

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Monday, July 27, 2015 6:26 PM
To: 'James Cahoe'
Subject: RE: Bush Farm Assisted Living

Jim,
Ultimately, the Planning Commission has the authority to approve and amend binding elements placed on a property that has been rezoned.

David B. Wagner, Planner II

Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

From: James Cahoe [<mailto:j.cahoe@gmail.com>]
Sent: Monday, July 27, 2015 6:19 PM
To: Wagner, David B (PDS)
Subject: Re: Bush Farm Assisted Living

Who put the binding element on the property.

On Monday, July 27, 2015, Wagner, David B (PDS) <David.Wagner@louisvilleky.gov> wrote:
James,

Each residential zoning district in Louisville Metro has a maximum density allowed, and, therefore, allows a range of densities but is capped at a certain density. Although property zoned R-5A is allowed to have a density of up to 12.01, it isn't required to be that dense. The more important factor in the rezoning from R-4 to R-5A is that it went from single family residential (R-4, only one dwelling allowed per lot) to multi-family residential (R-5A, allowed to have multiple dwellings per lot). Note that the condo development on the north side of Arnold Palmer Blvd. has numerous dwellings on each parcel. So ultimately, I would assume the developer did not want each individual condo on a separate lot. Multi-family condo/patio home development was more common before the 2008 recession. However, financing became much more difficult for that type of development and it became more common to see condo/patio home units be subdivided and built on individual lots. A perfect example of this is the Hamilton Gardens development right across Old Henry Road. All of these dwellings started out as multi-family patio homes and then were subdivided onto separate lots.

David B. Wagner, Planner II
Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

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

From: James cahoe [<mailto:j.cahoe@gmail.com>]
Sent: Monday, July 27, 2015 12:02 PM
To: Wagner, David B (PDS)
Cc: Beth King; Dave Randall
Subject: Bush Farm Assisted Living

David,

I know you are leaving on vacation, but I have a question about your staff report.

The property in question was originally zoned R4, 4.8UPA, then changed in the late 90's to R5a, 12.01 UPA. Then a binding element added restricting development to 4.8 UPA, which is the same as R4. Why was this done?

Jim Cahoe's iPhone

--

Sent from Gmail Mobile

Wagner, David B (PDS)

From: Norma@Dakin.US
Sent: Monday, July 27, 2015 5:01 PM
To: Markert, Tammy O
Cc: Wagner, David B (PDS); peter@dakin.us
Subject: Re: 15devplan1042 (Bush Farm Retirement Community)

Very good points, your right growth in process with more traffic on Bush Farm for sure. We use Arnold Palmer routine at various times of day with rare car in front of us.

Fascinated to see and hear the process you have to develop Louisville in a controlled manner. I see this as a plus development for the Lake Forest if the height meets zoning approval and residents can understand the real traffic flow. I note much leveling appears necessary on this sloping site.

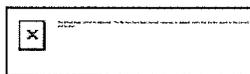
At the Lake Forest meeting while traffic protesters making their point I had residents sitting next to me thinking they may like me wish to use it in the future.

Sincerely
Peter Dakin
15111 Abington Ridge Place
Louisville, KY 40245-5269
Tel: 502-232-5090
e-mail: Peter@Dakin.US

On Jul 27, 2015, at 3:15 PM, Markert, Tammy O <Tammy.Markert@louisvilleky.gov> wrote:

Peter and Norma,
Thank you for the information regarding the existing traffic volumes. Transportation Planning isn't focused on existing volume but rather on the projected volumes of traffic. We have a Traffic Impact study that reflects the impact of future traffic volumes and build out of development pending and upcoming for Bush Farm and Old Henry Road. That study was completed last Fall however doesn't account for the approved subdivision of Steepleton Ridge down Aiken Road which future traffic volumes will also be affected along Bush Farm Road. There is still a lot of land to be developed in the near future.

TAMMY MARKERT, AICP, PTP
TRANSPORTATION PLANNING COORDINATOR
LOUISVILLE METRO PLANNING & DESIGN SERVICES
444 S. 5TH STREET, STE 200
LOUISVILLE, KY 40202
OFFICE (502) 574-3875



From: Wagner, David B (PDS)
Sent: Monday, July 27, 2015 3:04 PM

To: peter@dakin.us; norma@dakin.us
Cc: Markert, Tammy O
Subject: 15devplan1042 (Bush Farm Retirement Community)

Mr. Dakin,

This email is to acknowledge receipt of your mailing and that I am forwarding the materials to Tammy Markert for her use. Thanks!

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services
444 S. 5th St., Suite 300 Louisville, KY 40202
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129
david.wagner@louisvilleky.gov



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PETER & NORMA DAKIN

15111 Abington Ridge Place, Lake Forest, Louisville Kentucky 40245-5269 U.S.A.

Peter@Dakin.US Cel: 502-232-5090

Norma@Dakin.US Cel: 502-245-1195

David Wagner & Tammy Markert.
Department of Planning & Design Services,
Louisville, Jefferson County,
444 South 5th Street,
Louisville KY 40202-2343

22nd July 2015

Tel: 502-574-6230
e-mail: david.wagner@louisvilleky.gov
e-mail: Tammy.Markert@LouisvilleKY.gov

Good morning:

Project 15DEVPLAN 1042 - Bush Farm Retirement Community, Lake Forest Location.

On attending your Planning Meeting on the 7/15/2015 at 514 West Liberty I heard ideas on the project access and the difference between Arnold Palmer or Bush Farm main access.

I also heard a traffic study was suggested.

Well I know one can count traffic volume passing on a road, but I am ignorant if such surveys record the standing time of traffic and how it blocks access.

At 9 AM this morning I drove the open down Bush Farm Road to the Old Henry Stop light and one car came up behind me just as the light changed. No Bush Farm traffic problem.

Yesterday 7:45 AM to 8:00 AM I took a series of photographs to show the standing traffic on Bush Farm (east to west) Road that shows like other rush hour times of the day how impossible it is for a vehicle to turn into the standing traffic until an opening is made for the drive to turn North on to the planned Community Center Lot, or the difficulty of exiting from the Community Center Lot during these high traffic load times.

From the photographer position a full view of the first 150+/- yards of Arnold Palmer junction onto Old Henry, at no time did any of the one or two vehicles approaching Old Henry on Arnold Palmer have any delay other than the formal stop and immediate movement on to Old Henry.

I am sure your formal traffic study will show volume, and I trust times, but I thought you may wish to have these advance photos. Showing how the Bush Farm Traffic comes over the hill down to Old Henry Stop Light.



Peter@Dakin.US
Cel: +1-502-232-5090

RECEIVED

JUL 27 2015
PLANNING &
DESIGN SERVICES

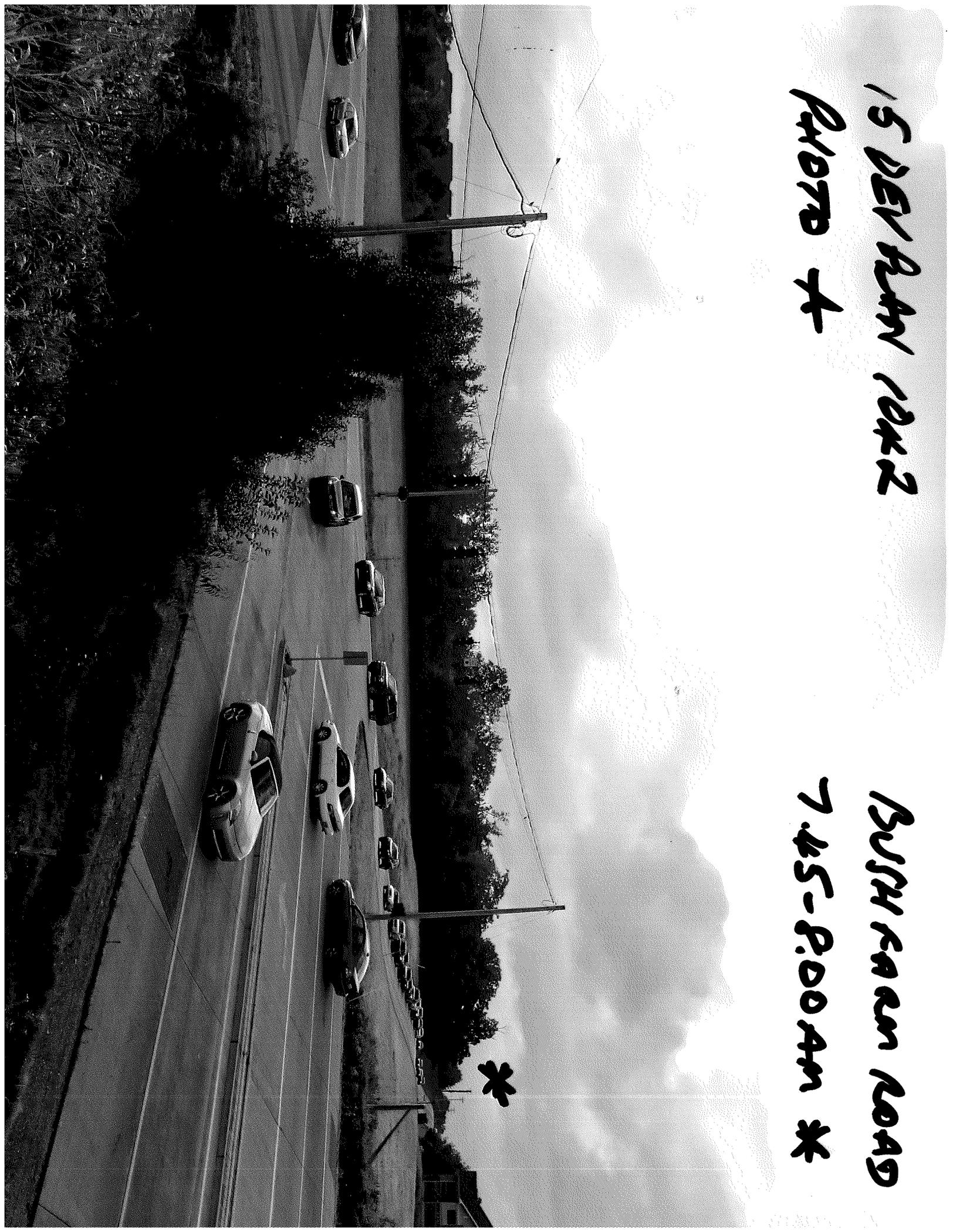
Copy: J. Kent Gootee, A.S.L.A.
Mindel Scott & Associates Inc.
5151 Jefferson Boulevard,
Louisville, KY 40219-3209

Four Photos Bush Farm Road included.

