

## St. Germain, Dante

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**From:** michael flynn <mflynn33@live.com>  
**Sent:** Wednesday, October 27, 2021 6:48 PM  
**To:** St. Germain, Dante  
**Subject:** the case number 21-ZONE-0106 – 5217 Springdale Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Mr. St. Germain,

I am astounded that it appears that there is so little difficulty in rezoning our neighborhood from single family homes to apartments. This will completely change the surrounding area. The two lane serpentine roadway, Springdale Rd., is ill equipped to handle another few hundred car trips. The major intersections are already at capacity at rush hour which extends its hours every quarter. Our HOA has hired a lawyer to help but it appears to be futile. There will need to be several trips daily by these residents for work, school, appointments, shopping since there is no commercial space within walking distance. Adding multi family housing will result in other land parcels of large estates seeing a chance to cash out. I ask that you add your weight in opposing this dramatic alteration to the current zoned property adjacent to the Springdale Church and bounded by the Gene Snyder Expressway.

I understand the land owner would like to do something with this parcel. It just seems they could find something such as more single family homes or a nursing home. I am not against a less dense development. This one is completely out of character for the area.

Yours truly,

Michael Flynn

4608 Delphene Circle

Louisville ,KY 40241

## St. Germain, Dante

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**From:** tcraft@twc.com  
**Sent:** Thursday, October 7, 2021 5:25 PM  
**To:** St. Germain, Dante  
**Subject:** Zoning Change of 5217 Springdale Rd. Case Number: 21-ZONE-0106

**Follow Up Flag:** Follow up  
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I am writing to strongly OPPOSE any zoning change to this parcel. I live on Springdale Road & use this two lane road often to go to Prospect. This route is safer than using I-265. This route is not even safe in the section that goes to Wolf Pen Branch Road leading to Prospect, with the wall of boulders easing closer to the pavement (some already falling) & the dead branches & trees dangerously close to falling onto traffic or roadway (some have fallen recently) & the other side of the road is a steep drop so there's no where to go! Then there are the cut trees in the right of way that have sharp cut trunks angled to fall into a car's window. Add the traffic that a 302 unit development would add to this area & you have a nightmare for current residents.

We have more than enough large apartment complexes going up in this area. We have more than enough traffic & accidents due to the over saturation of businesses & apartment complexes already.

Since I use this road several days each week & have for 5 years, I know that property has areas that often have large pools of standing water.

That property is so narrow I can't imagine how you could crowd 302 units onto that property. Where would people park, where would you have access to Springdale Road? Who wants to live that close to a major, well-traveled highway?

I do not have the specifics of this development & I would love to see them before asking more questions. If that is possible, could you please advise me what I need to do to accomplish that?

The Brownsboro Road area has just recently had two large apartment complexes go up. One on Chamberlain Lane near Walmart & one close to Avish Gardens shopping center.

All we see going up in Louisville now are car washes, storage facilities & apartment complexes! Most of the current apartment complexes in the Brownsboro Road & nearby areas aren't even at full capacity!

Please let me know if this e-mail is not sufficient to be submitted for the Planning Commission meeting on Thursday, 10/21/21 & what I need to submit.

Thank you.

Tina Craft

## St. Germain, Dante

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**From:** stpinlou@aol.com  
**Sent:** Wednesday, October 6, 2021 11:37 AM  
**To:** michael@livdev.com  
**Cc:** nrp@bardlaw.net; doug.schultz@swlinc.com; St. Germain, Dante; jtz@twc.com  
**Subject:** Re: Springdale Road Extension 21-ZONE-0106

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Michael,

My clients have reminded me about their concern for the landscape buffer along Springdale Road. They would like to see all vegetation retained, not just trees. The understory provides a visual buffer along with the trees. It also provides habitat for wildlife. We have no objection to removing dead trees, but the bulk of the existing vegetation should remain. I would suggest that a strip of land along the road be designated a Woodland Protection Area which allows removal of dead or dangerous vegetation but nothing else.

We look forward to your response to our concerns. Thanks for your cooperation all along.

Steve Porter

**Stephen T. Porter**  
Attorney at Law  
2406 Tucker Station Road  
Louisville, KY 40299  
502-905-9991  
stpinlou@aol.com

In a message dated 10/5/2021 2:08:53 PM Eastern Standard Time, michael@livdev.com writes:

Confirming receipt. Can you please confirm that these items are the totality of your comments? The first two are new and haven't been previously brought up.

