



Bringing nature into neighborhoods

August 19, 2015

To Whom It May Concern,

21st Century Parks, Inc. supports the Bardstown Bluff Road development's waiver request to not construct a trail connecting directly into The Parklands of Floyds Fork behind their property. Our Master Plan calls for controlled access points into the park system called "Gateways."

We feel that the development should, instead, connect to the Louisville Loop (a portion of which they have agreed to construct) which will lead pedestrians through a Gateway and into The Parklands, thus complying with the Parklands' Master Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "D.H. Jones".

Daniel H. Jones, M.F., Ph.D.  
Chief Executive Officer

## **Wagner, David B (PDS)**

---

**From:** Wagner, David B (PDS)  
**Sent:** Wednesday, August 19, 2015 3:50 PM  
**To:** 'Grace Bryan'  
**Subject:** RE: Land Development Meeting on 7/23 15Zone1015

Grace,

To respond to your questions:

- Floyds Fork comments start on Page 23 of the Public Comments document posted online.
- At LD&T from left to right is Jeff Brown, Cliff Turner, Robert Kirchdorfer, Jon Baker (PDS legal counsel).
- The Traffic Study is on Page 33 of the Appl Exhibit Book document posted online.
- Tammy Markert answered your question about the entrance road width/depth in a previous email.
- The renderings, elevations, and any lighting are on Page 21 of the Appl Exhibit Book document posted online.
- The signs posted on the site are the sign we currently use for all rezoning requests. Generally, we post a rezoning sign every 200' of street frontage with signs at the ends of the subject site. Our agency is responsible for posting zoning signs.

### **David B. Wagner, Planner II**

Direct: (502) 574 - 6019

[david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Monday, August 10, 2015 9:06 PM  
**To:** Wagner, David B (PDS)  
**Subject:** FW: Land Development Meeting on 7/23 15Zone1015

Hi David,

Brian was helpful however unable to provide some of the items I requested:

- The document you provide that had Floyd's Fork comments on it, provided at the start of the meeting.
- Provide the names of the guys starting from left to right sitting at the desk in front of the room in the meeting
- Provide the Traffic Survey, which was to be done by the Redwood. This survey was completed, however the results have not been shared.
- Information concerning the entrance Road – will the depth or width need revision. Redwood state they would have this done before the next meeting.
- Redwood's building materials and actual building designs (note all pictures provide so far do not match to what is on the plans) Redwood stated they would supply information before next meeting.
- Information on the elevations of the rental units
- Provide the proposed outside lights on the streets and units.
- Requirements of signs, example size and how many. Signs were posted on August 5<sup>th</sup>, however on August 6<sup>th</sup> sign was down – I have called and email requesting the sign be put back up – it is still down. Who is responsible for signs?

Note: There has been a 3<sup>rd</sup> accident that I am aware of on Bardstown Road – came off Bardstown Road went thru fence and existed on Bardstown Bluff Road in front of my house. I am noting this because it was stated in the Public Hearing from a Redwood support as no issues with traffic.

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**From:** Davis, Brian [<mailto:Brian.Davis@louisvilleky.gov>]  
**Sent:** Monday, August 03, 2015 4:50 PM  
**To:** Grace Bryan  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: Land Development Meeting on 7/23 15Zone1015

See comments below in red. Items in green are items I've forwarded to Transportation Review for their input. I will forward their comments when I receive them. I will have to send the applicant's presentation from LD&T in a separate email because of size limitations.

Thanks,  
Brian Davis

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**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, July 31, 2015 4:02 PM  
**To:** Davis, Brian  
**Subject:** FW: Land Development Meeting on 7/23 15Zone1015

Hi Brian,  
Received the out of office from David. In order for me to prepare for the upcoming Public meeting I would like to have the below information in the email I sent to David, next week if possible and no later than the 12th – hence why I am asking you for the information. David is out until the August 12<sup>th</sup>.

*Thanks*

*Grace Bryan, PMP*  
*502-580-7771*  
*502-759-4762*  
*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

---

**From:** Grace Bryan  
**Sent:** Friday, July 31, 2015 3:39 PM  
**To:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)  
**Subject:** Land Development Meeting on 7/23 15Zone1015

Hi Mr. David Wagner,  
Sorry I did not introduce myself at the meeting. I appreciate you summarizing and having the information I have sent/discussed with you.

Several items I am hoping you can get to me by next Wednesday:

1. The document you provide that had Floyd's Fork comments on it, provided at the start of the meeting. WILL ATTACH TO THE EMAIL I RECEIVED FROM TRANSPORTATION REVIEW SINCE THE ATTACHMENTS IN THIS EMAIL ALREADY EXCEED MY ALLOWANCE.
2. Provide the names of the guys starting from left to right sitting at the desk in front of the room in the meeting I DO NOT HAVE THE SEATING ARRANGEMENT FROM THE MEETING.
3. Requirements of posting the sign concerning the Public Meeting hearing WE WILL POST THE SIGN TWO WEEKS BEFORE THE HEARING DATE (PROBABLY ON AUGUST 5).
4. If I have pictures/slides that I would like to show in meeting – will I be able to show them on a screen? If so, who do I send them to? YOU CAN SEND THEM TO DAVID IN ADVANCE OR YOU CAN BRING THEM ON A CD OR FLASH DRIVE THE DAY OF THE MEETING.
5. Who from Government will be in the meeting and what agencies will be there? TYPICALLY MSD IS IN ATTENDANCE AS WELL AS TRANSPORTATION REVIEW/PUBLIC WORKS.
6. What decisions or actions will be made in this meeting? IF THERE IS SUFFICIENT INFORMATION FOR THE PLANNING COMMISSION TO DO SO, THEY WILL MAKE A RECOMMENDATION FOR APPROVAL OR DENIAL OF THE ZONING MAP AMENDMENT TO METRO COUNCIL. IF THEY FEEL THERE ARE ISSUES THAT NEED TO BE ADDRESSED THEY CAN CHOOSE TO CONTINUE IT TO ANOTHER DATE.
7. Provide the Traffic Survey
8. Information concerning the entrance Road – will the depth or width need revision
9. Redwoods presentation to be used in the Public meeting TYPICALLY WE DO NOT GET THIS IN ADVANCE BUT IF WE DO WE CAN FORWARD IT ALONG
10. Any documentation that you will be using in the public meeting that was created by me or others SEE ATTACHED PUBLIC COMMENTS.
11. Redwood's building materials and actual building designs (note all pictures provide so far do not match to what is on the plans) SEE SEPARATE EMAIL
12. Information on the elevations of the rental units SEE SEPARATE EMAIL
13. The number of rental units, note several of the documents provided by Redwood have different numbers on it – would like to know the final number. ACCORDING TO THE PLAN THAT WAS SHOWN AT LD&T THEY ARE PROPOSING 135 UNITS.
14. Provide the proposed outside lights on the streets and units.

#### Add Concerns/Request

1. Extend the Bardstown Road turning lanes into Bardstown Bluff Road
2. Add a turning lane on to Bardstown Bluff Road
3. Request subdivision have another Entrance
4. Ensure they will not be parking on our property or the state property around our house

Note: There has been 2 accidents on within this area that were critical accidents, hence the concern with the traffic. The Traffic Study should have been done when school is in as the traffic increases.

*Thanks*

*Grace Bryan, PMP*

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**Wagner, David B (PDS)**

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**From:** Grace Bryan <gbryan@humana.com>  
**Sent:** Thursday, July 30, 2015 10:21 AM  
**To:** klinares@mindelscott.com  
**Cc:** Wagner, David B (PDS); 'jseabolt@michaelsinc.com'  
**Subject:** Requested Traffic Survey for 15ZONE1015

Hi Ms. Linares,  
Please provide us with the Traffic Survey that was done for the 15ZONE1015 and the time period the survey was taken.

I would also like to know the individual's names who took the survey.

*Thanks*

*Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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## **Wagner, David B (PDS)**

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**From:** Lutz, Stephen  
**Sent:** Thursday, August 06, 2015 12:32 PM  
**To:** Wagner, David B (PDS)  
**Subject:** 15zone1015

This gentleman would like you to call him about this case. He has concerns and is opposed to the rezoning.

Dennis Bryan 502-551-1376

Stephen A Lutz AICP  
Planning Supervisor  
Develop Louisville  
Division of Planning & Design Services  
444 S. 5th St., Suite 300  
Louisville, KY 40202  
Phone: (502) 574-5169  
Fax: (502) 574-8129  
<http://www.louisvilleky.gov/PlanningDesign/>



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**Wagner, David B (PDS)**

---

**From:** Davis, Brian  
**Sent:** Wednesday, August 12, 2015 4:18 PM  
**To:** Grace Bryan  
**Cc:** Wagner, David B (PDS); Webster, Angela; 'jseabolt@michaelsinc.com' (jseabolt@michaelsinc.com)  
**Subject:** Re: 15Zone1015 - Signs posted for the Zoning Meeting - All are down  
**Attachments:** image1.JPG; image2.JPG; image3.JPG; image4.JPG

All four signs back up.

Thanks,  
Brian



**Brian Davis, AICP**  
**Planning & Design Supervisor (Zoning)**  
**Louisville Metro Planning & Design Services**  
**444. South Fifth Street, Suite 300**  
**Louisville, KY 40202**  
**(502) 574-5160**  
[brian.davis@louisvilleky.gov](mailto:brian.davis@louisvilleky.gov)  
<http://www.louisvilleky.gov/PlanningDesign/>



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On Aug 12, 2015, at 11:02 AM, Grace Bryan <[gbryan@humana.com](mailto:gbryan@humana.com)> wrote:

<image001.gif>  
Hi Brian,



The signs are laying on the ground, part of the problem might be the rocky ground.

*Thanks*

*Grace Bryan, PMP*

---

**From:** Davis, Brian [<mailto:Brian.Davis@louisvilleky.gov>]  
**Sent:** Wednesday, August 12, 2015 10:44 AM  
**To:** Grace Bryan; Wagner, David B (PDS); Webster, Angela; '[jseabolt@michaelsinc.com](mailto:jseabolt@michaelsinc.com)' ([jseabolt@michaelsinc.com](mailto:jseabolt@michaelsinc.com))  
**Subject:** RE: 15Zone1015 - Signs posted for the Zoning Meeting - All are down

Are the signs still on the ground or have they disappeared altogether? Would like to know so I know what to bring with me this afternoon.

Thanks,  
Brian

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Wednesday, August 12, 2015 10:41 AM  
**To:** Wagner, David B (PDS); Davis, Brian; Webster, Angela; '[jseabolt@michaelsinc.com](mailto:jseabolt@michaelsinc.com)' ([jseabolt@michaelsinc.com](mailto:jseabolt@michaelsinc.com))  
**Subject:** 15Zone1015 - Signs posted for the Zoning Meeting - All are down

Hi David, Brian and Angela,  
All Zoning Meeting signs for 15Zone1015 are now down, please have someone put these up.