Tel: 502-485-1508
e-mail: KGootee@MindelScott.com

15 DEER BLVD 10K2
PHOTO *

BUSH KARM ROAD
7:45-8:00AM *

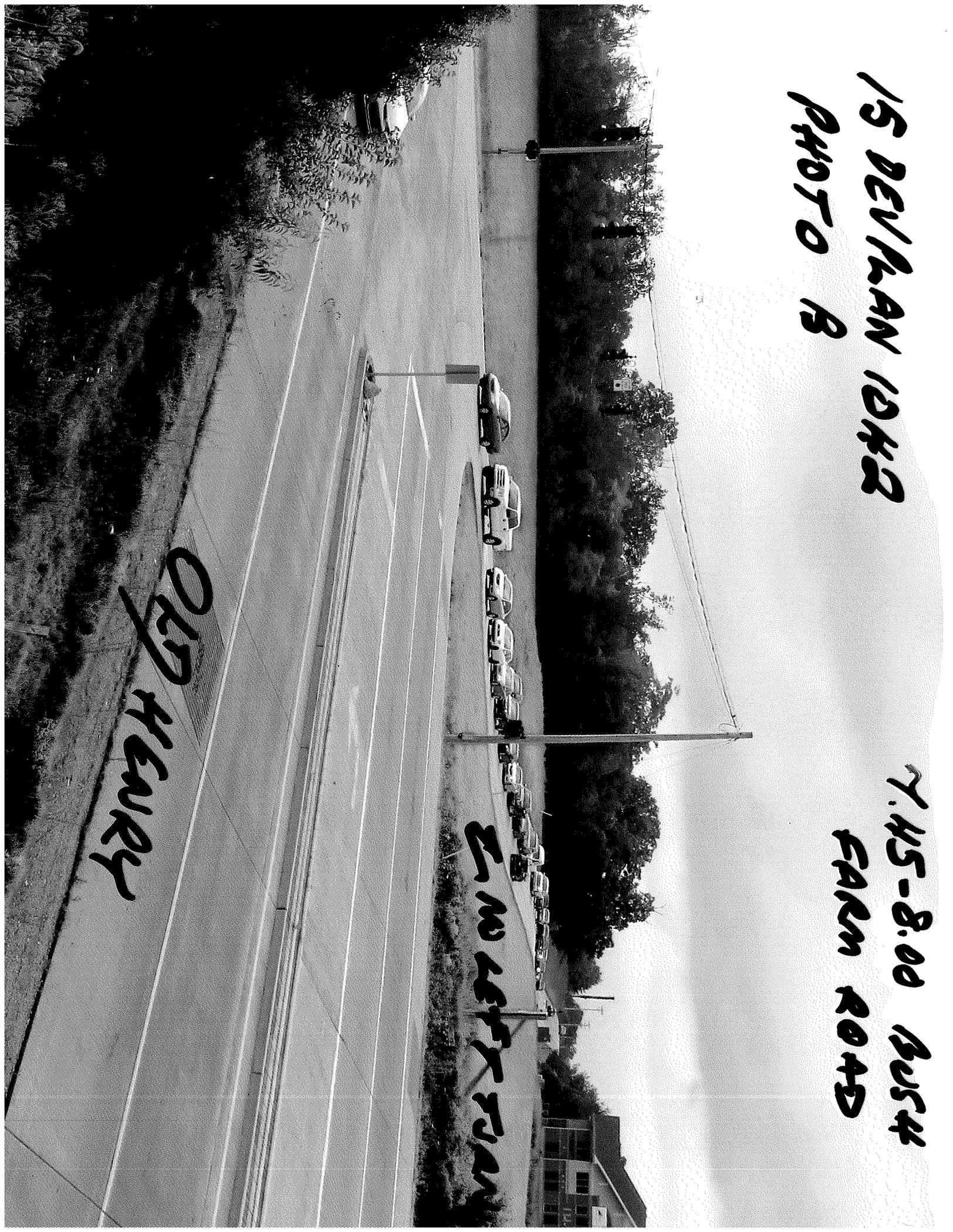


15 DEVLINAN DR2
PHOTO B

7.45-8.00 BUS4
CARM ROAD

210 WEST JUAN

OLD HWY

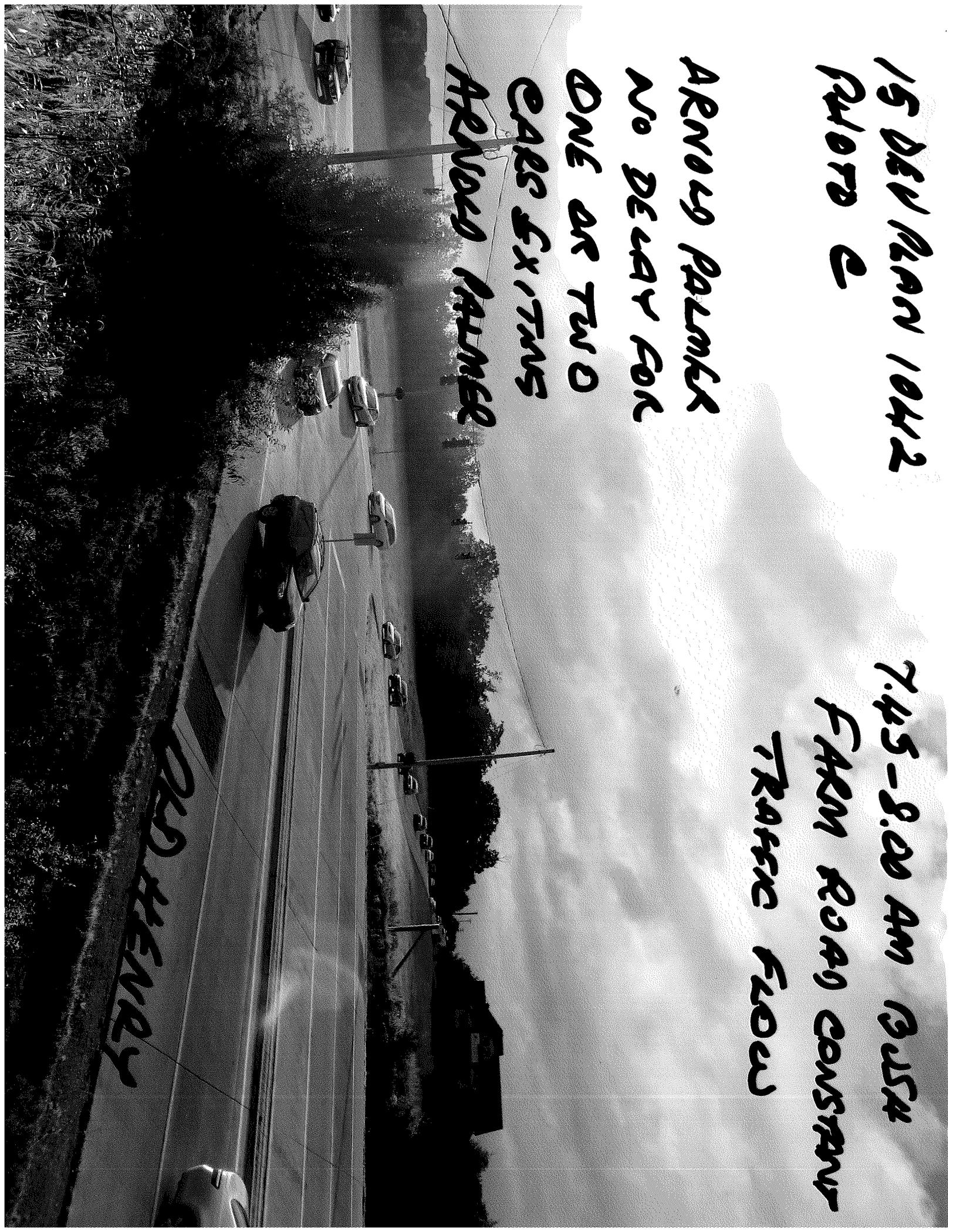


15 DEY RAN 1042
P4107D C

ARNOLD PALMER
NO DEWAY FOR
ONE OR TWO
CARS EXITS
ARNOLD PALMER

7:45-8:00 AM BUSK
FARM ROAD CONSTR
TRAFFIC FLOW

OLD HENRY



TAKE MORE THAN
ONE CAR HERE

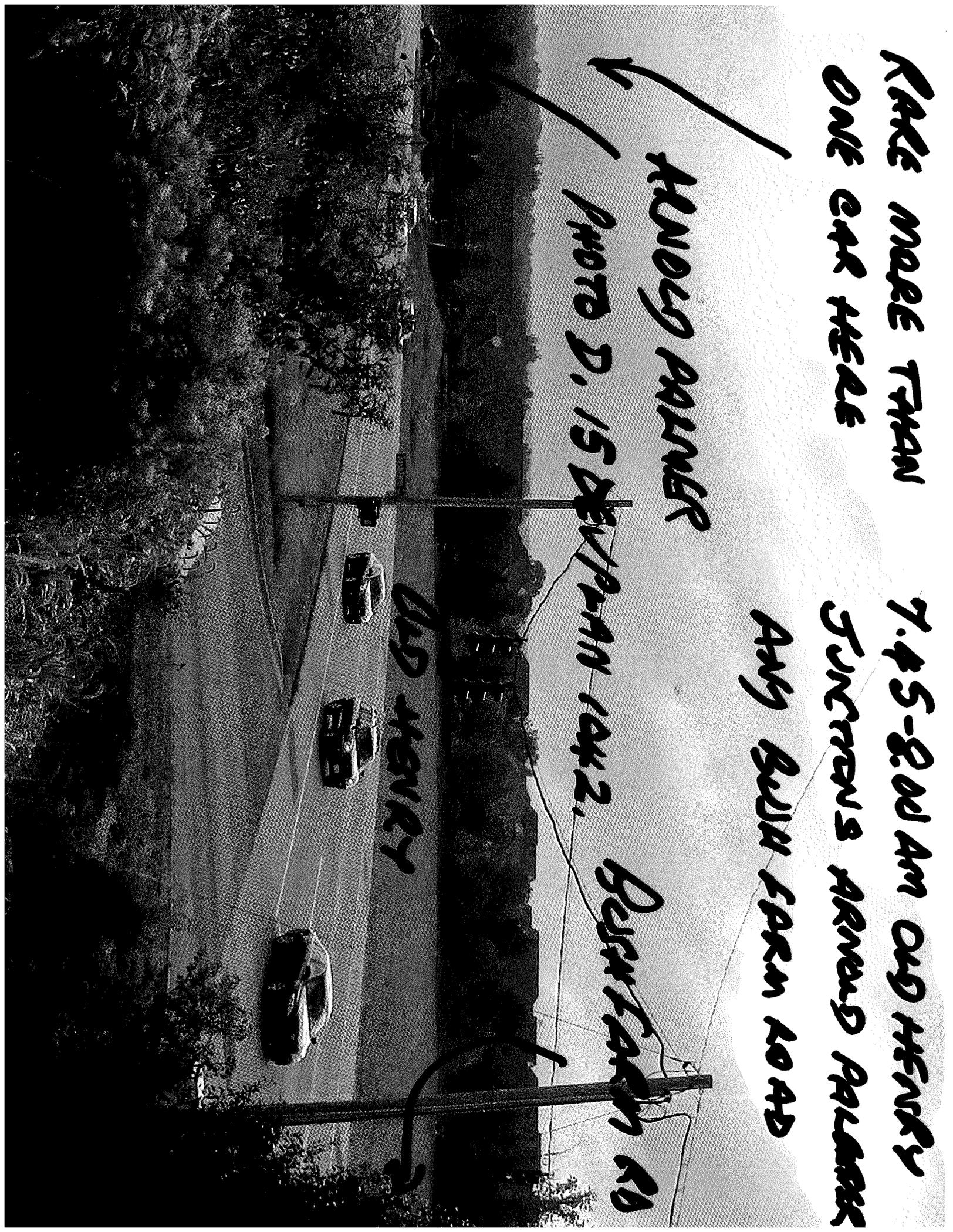
7.45-8.00 AM OLD HENRY
JUNCTIONS APPROX PARLERS
ANY BUSH CARM ROAD

← HUNOBY PARKER

← PHOTO D. 15 DECEMBER 1942.

BUSH CARM RD

OLD HENRY



Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Monday, July 27, 2015 9:53 AM
To: 'Beth King'
Subject: RE: RLC Retirement Community Lake Forest

Beth,

The last link below my contact information can be used to look up the case (15devplan1042) and all the documents presented by staff (me) at the Development Review Committee on 7/15/15. As you know, the Committee forwarded this to the full Planning Commission on 8/6/15 to consider the proposal and, in particular, discuss the access to Bush Farm Road and the building height before making a final decision on the proposal. My official analysis per my staff report is unlikely to change much unless the applicant drastically changes their plan. Our agency's staff generally does not attend neighborhood meetings in order to remain impartial. We review individual proposals in light of the regulations and policies established by Louisville Metro and present that analysis to the boards and committees of the Planning Commission. Therefore, I will not be attending the community meeting. However, if you would like to gather from your community and send any questions you may have for me not answered by the documents posted online, I will gladly do my best to answer them.

For your information, I will be out of the office from Friday, July 31st until Tuesday, August 11th. If you need questions answered by me, I need to have them by Wednesday, July 29th. Thanks!

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services
444 S. 5th St., Suite 300 Louisville, KY 40202
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129
david.wagner@louisvilleky.gov



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From: Beth King [<mailto:bethking78@gmail.com>]
Sent: Sunday, July 26, 2015 7:32 PM
To: Wagner, David B (PDS)
Subject: RLC Retirement Community Lake Forest

Hi David,

I wanted to introduce myself to you. I am new to the LF Board and was the one at the DRC meeting opposing the retirement community in Lake Forest. Anyway, we are going to have a community meeting either late next week or early the first week of April. The Board wanted to know if you would be available to come to the meeting and answer questions from the homeowners. Please let me know if you are available and would be willing to attend.

Thanks so much!!

Beth King

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Wednesday, July 22, 2015 2:31 PM
To: 'James Cahoe'
Subject: RE: Bush Farm Assisted Living

Mr. Cahoe,

The proposal's site is zoned R-5A (Multi-Family Residential) and permits 12.01 dwelling units per acre. Please review materials presented at the 7/15/15 DRC meeting using the last link below my contact information and review my staff report for my analysis of the proposal. Also, the DRC minutes will be made available on this same website after they have been approved at the next DRC meeting (8/5/15). Please also note the DRC voted to forward this case to the full Planning Commission on 8/6/15 which gives another opportunity for anyone to speak on the proposal. Thanks!

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services
444 S. 5th St., Suite 300 Louisville, KY 40202
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129
david.wagner@louisvilleky.gov



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From: James Cahoe [<mailto:j.cahoe@gmail.com>]
Sent: Sunday, July 19, 2015 1:20 AM
To: Wagner, David B (PDS)
Subject: Bush Farm Assisted Living

would you please send me the minutes from the DRC? I was unable to attend because I had been deployed to Canada by the Red Cross.

I was told you objected to the 12 / acre instead of 4.8 / Acre. I thought this was R5a?

--
Sent from Gmail Mobile

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Wednesday, July 22, 2015 2:25 PM
To: 'Richard Laird'
Cc: Dan Cooper
Subject: RE: Project number 15DEVPLAN1042

Mr. Laird,

I will add your objections to the case file and make them available to the commissioners at the 8/6/15 Planning Commission meeting.

