

From: [Kendall Cogan](#)
To: [Dock, Joel](#)
Cc: [Brown, Jeffrey E](#); [Chris Crumpton](#); [Kyle Galloway](#); [Pleasant Apple LLC](#)
Subject: Fwd: 20-zone-0017: Pirouette PRD to R6
Date: Monday, May 24, 2021 6:58:04 AM

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

Please see the email communication between Treeline's engineer, Chris Crumpton, expressing opposition to 20zone-0017 Pirouette PRD to R6 and stub waiver. Same was communicated to applicant. Treeline would like to set call and understand how the following occurred during 3.5 hour PC hearing May 10th...

- 1) Treeline opposition to stub waiver never mentioned by Staff, Public Works or Applicant
- 2) Treeline's PRD Townhouse plan 20zone-0027 was never mentioned by Staff, Public Works or Applicant
- 3) In a 3.5 hour PC hearing there was never any mention by Staff, Public Works or Applicant of ongoing communication with Treeline
- 4) How is a vote to approve stub waiver possible while knowingly causing irreparable damage to Treeline's 1.7 acre property and proposed PRD townhome plan 20zone-0027 (or Pirouette II)

Treeline team was surprised and disappointed at how Mat 10th PC hearing was handled. We would like first opportunity to set call and better understand what happened and how this can be avoided in future.

Please let us know when you'd be available for such a call.

Thanks,

Kendall Cogan
305-776-4008
Kendall@KendallCogan.com

Chris Crumpton, P.E.
BlueStone Engineers, PLLC
502-292-9288

From: Chris Crumpton

Sent: Thursday, April 8, 2021 10:53 AM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: RE: 20-zone-0017: Pirouette PRD to R6

We would prefer the same location as shown on the previous PRD plan. A private access easement is fine as long as it's ok with public works.

Chris Crumpton, P.E.
BlueStone Engineers, PLLC
502-292-9288

From: Dock, Joel <Joel.Dock@louisvilleky.gov>
Sent: Thursday, April 8, 2021 9:01 AM
To: Chris Crumpton <chris@bluestoneengineers.com>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Subject: RE: 20-zone-0017: Pirouette PRD to R6

Chris,
The applicant has requested to waive the stub connection. This is not a waiver that staff will be able to support given the access limitations for your property with respect to pump station and easements.

Is there a preferred location for the connection or type of connection that your client would find suitable? Is a private access easement sufficient?

Joel P. Dock, AICP
Planner II
Planning & Design Services
502-574-5860

From: Chris Crumpton <chris@bluestoneengineers.com>
Sent: Thursday, April 8, 2021 8:23 AM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Cc: Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Subject: 20-zone-0017: Pirouette PRD to R6

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Guys, just wanted to throw out prior to the LD&T hearing that the owner at 423 Ecchape Lane for 20-zonepa-0027 (Pirouette Phase II Townhomes) is opposed to the new plan since the developer has "eliminated" the stub shown (and required) to their property for access. Can we make sure that stub connection is put back in (required)?

Chris Crumpton, P.E.



3703 Taylorsville Road, Suite 205, Louisville, Kentucky 40220

502-298-2272 Main | 502-292-9288 Mobile

chris@bluestoneengineers.com | www.bluestoneengineers.com

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From: [Kendall Cogan](#)
To: [Dock, Joel](#)
Cc: [Brown, Jeffrey E](#); [Chris Crumpton](#); [Kyle Galloway](#); [Pleasant Apple LLC](#)
Subject: Treeline opposes 20zone-0017 Pirouette PRD to R6 & waiver...
Date: Monday, May 24, 2021 6:33:40 AM

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

Morning Joel,

Treeline LLC opposes 20zone-0017 Pirouette zone change from PRD to R6 and stub waiver.

Increasing zone change from PRD and altering previously-approved stub connection irreparably harms Treeline LLC's property.

Treeline is prepared to provide greater detail outlining their opposition and will present at the May 27th LD&T hearing.

Treeline LLC owner (20-zone-0027) would also like to request a conference call to explain what happened (or didn't happen) during May 10th evening PC hearing for 20-zone-0017 Pirouette PRD to R6. Treeline LLC team was unable to attend meeting but have since reviewed video and were extremely surprised and dismayed. Treeline provided email communication to Joel and Jeff Brown during weeks preceding May 10th PC hearing stating Treeline's opposition. Chris Crumpton expressed Treeline's opposition in those emails. Treeline LLC provided their initial PRD Townhouse layout to Metro Monday February 17, 2020. Treeline followed Metro's lead after approving Corcoran's PRD. Treeline worked past year to address Metro comments including a number of emails to/from Joel & Jeff Brown. Treeline feels PRD Corcoran originally proposed (subsequently approved) was best fit. We took Treeline's 1.7 acre parcel and crafted something that complemented Corcoran's PRD yet provided a much-needed alternative of single family smaller townhomes. We worked our layout around existing/approved stub. Several commissioners noted in May 10th hearing how nice a small townhome concept would fit on Treeline's parcel. It's baffling why no commissioners were informed of Treeline's plan, opposition to applicant's waiver request or even that we were in regular contact with Metro?

Treeline is having a difficult time understanding how following occurred during May 10th PC hearing...

- 1) How through entire 3.5 hour hearing did Treeline's opposition to Corcoran's stub waiver never get mentioned by staff or Public Works?
- 2) Major portion of this hearing involved stub to Treeline yet staff nor Public Works ever mentioned communicating with Treeline or its opposition?
- 3) Applicant never acknowledged Treeline's opposition to stub waiver, Treeline's proposed townhomes, numerous emails/calls between us/them, or any knowledge of Treeline whatsoever? Our team feels applicant had obligation to communicate same to commissioners.

At 58 minute and 28 seconds into hearing the below screen capture was taken from Corcoran's slide deck showing Treeline's (old) PreApp site plan for Townhomes. Presenter immediately clicked off this slide as though applicant did not want it mentioned unless required. This seems very odd to have Treeline's plan in a presentation slide deck yet never mention it or ongoing communication between the parties?