I also called 311 August 6<sup>th</sup> and report 1 sign down and have requested in emails to have signs posted. As stated the wind from the cars/trucks blow down the signs. I do not consider signs laying on the ground notice.

*Thanks*

*Grace Bryan, PMP  
Project Manager*

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PUBLIC HEARING  
**ZONING  
CHANGE**  
RR to R5A  
CASE # 15ZON1015  
DATE: AUGUST 20, 2015  
THURSDAY 1:00 PM  
514 WEST LIBERTY STREET  
OLD JAIL BUILDING  
THIS PROPOSAL MAY BE REVIEWED  
BY THE BOARD OF ZONING APPEALS  
AND DEVELOPMENT CENTER  
440 S. 104 STREET, SUITE 108  
HOUSTON, TEXAS **574-6230**

PUBLIC HEARING

# ZONING CHANGE

R-R to R-5A

CASE # 15 ZONE 1015

DATE: AUGUST 20, 2015

THURSDAY 1:00 PM

514 WEST LIBERTY STREET

OLD JAIL BUILDING

574-6230

PUBLIC HEARING  
**ZONING  
CHANGE**

RR to R-5A

CASE # 15ZONE1015  
DATE: AUGUST 20, 2015

THURSDAY 1:00 PM  
514 WEST LIBERTY STREET  
OLD JAIL BUILDING

574.6230

PUBLIC HEARING  
**ZONING  
CHANGE**  
RR to R-5A  
CASE # 15ZON1015  
DATE: AUGUST 20, 2015  
THURSDAY 1:00 PM  
514 WEST LIBERTY STREET  
/ OLD JAIL BUILDING  
574-6230

## **Wagner, David B (PDS)**

---

**From:** Davis, Brian  
**Sent:** Wednesday, August 12, 2015 11:04 AM  
**To:** Grace Bryan; Wagner, David B (PDS); Webster, Angela; 'jseabolt@michaelsinc.com' (jseabolt@michaelsinc.com)  
**Subject:** RE: 15Zone1015 - Signs posted for the Zoning Meeting - All are down

Thanks Grace. I'll take a ride out there and see what I can do with them.

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Wednesday, August 12, 2015 10:57 AM  
**To:** Davis, Brian; Wagner, David B (PDS); Webster, Angela; 'jseabolt@michaelsinc.com' (jseabolt@michaelsinc.com)  
**Subject:** RE: 15Zone1015 - Signs posted for the Zoning Meeting - All are down

Hi Brian,  
The signs are laying on the ground, part of the problem might be the rocky ground.

*Thanks*

*Grace Bryan, PMP*

---

**From:** Davis, Brian [<mailto:Brian.Davis@louisvilleky.gov>]  
**Sent:** Wednesday, August 12, 2015 10:44 AM  
**To:** Grace Bryan; Wagner, David B (PDS); Webster, Angela; 'jseabolt@michaelsinc.com' (jseabolt@michaelsinc.com)  
**Subject:** RE: 15Zone1015 - Signs posted for the Zoning Meeting - All are down

Are the signs still on the ground or have they disappeared altogether? Would like to know so I know what to bring with me this afternoon.

Thanks,  
Brian

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Wednesday, August 12, 2015 10:41 AM  
**To:** Wagner, David B (PDS); Davis, Brian; Webster, Angela; 'jseabolt@michaelsinc.com' (jseabolt@michaelsinc.com)  
**Subject:** 15Zone1015 - Signs posted for the Zoning Meeting - All are down

Hi David, Brian and Angela,  
All Zoning Meeting signs for 15Zone1015 are now down, please have someone put these up.

I also called 311 August 6<sup>th</sup> and report 1 sign down and have requested in emails to have signs posted. As stated the wind from the cars/trucks blow down the signs. I do not consider signs laying on the ground notice.

*Thanks*

*Grace Bryan, PMP*  
*Project Manager*

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**Wagner, David B (PDS)**

---

**From:** Webster, Angela  
**Sent:** Friday, August 07, 2015 5:05 PM  
**To:** Grace Bryan; Jan Seabolt (jancs231@att.net)  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: 10509 Bardstown Bluff Road

Sorry, I forgot to copy David Wagner.

---

**From:** Webster, Angela  
**Sent:** Friday, August 07, 2015 4:42 PM  
**To:** Grace Bryan; Jan Seabolt (jancs231@att.net)  
**Subject:** RE: 10509 Bardstown Bluff Road

David,

Mrs. Bryan said the signs notifying people of the meeting were blown down. Can you address this?

Angela Webster

---

**From:** Grace Bryan [gbryan@humana.com]  
**Sent:** Friday, August 07, 2015 3:46 PM  
**To:** Webster, Angela; Jan Seabolt (jancs231@att.net)  
**Subject:** RE: 10509 Bardstown Bluff Road

The signs were posted and are small signs – with the speed cars are going. The signs also have been blown down – not very effective in communicating the zoning.

I have also not received the traffic study. FYI – a truck or car accident in front of my house resulted in the fence being knocked down.

Have a Great Weekend.

---

**From:** Webster, Angela [mailto:Angela.Webster@louisvilleky.gov]  
**Sent:** Wednesday, August 05, 2015 10:04 AM  
**To:** Jan Seabolt (jancs231@att.net)  
**Cc:** Grace Bryan  
**Subject:** FW: 10509 Bardstown Bluff Road

Just so you are aware this came through this morning. It's their notification for their public hearing. It will likely be the last hearing.

Angela Webster

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**From:** Council District 20 Notification of Development Proposals [mailto:development-notifications@public.govdelivery.com]  
**Sent:** Wednesday, August 05, 2015 8:34 AM



**To:** Webster, Angela  
**Subject:** 10509 Bardstown Bluff Road

- [15zone1015\\_PC Notice\\_082015.pdf](#)

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## Wagner, David B (PDS)

---

**From:** Grace Bryan <gbryan@humana.com>  
**Sent:** Monday, August 03, 2015 8:20 PM  
**To:** Wagner, David B (PDS); Davis, Brian  
**Subject:** FW: Requested Traffic Survey for 15ZONE1015

Please see the below email exchange concerning the traffic survey.

---

**From:** Grace Bryan  
**Sent:** Monday, August 03, 2015 10:53 AM  
**To:** 'David Mindel'; Webster, Angela  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); Kathy Linares  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

David,  
Thanks for providing more info around the survey and informing Diane to send me the information.

---

**From:** David Mindel [<mailto:dmindel@mindelscott.com>]  
**Sent:** Monday, August 03, 2015 10:41 AM  
**To:** Grace Bryan; Webster, Angela  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); Kathy Linares  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

They were hired by Redwood thru Mindel Scott. The counts have been received and forwarded to Diane Zimmerman for the traffic study. Diane should have the study completed this week and will forward a copy to Ms. Bryan for her review along to Metro.

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Monday, August 3, 2015 10:35 AM  
**To:** Webster, Angela <[Angela.Webster@louisvilleky.gov](mailto:Angela.Webster@louisvilleky.gov)>  
**Cc:** 'jseabolt@michaelsinc.com' <[jseabolt@michaelsinc.com](mailto:jseabolt@michaelsinc.com)>; Wagner, David B (PDS) <[David.Wagner@louisvilleky.gov](mailto:David.Wagner@louisvilleky.gov)>; David Mindel <[dmindel@mindelscott.com](mailto:dmindel@mindelscott.com)>; Kathy Linares <[klinares@mindelscott.com](mailto:klinares@mindelscott.com)>; Grace Bryan <[gbryan@humana.com](mailto:gbryan@humana.com)>  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Hi Angela,  
Thanks for calling and following up.

On 7/29 there were two people in a parked car my husband spoke to them and I later spoke to them. We spoke to them while they were counting cars. They stated they were hired by Mindel Scott to take the survey from 7am to 9am and 4pm to 6pm. It is strange they would be parked during both time periods and state they were taking a survey for Mindel Scott and hearing that no survey was done.

Kathy,

Please provide a the date and time the survey will be done, I would like to see the survey done once school starts as traffic increases during this time. Any thoughts on why 2 people would state they were taking a survey for Mindel?

*Thanks*

*Grace Bryan, PMP*  
*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

---

**From:** Webster, Angela [<mailto:Angela.Webster@louisvilleky.gov>]  
**Sent:** Monday, August 03, 2015 10:12 AM  
**To:** Grace Bryan  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); [dmindel@mindelscott.com](mailto:dmindel@mindelscott.com); [klinares@mindelscott.com](mailto:klinares@mindelscott.com)  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Sorry, I needed to copy Kathy on this correspondence.

---

**From:** Webster, Angela  
**Sent:** Monday, August 03, 2015 10:11 AM  
**To:** 'Grace Bryan'  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS)  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Grace,

I spoke with Kathy Linares just a few moments ago and at this time NO traffic study exists. If at some time they do conduct a study she will forward a copy to everyone on this email chain.

Angela Webster

---

**From:** Webster, Angela  
**Sent:** Monday, August 03, 2015 10:05 AM  
**To:** 'Grace Bryan'  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS)  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

David,

Have Mindel Scott provided you with their traffic study as of yet? If so, can you forward it to Mrs. Bryan.

Angela Webster

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Monday, August 03, 2015 8:11 AM  
**To:** Webster, Angela  
**Cc:** 'jseabolt@michaelsinc.com'  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Hi Angela,

Last week the traffic survey was done for 15ZONE1015 (Bardstown Road). I requested the information from Ms. Linares and did not receive a reply back. Can you please request the information and send to me?

*Thanks*

*Grace Bryan, PMP*  
*Project Manager*  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Grace Bryan  
**Sent:** Thursday, July 30, 2015 10:21 AM  
**To:** 'klinares@mindelscott.com'  
**Cc:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov); 'jseabolt@michaelsinc.com'  
**Subject:** Requested Traffic Survey for 15ZONE1015

Hi Ms. Linares,  
Please provide us with the Traffic Survey that was done for the 15ZONE1015 and the time period the survey was taken.

I would also like to know the individual's names who took the survey.

*Thanks*

*Grace Bryan, PMP*  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

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## **Wagner, David B (PDS)**

---

**From:** Webster, Angela  
**Sent:** Monday, August 03, 2015 10:43 AM  
**To:** Grace Bryan  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); dmindel@mindelscott.com; klinares@mindelscott.com  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Sorry for the misspelling below.

---

**From:** Webster, Angela  
**Sent:** Monday, August 03, 2015 10:41 AM  
**To:** 'Grace Bryan'  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); dmindel@mindelscott.com; klinares@mindelscott.com  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

7am to 9am and 4pm to 6pm are peak hours where you typically see the most traffic so it is not all strange for them to be counting cars at that time. It just sounds like they haven't completed analyzing the numbers to complete the study and when they do Kathy Linares will forward it on to you. They will provide the survey when they provide the survey we can't force them into a date when it will be complete.