The proposal's site is zoned R-5A (Multi-Family Residential) and permits an Assisted Living Residence use on the site. A rezoning is not required for this proposal. The public are always able to make staff and commissioners aware of their objections through letters and emails sent to staff. They also may attend any public meeting such as the recent 7/15/15 DRC meeting to have their voice heard. A few area residents did so. However, the DRC voted to forward this case to the full Planning Commission on 8/6/15 which gives another opportunity for anyone to speak on the proposal. Please review materials presented at the 7/15/15 DRC meeting using the last link below my contact information. Thanks!

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services
444 S. 5th St., Suite 300 Louisville, KY 40202
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129
david.wagner@louisvilleky.gov



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From: Richard Laird [<mailto:relaird@msn.com>]
Sent: Friday, July 17, 2015 12:42 PM
To: Wagner, David B (PDS)
Cc: Dan Cooper
Subject: Project number 15DEVPLAN1042

Dear Mr. Wagner,

The plan as presented at the meeting 7/14/15 at Lake Forest will create a traffic nightmare for Lake Forest residents and is not an acceptable exterior appearance with the rest of the community. The proposed entrance is directly across from the Legacy entrance, which when complete will have over 150 units entering and exiting Arnold Palmer at the same intersection as the proposed project. That intersection will bear construction, delivery, utility, and residential traffic for all residents of Lake Forest who enter and exit from Old Henry Road.

Lake Forest, including the Legacy, is nearly all brick and stone exteriors and a large building of mostly white siding will stand out like a snowball on a coal pile. The proposed facility is certainly not what the residents of Lake Forest were told or envisioned would be done with that property. What is permitted by the

current zoning on that property? Is a zoning change required to build the proposed facility on that property?
Will the residents have any chance to object to these plans?

Please respond! Thank you.

Richard Laird
2404 Tradition Circle
Louisville, KY 40245

cc: Dan Cooper
President-Legacy COCO

Wagner, David B (PDS)

From: Alex Alvarez <alex_alvarez@b-f.com>
Sent: Wednesday, July 15, 2015 7:12 PM
To: Wagner, David B (PDS)
Subject: Retirement community in Old Henry Rd

Mr. Wagner, my name is Alex Alvarez and I am a resident of Lake Forest at 15306 Champion Lakes Place. I am sending you this note because I am opposed to having the entrances to this retirement community development on Arnold Palmer Rd. due to the traffic and safety issue that it would generate in the entrance to my residential area.

Please let me know if you need any additional information.

Wagner, David B (PDS)

From: Roberta Johnson <rvj11038@yahoo.com>
Sent: Wednesday, July 15, 2015 12:00 PM
To: Wagner, David B (PDS)
Subject: Planning and Zoning meeting

We have just been notified of the meeting at 1Pm today. Sorry we are out of town. Our feelings for the entrance to the planned facility would be better off Bush Farm Rd. where we already have a traffic light. Exiting out of Arnold Palmer Blvd.is already dangerous, without a traffic light, at most times of day. We hope your committee will give this consideration. Sincerely, Ed Johnson- 14933 Tradition Dr.

Sent from Yahoo Mail on Android

Wagner, David B (PDS)

From: Amy Tedesco <amytedesco5@gmail.com>
Sent: Wednesday, July 15, 2015 11:29 AM
To: Wagner, David B (PDS)
Subject: Fwd: Proposed Lake Forest Senior Retirement Center

Mr. Wagner

I wanted to voice my opinion about the proposed building of the senior center off Old Henry in Lake Forest subdivision. As a homeowner on this side of Lake Forest I am concerned about this construction. There are several reasons for my concern. One is the additional traffic that will be coming with this business. I have three children that walk, run and bike on Arnold Palmer and Chestnut Ridge Circle and the additional vehicles coming and going can cause safety issues for the children. The proposed entrance off Arnold Palmer in addition, will cause congestion as the vehicles are entering and leaving the facility. It seems that this business does not need to enter and exit from our neighborhood. There would be an alternative to have an exit/entrance at Bush Farm or Old Henry.

The addition of this facility is a concern for the safety of our residents and children.