4) A number of commissioners were left with impression Treeline was somehow unreachable or "not in touch" with Metro or Corcoran. Why would staff not provide commissioners and neighbors with pertinent info about Treeline's project, their opposition and communication leading up to May 10th hearing?

5) Numerous times commissioners questioned what would happen to 1.7 acre Treeline parcel if applicants stub waiver was approved. Staff and Public Works responses were clear...allowing applicant's stub waiver would eliminate any chance for Treeline obtaining approval for proposed townhomes. Thus rendering Treeline's 1.7 acres practically useless. Yet Jeff Brown (Public Works) voted in favor. How is this possible or justified given Treeline's opposition to waiver and active PRD townhome plan of our own? MSD made it clear they prefer Treeline be provided proper road connectivity through Corcoran property so Echappe Lane entrance would not be used.

Please provide earliest time we are able to conduct conference call to understand what happened here and next steps.

Below are notable excerpts from the May 10th PC hearing. Note: Limited info provided commissioners is troubling.

2:46.27 Patty Clare "vacant property (Treeline LLC) is not developable if (Corcoran) waiver is approved"

2:47.20 Rich Carlson "removing PRD (in Corcoran proposed zone change) & going to R6 eliminates best alternative housing...townhomes"

2:54.28 Ruth Daniels "Don't agree with road stubs leading to nowhere"

2:55.40 Jim Mimms "you must give developer (Treeline LLC) a legit way in there"

2:57.30 Jeff Brown "it (proposed private access) won't look like a road"

2:58.52 Lula Howard "will they (Treeline LLC) be landlocked?"

2:59 Joel Dock "it will be extremely difficult to access (Treeline LLC property)if waiver approved"

3:00.47 Marilyn Lewis "we don't know who owns that (Treeline LLC) property?"

3:00.57 Joel Dock "we have an owner for vacant (Treeline LLC) property"

3:02.14 Jeff Brown "unlikely this (Treeline LLC) owner would get approval to further subdivide or change zoning on his parcel if this waiver was approved"

3:02.43 Jim Mims “ with proper road and clean access this (Treeline LLC vacant land) would be nice place to build attached single-family townhomes”

3:03 Joel Dock “ planning and design services staff did receive pre-app zoning change (from Treeline LLC) sometime ago but since has gone INACTIVE“

3:15 Lula Howard is unclear regarding differences between applicant’s proposed stub waiver (access agreement) and a formal (legit) road stub. This should have been explained in much greater detail by applicant, case manager, or public works.

Kendall Cogan

305-776-4008

Kendall@KendallCogan.com

Planning and Zoning Board

Joel Dock
20-ZONEPA-0100
November, 20 2020

This is the petition asking to not change the zoning at 9418 Pirouette Ave. Signed by residents of Treeline Estates and Fairdale residents. We ask that this along with a letter asking to not change the zoning be put in the record. More letters will be sent separately also to be added to the record.

Thanks
Debra Davis
9319 Sissone Dr
Fairdale, KY 40118

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**PLANNING &
DESIGN SERVICES**

20 - ZONE PA - 0100

Petition against a zoning change
Case number 20-ZONEPA-0100
And case manager Joel Dock
CORCORAN HOME BUILDING & REMODELING, LLC

NOVEMBER 3, 2020
DEBRA DAVIS
9319 SISSONNE DR
FAIRDALE KY 40118
502-435-5364

Mr. Corcoran is asking for a change of zoning that would allow his company to build 136 apartments. Seven, two story units and one, three story unit, in an established neighborhood of 156 single family homes. These homes were first built in 1978 and completed development in 1994. The property Mr. Corcorans company owns is approximately 9 acres. It has been an unmaintained piece of property since before 1978. It's a wooded lot with many many tree's and those trees are homes to many wildlife. The entrance to said property is on the main street in Treeline Estates. The opening is a grassy field that neighbors adjacent to have maintained for 35 plus years. Three sides of the property are boarded by homes in Treeline. The proposal Mr. Corcoran has shown will eliminate all trees.

Pirouette Avenue has been used as a cut through from West Manslick road to homes and apartments that were built off Brown Austin Road in the 2000's. The cut through traffic frequently speeds well above the limit. This entrance of the proposed apartments is approximately 250 feet from Treelines subdivision entrance from West Manslick Road. There are two school bus stops. At the proposed apartment entrance. Mr. Corcoran has proposed 201 parking spaces for his apartments. Which puts 201 more cars on a street that already has problems.

Fairdale has been long known for flooding, and Treeline has it's share of standing water, and adding more development in this small section will only increase the standing water, with chances of flooding. As neighbors of Treeline Estates, we are asking that this zoning change be denied. Our concerns are for our families and homes. Please take into consideration if this zone change passes, we will lose 100's of trees, and wild life. Preserving the trees is a large need for our city. The traffic will become even more dangerous for our children when at the school bus stops. Treeline is an established neighborhood with life long residents with children that now are residents. We appreciate and Thank you for giving us a chance to pled our reasons for not wanting the zoning to change.
Thank you from Treeline residents