Angela Webster

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Monday, August 03, 2015 10:35 AM  
**To:** Webster, Angela  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); dmindel@mindelscott.com; klinares@mindelscott.com; Grace Bryan  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Hi Angela,  
Thanks for calling and following up.

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Kathy,  
Please provide a the date and time the survey will be done, I would like to see the survey done once school starts as traffic increases during this time. Any thoughts on why 2 people would state they were taking a survey for Mindel?

*Thanks*

*Grace Bryan, PMP*

[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Webster, Angela [<mailto:Angela.Webster@louisvilleky.gov>]  
**Sent:** Monday, August 03, 2015 10:12 AM  
**To:** Grace Bryan  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS); [dmindel@mindelscott.com](mailto:dmindel@mindelscott.com); [klinares@mindelscott.com](mailto:klinares@mindelscott.com)  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Sorry, I needed to copy Kathy on this correspondence.

---

**From:** Webster, Angela  
**Sent:** Monday, August 03, 2015 10:11 AM  
**To:** 'Grace Bryan'  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS)  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Grace,

I spoke with Kathy Linares just a few moments ago and at this time NO traffic study exists. If at some time they do conduct a study she will forward a copy to everyone on this email chain.

Angela Webster

---

**From:** Webster, Angela  
**Sent:** Monday, August 03, 2015 10:05 AM  
**To:** 'Grace Bryan'  
**Cc:** 'jseabolt@michaelsinc.com'; Wagner, David B (PDS)  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

David,

Have Mindel Scott provided you with their traffic study as of yet? If so, can you forward it to Mrs. Bryan.

Angela Webster

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Monday, August 03, 2015 8:11 AM  
**To:** Webster, Angela  
**Cc:** 'jseabolt@michaelsinc.com'  
**Subject:** RE: Requested Traffic Survey for 15ZONE1015

Hi Angela,  
Last week the traffic survey was done for 15ZONE1015 (Bardstown Road). I requested the information from Ms. Linares and did not receive a reply back. Can you please request the information and send to me?

*Thanks*

Grace Bryan, PMP  
Project Manager  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Grace Bryan  
**Sent:** Thursday, July 30, 2015 10:21 AM  
**To:** 'klinares@mindelscott.com'  
**Cc:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov); 'jseabolt@michaelsinc.com'  
**Subject:** Requested Traffic Survey for 15ZONE1015

Hi Ms. Linares,  
Please provide us with the Traffic Survey that was done for the 15ZONE1015 and the time period the survey was taken.

I would also like to know the individual's names who took the survey.

*Thanks*

Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

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## Wagner, David B (PDS)

---

**From:** Grace Bryan <gbryan@humana.com>  
**Sent:** Monday, August 03, 2015 8:19 PM  
**To:** Davis, Brian  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: Land Development Meeting on 7/23 15Zone1015

Hi Brian,  
Thanks for all the information, it has been very helpful.

I still do not see the document that David handed the 4 gentlemen at the start of the meeting. If you cannot locate it I can wait until David gets back.

I did reach out to get the traffic survey paid for by Redwood / Mindel Scott. I will send you and David the email so you can put it in the file.

*Thanks*

*Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

---

**From:** Davis, Brian [mailto:Brian.Davis@louisvilleky.gov]  
**Sent:** Monday, August 03, 2015 4:50 PM  
**To:** Grace Bryan  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: Land Development Meeting on 7/23 15Zone1015

See comments below in red. Items in green are items I've forwarded to Transportation Review for their input. I will forward their comments when I receive them. I will have to send the applicant's presentation from LD&T in a separate email because of size limitations.

Thanks,  
Brian Davis

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Friday, July 31, 2015 4:02 PM  
**To:** Davis, Brian  
**Subject:** FW: Land Development Meeting on 7/23 15Zone1015



Hi Brian,

Received the out of office from David. In order for me to prepare for the upcoming Public meeting I would like to have the below information in the email I sent to David, next week if possible and no later than the 12th – hence why I am asking you for the information. David is out until the August 12<sup>th</sup>.

*Thanks*

*Grace Bryan, PMP*

502-580-7771

502-759-4762

[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Grace Bryan  
**Sent:** Friday, July 31, 2015 3:39 PM  
**To:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)  
**Subject:** Land Development Meeting on 7/23 15Zone1015

Hi Mr. David Wagner,

Sorry I did not introduce myself at the meeting. I appreciate you summarizing and having the information I have sent/discussed with you.

Several items I am hoping you can get to me by next Wednesday:

1. The document you provide that had Floyd's Fork comments on it, provided at the start of the meeting. WILL ATTACH TO THE EMAIL I RECEIVED FROM TRANSPORTATION REVIEW SINCE THE ATTACHMENTS IN THIS EMAIL ALREADY EXCEED MY ALLOWANCE.
2. Provide the names of the guys starting from left to right sitting at the desk in front of the room in the meeting I DO NOT HAVE THE SEATING ARRANGEMENT FROM THE MEETING.
3. Requirements of posting the sign concerning the Public Meeting hearing WE WILL POST THE SIGN TWO WEEKS BEFORE THE HEARING DATE (PROBABLY ON AUGUST 5).
4. If I have pictures/slides that I would like to show in meeting – will I be able to show them on a screen? If so, who do I send them to? YOU CAN SEND THEM TO DAVID IN ADVANCE OR YOU CAN BRING THEM ON A CD OR FLASH DRIVE THE DAY OF THE MEETING.
5. Who from Government will be in the meeting and what agencies will be there? TYPICALLY MSD IS IN ATTENDANCE AS WELL AS TRANSPORTATION REVIEW/PUBLIC WORKS.
6. What decisions or actions will be made in this meeting? IF THERE IS SUFFICIENT INFORMATION FOR THE PLANNING COMMISSION TO DO SO, THEY WILL MAKE A RECOMMENDATION FOR APPROVAL OR DENIAL OF THE ZONING MAP AMENDMENT TO METRO COUNCIL. IF THEY FEEL THERE ARE ISSUES THAT NEED TO BE ADDRESSED THEY CAN CHOOSE TO CONTINUE IT TO ANOTHER DATE.
7. Provide the Traffic Survey
8. Information concerning the entrance Road – will the depth or width need revision
9. Redwoods presentation to be used in the Public meeting TYPICALLY WE DO NOT GET THIS IN ADVANCE BUT IF WE DO WE CAN FORWARD IT ALONG
10. Any documentation that you will be using in the public meeting that was created by me or others SEE ATTACHED PUBLIC COMMENTS.

11. Redwood's building materials and actual building designs (note all pictures provide so far do not match to what is on the plans) SEE SEPARATE EMAIL
12. Information on the elevations of the rental units SEE SEPARATE EMAIL
13. The number of rental units, note several of the documents provided by Redwood have different numbers on it – would like to know the final number. ACCORDING TO THE PLAN THAT WAS SHOWN AT LD&T THEY ARE PROPOSING 135 UNITS.
14. Provide the proposed outside lights on the streets and units.

Add Concerns/Request

1. Extend the Bardstown Road turning lanes into Bardstown Bluff Road
2. Add a turning lane on to Bardstown Bluff Road
3. Request subdivision have another Entrance
4. Ensure they will not be parking on our property or the state property around our house

Note: There has been 2 accidents on within this area that were critical accidents, hence the concern with the traffic. The Traffic Study should have been done when school is in as the traffic increases.

*Thanks*

*Grace Bryan, PMP*

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## **Wagner, David B (PDS)**

---

**From:** Davis, Brian  
**Sent:** Monday, August 03, 2015 8:33 AM  
**To:** Grace Bryan (gbryan@humana.com)  
**Cc:** Wagner, David B (PDS)  
**Subject:** FW: Land Development Meeting on 7/23 15Zone1015  
**Attachments:** 15ZONE1015 ff document.pdf

Here are Tammy's responses as well as the Floyds Fork document.

---

**From:** Markert, Tammy O  
**Sent:** Monday, August 03, 2015 8:18 AM  
**To:** Davis, Brian  
**Cc:** Brierly, Dale P  
**Subject:** RE: Land Development Meeting on 7/23 15Zone1015

Brian,

I have this case.

- There was no traffic survey. The use itself does not generate enough traffic in the AM or PM peak per ITE trip generation. Our Land Development Code states that if more than 200 additional trips on the AM or PM peak is being generated by the site then we ask for a traffic study.
- This will be verified at construction review. The width of the road must be at least 18' per Fire Prevention ordinance. At construction review, we'll make sure it is 18'.
- Any improvements on Bardstown Road would have to be reviewed and approved by KYTC.
- A second entrance is not required by the Land Development Code.
- Parking on private property or in a manner to block the flow of traffic will be an LMPD call.

---

**From:** Davis, Brian  
**Sent:** Monday, August 03, 2015 8:11 AM  
**To:** Markert, Tammy O; Brierly, Dale P  
**Subject:** FW: Land Development Meeting on 7/23 15Zone1015

Not sure which of you is reviewing 15ZONE1015, but if you could answer the items in green that would be great.

Thanks,  
Brian

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, July 31, 2015 4:02 PM  
**To:** Davis, Brian  
**Subject:** FW: Land Development Meeting on 7/23 15Zone1015

Hi Brian,

Received the out of office from David. In order for me to prepare for the upcoming Public meeting I would like to have the below information in the email I sent to David, next week if possible and no later than the 12th – hence why I am asking you for the information. David is out until the August 12<sup>th</sup>.

*Thanks*

*Grace Bryan, PMP*

*502-580-7771*

*502-759-4762*

*GBryan@Humana.com*

---

**From:** Grace Bryan

**Sent:** Friday, July 31, 2015 3:39 PM

**To:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)

**Subject:** Land Development Meeting on 7/23 15Zone1015

Hi Mr. David Wagner,

Sorry I did not introduce myself at the meeting. I appreciate you summarizing and having the information I have sent/discussed with you.

Several items I am hoping you can get to me by next Wednesday:

1. The document you provide that had Floyd's Fork comments on it, provided at the start of the meeting.
2. Provide the names of the guys starting from left to right sitting at the desk in front of the room in the meeting
3. Requirements of posting the sign concerning the Public Meeting hearing
4. If I have pictures/slides that I would like to show in meeting – will I be able to show them on a screen? If so, who do I send them to?
5. Who from Government will be in the meeting and what agencies will be there?
6. What decisions or actions will be made in this meeting?
7. Provide the Traffic Survey
8. Information concerning the entrance Road – will the depth or width need revision
9. Redwoods presentation to be used in the Public meeting
10. Any documentation that you will be using in the public meeting that was created by me or others
11. Redwood's building materials and actual building designs (note all pictures provide so far do not match to what is on the plans)
12. Information on the elevations of the rental units
13. The number of rental units, note several of the documents provided by Redwood have different numbers on it – would like to know the final number.
14. Provide the proposed outside lights on the streets and units.