Amy Tedesco
2701 Sparrows Point Place
Louisville, Ky 40245

Wagner, David B (PDS)

From: alifalkner@aol.com
Sent: Wednesday, July 15, 2015 11:14 AM
To: Wagner, David B (PDS)
Subject: 15DevPlan1042

I wanted to share my strong objection to the proposed entrance location on Arnold Palmer Pkwy for the proposed Bush Farm Retirement Community (15DevPlan1042), and my support for a significant landscape buffer along Arnold Palmer Pkwy.

1. **Entrance.** In my opinion, the entrance with full turning movements to the Bush Farm Retirement Community should definitely be on Bush Farm Road, presumably directly across from the existing Promenade Green Way office park entrance (and an entrance should definitely not be allowed on Arnold Palmer Pkwy) for the following reasons:

Advantages of a Bush Farm Road entrance, compared to an entrance on Arnold Palmer Pkwy include:

- **Signalized intersection.** The Old Henry Road intersection with Bush Farm Road is signalized with full left-turn movements, making Bush Farm Road the safest traffic route for all involved.
- **Four lanes on Old Henry Road west of Bush Farm Road.** Old Henry Road has four lanes west of Bush Farm Road, providing the needed capacity for the traffic and for left turn lanes between Bush Farm Road and the Snyder Freeway.
- **Similar land use character.** The proposed 12 units/acre retirement community with a significant 3-story building (and other unspecified future development on the property) is generally similar in character to Promenade Green (with 2-story office buildings) on Bush Farm Road.
- **Good sight distance on Old Henry Road at Bush Farm Road.** There is good sight distance along Bush Farm Road making for safe traffic and turning movements.
- **Ability to make turning lane improvements.** If the Bush Farm Road entrance cannot handle the traffic and the turning movements of the proposed retirement community, the Developer should add left-turn lanes or double left-turn lanes similar to what other Developers are required to do elsewhere.
- **Comparable situations.** It is ridiculous if a full turning-movement entrance is not allowed on Bush Farm Road, when much worse situations have recently been approved nearby. For example, the full-turn, non-signalized entrance to Middletown Commons on English Station Road just north of Shelbyville Road (a Major Arterial) is essentially as close to Shelbyville Road as this retirement community entrance will be to Old Henry Road. And Academy Sports, Texas Roadhouse, Hobby Lobby, etc. have many, many times the traffic that will be generated by a retirement community.
- **Compatible truck traffic.** Delivery truck traffic generated by this retirement community is generally compatible with the office buildings along Bush Farm Road.

Disadvantages of an Arnold Palmer Pkwy entrance, compared to an entrance on Bush Farm Road include:

- **Non-signalized intersection.** The Old Henry Road intersection with Arnold Palmer Pkwy is non-signalized and does not have a left-turn lane from Old Henry Road, making for a dangerous turning situation and unnecessary congestion at this intersection

. Traffic already backs up on Old Henry Road during peak hours when left-turns are attempted to Arnold Palmer Pkwy. Adding any left turns on Old Henry Road to or from Arnold Palmer Pkwy will be making an existing dangerous situation even worse.

- **Two lanes on Old Henry Road east of Bush Farm Road.** Old Henry Road has only two lanes east of Bush Farm Road, which does not provide the needed capacity for the traffic and for left turn lanes. And Arnold Palmer Pkwy already serves over 400 residential units in Lake Forest north of Aiken Road. That is, left-turns to and from Old Henry Road are already congested and dangerous

- **Dissimilar land use character.** The increased density of the proposed 12 units/acre retirement community with a significant 3-story building (and other unspecified future development on the property) is not compatible with our Lake Forest neighborhood. Please keep this traffic on a Minor Collector like Bush Farm Road, rather than unnecessarily adding unrelated car and truck traffic from this high-density retirement community to Arnold Palmer Pkwy.

- **Poor sight distance on Old Henry Road at Arnold Palmer Pkwy.** There is a large and dangerous existing hump on Old Henry Road just east of Arnold Palmer Pkwy, which causes an unsafe sight distance when making left turns from Arnold Palmer Pkwy to Old Henry Road. If the Arnold Palmer Pkwy entrance for the retirement community is mistakenly approved, the Developer should be required to remove this dangerous hump on Old Henry Road.

- **Ability to make turning lane improvements.** In addition, if an Arnold Palmer Pkwy entrance is mistakenly approved for the retirement community, left turn lanes should be added to Old Henry Road and to Arnold Palmer Pkwy (preferably with a Old Henry Road traffic signal added at Arnold Palmer Pkwy).

- **Comparable situations.** From my knowledge, traffic from a dense development like this retirement community is almost always allowed to have full access to a minor collector like Bush Farm Road, and is almost never pushed back to a minor subdivision street like Arnold Palmer Pkwy, which already serves over 400 homes north of Aiken Road.

- **Incompatible truck traffic.** Delivery truck traffic generated by this retirement community is not compatible with the single family residences and patio homes in Lake Forest.

2. **Landscape buffer.** In addition to moving the proposed full-turn entrance from Arnold Palmer Pkwy to Bush Farm Road, the Developer should also add a significant landscape buffer along Arnold Palmer Pkwy:

- **Much higher density and 3 stories.** The Developer is increasing the approved density from 5 units/acre to 12 units/acre, and is adding an out-of-character 3-story building next to our neighborhood.

- **Previously a heavily treed lot.** This property next to our Lake Forest neighborhood was heavily wooded until a few years ago (after essentially all of the 400+ Lake Forest lots north of Aiken Road were sold by NTS). At that point, someone then removed essentially all of the trees across the entire beautiful property leaving a flat barren lot.

• **Berm and Landscape Buffer Request.** I believe NTS and the owner of the proposed Bush Farm Retirement Community owe it to the Lake Forest homeowners to provide a significant berm and landscaped buffer (maybe 50 to 60 feet wide, and wider near Old Henry Road) for the length of the property along Arnold Palmer Pkwy . This significant landscape buffer should include fairly dense hardwood trees (maybe 6-inch diameter, similar to the previous character of the property) and not just pine trees added. Lake Forest can then maintain some of its overall wooded character that was eliminated by the tree clearing done a few years ago (and Louisville Metro can get a small amount of its missing tree canopy re-planted).

Thank you !
Ali Falkner

Wagner, David B (PDS)

From: Patti Sullivan <thesullyclan@sbcglobal.net>
Sent: Wednesday, July 15, 2015 10:59 AM
To: Wagner, David B (PDS)
Subject: Lake Forest resident

As a LF resident I'm writing to oppose the talked about entrances to our neighborhood off Arnold Palmer.
The Sullivan family

Sent from my iPhone

Wagner, David B (PDS)

From: Denise Barry <dn_jupiter@yahoo.com>
Sent: Wednesday, July 15, 2015 10:55 AM
To: Wagner, David B (PDS)
Cc: Markert, Tammy O
Subject: Proposed Senior Living Facility at Lake Forest

Good Morning David and Tammy,

I am a resident of Lake Forest neighborhood, living on the backside where we enter and leave every day via the Lake Forest neighborhood entrance off Old Henry.

First let me apologize as my husband and I had planned to attend the meeting last night at our lodge but I ended up having to work late on a project and my husband got stuck in a work meeting. With that said, have not heard your reasoning behind the proposed location of the facility or the reason for having the entrance into our neighborhood rather than off to Bush Farm Road....or even Old Henry. I guess your explanation as to why that seems like the best option would be what I need first.

Second, just want to voice my dislike for this to be built right on top of us. Looks to sit right on the Lake Forest Golf course (which is already struggling with memberships, as most are...this certainly won't help), enters into our neighborhood...isn't even further toward the entrance to Old Henry but really, truly "part" of our neighborhood. There are MANY families that have paid quite a hefty penny for a Lake Forest home. This back side specifically. There are million dollar homes back here and driving in, this is a private, golf, luxury drive into the neighborhood. With your proposed addition, this will become public, not to mention devalue the homes in the area. No one wants a Senior Living facility in their neighborhood where employees, delivery trucks, buses, etc will be traveling all day and night... Much less a high end, high priced neighborhood. Especially when this plot of land is covered on 3 sides with roads...2 of the 3 the being public, main thoroughfairs which only make sense to attach the facility entrance/exit to....not in a private neighborhood. Since I understand your property runs to Bush Farm Rd. too...why exactly is the entrance not there? Seems the most logical.

To add another level to this, my husband works for a Nursing Care Company at the corporate level...has worked in assisted living with elderly and MRDD. Knows alot about the industry and its struggles right now...we really have concerns about the long term viability of a senior living facility in this end of town. Quite frankly...struggling to thrive, find employees here, etc. Have the owners researched other similar companies in the area and how they are doing? What exactly are we to do with the commercial structure in our neighborhood when it fails? Just spoke with one of our Lake Forest reps and now hear there is a proposed Alzheimers Care building planned for phase two down the road? This concerns me that full time care units are just around the corner...more traffic..more commercial looking buildings...more to possibly fail and go empty.

To put it quite simply....I know you don't live in Lake Forest, don't have a vested interest in this or what we think...its business to you and another plot of land to place a commercial development. To me, and my neighbors...its our HOME. We want our neighborhood to be just that, a neighborhood, where your only reason to come in and out is because you live in a house there, or have friends/family you are visiting that live in a house there. Would you want a Senior living facility plopped down in your neighborhood? Employees and visitors coming and going at all hours. Just

don't see how this is a preferred spot and especially why it has to enter thru our neighborhood. Definitely didn't buy into this when I bought in this neighborhood and planned to live here. Can only assume, without having been at the meeting Tuesday night, that this is another NTS profit opportunity and can only hope that they see we want the same thing as our Lake Forest neighbors off Shelbyville road that fought neighborhood business development at their entrance a year or so ago. We paid a pretty penny to live in a nice neighborhood community...an idea that NTS created and has sold for over 20 years...don't dumb it down now when there is no need to.

I hope you will reconsider the location of the facility itself...at the very least the entrance...it should not be part of the Lake Forest neighborhood. If it has to be built there...entrance to facility should be off Bush Farm Rd. and berms, landscaping, sidewalks...anything to disguise/pretty up our side from seeing a commercial building would be much appreciated.