Nov. 3, 2020

20-ZONEPA-0100

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

#	Printed Name	Address	Signature
1.	MIKE WEBER	8904 Brown Austin	[Signature]
2.	NEZ WEBER	2904 Brown Austin	[Signature]
3.	Theresa Savage	9507 Balance Ln.	[Signature]
4.	Gerry A Savage	9507 Balance Ln	[Signature]
5.	Stephanie Whitely	10406 West Main	[Signature]
6.	Bocky Dorton	11714 old Mitchell Hill	[Signature]
7.	MICK DORTON	11714 old Mitchell Hill Rd	[Signature]
8.	Matthew Dorton	11714 old Mitchell Hill	[Signature]
9.	Michael Dorton	11714 House Mitchell Hill	[Signature]
10.	Courtney Dorton	10701 Jefferson Hill Rd	[Signature]
11.	Brenda Rinsiger	11710 old Mitchell Hill	[Signature]
12.	Timmy Rinsiger	11710 old Mitchell Hill	[Signature]
13.	LUCASKY KELLY	8718 Brown Austin Rd	[Signature]
14.	Steve Whitley	9112 Brown Austin Rd	[Signature]
15.	DAN MAUPIN	9007 Brown Austin Rd	[Signature]
16.	SANDY MAUPIN	9007 Brown Austin Rd	[Signature]
17.	PAULA BUCHELI	8811 Brown Austin Rd	[Signature]
18.	KIKKI KELLY	8811 Brown Austin Rd	[Signature]
19.	Tyler Pucetto	2343 Mason Lane	[Signature]
20.	Sam Garrey	11714 House Mitchell Hill	[Signature]
21.	John Mitchell	1304 Top Hill Rd	[Signature]
22.	Brenda DULKE	1304 Top Hill Rd	[Signature]
23.	John Mitchell II	708 South Park Rd	[Signature]
24.	Joshua Mitchell	708 South Park Rd	[Signature]
25.	MADISON DULKE	1304 Top Hill Rd.	[Signature]
26.	Debra Davis	9319 Sissone Dr	[Signature]
27.	HAROLD DAVIS	9319 SISSONE DR	[Signature]
28.	Wanda Hill	9315 SISSONE DR	[Signature]
29.	Brenda Stewart	9315 SISSONE DRIVE	[Signature]
30.	Aaron Boothbrath	9309 S. Sissone Drive	[Signature]

Nov. 3, 2020

20-ZONEPA-0100

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#	Printed Name	Address	Signature
1.	Va Ha	414 Ecchappe Ln	Va Ha
2.	Michael Shimizu	402 Echappe Lane	Michael Shimizu
3.	Robert Schuler	403 echappe Lane	Robert Schuler
4.	Megan Lloyd	403 echappe Lane	Megan Lloyd
5.	Kathy Dempster	304 Maple Ave	Kathy Dempster
6.	Joshua Lile	9503 Pirouette Ave	Joshua Lile
7.	Leah Lile	9503 Pirouette Ave	Leah Lile
8.	Antonia Fields	9414 Pirouette Ave	Antonia Fields
9.	KENNEDY Glave	9412 Pirouette Ave	Kennedy Glave
10.	B.S. Johns	9401 Pirouette Ave	B.S. Johns
11.	Laura Sims	9402 Pirouette Ave	Laura Sims
12.	John Sims	9402 Pirouette Ave	John Sims
13.	Melissa Rowe	9400 Pirouette Ave	Melissa Rowe
14.	Steven Rowe	9400 Pirouette Ave	Steven Rowe
15.	Vickie Colm	9316 Pirouette Ave	Vickie Colm
16.	MUAMEE HARECIC	9310 Pirouette Ave	Muamee Harecic
17.	Teresa McWilliams	11412 Harrison Ln.	Teresa McWilliams
18.	Wendy McWilliams	"	Wendy McWilliams
19.	Dave McWilliams	11416 Harrison Ln.	Dave McWilliams
20.	Charlotte McWilliams	"	Charlotte McWilliams
21.	Donald Deeren	9302 Pirouette Ave	Donald Deeren
22.	Alexandra Deeren	9302 Pirouette Ave	Alexandra Deeren
23.	Olivia Deeren	9300 Pirouette Ave	Olivia Deeren
24.	Glenn Sanchez	9300 Pirouette	Glenn Sanchez
25.	Kenny Rumbold	9309 Pirouette	Kenny Rumbold
26.	Chelle Hudson	105 Happel Dr	Chelle Hudson
27.	Kirk Hudson	105 Happel Dr	Kirk Hudson
28.	Chelle Hudson	105 Happel Dr	Chelle Hudson
29.	Jade Hudson	9509 Pirouette	Jade Hudson
30.	Brittney Dempster	9509 Pirouette	Brittney Dempster

Nov. 3, 2020

20-ZONEPA-0100

Reason for requesting stop sign

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

30

#	Printed Name	Address	Signature
1.	Levenia Kaelin	10012 Mitchell Hill Rd	Levenia Kaelin
2.	JOSEPH MOESLEIN	11211 HASCLAW HILL RD	Joseph Moeslein
3.	Jackie Walcott	417 Eagle Wood Dr	Jackie Walcott
4.	Amber Elliott	9002 Kessler Ave	Amber Elliott
5.	Patricia Glidewell	9412 Pirouette Ave	Patricia Glidewell
6.	DAVID SUMMERS	207 Holly H. Hs Dr	David Summers
7.	Mark Gaskus	10516 National Nymph	Mark Gaskus
8.	Michael Burke	128 Scottsdale	Michael Burke
9.	HENRY FAIR	7902 MACKIE Ln.	Henry Fair
10.	Theresa FAIR	7902 MACKIE Ln.	Theresa Fair
11.	John Wathen	7902 MACKIE Ln.	John Wathen
12.	Margie Boxwell	302 Wolf Run Rd.	Margie Boxwell
13.	Cheryl Shield	9706 Mason Ln	Cheryl Shield
14.	Tessa Monday	9205 West Manslick rd	Tessa Monday
15.	Lance Monday	9205 West Manslick rd.	Lance Monday
16.	Jessa Monday	214 Linda Dr.	Jessa Monday
17.	Renaé Martner	313 Glen Ellen rd	Renaé Martner
18.	Lisa Rigdon	617 Kirsch Way 40118	Lisa Rigdon
19.	Sean Rigdon	617 Kirsch Way	Sean Rigdon
20.	Danielle Cleveland	9513 National Turnpike	Danielle Cleveland
21.	URS Cleveland	9513 National Turnpike	URS Cleveland
22.	AUNE SURAS	9302 PINKA CT	Aune Suras
23.	Robert Morrison	9907 Rainier Dr	Robert Morrison
24.	Aller Mandy	210 Stagg Ct	Aller Mandy
25.	BRYSON MULLOY	10904 SPURTON CIR	Bryson Muly
26.	MARY FISHER	6203 W. MAMMICK Rd	Mary Fisher
27.	Shannon	6203 SNOW CLOUD	Shannon
28.	Richard Road	10709 SPARROW CIR	Richard Road
29.	Kennedy Glidewell	9412 Pirouette Ave	Kennedy Glidewell
30.	BON VARD	10621 SPARROW 40118	Bon Vard