#### Add Concerns/Request

1. Extend the Bardstown Road turning lanes into Bardstown Bluff Road
2. Add a turning lane on to Bardstown Bluff Road
3. Request subdivision have another Entrance
4. Ensure they will not be parking on our property or the state property around our house

Note: There has been 2 accidents on within this area that were critical accidents, hence the concern with the traffic. The Traffic Study should have been done when school is in as the traffic increases.

*Thanks*

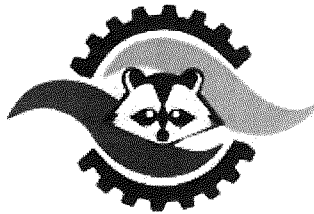
*Grace Bryan, PMP*

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## **Wagner, David B (PDS)**

---

**From:** TeenaHal@aol.com  
**Sent:** Wednesday, July 22, 2015 4:23 PM  
**To:** Wagner, David B (PDS)  
**Subject:** LDT comments for 15ZONE 2015 (Brentwood Commons)



## **FLOYDS FORK ENVIRONMENTAL ASSOCIATION**

TO: David Wagner, Planner & LDT Committee  
FROM: Teena Halbig, Immediate Past President FFEA  
6505 Echo Trail  
Louisville, KY 40299  
502 267-6883  
DATE: 7-22-15  
RE: 15ZONE2015 (Brentwood Commons at 10509 Bardstown Bluff Road; rezoning from R-R to R5a request)

Floyds Fork Environmental Association (FFEA) mission since 1991 is to protect, conserve and preserve the Floyds Fork Watershed. This acreage is in the Floyds Fork Development Review Overlay.

FFEA knows that MSD allows digging out of the floodplain to allow compensation for .6 inch rainfall; FFEA believes this .6 is not adequate since Jefferson County and the Floyds Fork Creek watershed is experiencing more frequent and increased rainfalls. FFEA would like to see MSD change to accommodate more than .6 inch rainfall event. However, we realize that digging a basin is supposed to compensate and this is the requirement that is being met by Brentwood Commons. We also see this floodplain soil then being used to allow building in the floodplain using the soil to elevate structures. Again, this is allowed by MSD.

Having served on an MSD Floodplain Committee maybe two years ago, it was evident that renters do not realize they are personally responsible to carry flood insurance. Many renters think the owners carry flood insurance. Therefore, the public should check floodplain maps when looking for a location to live.

Conservation: FFEA is supportive of a conservation easement to be held by Future Fund. These 135 multi-family residential dwellings will have the 100 foot stream corridor buffer and 200 foot set back from Floyds Fork Creek. Also there will be dense plantings in the 60 foot Floyds Fork Scenic Corridor Buffer and a 75 foot Parkway Buffer Setback along Bardstown Road. The green space is greatly needed to allow groundwater to recharge Floyds Fork Creek. Units have been clustered to take advantage of having infrastructure closer together (thus less expensive) for sewage, water, etc. The continuation of the Louisville Loop on the sidewalk allows connectivity and furthers the goal to someday have a completed Louisville Loop.

While FFEA prefers the R-R (1 house on 5 acres), the bursting of Commercial and Residential growth along and just off the main arterial of Bardstown Road (including patio homes) has been underway for some time now. Bardstown Bluff Road is not far from Bardstown Road. Residential use is better than Commercial in this area – where any commercial establishment might not do well. The proposed patio homes without

basements and attached garage ends up being 393 dwelling units per acre and is noted to be "low density".  
Patio homes are more compatible than apartments in this location.

## **Wagner, David B (PDS)**

---

**From:** Wagner, David B (PDS)  
**Sent:** Wednesday, July 22, 2015 2:11 PM  
**To:** 'Grace Bryan'  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Grace,

If you are referring to tomorrow's LD&T Committee meeting, that cannot be moved to evening hours as only Planning Commission public hearings can be moved to evening hours. However, LD&T will set the date for the Planning Commission (PC) public hearing and you can petition the PC to move the public hearing to be a night hearing. The following link is for the petition to have a public hearing at night:

<http://louisvilleky.gov/government/planning-design/planning-and-design-applications>

Scroll down to the very bottom and choose the petition you would like in the Petitions for Evening Public Hearings section. Please note the petition must be submitted at least 15 days in advance of the scheduled public hearing. Thanks!

### **David B. Wagner, Planner II**

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

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Friday, July 17, 2015 10:20 AM  
**To:** Wagner, David B (PDS); 'Tony Kelly'  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

15zone1015

How can I get the meeting moved to night?

Tony

Have you sent me your response? If so please send again I am not seeing it

Humana ([www.humana.com](http://www.humana.com))

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

**From:** Wagner, David B (PDS) [[David.Wagner@louisvilleky.gov](mailto:David.Wagner@louisvilleky.gov)]  
**Sent:** Friday, July 10, 2015 11:00 AM Eastern Standard Time  
**To:** Grace Bryan; Tony Kelly  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291



Grace,

Please use the case number when referencing this case (15ZONE1015). It helps us to quickly identify the case about which you have questions and we can more easily answer your questions.

In regards to your question for me:

8.a. Density is defined in the LDC as follows: The number of residential dwelling units per acre of land, determined by dividing the number of dwelling units by the area of the Development Site. If the development site includes more than one parcel the owner/developer shall ensure through deed restrictions and/or conservation easements that the overall development site density shall remain at or below the maximum density level required by the applicable zoning district. As you can see, the floodplain is not used in determining density requirements per the LDC. My agency reviews plans to determine if density requirements have been met.

8.b. The maximum density allowed within an R-5A zoning district (multi-family residential) is 12.01 dwelling units per acre. Per the development plan, the proposed density of this development is 3.97 dwelling units per acre. The proposed density is well under the maximum density allowed and is even lower than the maximum allowed density for R-4 zoning (single family residential) which only allows a density of 4.84 dwelling units per acre.

Also, please note this case will be heard at the 7/23/15 LD&T (Land Development & Transportation Committee) which will determine if it is ready for a public hearing date for the Planning Commission. Please let me know if you need anything else!

**David B. Wagner, Planner II**

Direct: (502) 574 - 6019

[david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]

**Sent:** Friday, July 10, 2015 9:56 AM

**To:** Tony Kelly; Wagner, David B (PDS)

**Cc:** Grace Bryan

**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Hi Tony and David,

I reviewed the new plans, my husband will review later. We still have the following questions and would appreciate a response in writing before July 17<sup>th</sup>. If you are not responsible for answering the question, please reply to all and state who is responsible:

I believe Tony would be responsible for answering:

1. How many acres are considered in the new Floodplain?
2. How many acres are in the current Floodplain?
3. What is the plan to ensure the move of the Floodplain does not impact the new bridge in the park and the Bardstown Road Bridge?
4. How will moving the Floodplain impact the properties on the opposite side of Bardstown Road Bridge?
5. What is the proposal to protect the small natural creek running from the 10505 property onto the 10509 property? Explain how this small stream will not back up on 10505 property and how it will not get into the rental units?

- Any alteration of this needs to be provided, at one point it was mentioned the Developer had stated it was a drainage ditch, which is an incorrect statement, no matter what it is called the Land Development Code state information should be provided on any alterations. We discussed this with Pat and Tony that the Developer was asked about a Rental Unit being built upon a small stream, the Developer stated the small stream would go into a pipe. When asked "how do you keep the water from backing up on the neighbor's property" it was stated the "backup would go over the pipe". Summarized the water would then go into the Apartment; Redwood Representative was unable to respond with a good answer."
6. Will the Developer be bringing in additional soil or fill?
  7. Please provide the Developer's plans on elevations:
    - Elevations of the buildings
    - Elevations of property next to the 10505 property
    - Elevations along the Floyds Fork

David and/or Tony, not sure who should be answering

8. It is my understanding the Floodplain cannot be utilized in determining the Density of the neighborhood.
  - Who is responsible for determining if the Residential density standards for this zoning?
  - Please provide the Residential Density Standards for this proposed zoning.

Contact information

Grace Bryan 502-759-4762

Denis Bryan 502-551-1376

*Thanks*

*Grace Bryan, PMP*

*Project Manager*

*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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## Wagner, David B (PDS)

---

**From:** Tony Kelly <Tony.Kelly@louisvillemsd.org>  
**Sent:** Friday, July 17, 2015 2:57 PM  
**To:** Grace Bryan; Wagner, David B (PDS)  
**Cc:** Pat Barry  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Grace,

Sorry for the delay. I have addressed the questions that David was unable to answer below with in your email. Please give me a call if you need any additional information or have any other questions. Have a great weekend.

Thanks,

Tony  
Tony Kelly, EIT  
Metropolitan Sewer District  
700 West Liberty Street  
Louisville, KY 40203  
(502) 540-6266

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Friday, July 10, 2015 9:56 AM  
**To:** Tony Kelly; david.wagner@louisvilleky.gov  
**Cc:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Hi Tony and David,

I reviewed the new plans, my husband will review later. We still have the following questions and would appreciate a response in writing before July 17<sup>th</sup>. If you are not responsible for answering the question, please reply to all and state who is responsible:

I believe Tony would be responsible for answering:

1. How many acres are considered in the new Floodplain? +/- 14.9 acres This number is an approximation at this level of design. Once the engineers perform the modeling efforts required for the construction plans they will have a more accurate number.
2. How many acres are in the current Floodplain? 22.4 acres
3. What is the plan to ensure the move of the Floodplain does not impact the new bridge in the park and the Bardstown Road Bridge? When the plans go to the design phase the engineer's will have to provide the calculations/modeling required to prove the development will not have a negative impact up or downstream of the development.
4. How will moving the Floodplain impact the properties on the opposite side of Bardstown Road Bridge? As noted in question 3 the engineers will have to provide the documentation to prove the development is not impacting the adjacent properties prior to construction plans will be issued.

5. 5a What is the proposal to protect the small natural creek running from the 10505 property onto the 10509 property? All through drainage is required to be with in an MSD easement to ensure they cannot impact that area in the future and the engineer will be required show the calculations to prove that all existing water traveling through those waterways will continue to pass without backing water up onto the adjacent properties.
  - 5b. Explain how this small stream will not back up on 10505 property and how it will not get into the rental units? The rental units will have a lowest finished floor that is 1' above the local floodplain to ensure the buildings will not flood.
    - Any alteration of this needs to be provided, at one point it was mentioned the Developer had stated it was a drainage ditch, which is an incorrect statement, no matter what it is called the Land Development Code state information should be provided on any alterations. We discussed this with Pat and Tony that the Developer was asked about a Rental Unit being built upon a small stream, the Developer stated the small stream would go into a pipe. When asked "how do you keep the water from backing up on the neighbor's property" it was stated the "backup would go over the pipe". Summarized the water would then go into the Apartment; Redwood Representative was unable to respond with a good answer."
6. Will the Developer be bringing in additional soil or fill? All fill in the floodplain shall be volume that is compensated from the floodplain on site.
7. Please provide the Developer's plans on elevations: Detailed information of this nature will not be calculated until the design phase for the construction plans.
  - Elevations of the buildings
  - Elevations of property next to the 10505 property
  - Elevations along the Floyds Fork

David and/or Tony, not sure who should be answering

8. It is my understanding the Floodplain cannot be utilized in determining the Density of the neighborhood.
  - Who is responsible for determining if the Residential density standards for this zoning?
  - Please provide the Residential Density Standards for this proposed zoning.