Michael Ramsey

LIV Development

2204 Lakeshore Drive, Suite 450

Birmingham, AL 35209

(205) 484-2849

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**From:** [stpinlou@aol.com](mailto:stpinlou@aol.com) <stpinlou@aol.com>  
**Sent:** Tuesday, October 5, 2021 12:59 PM  
**To:** Michael Ramsey <michael@livdev.com>



Cc: nrp@bardlaw.net; doug.schultz@swlinc.com; dante.st.germain@louisvilleky.gov; [itz@twc.com](mailto:itz@twc.com)  
Subject: Springdale Road Extension 21-ZONE-0106

Michael,

Please look carefully at the response from Louisville Metro that indicates the proposed ROW dedication is not enough to construct the new road and the Loop. I think additional ROW dedication is necessary. Maybe Doug can work that out with Metro.

At this point, the Asbury HOA requests the following:

1. Additional ROW dedication as necessary to allow a two-lane extension of Springdale Road and a 12' multiuse Loop path.
2. A binding element requiring payment by LIV to Metro an estimated cost of \$75,000 for final design plans for the new road, due at issuance of building permit.
3. A binding element to close the eastern entrance from Old Springdale Rd. once the new extension is open.
4. Reduction on height of building #5 to three stories
5. A binding element on dark-sky lighting as attached to this e-mail.

Thanks for your help.

Steve Porter

**Stephen T. Porter**

**Attorney at Law**

2406 Tucker Station Road

Louisville, KY 40299

**502-905-9991**

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

From: [Jeffrey.Brown@louisvilleky.gov](mailto:Jeffrey.Brown@louisvilleky.gov)  
To: [Stpinlou@aol.com](mailto:Stpinlou@aol.com)  
Sent: 10/5/2021 10:50:51 AM Eastern Standard Time  
Subject: FW: Springdale Road Extension 21-ZONE-0106

Below are some preliminary cost estimates for the various of phases from design to construction.

Jeffrey Brown, PE

**From:** Deatherage, Amanda C. <[Amanda.Deatherage@louisvilleky.gov](mailto:Amanda.Deatherage@louisvilleky.gov)>  
**Sent:** Monday, October 4, 2021 2:33 PM  
**To:** Brown, Jeffrey E <[Jeffrey.Brown@louisvilleky.gov](mailto:Jeffrey.Brown@louisvilleky.gov)>; Gowin, Dirk L <[Dirk.Gowin@louisvilleky.gov](mailto:Dirk.Gowin@louisvilleky.gov)>;  
Boz, Milana A <[Milana.Boz@louisvilleky.gov](mailto:Milana.Boz@louisvilleky.gov)>; Swintosky, John <[John.Swintosky@louisvilleky.gov](mailto:John.Swintosky@louisvilleky.gov)>  
**Cc:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>; Kurowsky, Steve M.  
<[steve.kurowsky@louisvilleky.gov](mailto:steve.kurowsky@louisvilleky.gov)>  
**Subject:** RE: Springdale Road Extension 21-ZONE-0106

Jeff,

I've worked with Steve K. to get a cost estimate for you:

Final Design Plans = \$75,000

Construction Cost for Road (Urban Section + 15% Contingency) = \$1,115,000

Construction of the Loop (12' multiuse path) = \$160,000

There is no R/W or Utility Relocation fees in these cost estimates.

Steve pointed out something concerning about the width of the proposed ROW dedication: Large utility poles cut the usable space of that yellow area in half, and it doesn't provide for enough width to construct the new road *and* the Loop through this corridor.