Nov. 3, 2020

20-ZONEPA-0100

4

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

30

#	Printed Name	Address	Signature
1.	Robert Kemmerer	9310 Balance Lane	[Signature]
2.	Lea Kemmerer	9310 Balance Lane	[Signature]
3.	Danny Skaps	9311 Balance Ln	[Signature]
4.	Jenna Gambrow	9304 Pirouette Ave	[Signature]
5.	Linda Gouma	9304 Pirouette Ave	[Signature]
6.	Brenda Roberts	9401 Balance Ln	[Signature]
7.	Lori Hollis	9311 Pirouette Ave.	[Signature]
8.	Kyle Mulligan	9311 Pirouette Ave.	[Signature]
9.	Amy Smith	9516 Sissone Dr	[Signature]
10.	Terry Smith	9516 Sissone Dr.	[Signature]
11.	RED 20 Mm	9312 SISSONE DR	[Signature]
12.	Roberta Mustadery	9312 SISSONE DR	[Signature]
13.	[Signature]	9210 Sissone Dr	[Signature]
14.	Garesa Oakley	9206 Sissone Dr	[Signature]
15.	Charles Oakley	9206 Sissone Dr	[Signature]
16.	Edith Franklin	9209 Sissone Dr	[Signature]
17.	Viviana Harris	9200 Sissone Dr	[Signature]
18.	Jucias Smith	9120 Sissone Dr	[Signature]
19.	Makezee Smith	9120 Sissone Dr	[Signature]
20.	[Signature]	9528 Sissone Dr	[Signature]
21.	Michael Brummett	9509 Sissone Dr	[Signature]
22.	Steven Geary II	9513 Balance Lane	[Signature]
23.	Steven Geary	9513 Balance Lane	[Signature]
24.	Judy Geary	9513 Balance Lane	[Signature]
25.	Pat Haring	9512 Balance Lane	[Signature]
26.	Carol Hagan	9505 Balance Ln	[Signature]
27.	Candy Hagan	9505 Balance Ln	[Signature]
28.	[Signature]	9504 Balance Ln	[Signature]
29.	Brandon Burchett	9411 Balance Ln	[Signature]
30.	Brandon Burchett	9411 Balance Ln	[Signature]

Nov. 3, 2020

20-ZONEPA-0100

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

#	Printed Name	Address	Signature
1.	Diana Guzman	218 Glissade Dr.	Diana Guzman
2.	Travis Boyd	210 Glissade Dr	Travis Boyd
3.	Olivia Lamb	210 Glissade Dr	Olivia Lamb
4.	Lane Boyd	210 Glissade Drive	Lane Boyd
5.	Ester Williams	210 Glissade Drive	Ester Williams
6.	Pharris Scott	208 Glissade Dr.	Pharris Scott
7.	Amy Scott	208 Glissade Dr.	Amy Scott
8.	Greg McCrell	106 Glissade Dr	Greg McCrell
9.	DANNY HATFIELD	103 GLISSADE DR	DANNY HATFIELD
10.	HARRY FIELD	201 Glissade Dr	HARRY FIELD
11.	Linda Scott	211 Glissade Drive	Linda Scott
12.	Robert Maxwell	213 Glissade Dr	Robert Maxwell
13.	HOW ROBERTS	213 Glissade Dr	HOW ROBERTS
14.	Edward Shurly	402 Echappe Ln	Edward Shurly
15.	Brian Shurly	402 Echappe Ln	Brian Shurly
16.	JAKE B.P. Shirley	402 Echappe Ln	JAKE B.P. Shirley
17.	Zach Shirley	402 Echappe Ln	Zach Shirley
18.	Jonathan Shirley	402 Echappe Ln	Jonathan Shirley
19.	John Kendall	405 Echappe Ln	John Kendall
20.	Jessica Kendall	405 Echappe Ln	Jessica Kendall
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Nov. 3, 2020

20-ZONEPA-0100

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

21

#	Printed Name	Address	Signature
1.	Donna Ruhl	420 Echappe Lane	Donna Ruhl
2.	TERRA STROUD	407 Echappe Lane	Terra Stroud
3.	DOUG ALDEN	406 ECHAPPE LN	Doug Alden
4.	ANTHONY STROUD	407 ECHAPPE LN	Anthony Stroud
5.	THOMAS NELSON	404 Echappe Lane	T. Nelson
6.	Tessa Repstock	404 Echappe Lane	Tessa Repstock
7.	TRISH KUSZYNSKI	408 Echappe Lane	Trish Kuszynski
8.	Jessica Norris	411 Echappe Lane	Jessica Norris
9.	James Norris	411 Echappe Ln	James Norris
10.	Tyler Cusack	418 Echappe Lane	Tyler Cusack
11.	Leanna Thornberry	413 Echappe Lane	Leanna Thornberry
12.	Justin Smith	409 Echappe Ln	Justin Smith
13.	TRISH KUSZYNSKI	408 Echappe Ln	Trish Kuszynski
14.	KAREY HOBS	419 Echappe Ln	Karey Hobbs
15.	DOUG ALDEN	406 Echappe Ln	DOUG ALDEN
16.	LARRY HOBS	419 ECHAPPE LN	Larry Hobbs
17.	STEVEN V. LEWIS	416 ECHAPPE LN	Steven V. Lewis
18.	Russell W. Pirouette	412 Echappe 22	Russell Pirouette
19.	Ashley Nixon	412 Echappe 22	Ashley Nixon
20.	Cathy Nixon	9304 Sissone Dr	Cathy Nixon
21.	Amy Thornton	9403 Sissone Dr	Amy Thornton
22.	Samuel Jeff Thornton	9403 Sissone Dr	Samuel Thornton
23.	Carolynn Taylor	9410 10703 Harrison Ln	Carolynn Taylor
24.	PHIL TAYLOR	9410 Sissone Ln	Phil Taylor
25.	SAUL TAYLOR	9410 Sissone Ln	Saul Taylor
26.	Tim W. Biggs	9503 Sissone Dr	Tim Biggs
27.	Debbie Biggs	9503 Sissone Dr	Debbie Biggs
28.	Larry Duns	9319 Sissone Dr	Larry Duns
29.	Frankie V. ...	9313 Balance Ln	Frankie V. ...
30.	Sam Rich	9317 Balance Ln	Sam Rich