Contact information

Grace Bryan 502-759-4762

Denis Bryan 502-551-1376

*Thanks*

*Grace Bryan, PMP*

*Project Manager*

*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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## **Wagner, David B (PDS)**

---

**From:** Jan Seabolt <JSeabolt@michaelsinc.com>  
**Sent:** Wednesday, July 22, 2015 10:50 AM  
**To:** Wagner, David B (PDS)  
**Subject:** RE: Zoning Change

Thanks for your help!!

---

**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Wednesday, July 22, 2015 10:34 AM  
**To:** Benson, Stuart  
**Cc:** Jan Seabolt  
**Subject:** RE: Zoning Change

Mrs. Seabolt,

I have placed the photos in the file and you will be able to access them for discussion at LD&T tomorrow. 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](mailto:david.wagner@louisvilleky.gov)



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

---

**From:** Webster, Angela **On Behalf Of** Benson, Stuart  
**Sent:** Wednesday, July 22, 2015 8:51 AM  
**To:** Wagner, David B (PDS)  
**Cc:** [JSeabolt@michaelsinc.com](mailto:JSeabolt@michaelsinc.com)  
**Subject:** FW: Zoning Change

Mrs. Seabolt,

I am not the case manager for this proposed development. However, I am happy to forward your request to David Wagner, the case manager to place these in the official file for the commissioner's to review. It may also behoove you to bring copies to pass out for when you sign up to speak.

Best regards,  
Angela Webster

---

**From:** Jan Seabolt [<mailto:JSeabolt@michaelsinc.com>]  
**Sent:** Wednesday, July 22, 2015 8:42 AM  
**To:** Benson, Stuart  
**Subject:** Zoning Change

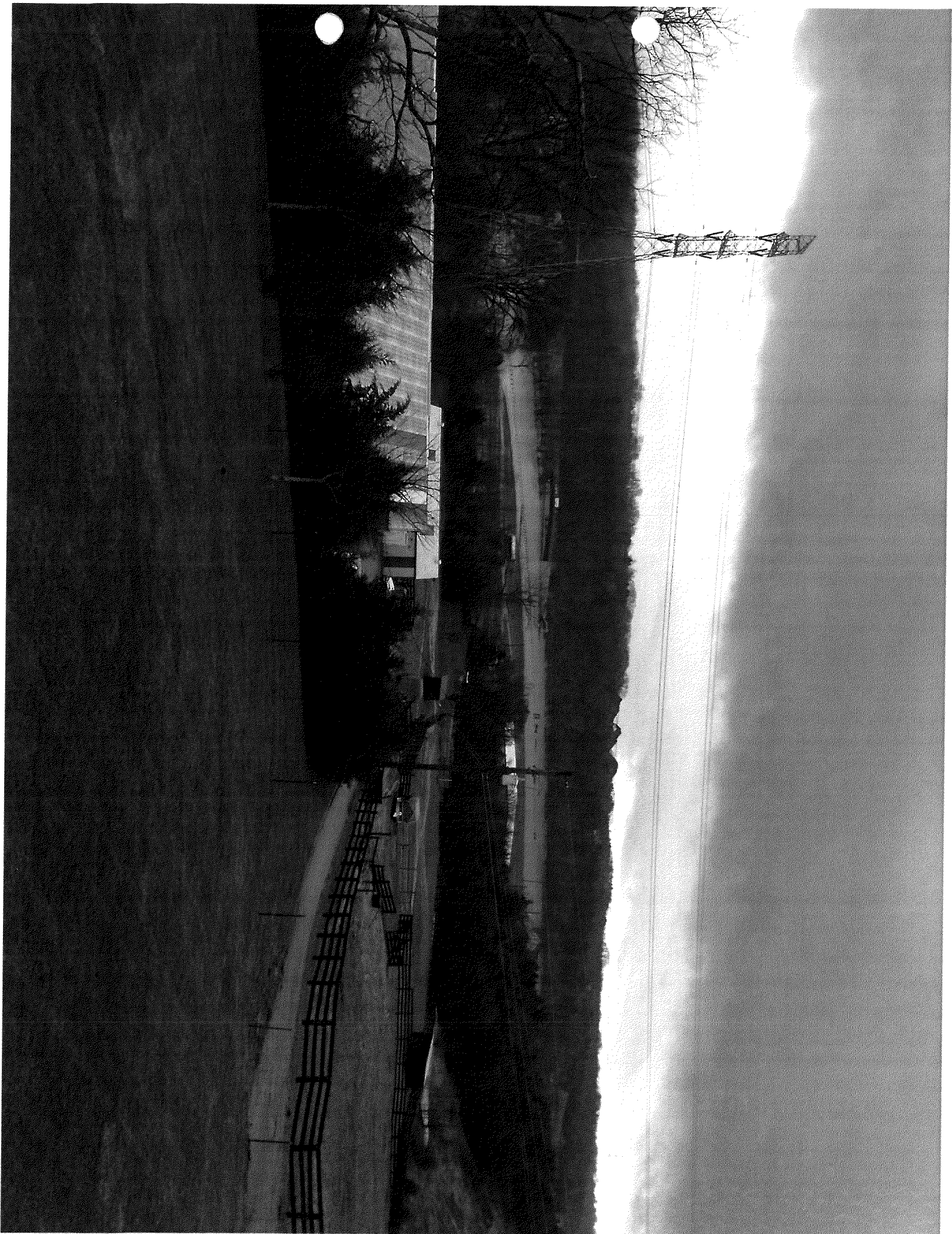
Angela,

Please add the attached pictures for the zoning board meeting for 10509 Bardstown Bluff Road. Let me know you received.

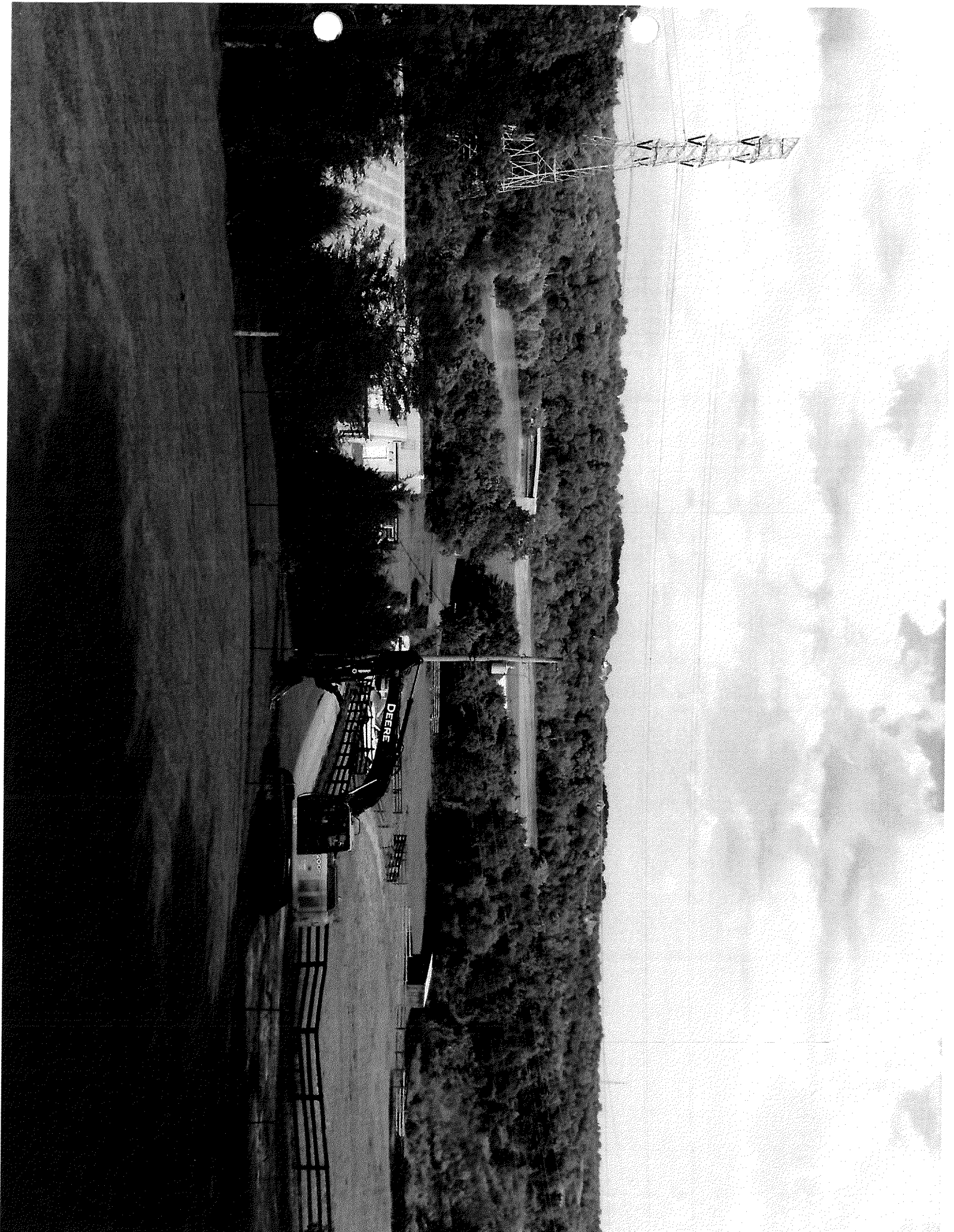
Thanks,

Jan Seabolt

Jan Seabolt  
Michaels & Associates, Inc.  
502-710-0440  
502-493-0204







## **Wagner, David B (PDS)**

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**From:** Wagner, David B (PDS)  
**Sent:** Monday, July 13, 2015 4:43 PM  
**To:** 'Grace Bryan'  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291  
**Attachments:** HPSCANNER0150.pdf

Grace,

Attached is the most recently submitted plan for this proposal. In the Project Data, the Total Land Area is listed as 33.97 Acres and the No. of Dwelling Units is 135. So the density calculation looks like this:

$135 \text{ dwelling units} / 33.97 \text{ acres} = \text{gross density of } 3.97 \text{ dwelling units per acre}$

The resulting gross density is also listed in the Project Data. The only numbers used in the density calculation are the number of dwelling units and the number of acres.

### **David B. Wagner, Planner II**

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

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**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, July 10, 2015 2:02 PM  
**To:** Wagner, David B (PDS)  
**Cc:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Reference 15ZONE1015

Thanks for the quick response.

It is my understanding the property is 34.16+/-; sorry I don't understand the flood plan acres that were excluded in the calculation. Please tell me the total acres used in the figuring the density?

This is how I am looking at it:

$136 / 3.97 = 34.25$  acres for the density, property is 34.16+/- so it appears no flood plan was taken out.