## Amanda C. Deatherage, AICP

**contact:** [Amanda.Deatherage@LouisvilleKY.gov](mailto:Amanda.Deatherage@LouisvilleKY.gov) | 502-574-6447

**From:** Brown, Jeffrey E <[Jeffrey.Brown@louisvilleky.gov](mailto:Jeffrey.Brown@louisvilleky.gov)>  
**Sent:** Monday, September 27, 2021 11:01 AM  
**To:** Deatherage, Amanda C. <[Amanda.Deatherage@louisvilleky.gov](mailto:Amanda.Deatherage@louisvilleky.gov)>; Gowin, Dirk L <[Dirk.Gowin@louisvilleky.gov](mailto:Dirk.Gowin@louisvilleky.gov)>; Boz, Milana A <[Milana.Boz@louisvilleky.gov](mailto:Milana.Boz@louisvilleky.gov)>; Swintosky, John <[John.Swintosky@louisvilleky.gov](mailto:John.Swintosky@louisvilleky.gov)>  
**Cc:** St. Germain, Dante <[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)>  
**Subject:** FW: Springdale Road Extension 21-ZONE-0106

The attached plan is going to the Planning Commission on 11/21/21 and the developer has agreed to dedicate right-of-way along the north side of their property, abutting the expressway, for the future construction of Springdale Rd and Louisville Loop. What would be an estimated cost for design and construction of a two lane road plus 12' multiuse path? It is possible, that during the Planning Commission public hearing, this question could come up for a potential contribution by the developer for the design work as a condition of the rezoning. This alignment was chosen in lieu of straightening the existing curves because of the existing vegetative screen along the south side of the property and the "Lovers Ln" signage.

Please let me know if you have any questions.

The area shown in yellow below is the approximate footprint of the R/W dedication.





**St. Germain, Dante**

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**From:** stpinlou@aol.com  
**Sent:** Wednesday, September 22, 2021 11:41 AM  
**To:** St. Germain, Dante  
**Cc:** michael@livdev.com; nrp@bardlaw.net; doug.schultz@swlinc.com; jtz@twc.com  
**Subject:** Case No. 21-ZONE-0106 Springdale Apartments  
**Attachments:** Atty-Lighting-Apartments.pdf

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Dante,

I represent the Asbury Home Owners Association, Inc., whose homes are adjacent to the proposed development. My client still has many concerns about this proposal but we are in discussion with the developer. If the project goes forward, we suggest the attached binding element on lighting be included. We also suggest that the developer be required to construct a stub road to the proposed Springdale Road extension to the north. As this proposal goes through the process, we may have other concerns, which we will relay to you. Thanks

Steve Porter

**Stephen T. Porter**  
Attorney at Law  
2406 Tucker Station Road  
Louisville, KY 40299  
502-905-9991  
stpinlou@aol.com



Case Number: 21-ZONE-0106

5217 Springdale Road

#### Comments

My name is Cynthia Embry. I have lived in Green Spring for almost 18 years and I am opposed to the zoning change of this property to R-7 Multi-Family Residential. All of the surrounding neighborhoods are R-4 Single Family Residential and a zoning change would alter the character of the area. Families in these neighborhoods selected this area because of its location, beauty, peacefulness and the opportunity to live with like-minded neighbors who desire streets with individual homes rather than an apartment complex next door.

Another major reason I am opposed to the zoning change is for traffic safety reasons. I use Springdale Road daily. The road is a narrow two-lane road with a tight curve, drivers often carelessly speed on this road and it is not capable of handling the additional traffic that 305 apartment units would add daily, without creating traffic safety issues. The increase in traffic would also greatly change the character of the area, which is the reason that current residents bought property in this area. Springdale Road floods inside the tight curve area when there is heavy rain, causing cones to be put up in one lane of the road creating a safety hazard on a low-visibility curve.

A zoning change would diminish the ambiance of the area which is why homeowners selected this area. Please seriously consider these issues as I am sure every homeowner that will be affected by this development would agree with my comments.

Cynthia Embry

## St. Germain, Dante

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**From:** Haberman, Joseph E  
**Sent:** Tuesday, September 21, 2021 4:24 PM  
**To:** St. Germain, Dante  
**Cc:** Davis, Brian  
**Subject:** FW: Public Hearing Item Comment Form [#83]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comment for the file.

**From:** Louisville Metro <no-reply@wufoo.com>  
**Sent:** Tuesday, September 21, 2021 3:02 PM  
**To:** Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>  
**Cc:** Davis, Brian <Brian.Davis@louisvilleky.gov>  
**Subject:** Public Hearing Item Comment Form [#83]

**Name \*** Sharon Yates

**Address \***   
4607 Harbold Ct.  
Louisville, KY 40241  
United States

**Email** [csyates2@gmail.com](mailto:csyates2@gmail.com)

**Phone Number** (502) 296-0568

**What is the case number of the development application? \*** 21-ZONE-0106

**Comments \*** The impact of this development and its associated traffic on Springdale Road will be significant and extremely dangerous as the road is not configured to handle that level of traffic safely. What is the city proposing to do to this section of Springdale Rd to make it safe if this development is approved?

