dante

From: Davis, Brian
Sent: Friday, July 16, 2021 8:55 AM
To: v2dawson@yahoo.com
Cc: St. Germain, Dante
Subject: RE: Contact Joseph Haberman [#2]
Attachments: 3831-Neighborhood Meeting Notice.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Valerie,

We have received a zoning pre-application for a proposal for 354 units on 20.5 acres located at 5604 Mt. Washington Road. More information about the project and the upcoming neighborhood meeting concerning the project is available in the attached PDF. If you have additional questions, I encourage you to contact the case manager, Dante St. Germain, who is copied on this email.

Thanks,
Brian Davis

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Sent: Friday, July 16, 2021 8:46 AM
To: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Fwd: Contact Joseph Haberman [#2]

Don't know how this comment was directed to me but do you know who the case manager is? I will connect them.

Sent from my iPad

Begin forwarded message:

From: Wufoo <no-reply@wufoo.com>
Date: July 16, 2021 at 8:44:33 AM EDT
To: "Haberman, Joseph E" <Joseph.Haberman@louisvilleky.gov>
Subject: Contact Joseph Haberman [#2]
Reply-To: no-reply@wufoo.com

Name

Valerie Dawson

Email *

v2dawson@yahoo.com

Subject

Apartment complex off Mount Washington RD

Comment *

I hope I didn't hear this correctly! That a new apartment complex is coming behind Kohls off Mount Washington RD! Now not later!

St. Germain, Dante

From: Lyle Palmer <palml12003@yahoo.com>
Sent: Thursday, September 30, 2021 4:24 PM
To: St. Germain, Dante
Subject: Mount Washington Road Development Case Number: 21-ZONEPA-0086

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Dante,

I plan on attending the upcoming neighborhood meeting about the proposed development on Mount Washington Road. In case I can't attend I would like it to be put on the record that Mt Washington Road is currently heavily over used and with out adding lanes to Mt Washington Road and improvements to the intersection at Preston Hwy no further development should be allowed on that road.

Further more there is currently quite a bit of new housing development taking place just to the East of this proposed project that will also dramatically increase the number of vehicles on Mt Washington Road. I would like to be put on the record of any more housing developments be stopped until the current roads can be upgraded to meet the current and already proposed future usage.

Thanks,

Lyle Palmer
8810 Independence School RD
Louisville KY 40228
502 387 9975