Thanks in advance,
Denise Barry
Lake Forest Home Owner

Wagner, David B (PDS)

From: Beth Jahn <bethjahn@hotmail.com>
Sent: Wednesday, July 15, 2015 10:43 AM
To: Wagner, David B (PDS)
Subject: Retirement center in Lake Forest

David,

I was just advised of the proposed plan to add entrances to the new retirement center on Arnold Palmer Blvd. We are very opposed to this and I am quite surprised that this is even a consideration in a private subdivision !

We are also opposed to this retirement center at the entrance to the subdivision as it will drastically increase traffic flow and have a negative impact on the property values. We just moved to Louisville and Lake Forest and were never advised that such a center could be introduced into our subdivision.

I know that all of our neighbors have the same opinion.

Thank you for taking this into consideration
Beth and Tim Jahn
920-857-8176

Wagner, David B (PDS)

From: Zoeller, Suzanne <Suzanne.Zoeller@yum.com>
Sent: Wednesday, July 15, 2015 9:43 AM
To: Wagner, David B (PDS); Markert, Tammy O
Cc: Terry Zoeller (tjzoeller@gmail.com)
Subject: "Resort Lifestyle Communities" to be located on the property between Arnold Palmer Blvd. and Bush Farm Rd. at Old Henry.

Importance: High

We are unable to attend today's meeting. We are homeowners in the Lake Forest community where we built a \$500K house 10 years ago. We are totally against this subdivision opening onto Arnold Palmer which is the main road into our lavish residential community. We request that you consider moving the main entrance to Bush Farm Road.

We believe the development should have strict binding elements that are in the best interest of Lake Forest community to include restrictions on delivery times by service vendors, location of dumpster, lighting levels, low level discreet signage, and berming around the perimeter with lush landscaping, etc.

Also we want there to be sufficient berming between the development property and the neighboring adjacent property which is Hole #7 on the Lake Forest Golf course.

Please reconsider the main entrance as it destroys our entrance to our community. Do not make our residential community like Indian Springs which has the Aldi grocery store upfront. Your thoughtful re-consideration is greatly appreciated.

Terry & Suzanne Zoeller
2206 Highland Springs Place
Louisville, KY 40245
suzanne.zoeller@yum.com
502-643-6343 mobile
502-244-9364 home

"This communication is confidential and may be legally privileged. If you are not the intended recipient, (i) please do not read or disclose to others, (ii) please notify the sender by reply mail, and (iii) please delete this communication from your system. Failure to follow this process may be unlawful. Thank you for your cooperation."

Wagner, David B (PDS)

From: Gwen Eaton <Gwen.Eaton@beamsuntory.com>
Sent: Wednesday, July 15, 2015 8:17 AM
To: Wagner, David B (PDS)
Subject: Resort Lifestyles Community

Mr. Wagner,

Please take into consideration the egress to the proposed building on Old Henry/ Bush Farm/Arnold Palmer. Arnold Palmer has all residential zoning and this entrance needs to be located on the commercial street – Bush Farm. The specific area for the proposed entrance is located on a rise and curve thus there is a real blind spot. This entrance will only increase the risks of pedestrian/cyclist/vehicle accidents.

I urge you to review this carefully. Thank you for your time.

Gwen Eaton
2431 Tradition Circle
Legacy Patio Homes Lake Forest
40245

Wagner, David B (PDS)

From: Terry Brown <terrybrown1979@yahoo.com>
Sent: Wednesday, July 15, 2015 8:07 AM
To: Wagner, David B (PDS)
Subject: Zoning for proposed senior lifestyle community

Help stop this rezoning please, This is an high end subdivision that has been one of Louisvilles best for the last Thirty years. This proposal will cause property values to decrease as well of new residents deciding to locate else where. This property should finish out high income homes to compliment the already established subdivision. Please understand and help. I vote no

Terry Brown
2318 Arnold Palmer Blvd.
40245

Wagner, David B (PDS)

From: Jenny Jung <jennycjung@hotmail.com>
Sent: Wednesday, July 15, 2015 8:02 AM
To: Wagner, David B (PDS)
Subject: Retirement community

David,

I am opposed to the new retirement community they are planning on building off Bush Farm Rd. I am opposed to having an entrance to the retirement community into Lake Forest because I am resident of Lake Forest. The retirement community has no affiliation with Lake Forest nor do they pay the HOA fees to the neighborhood.

Lake Forest Resident,

Jenny Jung

Sent from my iPhone

Wagner, David B (PDS)

From: Markert, Tammy O
Sent: Wednesday, July 15, 2015 8:01 AM
To: Mary Dries
Cc: Wagner, David B (PDS)
Subject: RE: Assisted Living

Mary,

Lake Forrest could hire a consultant to provide their own study but based on the facts provided by the BTM study, and Diane Zimmerman's analysis, a left turn lane is warranted given the number of trips generated at the development. That dedicated left turn lane cuts in to the queue of the dedicated left needed at the signal once there is development build out of the area (estimated 2018). We've provided an option for the developer to allow full access to Bush Farm across from Bush Ridge Dr – further back from the signal and queuing issues, however they have chosen to pursue the right-in right-out.

From: Mary Dries [mailto:mpwdries@gmail.com]
Sent: Tuesday, July 14, 2015 9:49 PM
To: Markert, Tammy O
Cc: Wagner, David B (PDS)
Subject: Re: Assisted Living

Tammy and David,

I still don't agree with your justifications on the turn to Bush Farm Road. I am requesting an outside review of this. This could possibly be someone who isn't negative to Lake Forest residents! There could be a "Do Not Block Entrance" on the east side of Bush Farm. The developer talked about EIGHT cars turning in. Seriously, we are talking about eight cars (employees) at 5:30 am working kitchen duty. We were told that ONLY .4 residents will drive. That doesn't sound like many people turning left.

Neither residents nor employees will be coming at rush hour.

Mary Dries

On Thursday, June 11, 2015, Markert, Tammy O <Tammy.Markert@louisvilleky.gov> wrote:

Mary,

I will answer the question regarding Transportation concerns. The traffic impact study for projected traffic in 2018 for the signalized intersection of Bush Farm Rd and Old Henry Road shows a AM peak and PM peak queue/vehicle stacking past the location where an access point would be (across from Promenade Green). A left in would be blocked by vehicles. I have told the consultant they could have a right out of the development on to Bush Farm Rd. This way when leaving the development, vehicles can use the signal if heading either way on Old Henry which, most likely will be doing because of I-265. An access point directly off Old Henry wouldn't met spacing requirements for access because it's an arterial level road and another point of conflict, whereas Arnold Palmer Blvd already exists with traffic movement. I hope that answers your questions. Of course the committee of Planning Commission will hear all concerns related to the case.

From: Wagner, David B (PDS)
Sent: Thursday, June 11, 2015 2:51 PM
To: Mary Dries
Cc: Markert, Tammy O
Subject: RE: Assisted Living

Mrs. Dries,

Below my contact information are several links to help you keep updated on development proposals. The first link allows you to sign up and be notified of different types of development in a certain Metro Council district. The third link allows you to view where the proposal is in the planning process using the case number (this case number is 15DEVPLAN1042). Also, Tammy Markert with Transportation Review can be emailed at tammy.markert@louisvilleky.gov and I have copied her on this email as well. Your comments will be placed in the file and will become part of the staff report should this case ever be considered by a committee of the Planning Commission. Thanks!

David B. Wagner, Planner II

Develop Louisville – Planning & Design Services

444 S. 5th St., Suite 300 Louisville, KY 40202

Direct: (502) 574 - 6019 Fax: (502) 574 - 8129

david.wagner@louisvilleky.gov



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Review applicant information and to track a case's progress: <http://portal.louisvilleky.gov/codesandregs/mainsearch>

Review staff reports and supporting documents for a case: <https://louisville.legistar.com/Calendar.aspx>

From: Mary Dries [<mailto:mpwdries@gmail.com>]
Sent: Thursday, June 11, 2015 2:31 PM
To: Wagner, David B (PDS)
Subject: Fwd: Assisted Living

From: Mp <mpwd@aol.com>
Date: May 20, 2015 at 7:47:20 AM EDT
To: <David.Wagner@louisvilleky.gov>
Subject: Lake Forest

Dear Mr. Wagner,

I live in Lake Forest near the proposed Bush Farm Retirement Community. I am concerned about several proposed items and have the following three requests:

- **Entrance.** I believe the proposed entrance connects to Arnold Palmer Blvd., and not to Bush Farm Road. This makes no sense to me, and hurts our Lake Forest neighborhood.

I understand that the current plan is approved for less than 5 units per acre, and the proposed plan is for about 12 units per acre. Arnold Palmer Pkwy basically serves a single-family residential neighborhood, and its intersection with Old Henry Road already results in a difficult and dangerous turning movement with no traffic signal. Doesn't it make much more sense to have a 12-unit/acre development connect to a better road, like Bush Farm Road, where there is a traffic light to handle the increased traffic. This entrance to Bush Farm Road seems like an obvious fix to me that benefits all. An entrance should not be added to Arnold Palmer Blvd. I am sure you would feel the same, if it was your neighborhood and if traffic safety safety associated with left turns to Old Henry Road. If the entrance to Arnold Palmer Blvd. remains as proposed, I believe the Developer should remove the dangerous hump in Old Henry Road just east of Arnold Palmer Blvd.

- **Landscape buffer.** NTS had significant revenue from developing this major Lake Forest community with 1000+ beautiful single-family homes, and named it Lake Forest. A few years ago after essentially all of the Lake Forest lots were sold, someone (probably NTS) removed all of the trees from this proposed parcel for the Bush Farm Retirement Community adjacent to Lake Forest. Now, as opposed to the current approved development for this property, I understand a 3-story building is being proposed, which is out-of-character from the major single-family Lake Forest neighborhood developed by NTS. I believe NTS and the owner of the proposed Bush Farm Retirement Community owe it to the Lake Forest homeowners to provide a significant landscaped buffer (maybe 50 to 60 feet wide, and wider near Old Henry Road) along Arnold Palmer Blvd. from Old Henry Road for the length of the property. This significant added landscape should be fairly dense hardwood trees (maybe 6-inch diameter, similar to the previous character of the property and not pine

trees added. Lake Forest can maintain its treed character, that was eliminated by the clearing done by NTS a few years ago.