*Thanks*

*Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Friday, July 10, 2015 11:00 AM  
**To:** Grace Bryan; Tony Kelly  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Grace,

Please use the case number when referencing this case (15ZONE1015). It helps us to quickly identify the case about which you have questions and we can more easily answer your questions.

In regards to your question for me:

8.a. Density is defined in the LDC as follows: The number of residential dwelling units per acre of land, determined by dividing the number of dwelling units by the area of the Development Site. If the development site includes more than one parcel the owner/developer shall ensure through deed restrictions and/or conservation easements that the overall development site density shall remain at or below the maximum density level required by the applicable zoning district. As you can see, the floodplain is not used in determining density requirements per the LDC. My agency reviews plans to determine if density requirements have been met.

8.b. The maximum density allowed within an R-5A zoning district (multi-family residential) is 12.01 dwelling units per acre. Per the development plan, the proposed density of this development is 3.97 dwelling units per acre. The proposed density is well under the maximum density allowed and is even lower than the maximum allowed density for R-4 zoning (single family residential) which only allows a density of 4.84 dwelling units per acre.

Also, please note this case will be heard at the 7/23/15 LD&T (Land Development & Transportation Committee) which will determine if it is ready for a public hearing date for the Planning Commission. Please let me know if you need anything else!

**David B. Wagner, Planner II**

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

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, July 10, 2015 9:56 AM  
**To:** Tony Kelly; Wagner, David B (PDS)  
**Cc:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291

Hi Tony and David,

I reviewed the new plans, my husband will review later. We still have the following questions and would appreciate a response in writing before July 17<sup>th</sup>. If you are not responsible for answering the question, please reply to all and state who is responsible:

I believe Tony would be responsible for answering:

1. How many acres are considered in the new Floodplain?
2. How many acres are in the current Floodplain?
3. What is the plan to ensure the move of the Floodplain does not impact the new bridge in the park and the Bardstown Road Bridge?
4. How will moving the Floodplain impact the properties on the opposite side of Bardstown Road Bridge?
5. What is the proposal to protect the small natural creek running from the 10505 property onto the 10509 property? Explain how this small stream will not back up on 10505 property and how it will not get into the rental units?

- Any alteration of this needs to be provided, at one point it was mentioned the Developer had stated it was a drainage ditch, which is an incorrect statement, no matter what it is called the Land Development Code state information should be provided on any alterations. We discussed this with Pat and Tony that the Developer was asked about a Rental Unit being built upon a small stream, the Developer stated the small stream would go into a pipe. When asked "how do you keep the water from backing up on the neighbor's property" it was stated the "backup would go over the pipe". Summarized the water would then go into the Apartment; Redwood Representative was unable to respond with a good answer."
6. Will the Developer be bringing in additional soil or fill?
  7. Please provide the Developer's plans on elevations:
    - Elevations of the buildings
    - Elevations of property next to the 10505 property
    - Elevations along the Floyds Fork

David and/or Tony, not sure who should be answering

8. It is my understanding the Floodplain cannot be utilized in determining the Density of the neighborhood.
  - Who is responsible for determining if the Residential density standards for this zoning?
  - Please provide the Residential Density Standards for this proposed zoning.

Contact information  
Grace Bryan 502-759-4762  
Denis Bryan 502-551-1376

*Thanks*

*Grace Bryan, PMP*  
*Project Manager*  
*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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## **Wagner, David B (PDS)**

---

**From:** Wagner, David B (PDS)  
**Sent:** Monday, June 29, 2015 2:00 PM  
**To:** 'Grace Bryan'  
**Subject:** RE: 10509 Bardstown Bluff Road 40291

Grace,  
Agency review comments are due Wednesday, I won't know anything until then.

### **David B. Wagner, Planner II**

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

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Monday, June 29, 2015 1:45 PM  
**To:** Wagner, David B (PDS)  
**Subject:** RE: 10509 Bardstown Bluff Road 40291

Thanks for quick response.

So what is the next steps/actions for the 10509 Bardstown Bluff Road and who takes those steps?

*Thanks*

*Grace Bryan, PMP  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

---

**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Monday, June 29, 2015 1:27 PM  
**To:** Grace Bryan  
**Subject:** RE: 10509 Bardstown Bluff Road 40291

Grace,  
The comments about KDOW are from MSD's comments and since MSD works directly with KDOW (and not myself), you would need to ask MSD for the contact information.

The Planning Weekly Activity Report is a list of new and revised cases submitted to our office to be reviewed by our staff. I assume you are referencing this:

## Revised Submittal

No. of Cases: 3

APNO	PROJ NAME	LOCATION	ADDDTTM
Development Plan			
Revised District Dev. Plan			
Agency Review			
<u>15DEVPLAN1051</u>	14105 Aiken Rd	14105 AIKEN RD 40246 CD: 19	04/06/2015
	Further development of unused portions of site. 150 acres.		
<u>15DEVPLAN1072</u>	The Paddock at Victory Knoll	11840 ELLINGSWORTH LN 40243 CD: 20	05/11/2015
	New multi-family residential development. 35 acres. 468 units.		
Zoning			
Zoning Change Request			
Agency Review			
<u>15ZONE1015</u>	Brentwood Commons	10509 BARDSTOWN BLUFF RD 40291 CD: 20	06/01/2015
	Proposing a zone change to R5A for multi-family living, 4 dwelling units per acre with 129 units total, 34.35 acres		

Page 2 of 4

As you can see, the first line you typed is associated with The Paddock at Victory Knoll, not Brentwood Commons. The revised plan submitted to our office on 6/19/15 was re-distributed for a 1 week review with agency comments due Wednesday, 7/1/15.

There have not been any documents regarding soil samples sent to me but that would normally be something reviewed during the construction plan review stage. Thanks!

### David B. Wagner, Planner II

Direct: (502) 574 - 6019

[david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]

**Sent:** Monday, June 29, 2015 12:16 PM

**To:** Wagner, David B (PDS)

**Subject:** FW: 10509 Bardstown Bluff Road 40291

Hi David,  
Thanks for the information.

Can you provide the contact information for KDOW? I noticed it stated that KDOW approval is needed, what is the process/time period for KDOW to get this done?

I also received the below message from Louisville Metro Daily Digest Bulletin, what is the Planning Weekly Activity Report and what is being done at this time?

New multi-family residential development. 35 acres. 468 units.

15ZONE1015 Brentwood Commons 10509 BARDSTOWN BLUFF RD 40291 CD: 20 06/01/2015 06/17/2015 DAVID WAGNER

The Water Company was here a couple weeks ago to meet a person who was getting soil samples. I thought the paper work stated the soil samples had already been done, do you know anything about this? Do you have the paperwork on the soil samples, if so please send it to me?

**GO CARDS!!!**

*Thanks*

*Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
WORK 502-580-7771  
CELL 502-759-4762  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

---

**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Monday, June 22, 2015 5:36 PM  
**To:** Grace Bryan  
**Subject:** RE: 10509 Bardstown Bluff Road 40291

Grace,  
The requested document is attached. Thanks!

**David B. Wagner, Planner II**

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

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, June 19, 2015 9:54 AM  
**To:** Wagner, David B (PDS)  
**Subject:** 10509 Bardstown Bluff Road 40291

Hi Mr. Wagner,  
Can you please send me the agency comments that was sent back to the applicant on 6/17/15?

*Thanks*

*Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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## **Wagner, David B (PDS)**

---

**From:** Pat Barry <pat.barry@louisvillemsd.org>  
**Sent:** Thursday, June 04, 2015 4:05 PM  
**To:** Grace Bryan; Tony Kelly  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed / MSD

OK...Tony and I will see you then.

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Thursday, June 04, 2015 4:04 PM  
**To:** Pat Barry; Tony Kelly  
**Cc:** david.wagner@louisvilleky.gov  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed / MSD

Thanks - that works for us.

*Thanks*

*Grace Bryan, PMP  
Acquisitions and Integrations  
Project Manager  
502-580-7771  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

---

**From:** Pat Barry [mailto:pat.barry@louisvillemsd.org]  
**Sent:** Thursday, June 04, 2015 9:22 AM  
**To:** Grace Bryan; Tony Kelly  
**Cc:** david.wagner@louisvilleky.gov  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed / MSD

Grace...would next Friday the 12th at 3:30 work?

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Thursday, June 04, 2015 8:49 AM  
**To:** Pat Barry; Tony Kelly  
**Cc:** david.wagner@louisvilleky.gov  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed / MSD

Hi Pat & Tony,  
Would it be possible to meet next week Tuesday thru Friday and if possible after 3:30 at 10505 Bardstown Bluff Road?  
If yes, please provide the possible times.

Thanks

Grace Bryan, PMP  
Project Manager  
502-759-4762  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Pat Barry [<mailto:pat.barry@louisvillemsd.org>]  
**Sent:** Tuesday, June 02, 2015 9:39 AM  
**To:** Grace Bryan; Tony Kelly  
**Cc:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed / MSD

Grace, MSD can address the issues in this email.....give us a couple of days and we will contact you by phone to talk about it....we will be more than happy to meet you if that works better for you..

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, May 29, 2015 2:21 PM  
**To:** Pat Barry  
**Cc:** [david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)  
**Subject:** Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed / MSD

Hi Ms. Barry,

I reached out to Mr. David Wagner concerning the 10509 Bardstown Bluff Road proposed zoning and he has referred me to you. David also supplied several documents to reference.

I have also attached a document called "**MSD5\_29 10509 Bardstown Bluff Road rezoning impacts**" which displays pictures along with issues/concerns of the proposed zoning.

**Questions for MSD (if not able to answer provide who can answer):**

1. Did MSD take in consideration the proposed Floodplain move impacting the Sanitary Pump Station? If so, what is the plan to secure the Sanitary Pump Station? The last flooding in April was dangerously close to this Pump Station, planning has the floodplain closer to the Pump Station. (Provided April 2015 pictures)
2. With the April Flooding, the water was close to the top of the Bardstown Road Bridge. What is the plan to ensure the move of the Floodplain does not impact this bridge? (Provided April 2015 pictures)
3. How many acres are considered in the new Floodplain?
4. How many acres are in the current Floodplain?
5. How will the builder stop water from backing up on the property next door, 10505 Bardstown Bluff Road at the back of the property along Floyds Fork and in the middle of the property where small stream is?
6. Will MSD provide the view/map on the impact to 10505 Bardstown Bluff Road property of moving the Floodplain?
7. Why is the builder getting approval to build over a perennial stream to Floyds Fork? (Map below displays location of this stream.)

