

**From:** [Townes, Jared M.](#)  
**To:** [Fiechter, Travis J.](#)  
**Cc:** [Ferguson, Laura M.](#); [Engel, Robin](#); [Robin J. Engel](#); [Haag, Steve](#); [Lockett, Jay P](#); [Reverman, Joe](#)  
**Subject:** Comments to the Louisville Metro Planning Commission, Expressing Concerns and  
**Date:** Wednesday, August 31, 2022 2:26:10 PM  
**Attachments:** [image001.png](#)  
**Importance:** High

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Dear Travis,

I am reaching out requesting your expertise in forming binding elements out of my five concerns listed below. I have been reviewing the Case No.: 22-MSUB-0001/22-FFO-0002/22-Waiver and my staff has met with Planning & Design. I am aiming to have my office present my concerns and offer binding elements at the Planning Commission hearing tomorrow, Thurs., 9/1/22, beginning at 1:00 p.m. If you will please read through these concerns and help me to articulate them into a format that would be a binding element, your approval and edits would be most appreciated.

Concerns to be addressed in the form of a Binding Element(s):

- 1: 8000 Broad Run Road is reliant on an adjacent lot to achieve the necessary density and tree canopy conservation goals. This 108.94 acre portion has been rezoned to R-R. The following neighboring properties shall be able to utilize the same tree canopy to meet their required conservation goals.
- 2: Echoing the concerns of the many letters, emails and phone calls that residents have issued to the District 22 and District 20 offices, this proposal presents a large increase in traffic volume and presents minimal infrastructure improvements. There are questions concerning the width of the roadway, the configuration/safety enhancements to the closest intersection at Broad Run Road and Seatonville Road. Furthermore, I am concerned that if an accident were to occur on the north portion of Broad Run Road leading to the proposed development, it would severely obstruct any fire, EMS or other emergency responders from efficiently accessing residents in this new subdivision.
- 3: I received a message from a Mr. Frazier who had taken a measuring tape and personally measured several sections of Broad Run Road around the development. He has sent my office pictures of his work. While I understand that he is not a road engineer, I can personally attest that these are some of the smallest roads in all of my district, and for the safety of this future development would insist that these roads be brought up to code.
- 4: I am concerned that on the east most side of the property where the majority of the tree canopy will be preserved, that the plan does not indicate for sidewalks to be installed. In an effort to promote future connectivity along Broad Run Road we would greatly appreciate the requirement of sidewalks along the frontage of the development that meets Broad Run Road.
- 5: This proposal includes a very large acreage of approximately 190 acres. With this large amount of room, this development lacks playground and/or other quality of life amenities for a development of this size with such small individual lots.

In closing, I would appreciate the Planning Commission's thorough consideration of these concerns. As made a part of the official record.

Regards,  
Robin J. Engel



**Jared M. Townes**

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