- **Improved communications.** As a general observation, the property owner (NTS) and the developer (Bush Farm Retirement Center) should consider being more forthright with neighbors.

- o **NTS.** I tried to get information from NTS about this development in April, and several NTS representatives told me everything was confidential, even though the plan had been filed with Planning & Design Services. It seems like NTS believes the longer neighbor involvement can be avoided, the better it is for this project.

- o **Bush Farm Retirement Community.** The developer seems to be saying opposite things. To a board member, he mentions that the proposal is a high-end senior living center. However, their website touts how inexpensive their facilities are. I personally am just looking for some honest and upfront communication on what is being proposed, and how can the proposal improve our neighborhood, instead of being a very visible, tall eyesore unnecessarily adding traffic to a neighborhood street.

In summary, thanks for your consideration related to:

- I believe the proposed plan should also be consistent with the **lower-density** character proposed in the Old Henry Road Plan. When we built our house, we were told that property was going to be patio homes like those across the street in Lake Forest.

- Moving the entrance to a much more appropriate roadway (that is, Bush Farm Road).

- And adding a significant landscape buffer, so that trees can continue to be part of the character of the Lake Forest neighborhood.

Also, please add my name and e-mail address to all future correspondence related to this case.

Thank you for your consideration,
Mary P. Dries
5028199993
Mpwd@aol.com

Wagner, David B (PDS)

From: aporth33@gmail.com
Sent: Wednesday, July 15, 2015 7:20 AM
To: Wagner, David B (PDS)
Subject: Proposed senior retirement community

I am a resident of Lake Forest. I am not opposed to the proposed senior retirement Resort Lifestyle Community being built on the proposed site. I am however opposed to the entrance being located off Arnold Palmer Blvd. Arnold Palmer is already a busy street as it is the main access road thru our neighborhood. The added traffic this retirement community would bring to this residential neighborhood and Arnold Palmer Blvd. is my concern.

Thank you for allowing me to voice this concern.

Penny Orth

Sent from my iPad

Wagner, David B (PDS)

From: tammymeredith13 <tammymeredith13@yahoo.com>
Sent: Wednesday, July 15, 2015 7:08 AM
To: Wagner, David B (PDS)
Subject: LF

We are residents of Lake Forest and opposed the new entrants for the nursing home

Sent from my Verizon Wireless 4G LTE smartphone

Wagner, David B (PDS)

From: Susan McKie <mckiebobsusan3@yahoo.com>
Sent: Wednesday, July 15, 2015 2:50 AM
To: Wagner, David B (PDS)
Subject: Property at Old Henry and Arnold Palmer being proposed for Senior Living Facility

I live in Lake Forest Legacy and believe there is very poor visibility due to the hill and curve at the site proposed for the exit to the property. There is also no light at the intersection going onto Old Henry Road which is going to cause a backup there. The other side of the property appears to have a much better access to Old Henry Road as there is a traffic light there. Please take this into consideration

Susan McKie
2410 Tradition Circle
Louisville, KY 40245

Wagner, David B (PDS)

From: Linda Simpkins <lindalou4@me.com>
Sent: Wednesday, July 15, 2015 1:24 AM
To: Markert, Tammy O; Wagner, David B (PDS)
Subject: 15DEVPLAN1042, Docket No. 10-13-95

Thank you for your time to address this email regarding the proposed construction of the Resort Lifestyles Communities retirement facility near the intersection of Old Henry Road, Bush Farm Rd & Arnold Palmer Blvd.(APB) adjacent to Lake Forest Subdivision. Please note that we are highly opposed to this proposed development and their plans to place an entrance & exit to their facility on Arnold Palmer Blvd. We as Lake Forest residents were only recently made aware of the proposed facility.

Per our discussions between the Director of Development for Resort Lifestyles Communities and Lake Forest residents on Tuesday evening we learned that this company desires to “piggy-back” off of the prestige of the Lake Forest Community and give the appearance that they are a part of the Lake Forest Community when in fact they are not. This 3-story high density building does not comply with the single family homes of Lake Forest. However, if this proposed facility is approved, we adamantly oppose the proposed entrance onto Arnold Palmer Blvd. We recommend the entrance/exit be constructed on Bush Farm Road.

Our **opposition** stems from the following:

Lake Forest is a residential family community and providing commercial access through Lake Forest degrades the character of our community and compromises the safety of our residents, especially our children.

The road infrastructure of Lake Forest and specifically APB was not built to accommodate additional traffic caused by a high density commercial building from residents, employees, delivery trucks, commercial vendors, maintenance trucks, shuttle busses, etc.

The proposed entrance/exit location is not a safe crossing due to a hill and curve on APB plus difficulty seeing oncoming traffic across the median. The residents across from the proposed entrance already report it is difficult for them to exit Tradition Drive turning right onto APB due to the poor visibility at this location.

There is no traffic signal at APB & Old Henry Road, thus traffic is already congested at this location due to no turning lanes. There is no left turn lane from Old Henry Road onto APB and we do not even have a proper right turn lane from Old Henry Road onto APB. We enter from a one-lane road via the emergency lane complete with rumble strips (as opposed to the Bush Farm intersection complete with stoplight & designated left & right turn lanes.) Also, when exiting Lake Forest subdivision via APB and turning left onto Old Henry Road there is reduced visibility of oncoming traffic from the east due to a hill that hides oncoming traffic. One must pull out quickly to avoid surprise traffic popping up over the hill. This is an additional safety concern that would not be of concern if traffic from the proposed facility exited onto Bush Farm Road & entered onto Old Henry at a stoplight .

Support for entrance/exit to be constructed on Bush Farm Road:

As mentioned above the intersection of Bush Farm Road & Old Henry Road is much more capable of handling the increased traffic for this facility. Old Henry Road west of Bush Farm Road is a 4-lane road versus a 2-lane road east of Bush Farm Road. There is already a traffic signal at Bush Farm Road with left & right turn lanes. We support the entrance/exit to this proposed facility be from Bush Farm Road across from the present entrance/exits of Promenade Green Way or Bush Ridge Drive. The commercial traffic into & out of this proposed retirement facility is more alike the business traffic entering those existing businesses (or commercial offices to be constructed in the future) on the west side of Bush Farm Road, rather than making a commercial entrance into an existing established and respected *neighborhood*. A stoplight & turn lanes could be implemented at this location on Bush Farm Road for

safety purposes. Stoplights &/or 4-way stop signs do not belong on a boulevard thoroughfare so close to the APB/Old Henry intersection.

We as residents of Lake Forest have not been privy to any traffic flow studies if they have indeed even been conducted. We would also be interested in the results of environmental studies conducted on this site.

Should this proposed facility be approved, we as Lake Forest residents earnestly request that you consider our concerns & move the proposed entrance/exit to Bush Farm Road. It is entirely inappropriate to have a commercial entrance from a neighborhood when there is ample opportunity for a more practical entrance/exit from Bush Farm Road. We know that there will be continued construction along the west side of Bush Farm Road near the corner of Old Henry Road and highly suggest you consider future traffic planning into this growing commercial/business district area prior to making a decision regarding the retirement community entrance.

If an entrance to this proposed retirement facility is erroneously approved from APB, we ask that it would be an *entrance only*, & be constructed as a right turn from APB into the facility with no exit access. Exit would be onto Bush Farm Road. Again, we feel that exiting the facility & attempting a left turn onto APB is an unsafe situation.

Thank you for your consideration of our concerns.

Sincerely,

James & Linda Simpkins
15128 Meadow Farms Court
Louisville, KY 40245

Wagner, David B (PDS)

From: Amy Boarman <boarman@twc.com>
Sent: Tuesday, July 14, 2015 11:11 PM
To: Wagner, David B (PDS)
Subject: Opposition to entrances of Senior Retreat Community

Dear Mr. Wagner,

We would like to let you know that as residents of Lake Forest, we strongly oppose the entrance to the Senior Retreat Community planned to be constructed between Arnold Palmer and Bush Farm Road. The entrance that would be located on Arnold Palmer will be detrimental to the traffic flow and safety to the families that reside in that area of Lake Forest and who use the Old Henry entrance daily. This is a residential area that already has a large amount of traffic flow from the current residence. Not only is traffic flow a concern but children and adults walk and ride their bikes along Arnold Palmer. Accidents already occur at this entrance of Lake Forest and an additional entrance from Arnold Palmer into this type of facility will only add more danger.

Thank you for your consideration into this matter.

Chris and Amy Boarman
15204 Champion Lakes Place

Sent from my iPhone

Wagner, David B (PDS)

From: peter@dakin.us
Sent: Tuesday, July 14, 2015 10:55 PM
To: Wagner, David B (PDS); Markert, Tammy O
Cc: Lodge@LakeForestKY.com
Subject: Bush Farm Retirement Community

Good morning

This evening a very note worthy meeting with 2 dozen Lake Forest Residents met with some good input from Lake Forest Residents. Regretfully almost all residents did not see the development plan or be aware of future Henry Road planned future developments.

Noted LF Land on site plan Print and Development title "Bush Farm Retirement Community" but layout focus the development design to Lake Forest entrance gaining the prestige and Lake Forest signature entrance, benefits of landscaping, snow cleaning etc the Developers want presumable without the reference to paying annual dues per residing unit similar to those paid by Lake Fores Residents.

Yes, the developer could meet Planning requirement to turn the development around to be the "Bush Farm Retirement Community", but clearly wants the Prestige and Benefits of Lake Forest Community.

A full page of the current site plan turned round to Bush Farm Road with protesters ideas of new entrance to meet City Planners access requirement further away from Old Henry Road at Developer cost were some good ideas brought to the table by residents, but clearly all Lake Forest Residents need to see the design design denied full opportunity and appropriate advance site plan viewing.

If the entrance has to stay on Arnold Palmer then how about \$600,000 P.A (\$6 million over 10 years with continuity use paid to the Lake Forest Association plus additional charge to Alzheimer's Development when it is added. (less than we pay for a unit in association fees to gain the benefits of living in the Lake Forest Community. Or the Developer pay what is necessary to have "The Bus Farm Retirement Community" appropriated entrance and separate access that meets the necessary road improvements for A Bush Farm Retirement Community" development access and exit to Bush Farm Road at Developers cost that as developers point out does not have traffic patterns that clash with Bush Farm Road rush hours, and very little traffic the Devlopers claim for any of their 10+ developments.