8. Proposal does not clearly display the small natural creek running from the 10505 property onto the 10509 property. When Developer was asked about a Rental Unit being built upon a small stream, the Developer stated the small stream would go into a pipe. When asked "how do you keep the water from backing up on the neighbor's property" it was stated the "backup would go over the pipe". Summarized the water would then go into the Apartment; Redwood Representative was unable to respond with a good answer. MSD, please explain how this small stream will not back up on 10505 property and how it will not get into the rental units?
9. How will moving the Floodplain impact the properties on the opposite side of Bardstown Road Bridge?
10. With the current renters and homeowners concerns in the news about flooding, why would MSD consider this proposal to move the Floodplain and allow a large complex of rental buildings to be built?
11. Is MSD aware that the Redwood has had several complaints on the Web about management not helping with flood damages. Developer brushed off discussion concerning complaints on flooding within their other complexes built/managed by Redwood in meeting with neighborhood.
12. Developer did not provide all materials the units are to be built out of, does MSD have concerns with not knowing what all the materials will be used in the units?
13. Is MSD going to approve or has approved this proposal?
14. If MSD approves can they ask the Developer to provide something in writing to help the Renters if there is a flood within their units?
15. Will this setup a new MSD precedent to build along the new park system and to move floodplains all along the miles of Floyd Fork Creek?

Contact information

Grace Bryan 502-759-4762

Denis Bryan 502-551-1376

Home Phone 502-231-5843

Let us know if you would like a tour of the 10505 Property or would like to meet with us.

*Thanks*

*Grace Bryan, PMP*

*Project Manager*

*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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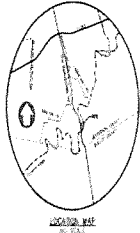
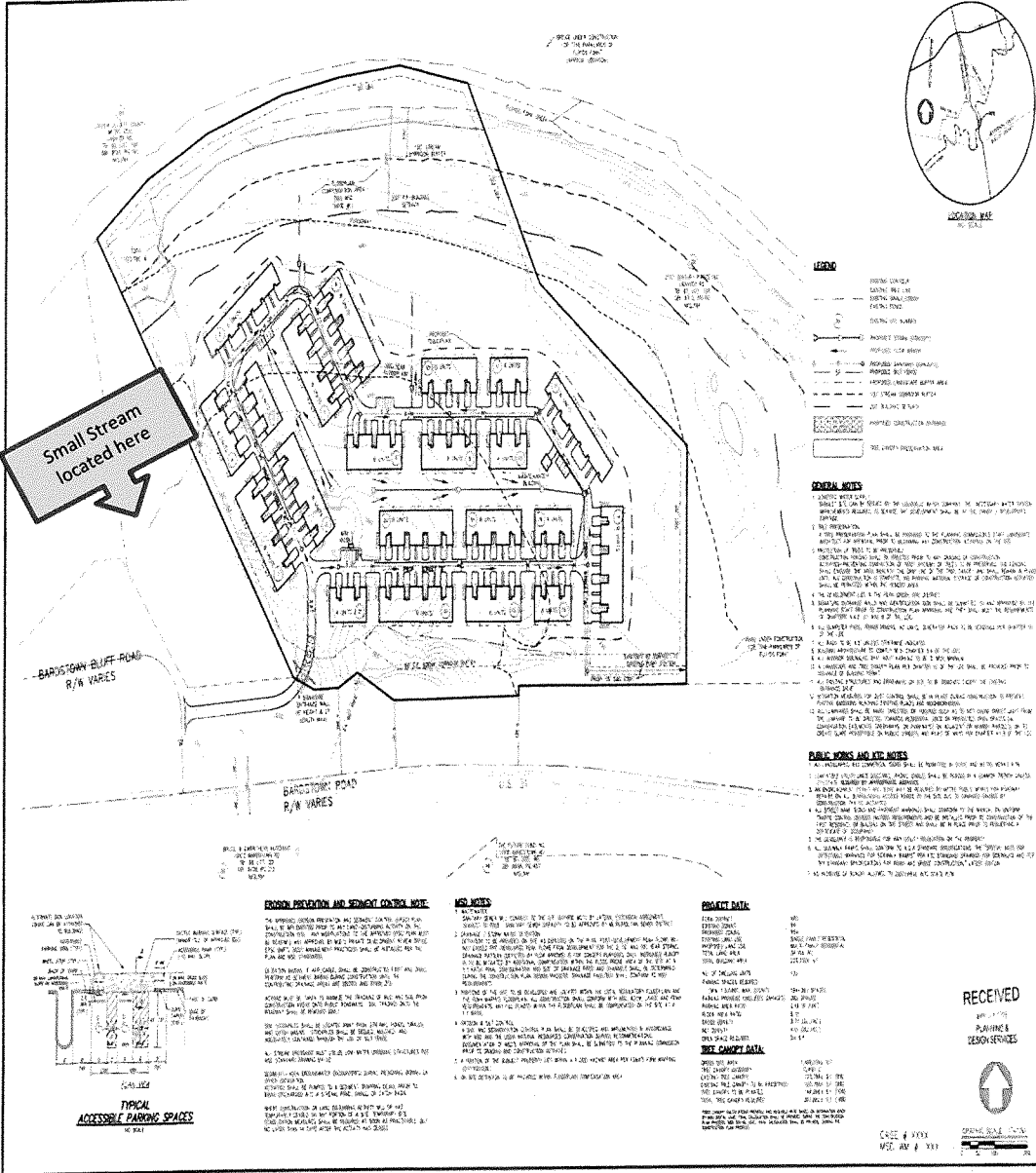
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**10509 Bardstown Bluff – Proposed Zoning from RR to R-5A impacting Floyds Fork Creek** This proposal impacts all who visit the park and will be seen by all Jefferson County Residents as well as outside visitors. This proposal has major impact to Floyds Fork environment, the future Rental Residents, as well as joining properties.

**Questions for MSD (if not able to answer provide who can answer):**

1. Did MSD take in consideration the proposed Floodplain move impacting the Sanitary Pump Station? If so, what is the plan to secure the Sanitary Pump Station? The last flooding in April was dangerously close to this Pump Station, planning has the floodplain closer to the Pump Station. (Provided April 2015 pictures)
2. With the April Flooding, the water was close to the top of the Bardstown Road Bridge. What is the plan to ensure the move of the Floodplain does not impact this bridge? (Provided April 2015 pictures)
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7. Why is the builder getting approval to build over a perennial stream to Floyds Fork? (Map below displays location of this stream.)
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11. Is MSD aware that the Redwood has had several complaints on the Web about management not helping with flood damages. Developer brushed off discussion concerning complaints on flooding within their other complexes built/managed by Redwood in meeting with neighborhood.
12. Developer did not provide all materials the units are to be built out of, does MSD have concerns with not knowing what all the materials will be used in the units?
13. Is MSD going to approve or has approved this proposal?
14. If MSD approves can they ask the Developer to provide something in writing to help the Renters if there is a flood within their units?
15. Will this setup a new MSD precedent to build along the new park system and to move floodplains all along the miles of Floyds Fork Creek?

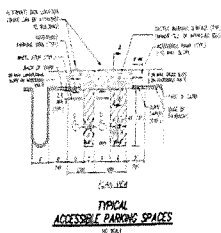


- LEGEND**
- EXISTING CONCRETE
  - EXISTING WALL/CEILING
  - EXISTING FLOORING
  - EXISTING ROOFING
  - PROPOSED CONCRETE
  - PROPOSED WALL/CEILING
  - PROPOSED FLOORING
  - PROPOSED ROOFING
  - PROPOSED EXTERIOR FINISH
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  - PROPOSED INTERIOR FINISH

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
  5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  6. ALL EXCAVATIONS SHALL BE PROTECTED AND REINFORCED WITH STEEL PILING AND BRACING.
  7. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED SOIL OR ON PILING.
  8. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" CLEARANCE FROM ADJACENT FOUNDATIONS.
  9. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" CLEARANCE FROM ADJACENT FOUNDATIONS.
  10. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" CLEARANCE FROM ADJACENT FOUNDATIONS.

- PUBLIC WORKS AND SITE NOTES**
1. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  2. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  3. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
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  8. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  9. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
  10. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.

Small Stream located here



**CONCRETE PROTECTION AND FINISHING NOTES**

1. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**FINISHING NOTES**

1. ALL FINISHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL FINISHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL FINISHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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5. ALL FINISHING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**PAVING NOTES**

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2. ALL PAVING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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**MECHANICAL NOTES**

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**Mitchell Scott & Associates, Inc.**  
 ARCHITECTS  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 561-1111  
 FAX: (954) 561-1112

**BRENTWOOD COMMONS**  
 PHASE 1  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 561-1111  
 FAX: (954) 561-1112

**RECEIVED**  
 BRENTWOOD COMMONS  
 PLANNING & DESIGN SERVICES  
 1000 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 TEL: (954) 561-1111  
 FAX: (954) 561-1112