**Would you like the Louisville Metro case manager to contact you to discuss your comments? \*** Yes

## St. Germain, Dante

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**From:** R Banchongmanie <banchongmanie@gmail.com>  
**Sent:** Tuesday, August 24, 2021 1:47 PM  
**To:** St. Germain, Dante  
**Subject:** 5217 Springdale Rd/ 21-ZONEPA-0066

**Follow Up Flag:** Follow up  
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Dear Mr. St. Germain,

My name is Ron Banchongmanie and I am the property owner at 5004 Springdale Rd.

I attended the June 29, 2021 Public Hearing for the proposed zoning change at 5217 Springdale Rd.

At the meeting, I expressed my concerns about the proposed zoning change from R4 to R7. I am adamantly against this zoning change.

The LIV Development proposal is just too large for the neighborhood. I believe the number of units proposed is not fitting for the neighborhood. More importantly, I feel that increasing the daily traffic on Springdale Rd by 500+ cars will present a danger to the current community. Springdale Rd is just not equipped to handle the additional daily traffic that LIV Development proposes.

Please let me know if you need any further documentation from me. I will watch this process closely. I hope that the Department of Planning & Design Services rejects this zoning change request.

Sincerely,

Ron Banchongmanie M.D.



## St. Germain, Dante

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**From:** Michael Ramsey <michael@livdev.com>  
**Sent:** Wednesday, July 7, 2021 3:32 PM  
**To:** Skip McClain  
**Cc:** CustomerRelations@LouisvilleMSD.org; nrp@bardlaw.net; doug.schulz@swlinc.com; St. Germain, Dante; Reed, Scott  
**Subject:** RE: LIV 5217 Springdale Road Rezoning

**Follow Up Flag:** Follow up  
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Skip-

Thanks for attending the meeting and appreciate your following up. We've received your note and understand your concerns. More specifically:

- Regarding #1 below, please let us follow back up with you – we've been discussing a few options to help address your concerns. Thank you for bringing them to our attention
- Regarding #2 below, I can assure you that once our property is improved the drainage issue that you mentioned below will not be of further concern. We're working with Metro Planning & Stormwater to address any and all drainage issues that the unimproved, raw site currently may have

We'll be back in touch over the coming weeks on #1.

Michael Ramsey  
LIV Development  
2204 Lakeshore Drive, Suite 450  
Birmingham, AL 35209  
(205) 484-2849

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**From:** Skip McClain <shebweiss@aol.com>  
**Sent:** Tuesday, July 6, 2021 8:11 AM  
**To:** Michael Ramsey <michael@livdev.com>  
**Cc:** CustomerRelations@LouisvilleMSD.org; nrp@bardlaw.net; doug.schulz@swlinc.com; Dante.St.Germain@louisvilleky.gov; scott.reed@louisvilleky.gov  
**Subject:** Re: LIV 5217 Springdale Road Rezoning

Mr. Ramsey,

I appreciate your reaching out for comments re the subject. You requested comments; I will respond.

I was not vocal during the virtual meeting of the 29th due to my hearing difficulties which permitted only a ~25% understanding of the discussion.

To me, the obvious and overwhelming general problem associated with your plans is the considerably increased traffic to be expected on Springdale Road, a narrow two lane road with little or no shoulder and little margin for error when encountering frequent

careless drivers or larger vehicles as well as the occasional biker or jogger. It seems to me to be inconceivable that officials would not be aware of the increased danger without some remedy.

But on two more self-serving concerns:

1) Your planned western most exit from this project is directly across Springdale from our home. While considerable attention was given at this meeting (and possibly during planning) to minimize disruption for the Asbury Park community, apparently little consideration was given to the homes in my Wolfe Creek neighborhood. If this were to be considered, a slight relocation of this exit to the East, directly across from a field, would avoid any resulting environmental disruption. Seemingly, a no brainer to me!

