



## Louisville Metro Council

Robin J. Engel  
District 22 Councilman

Jared M. Townes  
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**RE: Case 22-MSUB-0001**

Dear Members of the Planning Commission,

Thank you for your efforts in hearing the multitude of new developments which are entering the Bardstown Road corridor and the Southeast Jefferson County region. This is a booming area. As you may recall from similar cases in this region, the Bardstown corridor itself is predominantly commercial, however, if you travel just a mile or two from Bardstown Road you will find yourself quickly immersed in a rural setting. This abrupt shift from commercial corridor to rural presents many challenges for my District. We are happy to see new development, but it is imperative that we balance growth with much needed infrastructure improvements, to relieve traffic congestion, promote multiple modes of accessibility and enhance safety. This leads into my concerns for the proposed development.

I write today to share the concerns that I and the surrounding neighbors have regarding this proposal Case 22-MSUB-0001. This case presents a large increase in traffic volume while providing minimal infrastructure improvements. This section of Broad Run Road, the access road, is remote and the road itself struggles to meet our road width requirements. I request a binding element requiring the developer to bring Broad Run Road up to standard across the entire frontage of this property for the safety of motorists. One resident successfully presented my office with pictures revealing a portion of the road to be under code. I travel the many country roads in District 22 and I attest that Broad Run Road is the smallest in width. I am not confident that all sections of Broad Run Road which abut this development are consistent with the 18-foot requirement.

In addition to the road width, I have other infrastructure safety concerns. The closest intersection at Broad Run Road and Seatonville Road will need a significant reconfiguration and safety enhancements to accommodate the new traffic volume. I am also worried that if an accident occurred 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 the future residents.

I am also worried about the non-existence of other forms of accessibility such as sidewalks or the ability of the developer to seek alternatives such as fee-in-lieu towards making needed improvements. On the east side of the property, where most of the tree canopy will be preserved, the plan does not include enough sidewalks to be installed. To promote future connectivity along Broad Run Road we would greatly appreciate the consideration of sidewalks along the entire frontage of the development that meets Broad Run Road. It is important for sidewalks to be available for the future residents, as the majority of the homes on this property are only 1/10 of an acre in size, leaving little room for a playset or other necessary recreational activities to serve the future inhabitants. The park is less than a mile away on the map, but with the limited sidewalk infrastructure and topography, it is unlikely the residents of this community will ever be able to access this park without a vehicle. I understand that this development alone will not create full connectivity, but it can help build momentum toward achieving our larger connectivity goals.

Growth in this area is certain. Simultaneously we are working to preserve as much of the rural character as possible. Unique to this case, 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 zoned R-R. To help ensure the preservation of this section and if you choose to pass this change in zoning, I request a binding element stating that the neighboring properties **shall not** be able to utilize the same tree canopy to meet their required conservation goals. This prevents the trees and acreage from being double counted, while holding past and future parties to their preservation goals.

In conclusion, I stand with the surrounding residents, we are opposed to this development and ask for its denial. If the commission moves forward with this proposal, we ask that, if possible, it be made clear that **all** binding elements must be followed and that there is clarity on future use of adjacent property. I appreciate your time and attention to this case. I simply ask for your assistance in providing our current and future residents with growth that enhances their way of life, accessibility, and security.

Regards,

A handwritten signature in black ink, appearing to read "Robin J. Engel". The signature is fluid and cursive, with a large initial "R" and "E".

Councilman Robin J. Engel District 22