Nov. 3, 2020

20-ZONEPA-0100

7

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

#	Printed Name	Address	Signature
1.	Sharon Elias	9321 Sissone Dr.	Sharon Elias
2.	Yolke Thomas	9309 Balance Ln	
3.	Larry DeVore	9309 Balance Ln	
4.	Phillip Thomas	9309 Balance Ln	
5.	James Casper	9507 Balance Ln	
6.	Shannon Horsley	9304 Balance Ln.	Shannon Horsley
7.	Thomas Dehler	9304 Balance Ln	Shannon Horsley
8.	Sarah Wadding	9304 Balance Ln	Shannon Horsley
9.	William T. Ballinger	9402 Sissone Dr.	W.T. Ballinger
10.	Whitney Cooper	9505 Sissone Dr.	Whitney Cooper
11.	Michelle Nile	9507 Sissone Dr	Michelle Nile
12.	Michael Nile	9507 Sissone Dr.	Michelle Nile
13.	Jaimie Tomlinson	214 Glissade Dr.	Jaimie Tomlinson
14.	Joe Scheurich	9305 Balance Lane	Joe Scheurich
15.	FRAN DEHAVEN	215 Glissade Dr.	FRAN DEHAVEN
16.	MAGGIE DEHAVEN	215 Glissade Dr.	Maggie DeHaven
17.	Matt Tomlinson	214 Glissade Dr	Matt Tomlinson
18.	Danielle Mader	217 Glissade Dr.	Danielle Mader
19.	Roger Hayes	217 Glissade Dr.	Roger Hayes
20.	Michael Hayes	216 Glissade Dr.	Michael Hayes
21.	Norah Hayes	216 Glissade DR	Norah Hayes
22.	Heather Davi	212 Glissade Dr.	Heather Davi
23.	Ernest W. Aldridge	9405 Balance Ln.	Ernest W. Aldridge
24.	Jessica Mobley	9310 Sissone Dr.	Jessica Mobley
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PLANNING & DESIGN SERVICES

Nov. 3, 2020

20-ZONEPA-0100

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#	Printed Name	Address	Signature
1.	Paula Hernandez	9311 SISSONNE DRIVE	[Signature]
2.	Vingina Moore	9311 SISSONNE DR.	[Signature]
3.	Carroll Romine	9312 Pirouette Ave	[Signature]
4.	Mary Romine	9312 Pirouette Ave	[Signature]
5.	Dale Robinson	9313 Pirouette Ave	[Signature]
6.	Jame Robinson	9313 Pirouette Ave	[Signature]
7.	Melissa Clinard	10917 Sparrow Circle	[Signature]
8.	Tara Roby	101 Glissade Drive	[Signature]
9.	Rebecca Clinard	9502 Pirouette Ave	[Signature]
10.	Terry Clinard	9502 Pirouette Ave	[Signature]
11.	Eric Adridge	9405 Balance Ln	[Signature]
12.	Donnie Fields	9403 BALANCE LN	[Signature]
13.	Marie Jennings	9406 BAKER LN	[Signature]
14.	Don Bannan	9303 Balance Ln	[Signature]
15.	Maria Gonzalez	9300 Brown Austin Rd.	[Signature]
16.	Josh Clark	9300 Balance lane	[Signature]
17.	Jessie Clark	9300 Balance lane	[Signature]
18.	Tom Simms	9308 BALANCE	[Signature]
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Nov. 3, 2020

20-ZONEPA-0100

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

12

Print Name	ADDRESS	Signature
William C. Hardy	Fairdale, KY 40118 10512 Allen Drive	Wm. C. Hardy
Paul King	10909 Doorn A	Paul King
Don Drake	8702 Flicker Pl	Don Drake
J Johnson	1212 Blackberry	J Johnson
Chamberlain	1212 Blackberry	Chamberlain
Ron LaRocco	10808 Holly Hock	Ron LaRocco
Elizabeth S. Golden	410 Sinclair St	Elizabeth S. Golden
Scott Larsen	9308 Pirouette Ave	Scott Larsen
Stephanie Larsen	9308 Pirouette Ave	Stephanie Larsen
Kamisha Blumback	9743 Mason Ln	Kamisha Blumback
Carrin Skaggs	1304 Blackberry	Carrin Skaggs
Mark Skaggs	1304 Blackberry	Mark Skaggs
Dick Little	9701 MARSH DC	Dick Little
Troyly Jones	9306 SISSONA DR	Troyly Jones
Theresa Mattingly	219 Glissade Dr.	Theresa Mattingly
Andrea Gomez Sanchez	219 Glissade Dr	Andrea Gomez Sanchez
Judith Hawkins	1200 Fairdale Rd	Judith Hawkins
	1200 Fairdale rd	Judith Hawkins

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9

Print Name	ADDRESS	Signature
Brandy Farnsworth	Address 11 Daybreak Ct	
Belinda Hawkins	1200 Fairdale Rd	Belinda Hawkins
NANCY GATEWOOD	10404 Gisela Ct.	Nancy Gatewood
April Stanwood		April Stanwood
Aunt Daniels	8900 Brown Austin Rd.	
Amanda Moss	9800 Farmers Ln.	Amanda Moss
Brad Moss	7800 Farmers Ln.	
Jeremy Richardson	10014 Mitchell Hill Rd.	
Steven Wolf	9743 Mason Ln	

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 PRD.