Secondly, the topography that now exists on this property causes water runoff during heavy rainfall to flow ACROSS Springdale Road and both adjoining drainage ditches and onto the back and side yard of my property creating considerable "ponding" in our yard. (Pictures of this affect are available.) This has been an ongoing problem for over twenty years and repeated contact with the local Metropolitan Sewer District officials has yielded no remedy partly due to " We can't change drainage from the field" with little or no attention given to the inadequacy of the drainage ditches. Save consideration of this problem, it should not be expected to yield different, and possibly worse, results.

Thank you for any consideration given to these concerns.

Roland McClain  
7912 Albrecht Circle  
Louisville, KY 40241

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

From: Michael Ramsey <[michael@livdev.com](mailto:michael@livdev.com)>  
To: [shebweiss@aol.com](mailto:shebweiss@aol.com) <[shebweiss@aol.com](mailto:shebweiss@aol.com)>  
Cc: Nick Pregliasco <[nrp@bardlaw.net](mailto:nrp@bardlaw.net)>; [anna@bardlaw.net](mailto:anna@bardlaw.net) <[anna@bardlaw.net](mailto:anna@bardlaw.net)>; [nsd@bardlaw.net](mailto:nsd@bardlaw.net) <[nsd@bardlaw.net](mailto:nsd@bardlaw.net)>; Doug Schultz <[doug.schultz@swlinc.com](mailto:doug.schultz@swlinc.com)>  
Sent: Thu, Jul 1, 2021 5:35 pm  
Subject: LIV 5217 Springdale Road Rezoning

Skip-

I wanted to reach out to you personally to thank you for attending our neighborhood meeting on Tuesday afternoon. We look forward to continuing the conversation with both the Wolf Creek and Asbury Park neighborhoods. As we mentioned on the video call, our goal is to develop a truly best-in-class apartment community – a big part of that goal is our commitment to high standards for quality that apply not only within the property lines of our development, but also externally to our neighbors and the surrounding community. We've heard the group's collective concerns and are continuing to refine and improve our plan to work within the community.

Please reach out to me at anytime via email or phone.

Michael Ramsey  
LIV Development  
2204 Lakeshore Drive, Suite 450  
Birmingham, AL 35209  
(205) 484-2849



## St. Germain, Dante

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**From:** Reed, Scott  
**Sent:** Wednesday, June 23, 2021 8:45 AM  
**To:** johnnmiller@twc.com  
**Cc:** Carroll, Debbie; St. Germain, Dante  
**Subject:** Re: Contact Councilman Scott Reed [#1994]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi John,

Thanks for your note. I cannot comment on pending zoning issues but will carefully examine the public record once established. We will forward your comments to the case manager.

Have a good morning.

Scott

On Jun 23, 2021, at 6:26 AM, Councilman Scott Reed <no-reply@wufoo.com> wrote:

Name *	John Miller
Address *	 7916 Albrecht Circle Louisville, KY 40241 United States
Phone Number *	(502) 417-1565
Email *	<a href="mailto:johnnmiller@twc.com">johnnmiller@twc.com</a>
Comments *	Scott,

This note is asking you to reject the current proposal to change the zoning at 5217 Springdale Road from R-4 to R-7. Apartments do not fit this area as all of the homes around this property are single family homes. We have absorbed enough with the additional traffic and noise from the East End bridge. We do not need the additional drop in home values and increase in crime these apartments would bring.



Thank-you,  
John Miller

## St. Germain, Dante

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**From:** Carroll, Debbie  
**Sent:** Tuesday, June 22, 2021 4:21 PM  
**To:** Rwalkant@aol.com  
**Cc:** St. Germain, Dante  
**Subject:** FW: Contact Councilman Scott Reed [#1993] - 5217 Springdale Rd

**Follow Up Flag:** Follow up  
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Mr. Walker, thank you for your comments. We are copying Dante St. Germain, the case manager, and asking her to include your communication in the official record. Have a good evening.

Debbie Carroll  
District 16 Legislative Asst.