I hope our Association Board of Directs attend one of these planning review meetings and a zoning meeting too. I trust the Board all sign in at a meeting for such a major issue review.

(Development plan as full page in News Letter Should be posted for all Lake Forest Residents to see what most have missed.)

Sincerely,

Peter Dakin, Lot 1211
15111 Abington Ridge Place,
Louisville, Kentucky 40245-5269
Tel: 502-245-1195
Cel: 502-232-5090
e-mail: Peter@Dakin.US

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

Subject: Planning & Zoning Meeting Wed. 7-15-15 at 1:00

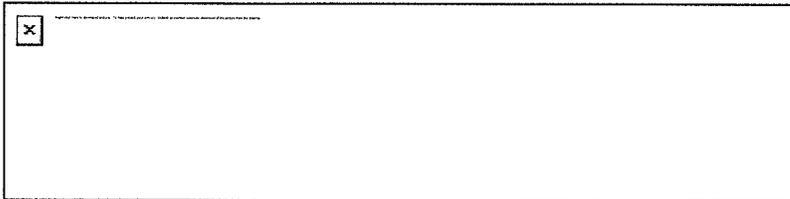
From: "Glenda, Maggie & Lisa" <lodge@lakeforestky.com>

Date: Tue, July 14, 2015 8:42 pm

To: "Peter" <peter@dakin.us>

Planning & Design Services Meeting at 1:00 wednesday, 7/15/15 Tuesday 14 July 2015

EMAIL NOT LOOKING BEAUTIFUL? VIEW IT IN YOUR BROWSER



**Department of Planning & Design Services Meeting
Wednesday, 7/15/15 at 1:00 Downtown at 514 West
Liberty St.**

There is a Development Review Committee Meeting tomorrow regarding the site plan application for the proposed senior retirement community "Resort Lifestyle Communities" to be located on the property between Arnold Palmer Blvd. and Bush Farm Rd. at Old Henry.

If you cannot attend, you can still email the case workers, David Wagner at david.wagner@louisvilleky.gov and/or Tammy Markert at tammy.markert@louisvilleky.gov with your concerns or inquiries.



You are receiving this email alert because you are a resident of Lake Forest. [unsubscribe](#).

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VISIT LAKEFORESTKY.COM

Wagner, David B (PDS)

From: David Gray <davidrides@gmail.com>
Sent: Tuesday, July 14, 2015 10:47 PM
To: Wagner, David B (PDS); Markert, Tammy O; Denton, Julie
Cc: David Gray
Subject: 15DEVPLAN1042 Docket # 10-13-95 Resort Lifestyle Communities-Site Plan

I just attended a meeting lead by Resort Lifestyle explaining the addition of one of their facilities on Arnold Palmer Boulevard just off of old Henry Road. I first heard about this addition about two weeks ago. I am concerned that the approval of the planning commission for this addition is being done hastily.

It is my understanding from this meeting that Resort Lifestyle Communities wants to increase the density for this project. I am very much opposed to this increase. I am sending you this email because I cannot attend the meeting tomorrow.

The following are my issues:

1. A three story commercial building is being built inside a residential area. Lake Forest is a residential Community. I know this company wants to ID with Lake Forest but it is out of place here.
2. Traffic issues are the main concern. It is difficult now to leave Lake Forest traveling on Arnold Palmer toward Henry Rd. I can't image how it will be with the added traffic of families of 130 people and 25-50 employees. Oh what about the delivery of goods needed to operate.
3. I think the entrance should be on Bush Farms Road and not Arnold Palmer Blvd. We were told that only right turns are allowed to Bush Farms. Why?? This would be the best main entrance.
4. The entrance they are planning on Arnold Palmer Boulevard is in a dangerous location. There are no sidewalks, bike paths, etc.
The increased traffic with the addition of this facility will decrease the security of our community. Also, noise and activity produced by this facility is not conducive for a residential community.
5. Has there been an environmental impact study and how do I get a copy?
6. We were told there was a traffic study. I would like a copy. I travel this road at all hours of the day and did not see any study.

I am opposed to the change of density of this site. I do not think the roads can handle the traffic as designed. Another issue is how this was not publicized like these changes should be. If affect more than the few houses that border the property.

Thanks

David & Janet Gray
15147 Chestnut Ridge Circle
Louisville, KY 40245

Wagner, David B (PDS)

From: Hill, Charles Sean <shill@teksystems.com>
Sent: Tuesday, July 14, 2015 10:39 PM
To: Wagner, David B (PDS)
Subject: Lake Forest Community concern

Dear Mr. Wagner,

I hope this message finds you well. I am writing as a frustrated, concerned, and disappointed father of two that lives in Lake Forest right off of Old Henry and Arnold Palmer Blvd (APB). I heard the news of a new retirement home being built by the entrance to our wonderful neighborhood off of Old Henry and APB. That's exciting news and we welcome the new residence, however, there has to be something done with the entrance and access to the new retirement facility. The news traveled quickly in our great neighborhood about the plans of using APB as the main entrance to the retirement facility. You probably never even thought this small item or issue would cause such a ruckus. Well it has and it should have for various reason supported by common sense. My family moved just two years ago from Polo Fields to Lake Forest. The reason being, we are raising two small children, 9 and 7 years of age, and we wanted to move away from speedy cars, tons of street traffic and chaos on a main drag of a neighborhood. We chose our great location on the back side of Lake Forest off of Chestnut Ridge and APB. This was an amazing move for our family. Quick access to Old Henry and Gene Snyder. Close to St. Patrick's Catholic School where the kiddos attend. Easy access to a gas station, restaurants, and grocery stores, etc. And at this great location, there isn't a ton of traffic, speeding cars, and not an annoying street light to exit the neighborhood. With this new information regarding the entrance to the Retirement home, this has put a sour note on such a great move for our family. There will be more traffic now on APB. There will be more congestion on Old Henry turning into APB, especially with no street light. The noise coming down APB 24X7 with family members visiting, trash company, laundry services, Emergency Services and Ambulances, and all around delivery services, will be completely annoying and again, congested.

Why does this have to happen and ruin such a great thing we all current have and love? Again, no one is opposed to the new building and we welcome the new residence, but can't the entrance literally come from Bush Farm, where there is already a street light and turning lanes that exist? This to me makes zero sense and it sounds like a power play and it seems like the retirement home wants to gain some acknowledgment as if it is a part of the Lake Forest community, which it is not. Help us all understand. The other big issue is that kids play in that area all the time. They ride bikes there, walk to the stores, there are a ton of joggers, and people hit golf balls with their friends in that specific area. Not to mention, there aren't any sidewalks in that area, so why bring more congestion and traffic through that location? It's not the end of the world, but it seems that there could be a much easier route and resolution to make everyone happy within the Lake Forest neighborhood and the new Retirement Community. How come our feelings, interests, and opinions aren't being heard? We move here to get away from chaos, traffic, and congestion, now we could potentially be right back in it again. Allowing this zoning and entrance to happen, will make our move to Lake Forest a little bit of a disappointment. Please do the right thing and move the entrance to either Bush Farm or even right off of Old Henry itself like they did with the beautiful retirement home off Shelbyville Road by Beckley Station. You didn't see that property make an entrance in Landis Lakes or any other surrounding neighborhoods. Please allow our community and kids to enjoy the way things are and don't allow this to ruin people's happiness and create safety concerns for our children. I hope a proper decision will be made.

Thank you for taking time to review this note. I hope it hits home with you and you reconsider finding another resolution that's makes more sense and one that is fair to Lake Forest and the folks that live around and off of Arnold Palmer Blvd.

Best Regards,

Sean Hill | Strategic Account Executive
T 502-499-4713 | M 502-552-7504 | shill@TEKsystems.com
800-609-5534 | F 502-671-2172 | www.TEKsystems.com
700 N. Hurstbourne Lane, Suite 250
Louisville, KY 40223



INSPIRE EACH OTHER. SUCCEED TOGETHER. BE UNCOMMON.

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Wagner, David B (PDS)

From: Mary and Bill <maryandbill12@gmail.com>
Sent: Tuesday, July 14, 2015 10:35 PM
To: Wagner, David B (PDS)
Subject: Retirement Community

We are residents in Lake Forest and our home is on Arnold Palmer. We are very much AGAINST having entrances to the retirement community on our street. We were unable to attend the meeting due to the birth of a new grandbaby. Please let us know if there's anything we can do to keep this from happening!

~Mary & Bill Robertson

Wagner, David B (PDS)

From: Lindsay Mahoney <lindsay.mahoney@neikirk.net>
Sent: Tuesday, July 14, 2015 10:23 PM
To: Wagner, David B (PDS)
Subject: Retirement Community

Mr. Wagner:

I am writing to you to express my concern over the location of the entrances of the proposed retirement home at the corner of Old Henry and Aiken Rd. As a Lake Forest resident, I am AGAINST the retirement home entrances being located on Arnold Palmer Blvd.

Thank you,
Lindsay Mahoney
Lake Forest Resident
(502)552-0575

Sent from my iPhone

Wagner, David B (PDS)

From: John Kurnick <kurnickj@gmail.com>
Sent: Tuesday, July 14, 2015 10:02 PM
To: Wagner, David B (PDS)
Subject: Retirement Community near Lake Forest

I just learned of a plan to place a retirement community on a vacant lot on Old Henry Rd near Bush Farm. This email is to express my concern and lack of support for this project.

I understand there is a plan to place entrances on Arnold Palmer Road in Lake Forest. As a tax paying resident, I am vehemently opposed to such action. I do not support this development and see no reason for impacting my community it in such a way.

Our traffic and access has already been impacted with recent development in the area. While I am not opposed to improving commerce in the area, the developer should find a location with better access. Putting additional traffic in our neighborhood is not acceptable.

Please document my concern and your help in deterring this action would be appreciated. I can be reached for additional comment via my email address used here or at (502) 554-2264. Thank you.