#	Printed Name	Address	Signature
1.	Robert L Oliverio	9406 Sissone Dr Fairdale	<i>Robert L Oliverio</i>
2.	Kylian Oliverio	9406 Sissone Dr Fairdale	<i>Kylian Oliverio</i>
3.	Clara Phillips	9405 Sissone Dr Fairdale	<i>Clara Phillips</i>
4.	Melody Phillips	9405 Sissone Dr Fairdale	<i>Melody Phillips</i>
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20-ZONEPA-0100

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#	Printed Name	Address	Signature
1.	Reta K. McKeenan	4504 Pirouette Ave	Reta K. McKeenan
2.	Jerry Waters	9415 " "	Jerry Waters
3.	Betty Waters	9415 " "	Betty L. Waters
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Nov. 3, 2020

20-ZONEPA-0100

Model for Stop Sign Petition

The applicant, Corcoran Building & Remodeling LLC is seeking to rezone property at 9418 Pirouette Ave. from PRD to R-6. This petition has signatures of Treeline Estataes residents and residents of Fairdale, Ky to stop the rezoning and leaving it as PRD.

#	Printed Name	Address	Signature
1.	Alex Mobley	9310 Sisson Rd	[Signature]
2.	Renee Whitley	9112 Brown Austin Rd	Renee Whitley
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 Fairdale, Ky to stop the rezoning and leaving it as
 PRD.

#	Printed Name	Address	Signature
1.	Floyd Gair III	9315 Pirouette Ave.	[Signature]
2.	Heather Gair	9315 Pirouette Ave.	[Signature]
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Nov. 3, 2020

20-ZONEPA-0100

purpose for requesting stop sign:

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#	Printed Name	Address	Signature
1.	John Matthews	101 Holly Hills Dr.	[Signature]
2.	Leah Lile	1503 Pirouette Ave	[Signature]
3.	FRANK KAZIN	10012 MITCHELL HILL ROAD	[Signature]
4.	Keaven Pinderter	10018 Morgan Ave	Keaven Pinderter
5.	Angelita Pinderter	" "	Angelita Pinderter
6.	Christ Pinderter	10018 Morgan Ave	Christ Pinderter
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20-ZONEPA-0100

16

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Print Name	ADDRESS	Signature
Alice Shelman	10706 June Dr	Alice Shelman
M. Kleinhas	11101 Hobbslaw Hill Rd	M. Kleinhas
Jed Emery	10822 Charlene Dr	Jed Emery
Hope Emery	10822 Charlene Dr	Hope Emery
Amy Wight	104 Glissade Dr.	Amy Wight
Mark Wight	104 Glissade Dr	Mark Wight
Angelica Cote Schreibers	425 Penhollow Rd	Angelica Cote
Paula Bentley	422 Chiefcain Dr	Paula Bentley
CONNIE CHENEY	627 CHIEFTAIN DR,	Connie Cheney
KENNY CHENEY	627 CHIEFTAIN DR	Kenny Cheney
Sheila Brooks	9851 Starlet Dr	Sheila Brooks
Suzanne Ponder	10416 Gisela Ct.	Suzanne Ponder
Larry Butts	10706 ALLEN DR	Larry Butts
John Henry	624 Chiefcain Dr.	John Henry
Sandy Turpen	363-7132	Sandy Turpen
Albra Jand	9904 Daniel Dr 40118	Albra Jand

Nov. 3, 2020

20-ZONEPA-0100

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Print Name	ADDRESS	Signature
hodie Brooks	9904 Danilew	Hodie Brooks
Maria Billingslea	10617 Sparrow Circle	Maria Billingslea
JOHN R HELM	9214 BROWN AUSTIN #101	John Helm
Marshall Helm	9214 BROWN AUSTIN	Marshall Helm
Jennifer Thomas	11000 Jefferson Hall	Jennifer Thomas
Scotty Elkins	10801 Alberta Dr	Scotty Elkins
Kevin Turpen	10605 Charlene dr.	Kevin Turpen
Melinda Smith	403 Echappe Ln.	Melinda Smith
David Smith	403 Echappe Ln	David Smith

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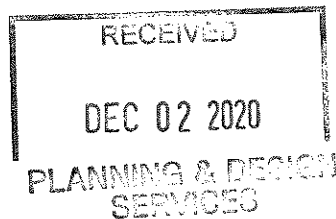
NOV 25 2020

PLANNING & DESIGN SERVICES

PLANNING AND ZONING BOARD

20-ZONEPA-0100

November 22, 2020



My name is Debra Davis and I have been a resident of Treeline Estates for 27 years. I would like to explain why our neighborhood doesn't need 136 apartments in the middle of Treeline.

The 8+ acres Mr. Corcoran is wanting to build apartments is an untouched lot. It has trees and wildlife throughout. There are several owl nests. We have homes that have been here since the mid seventies. We are an old establishment.

We have had problems the last fifteen years with traffic on the main entrance on Pirouette Ave.. because of 104 homes and 216 apartments that were built behind Treeline. Those residents use Pirouette Ave as a cut through. That is a minimum of 320 cars.

Mr. Corcoran will have his entrance to the apartments on Pirouette Ave. 250 feet from the main entrance at Manslick Road. In that 250 feet there are 2 school bus stops. His proposed plan is to build 136 apartments in the center of 156 homes. 20 less than the amount of homes in Treeline. And that is only if his first set of plans don't change and more added. We have a few bi levels with mostly one story homes. Mr. Corcorans plans are to build 2 and 3 story apartments. There isn't anything in Fairdale that is 3 story. Those apartments will take away privacy of the adjacent properties. The 2 and 3 story apartments will be looking into the yards and homes of these established residents.