**From:** Councilman Scott Reed <[no-reply@wufoo.com](mailto:no-reply@wufoo.com)>  
**Sent:** Tuesday, June 22, 2021 9:06 AM  
**To:** Reed, Scott <[Scott.Reed@louisvilleky.gov](mailto:Scott.Reed@louisvilleky.gov)>  
**Subject:** Contact Councilman Scott Reed [#1993]

<b>Name *</b>	Robert Walker
<b>Address *</b>	 4709 Asbury Park Terrace Louisville, KY 40241 United States
<b>Phone Number *</b>	(502) 228-3643
<b>Email *</b>	<a href="mailto:Rwalkant@aol.com">Rwalkant@aol.com</a>
<b>Comments *</b>	<p>We are strongly opposed to the reasoning of the 17 acre plot on Springdale Road. 302 apartments in that location is absolutely ridiculous. Much better suited for a patio home development or a retirement facility or assisted living.</p> <p>The proposed development is not in keeping with the area.</p> <p>Thank you</p> <p>Sincerely,</p> <p>Robert Walker</p>

## St. Germain, Dante

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**From:** Carroll, Debbie on behalf of Reed, Scott  
**Sent:** Thursday, June 3, 2021 4:47 PM  
**To:** St. Germain, Dante  
**Subject:** FW: Springdale Rd development - Case 21-ZONEPA-0066 - 5217 Springdale Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dante, would you please add the below to the official record? Much appreciated.

Debbie Carroll  
Dist 16 LA

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**From:** JOHN WEEKS <jlw4720@att.net>  
**Sent:** Thursday, June 3, 2021 1:54 PM  
**To:** Councilman Scott Reed <scott.reed@public.govdelivery.com>  
**Subject:** Springdale Rd development

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Scott. Please register our objection to the proposed development in the 5500 block of Springdale. The proposed development is totally inappropriate for this area and would be an island of dense development in a single family residential area. It would also overload the road and intersections at KY 22 and US 42. I don't trust the zoning process based on previous experiences.

John and Lynda Weeks  
4720 Wolfcreek Parkway

[Sent from AT&T Yahoo Mail for iPhone](#)



## St. Germain, Dante

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**From:** R Banchongmanie <banchongmanie@gmail.com>  
**Sent:** Tuesday, August 24, 2021 1:47 PM  
**To:** St. Germain, Dante  
**Subject:** 5217 Springdale Rd/ 21-ZONEPA-0066

**Follow Up Flag:** Follow up  
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Dear Mr. St. Germain,

My name is Ron Banchongmanie and I am the property owner at 5004 Springdale Rd.

I attended the June 29, 2021 Public Hearing for the proposed zoning change at 5217 Springdale Rd.

At the meeting, I expressed my concerns about the proposed zoning change from R4 to R7. I am adamantly against this zoning change.

The LIV Development proposal is just too large for the neighborhood. I believe the number of units proposed is not fitting for the neighborhood. More importantly, I feel that increasing the daily traffic on Springdale Rd by 500+ cars will present a danger to the current community. Springdale Rd is just not equipped to handle the additional daily traffic that LIV Development proposes.

Please let me know if you need any further documentation from me. I will watch this process closely. I hope that the Department of Planning & Design Services rejects this zoning change request.

Sincerely,

Ron Banchongmanie M.D.

## St. Germain, Dante

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**From:** Harold Friedly <hhf0721@gmail.com>  
**Sent:** Monday, June 28, 2021 9:24 AM  
**To:** St. Germain, Dante  
**Cc:** Reed, Scott; Carroll, Debbie; Harold Friedly  
**Subject:** Fwd: Opposition to the Springdale Road Rezoning from R4 to R7  
**Attachments:** Sprindale Road Proposed Apartments.docx

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Please see attached document to be included in official records !!

**Date:** June 28, 2021 at 8:12:13 AM CDT  
**To:** "Harold Friedly (hhf0721@gmail.com)" <hhf0721@gmail.com>  
**Subject:** Opposition to the Springdale Road Rezoning from R4 to R7

To: Dante St. Germain  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Case # 21-ZONEPA-0066

RE: Proposed Rezoning at 5217 Springdale Road

To Whom it May Concern:

**Please make these comments part of the official record in opposition of rezoning from R4 to R7 on the property at 5217 Springdale Road, Louisville, KY.**

A couple of years ago, the previous owners of this tract were seeking to sell the property located at 5217 Springdale Road as 14 acres. So how is the property now 17.97 acres? What is the actual size of the property?