John Kurnick

John Kurnick
CPO - KFC US
(502) 874-2370 - Office
(502) 554-2264 - Wireless

Wagner, David B (PDS)

From: Leiann Nadai <leiannnadai@aol.com>
Sent: Tuesday, July 14, 2015 9:45 PM
To: Wagner, David B (PDS)
Subject: Lake forest purposed senior living community

Dear Mr. Wagner,

I am a lake forest resident who is very opposed to the building of this facility. This is a single family residential neighborhood where this type of facility does not fit in. Bush Farm or Old Henry should be the entrance if this god awful project gets pushed threw. Not Arnold Palmer boulevard ! That is a residential street where our children ride their bikes and walk their dogs!

Thank You ,

Leiann Nadai

Sent from my iPad

Wagner, David B (PDS)

From: GGusoff@aol.com
Sent: Tuesday, July 14, 2015 9:29 PM
To: Wagner, David B (PDS); Markert, Tammy O
Cc: pgusoff@aol.com; ggusoff@aol.com
Subject: 15Devplan1042 Docket # 10-13-95-Resort Lifestyle Communities-Site Plan

We in the Lake Forest Community became aware of Resorts Lifestyle Communities intention to develop land along Old Henry Road and to provide both entering and exiting through our Lake Forest's Residential Arnold Palmer Blvd.. Most of the affected residents were advised in the last two weeks that a meeting would be held tonight with officials to discuss the developer's plans. No governmental officials were present and the developers (Resorts Lifestyle Communities) made us aware that a hearing by you would take place to approve the plans tomorrow. Unfortunately as working people we can't attend.

It is our understanding from the developer that city government has mandated only right turns onto the commercial Bush Farms Road could be made and that the residential Arnold Palmer Blvd be used for entering and existing both right and left turns into the facility. We know of no consideration that was given to allow a higher density facility be built and cause increased traffic on the highly residential Arnold Palmer Blvd. This presents real risk!

The following are our issues:

Lake Forest is a residential family community and providing commercial access through Lake Forest degrades the character of our community and comprises the safety of our residents.

The road infrastructure of Lake Forest and specifically APB was not built to accommodate additional traffic caused by a high density commercial building.

Lacking and causing risk to or residents and residents' children are:

- Sidewalks (in this area)
- Cross Walks
- Speed signage
- Bicycle lanes
- Adequate speed control monitoring
- Adequate visibility at intersection

Has a traffic impact study been completed-if so, when was it completed and how do we get copies?

- Traffic already backs up significantly onto Old Henry and there is potential for traffic backing up onto Old Henry from APB.
- Entering and leaving the commercial property will cause increased traffic on APB causing short cutting to Aiken Road and creating further back up onto Old Henry.
- The facility is a 24 hour entity causing noise and activity that is not conducive to a residential environment.
- Increased Commercial Vehicle with diminished driver visibility will place our children and residents at RISK of bodily harm.
- Emergency vehicle and associated sirens have the potential of increasing given the facility residents and their potential emergency needs.
- Wear and tear on an already cracked roadway.

Has an environmental impact study been completed (water runoff, green space etc.)

Has notice of public hearing been advertised?

We are adamantly opposed to this development project that compromises our safety and the safety of our neighbors and their children.

Pat and Gary Gusoff
15201 Chestnut Ridge Circle
Louisville, KY 40245

502-384-8594

Wagner, David B (PDS)

From: Holly Pahl <hollypahl@aol.com>
Sent: Tuesday, July 14, 2015 9:24 PM
To: Wagner, David B (PDS)
Subject: Proposed senior living community in Lake Forest

Dear Mr. Wagner

I just returned home from a meeting regarding a proposed senior living center at the corner of Old Henry road and Bush Farm road. Although us residents are opposed to this center at this location, what is even more disturbing is the proposal calls for an entrance/exit to this facility from Arnold Palmer Boulevard in the Lake Forest subdivision. My home is not far from this area and we are greatly opposed to this entrance being in our neighborhood. We have been told there needs to be two entrances. These entrances should be off Old Henry and Bush Farm. We are a large neighborhood with many children who ride bikes and residents (young and old) who like to walk in our neighborhood. Putting this entrance off Arnold Palmer brings more unwanted traffic and also decreases our security as a community.

Sent from my iPhone

Wagner, David B (PDS)

From: Laura Nicholson <lauranicholson413@gmail.com>
Sent: Tuesday, July 14, 2015 9:20 PM
To: Wagner, David B (PDS)
Subject: Proposed retirement community

Mr Wagner,

I am a resident of Lake Forest and was just informed that a Senior Living Community is trying to get permission to build on the property on the corner of Bush Farm Road and Old Henry.

My husband and I are opposed to this building but more importantly to the proposed entrances they want on Arnold Palmer. These entrances would be in OUR neighborhood! We have children that ride their bikes and we do not want the added traffic from the residences, workers, and service trucks!

Put the entrances on Bush Farm road! We do not want this kind of facility in our neighborhood.

Thank you,

Ted and Laura Nicholson

Wagner, David B (PDS)

From: Gail Hanke <gshanke52@gmail.com>
Sent: Tuesday, July 14, 2015 9:12 PM
To: Wagner, David B (PDS)

Hi,
We are residents of Lake Forest and oppose adding entrances/ access to Arnold Palmer Blvd for the proposed new construction at the corner of Old Henry , Aiken and Arnold Palmer Blvd.
Gail Hanke

Wagner, David B (PDS)

From: Kendra <daltonkendra1@gmail.com>
Sent: Tuesday, July 14, 2015 9:09 PM
To: Wagner, David B (PDS)
Subject: Proposed entrance on Arnold Palmer

I am a resident of LF and oppose the current proposed entrance on Arnold Palmer for the new community.
Alphins
2905 Meadow Farms Place

Wagner, David B (PDS)

From: Joanne Pechauer <jotopech@gmail.com>
Sent: Tuesday, July 14, 2015 9:08 PM
To: Wagner, David B (PDS)
Subject: Proposed Retirement Community at Lake Forrest Entrance

As a resident of Lake Forrest I cannot understand why the entrance to this complex is not going to be located off of Bush Farm Road, where there would be less congestion to enter and exit the complex.

Joanne Pechauer

Sent from my iPad

Wagner, David B (PDS)

From: Toni Hagendoorn <tonihagendoorn@gmail.com>
Sent: Tuesday, July 14, 2015 9:06 PM
To: Wagner, David B (PDS)
Subject: I oppose!!!

I am a lake forest resident and I oppose the two entrances off Arnold Palmer.

Toni Hagendoorn
Sent from my iPhone

Wagner, David B (PDS)

From: Jimmy Welch <jimmy@jimmywelch.com>
Sent: Tuesday, July 14, 2015 9:04 PM
To: Wagner, David B (PDS)
Subject: I'm opposed

I don't want the 3 story retirement community in Lake Forest with 2 entrances off Arnold Palmer

Sent from my iPhone

Wagner, David B (PDS)

From: Ali <alifalkner@aol.com>
Sent: Tuesday, July 14, 2015 9:02 PM
To: Wagner, David B (PDS)
Subject: Against Residential Senior Community Living

To whom it may concern,

It is of utmost urgency that I let you know how dissatisfied I am with the proposed building of a Senior Community Living facility being built in Lake Forest....Our RESIDENTIAL COMMUNITY! We have lived here for 7 years off of Chestnut Ridge, near the proposed entrance and this is UNACCEPTABLE! This area is loaded with children, joggers, bike riders and is NOT conducive to a COMMERCIAL property! It is absurd to think there is not a better place for the entrance. There are no sidewalks, no cross walks, no traffic light and traffic will be HORRENDOUS! I along with MANY residents propose the access be from either Old Henry or Bush Farm!

Expecting results!
Ali and Steve Falkner

Sent from my iPhone

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Tuesday, July 14, 2015 4:35 PM
To: 'Glenda Winchell'
Subject: RE: Meeting about Proposed Senior Living Development

Glenda,

This document will be added to the file and I will make the commissioners aware of the concerns. Thanks!

David B. Wagner, Planner II

Direct: (502) 574 - 6019

david.wagner@louisvilleky.gov

From: Glenda Winchell [<mailto:glenda@lakeforestky.com>]
Sent: Tuesday, July 14, 2015 4:21 PM
To: Wagner, David B (PDS)
Subject: FW: Meeting about Proposed Senior Living Development

The message below should be included in the meeting documents for tomorrow.

Glenda Winchell
General Manager
Lake Forest Community Association
511 Woodlake Drive
Louisville, KY 40245
P. 502-245-5253 x 1
F. 502-245-8943

From: Carolyn Kincaid [<mailto:carolynwkincaid@hotmail.com>]
Sent: Tuesday, July 14, 2015 12:06 PM
To: lodge@lakeforestky.com
Subject: Re: Meeting about Proposed Senior Living Development

We are unable to make the meeting, but Rod and I are against entrance off Arnold Palmer. The facility is not part of our subdivision and should not be treated as such. This also would create a traffic problem for all of us coming into the subdivision and leaving the subdivision. Please introduce our vote and reasons along to the members at the meeting. Thank you! Carolyn and Rod Kincaid 15302 Champion Lakes Pl

Sent from my iPhone

Wagner, David B (PDS)

From: Wagner, David B (PDS)
Sent: Tuesday, July 14, 2015 4:32 PM
To: 'Glenda Winchell'
Subject: RE: Docket 10-13-95

Glenda,
Thank you for the notification. However, I will not be able to attend the meeting. Thanks!

David B. Wagner, Planner II

Direct: (502) 574 - 6019
david.wagner@louisvilleky.gov

From: Glenda Winchell [<mailto:glenda@lakeforestky.com>]
Sent: Tuesday, July 14, 2015 4:19 PM
To: Wagner, David B (PDS)
Subject: Docket 10-13-95

Lake Forest is having a neighborhood meeting tonight regarding the retirement community being built off Arnold Palmer Blvd. I did not know if Kent Gootee mentioned it to you. The meeting will begin at 6:30 here in the lodge.

Glenda Winchell
General Manager
Lake Forest Community Association
511 Woodlake Drive
Louisville, KY 40245
P. 502-245-5253 x 1
F. 502-245-8943