We are concerned with apartments bringing trouble. You can check with LMPD and they will tell you there is little to no complaints or trouble in Treeline. We are a close knit subdivision where we know our neighbors and look out for each other. We take pride in our homes, our streets and our entrances.

And last but not least, Mr. Corcoran says he wants to be a good neighbor. He said that last year when he had the zoning changed from single family homes to patio style homes. Our arguments and concerns went unheard and the board passed his request to change the zoning..

A year later he comes back with another request to change the zoning once again because he found the patio homes will not allow him to make money. And found that if he builds apartments he can make big money. This mans credibility for being a good neighbor has proven to be nothing but false plans and words. I see this as a bait and switch, myself

I'm no lawyer but I don't think that is even legal. When meeting with the neighborhood on his first plans he was full of sugar talk. Explaining how great it would be to have these patio homes. Upscale, with being sold and no renters. How the cost will bring a better quality of people and they will appreciate and respect their homes and neighbors, not like apartments. Now his story changes, still wants to be a good neighbor but forgetting how hyped he was about building the patio homes and not apartments.. And now he is using scare tactics with this zoning change stating if he doesn't get the zoning change he will have to sell and some big corps will come in with big lawyers and get the zoning change and they will build and not be around to monitor the property because they aren't local.

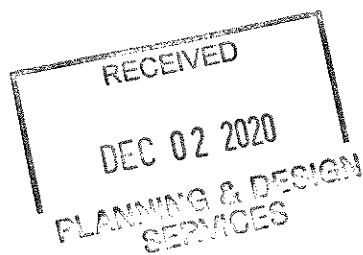
20-zone-0117

Mr. Corcoran is stating he will manage these properties himself and there will be no section 8. But he also stated he doesn't own any rental property and this is his first apartment build.

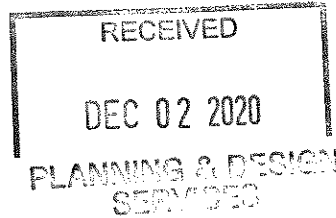
We find that we can't trust Mr. Corcoran and what he says he will do, and our fear is once he gets the zoning change he will change his numbers from 136 units to even more and sell out. I understand it is his property to do with as he wishes. But isn't the zoning laws here to protect the adjoining residents as well as the community? In the last 15 years Fairdale has seen several apartment complexes and warehouses being built. I speak from the heart when I say we don't need anymore apartments. Please consider my words and know that these are the words of many residents of Fairdale as well as Treeline.

And one more note. On Manslick Road across from Treeline, property owners are doing infrastructure for 400+ apartments to come soon.. I ask that you consider leaving the zoning as is, at Mr. Corcorans last request And not accept the new zone change. Thanks so much

Debra Davis
9319 Sissone Dr
Fairdale, KY. 40118



20-zone-0117



To Whom it may concern,

I am writing to oppose the rezoning of land at 9418 Pirouette Ave. The consensus of my neighbors is that we do not want apartments built in the middle of our neighborhood. The neighbors on my street alone oppose this at nearly 100%. I would challenge you to find a person who is for this project, who would not reap financial gain from this project.

My main concerns are following:

Traffic

Building this complex would nearly double the amount of residences in this neighborhood (it would be an 87% increase to be exact). We have to expect the same for increase in traffic. It is already very difficult to get in and out of our neighborhood and we already have safety concerns – without this additional traffic. A child was hit by a car who was cutting through to get to a neighboring subdivision this past summer. Residents have voiced concerns that we are unable to get speed bumps approved on several occasions, but Mr. Corcoran somehow thinks that he will be able to provide speed bumps. Cars try to pass loading school busses because they are racing the traffic. There are two bus stops with 250 feet of the proposed entrance, which would cause even more congestion.

When traffic concerns were raised – Mr. Corcoran explained that each unit would not have two cars, because there would only be room for 200 parking spaces. If each unit does in fact have 2 cars, where would the overflow of cars being parked go? On neighborhood streets?

Drainage

The majority of our neighborhood was considered a flood plain up until 10 years ago. We worry that excavating and building this property up would be at a disadvantage for neighbors. If MSD is to make changes to support this, who will pay for this? Neighbors? I do not want to foot that bill. What kind of changes would be made to support building on this land and how will it affect my property?

Upkeep of apartments

Mickey told neighbors that the apartments would be gated, have off duty police security, and that he would guarantee that there would be no party animals or problem residents. However, he has never owned (or built apartments for that matter), nor has he ever managed an apartment complex of this size. The gate is also not approved by the parties needed and could cause more traffic concerns. How can he guarantee us that the tenants of this property will not be a nuisance to the neighborhood? Especially when he can't even guarantee that he will continue to own the property himself?

Property value

My property value has steadily increased over the past 10 years. Bringing in an apartment complex will decrease this value. If patio homes were built as originally promised, my home value would have probably increased. I believe these apartments will cause my property value to do the opposite.

20-201e-0117

I urge you to please consider the neighbors opinions in this matter. This builder has lied to us before and I do not trust that he will do anything to protect neighboring property unless it will earn him extra money.

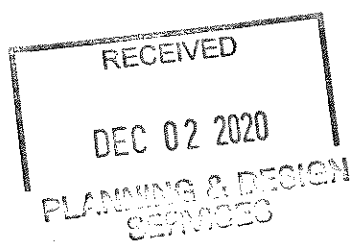
Sincerely

Jessica and James Norris

411 Echappe Lane

Fairdale KY 40118

502-432-0549



20-20ne-0117

From: [Alex Mobley](#)
To: [Dock, Joel](#)
Subject: Zone change for treeline neighborhood
Date: Thursday, March 11, 2021 8:03:59 AM

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Hello Joel,

My name is Alex Mobley and I live in treeline estates. I actually live on sissone and will be one of the houses that will have the apartments directly behind my house. I wanted to reach out and say that I oppose this change and the detriment it would be to our quiet neighborhood. I have two small children that will be effected negatively with these apartments losing the nature that is back there. The apartments close to our neighborhood are already a problem. With a shooting that happened recently at one. More apartments will be more problems for us. I understand that this will probably have little effect on the decision to pass this but I would not feel right not speaking out against this. My hope is that this might help my family and my neighborhood to not have to deal with more crime. I hope you have a great day and thanks for taking the time to read my message.

