

From: [Penny Peavler](#)
To: [Lockett, Jay P](#)
Subject: Re: Proposed 204 unit apartment complex on Beckley Station Road
Date: Friday, December 3, 2021 12:29:56 PM

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Jay, thank you. Please make sure I am added to the notification list for the public meeting. Will the density change from 60 units to the proposed 204 units be a staff level decision or require a planning commission vote? Is any additional legislative action required or only a planning commission level decision? Is there another level (committee) of the planning commission which may address the density?

We are concerned about both traffic and negative impact on property values.

I also could not get the link for planning commission members to open on the Metro page. Can You forward a link to the current Planning Commission Members? Thank you so much.
Sincerely, Penny Peavler Copperfield resident 502-263-9631

Sent from my iPhone so please excuse spelling or typing errors

On Nov 30, 2021, at 8:42 AM, Lockett, Jay P <Jay.Lockett@louisvilleky.gov> wrote:

Penny,

Thank you for taking the time to express your questions and concerns regarding this proposed development. I will add your message to the file and forward it to the applicant, who may be able to answer some of your questions that I do not have the information on. Any concerns you wish to express can be submitted to me via email, and it will go into the file and be available for review by the Planning Commission prior to any hearing.

I do not have any additional information on "Sunshine Builders" and I am not familiar with them or their portfolio. My understanding is that the development would be for standard market rate apartments. As far as the meeting you reference, that was not a meeting required by the Land Development Code but was rather a voluntary meeting by the developer to talk to neighbors and listen to concerns. Since it was outside any Metro regulations I don't have detailed information on that meeting. I attached the mailing labels submitted by the applicant, as well as the most recent development plan, elevations, and the applicant's Comprehensive Plan compliance information. A public meeting will still have to be held prior to approval of the plan and that has not been scheduled

at this time.

Please feel free to contact me with further questions or concerns. If you are outside of the required notice area, I recommend signing up for govdelivery (see link below in my signature) so you can be informed of all public meetings regarding development in your Metro Council district.

Regards,

Jay Lockett, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

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

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

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

From: Penny Peavler <pennypeavler@gmail.com>

Sent: Monday, November 29, 2021 10:56 PM

To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>

Subject: Proposed 204 unit apartment complex on Beckley Station Road

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Jay, my name is Penny Peavler and I am a resident of Copperfield subdivision which is adjacent to the proposed 204 unit apartment complex on Beckley Station Road. I cannot find any information about the owner and developer of the complex. I searched the builders information, Sunshine Builders LLC, and I see that they are a residential builder. Do they have experience building multi family housing? Is this a market rate project or a tax credit project? Is it senior housing as was previously specified in the development plan and had a lower density? Can you provide additional information about the planned project? I have worked in the multi family housing industry with Weber Group, Inc. and was previously the President and CEO of the Frazier History Museum. I now work as a consultant and have lived in Copperfield for 25 years. I just learned about the public meeting this evening and it has already taken place. Did Copperfield homeowners association know about the meeting? It is much closer to us than Lake Forest. How was the meeting advertised? Our homeowners association sent an alert about it about 3 o'clock today. Thanks for any information you can provide. Sincerely, Penny Peavler 502-263-9631

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