

From: [Gabe Wofford](#)
To: [Luckett, Jay P](#)
Subject: Re: Case No. 21 DDP 0110
Date: Tuesday, December 14, 2021 7:34:09 PM
Attachments: [image002.png](#)
[image003.png](#)

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Thank you for addressing my questions.

On Tue, Dec 14, 2021 at 8:31 AM Luckett, Jay P <Jay.Luckett@louisvilleky.gov> wrote:

Gabe,

Thank you for taking time to express your questions and concerns. The case is still under review, and will ultimately require at least a public meeting before the Planning Commission or a committee thereof prior to approval. That meeting is not scheduled at this time and the applicant still has a number of technical issues to resolve prior to docketing for a public meeting. That meeting will be open for anyone with questions or concerns to come express them.

The applicant will need to provide a traffic study for review to see what potential impacts the development may have on the road network, and what mitigation might be required.

Noise concerns, including construction noise are regulated by the Louisville Metro Code of Ordinances and is applicable to all sites city wide.

The proposal does show significant conservation areas on site, especially around the steeper areas to the south of the site. This site was already rezoned for multifamily development in 2009, so development of this site is likely to happen eventually, whether it be this project or not.

Let me know if you have further questions or concerns on this proposal. I will add your concerns to the file and they will be available for review by the Planning Commission prior to any public meetings.

Regards,

Jay Lockett, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

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From: Gabe Wofford <gbwofford@gmail.com>
Sent: Sunday, December 12, 2021 10:29 AM
To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Cc: Cassie Blandford <cassie.blandford@gmail.com>
Subject: Case No. 21 DDP 0110

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Dear Mr. Lockett,

I know you have been included on my emails with John Talbott regarding the proposed development at 400 Shelbyville Station Drive (Case No. 21 DDP 0110). I understand if you have not thoroughly read these communications, but we wanted to reach out to you personally with more general concerns. For reference, we live at 100 Markleham Place, directly across Beckley Station from the area in question.

Are you able to elaborate on the approval process? At what stage is this development currently? Have they reached out to us as community members to evaluate issues and feasibility of moving forward or is this simply a formality to appease concerns and the development will progress regardless?

Our primary concerns for the proposal include noise from construction, obstructed views of surrounding woodland (more on that below), and increased traffic on already congested roads.

We would also like to express how much we enjoy having woodland across from our home and the wildlife we have the pleasure of viewing, as well as beautiful sunsets over the trees. Such a location was a prominent factor in our choice to purchase our home last year. The destruction of the woodland is easily as distressing as the prospect of living in proximity to construction over a long period and subsequent unsightly structures.

We appreciate your consideration of community concerns and any information you can share.

Very respectfully,

Gabe Wofford and Cassie Blandford

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