What is the definition of an “upscale apartment community” as opposed to a typical apartment community? What will be the square footage of these proposed units? Are architectural drawings available for the public to see? If not, when will architectural drawings be made available to the public? Where is the proposed floorplan?

### **Larger and Taller Buildings**

What is the definition of “larger and taller buildings”? How many floors do the larger and taller buildings have? The building on the right side of the Atria Assisted Living facility, located on Springdale was only allowed to be four stories high. So, what is the height of these proposed buildings?

The majority of the properties surrounding the proposed development area are zoned single family residential. Even though the proposed site is on the same side of Springdale Road as Springdale Church & Atria Assisted Living, the areas on the west side of I-71 have an overwhelming “single-family” presence and we don’t want to see that change. Our community should not include zoning for larger and taller multifamily buildings, because the entire community is not zoned that way.

### **Protection of the Environment**

The protection of the environment is totally ignored by this proposed development and is in direct conflict with President Biden’s agenda on the protection of the Environment. President



Biden wants 30% of US land to be protected by 2030. USDA says no land will be taken from farmers. The 30 by 30 plan is the federal push to conserve 30% of U.S. land and waters by the year 2030. This acreage has been used for farming for the last 25 years. The foxes, coyotes, snakes, rabbits, deer, turkeys, skunks, squirrels and other wildlife will no longer have a place to roam the countryside. We should do everything possible to preserve the environment and not to destroy it.

Why are these Federal policies not being adhered to and ignored?

The "Lovers Lane" trees cannot be preserved as noted when an entrance/exit is proposed right in the middle of these trees. Why remove a natural buffer that currently blocks the view of the Gene Snyder Freeway for the Wolf Creek residents effected by this proposed development?

### **Traffic**

The sheer amount of traffic this proposed development is expected to generate is unheard of for Springdale Road. Another 500 automobiles daily on this two-lane road is absurd! Residents living in Wolf Creek, Asbury Park, Summit Place, Greenspring, and Spring Creek will have delays turning onto Springdale Road. And Springdale Community Church and Kentucky Country Day School will also be negatively impacted with the increased volume of traffic.

When there is an accident on the Gene Snyder, automobiles already use Springdale Road to access Highway 42, thus backing up traffic from Highway 42 to this proposed development. Springdale Road cannot handle this volume of traffic now and certainly not with the added automobiles that will generate more traffic for this proposed development.

### **Sewers**

Although the proposal mentions a lateral extension off the current sewer system and a stormwater detention basin, the residents have concerns that the current system will not be able to handle the increase volume in the sewer system.

### **Entering and Exiting from Proposed Development onto Springdale Road**

All three of the proposed exits onto Springdale Road are placed short distances from the current curves in the road, thus creating a danger for the current autos traveling in either direction on Springdale Road. As someone rounds the existing curve and sees an auto directly

in front of them exiting the proposed development, this creates a tremendous danger for both autos to be involved in an accident.

IF the proposed development is approved, we would like to see a new road constructed along the Gene Snyder to allow access into the apartments, rather than creating entrances along the existing Springdale Road. This will eliminate the increased danger of accidents and potential increased traffic for the surrounding subdivisions.

Sincerely,

Harold & Robin Friedly  
Residents of Wolf Creek Subdivision  
7918 Albrecht Circle  
Louisville, KY 40241

## St. Germain, Dante

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**From:** Carroll, Debbie on behalf of Reed, Scott  
**Sent:** Thursday, June 3, 2021 4:47 PM  
**To:** St. Germain, Dante  
**Subject:** FW: Springdale Rd development - Case 21-ZONEPA-0066 - 5217 Springdale Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dante, would you please add the below to the official record? Much appreciated.

Debbie Carroll  
Dist 16 LA

**From:** JOHN WEEKS <jlw4720@att.net>  
**Sent:** Thursday, June 3, 2021 1:54 PM  
**To:** Councilman Scott Reed <scott.reed@public.govdelivery.com>  
**Subject:** Springdale Rd development

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Scott. Please register our objection to the proposed development in the 5500 block of Springdale. The proposed development is totally inappropriate for this area and would be an island of dense development in a single family residential area. It would also overload the road and intersections at KY 22 and US 42. I don't trust the zoning process based on previous experiences.

John and Lynda Weeks  
4720 Wolfcreek Parkway

[Sent from AT&T Yahoo Mail for iPhone](#)