From: [Dock, Joel](#)
To: jeanie56ky@aol.com
Cc: [Stuber, Elizabeth W.](#)
Subject: RE: 20-ZONEPA-0100
Date: Tuesday, April 20, 2021 9:08:00 AM

Debbie,

My apologies for not getting back to you. I will provide your comments to the applicant and Planning Commission. With respect to the production of a traffic study for this project, a new traffic study would not be warranted for the proposed development as it would generate less than 200 peak hour trip. This means that no more than 200 vehicle trips will occur during any given hour from the development site. Trip generation numbers (not a full traffic study) were evaluated to determine whether a stop sign may be warranted at certain locations (Glissade/Pirouette) but those numbers also did not warrant a stop sign being needed per Metro Traffic Division. Traffic studies are completed on a case by case basis and as needed to determine the specifics of roadway improvements. Our office has determined that 1.) a traffic study is not required; and 2.) no improvements appear necessary on public roadways based on the proposal. This does not mean that "traffic" as you live it is not impactful but that the level of traffic does not warrant additional analysis by this developer.

Joel P. Dock, AICP

Planner II
Planning & Design Services
502-574-5860

From: jeanie56ky@aol.com <jeanie56ky@aol.com>
Sent: Tuesday, April 20, 2021 1:08 AM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: RE: 20-ZONEPA-0100

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Joel, after the last meeting on April 8th. My husband Harold talked with you on the traffic study report. You said one was given by I believe Jeff Brown. It was a study for 2007. That study was done because our Neighborhood Association asking for one. The homes and Apartments on Brown Austin was building and Pirouette was being used as a cut thru. We think a new study needs to be done on this zoning issue. It's been 14 years and the subdivision on Brown Austin has been completed. And more apartment buildings have been finished. I called the Monday April 12th. and left you a message on what we need to do to get another study done. I haven't recieved a call back. I called 311 and was able to file for a traffic study. It may not be done before the May 10th meeting. Can the planning and zoning have it done in time for the meeting? Many neighbors are in agreement that

there needs to be an updated study and wouldn't be right to make a decision on a 14 year old study..
If you have any thoughts on what we need to do.. Thanks
Debbie Davis

[Sent from the all new AOL app for Android](#)

On Wed, Nov 18, 2020 at 10:08 AM, Dock, Joel
<Joel.Dock@louisvilleky.gov> wrote:

Planning and design staff does not attend neighborhood meetings. Often, a legislative aid or council person might attend. The applicant is required to provide a list of participants, a video of the meeting, and transcript/summary of the meeting once the application is formally filed. Staff reviews those documents as part of its review.

A traffic study is not necessarily required. However, transportation plan reviewer/public works made the following comment:

1. Please provide trip generation numbers. Metro would like to study the intersection of Pirouette Ave and Glissade Ave. It may meet warrants for a four way stop.

JCPS has access to view all material submittal, including plans. Our office does not coordinate directly with JCPS.

All correspondence are part of the public record.

Comments will no longer be accepted after the public hearing, if the application proceeds to this point.

The public hearing is likely to be virtual. In-person meeting are not being conducted due to the public health crises.

Joel P. Dock, AICP

Planner II

Planning & Design Services

502-574-5860

From: Harold Davis <harrydavis38@gmail.com>

Sent: Tuesday, November 10, 2020 11:32 AM

To: Dock, Joel <Joel.Dock@louisvilleky.gov>

Cc: Debbie Davis <jeanie56ky@aol.com>

Subject: 20-ZONEPA-0100

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Did anyone from Metro Gov "attend" the virtual Neighborhood Meeting Nov. 9 2020? We didn't see anyone's name other than Nick Pregliasco that weren't neighbors. Some how people that are observing the meeting at the leaders location without being "logged on line" don't show up to us out in the world. Example ..Mr. Corcoran was on camera but not logged in as himself. Also, people appeared as Caller 01, Caller 02, Caller 03 but we don't know everyone who attended the meeting.

If your office didn't attend, how do you see/get neighborhood comments and concerns to include? Do the neighborhood issues get presented to Public Hearing?

How do we enter signed "Petition Opposing Zoning Change" to your office for inclusion in the review package for thePublic Hearing?

Is a new traffic study being done since developer now plans much more traffic than the PRD zoning. The 136 apartment units is nearly doubling the existing 156 homes in Treeline Estates. (87% increase in housing units). Developer Corcoran says he is proposing 201 parking spaces but that he could be allowed 272 spaces....so how many vehicles and trips in/out of Pirouette Ave will there be.

Ky highway people may need to build a roundabout at Pirouette Ave and Newcut Rd. At very least there will need to be left turn lane to Pirouette Ave from Newcut Rd and right and left turn lanes exiting Pirouette Ave onto Newcut Rd.

Is JCPS involved in the planning stage since there are two school bus stops in the traffic flow out of Treeline Estates?...

One is on Glissade at Pirouette and one on Pirouette at Echappe.

Will this email become part of the package reviewed by Zoning Board members at Public Hearing?

Is there a cutoff day for submitting additional questions and comments by regular mail? by email? In order to be included for review in the Public Hearing.

Is the Public Hearing likely to be a Virtual Meeting?

Thanks for your consideration.

Harold and Debra Davis

9319 Sissone Dr, Fairdale, KY 40118

502-435-8907 Harold

502-435-5364 Debra

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