SHEET 1  
 OF 1

April 2015 picture 10509 property

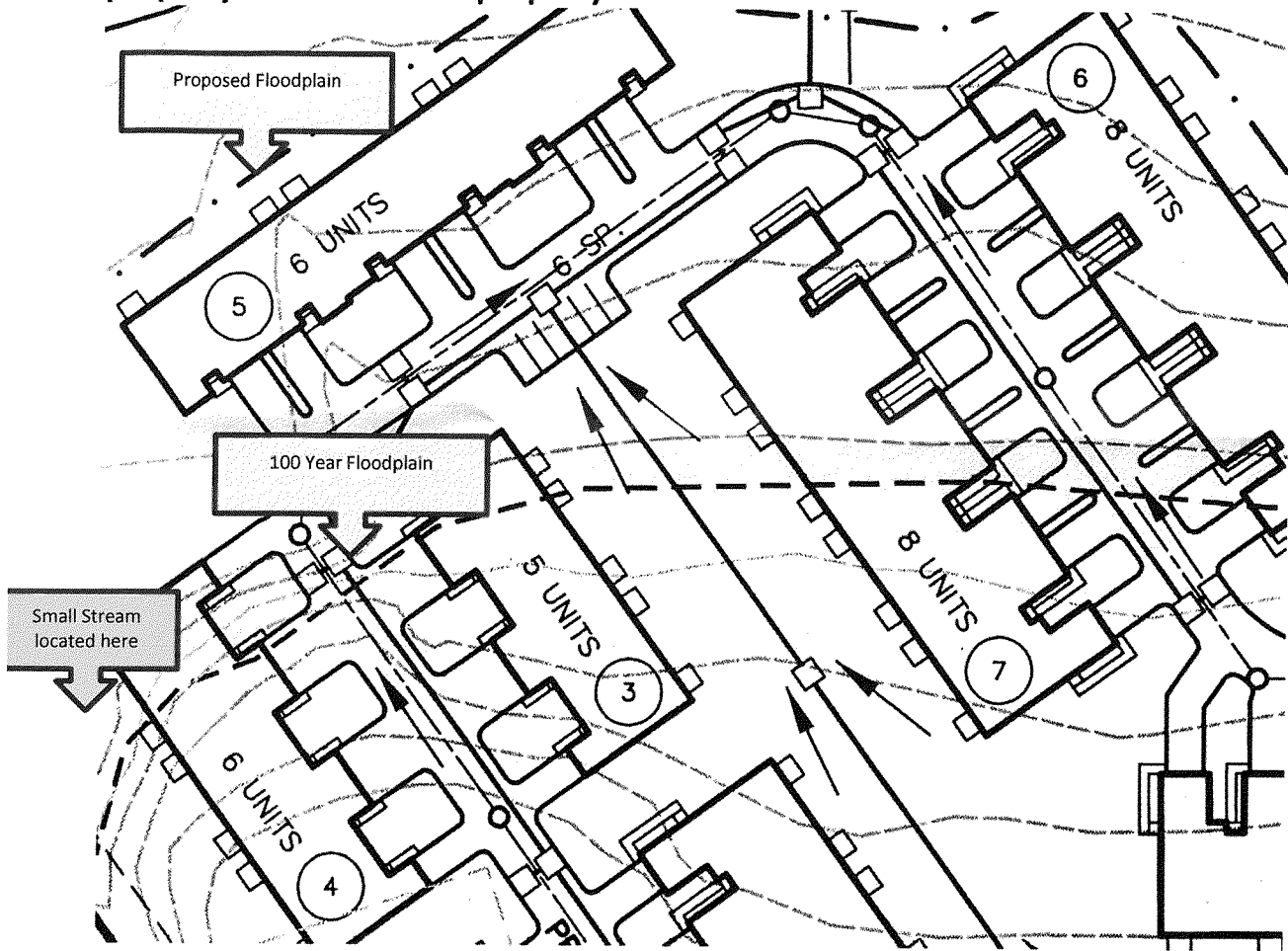


April 2015 picture of 10509

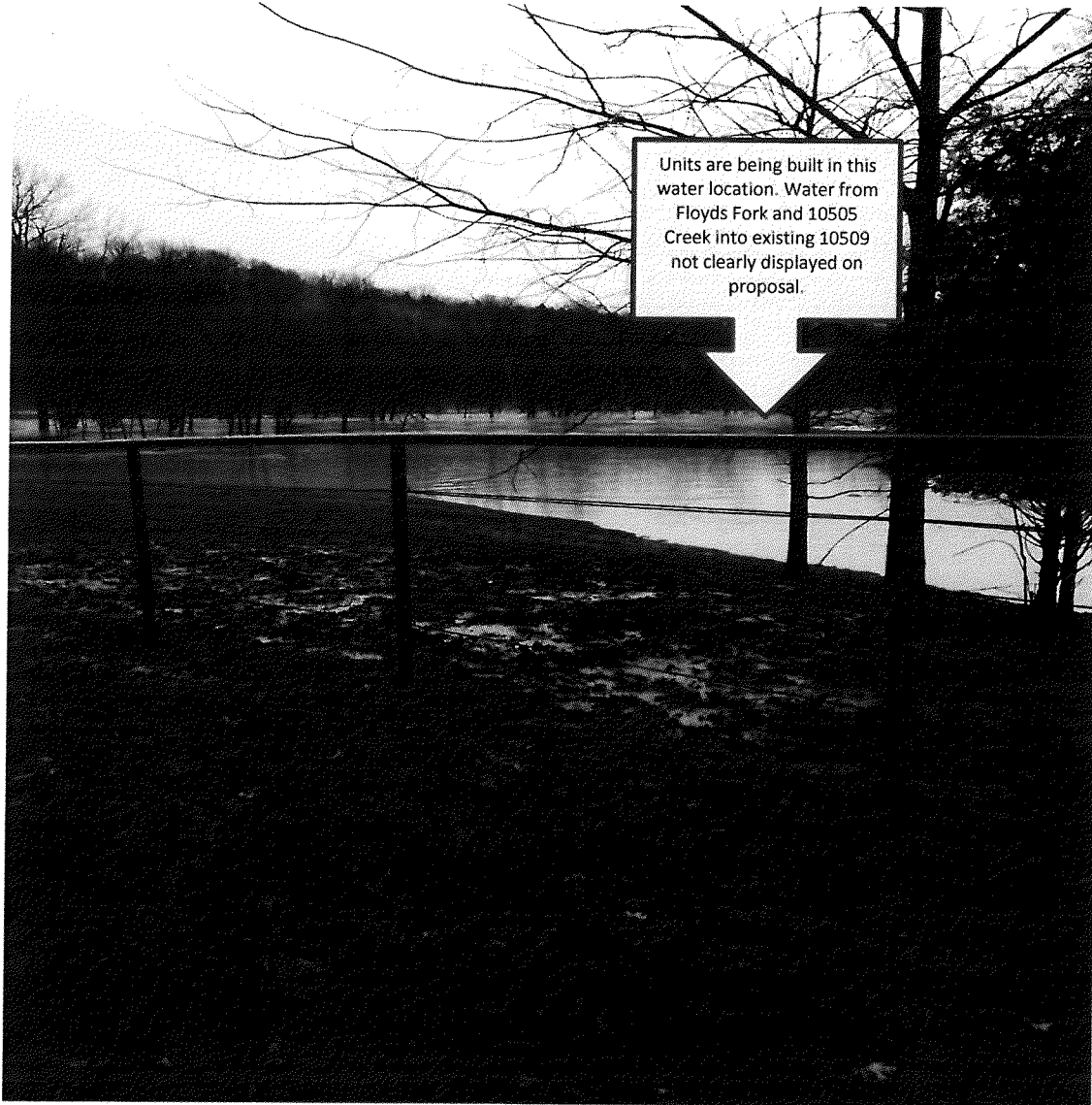




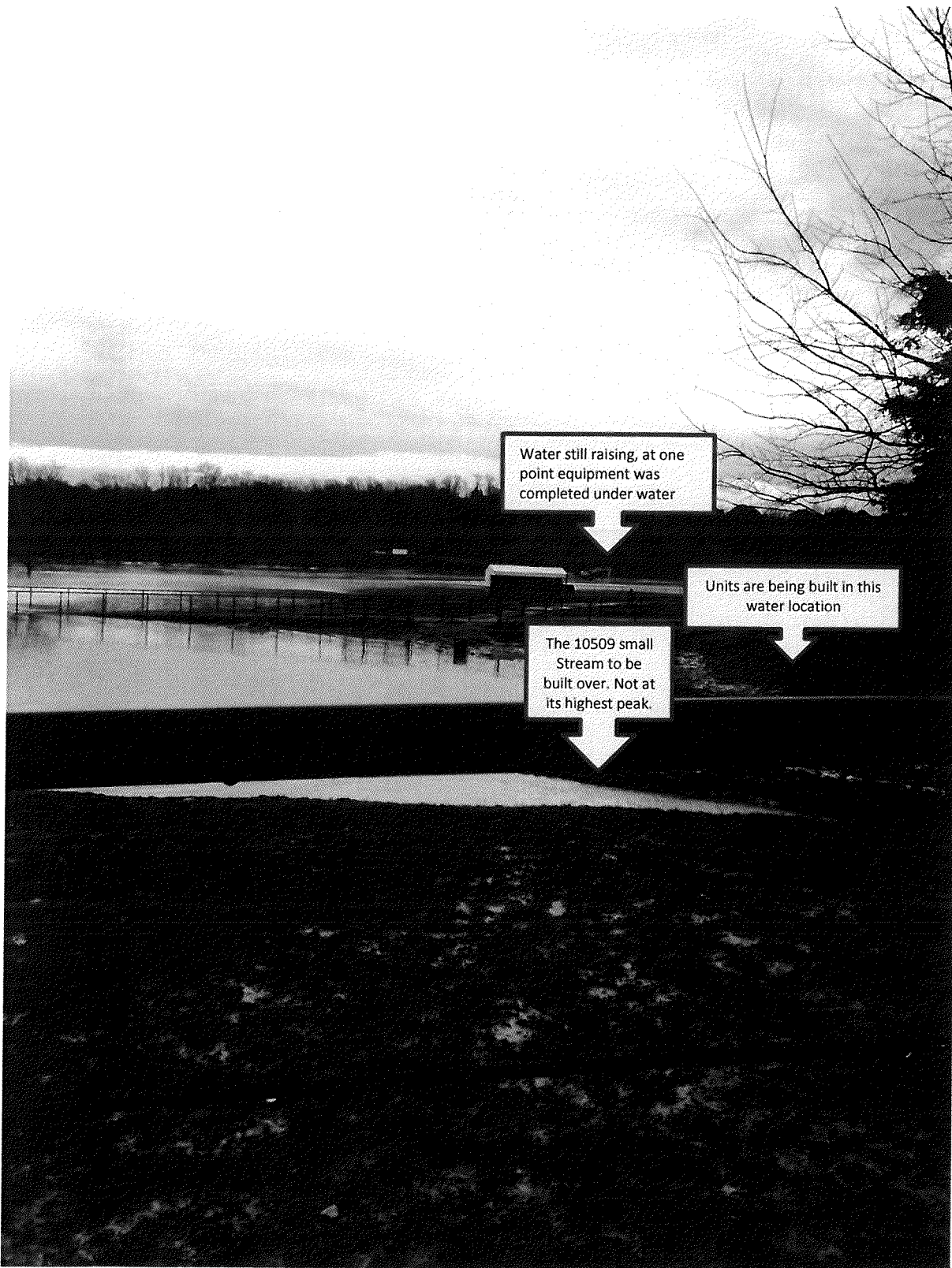
#3, 4, 5, 6 and 7 buildings, 33 Apartments to be built in flood area. Flooding has occurred in 1997, 2009, 2011, 2013, and 2015. Flooding is more frequent as subdivisions are built closer to the Floyds Fork. Yellow note displays location of the small stream running from the 10505 property onto the 10509 property.



Below is an April 2015 picture of the small stream (not so small during flooding) on the 10509 property.



Below April 2015 picture is of the small stream on the 10509 property. The Parkland Bridge is in the background.



Below is an April 2015 picture of the 10505 property small creek which runs onto the 10509 property. Picture is **not** showing the highest point of the creek. The metal building in background is on the 10509 property.



Below is an April 2015 picture of the small creek flowing in the middle of the 10505 property.



**Redwood Acquisitions, Inc.**  
23775 Commerce Park, Suite 7  
Beachwood, OH 44122

May 4, 2015

**Re: Change in zoning from RR Rural Residential to R-5A Multi-Family Residential to allow a patio home community to be located on 34.16 +/- acres on the east side of Bardstown Road at 10509 Bardstown Bluff Road to be known as "Brentwood Commons"**

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with our plan for a 129-unit patio home community in 21 buildings to be known as Brentwood Commons at the location noted above.

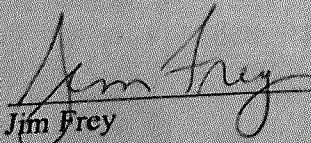
This meeting will be held on **Monday, May 18<sup>th</sup> at 7:00 p.m.** at the **Fern Creek Fire Station located at 9409 Old Bardstown Rd** to discuss our plan with you.

Accordingly, as a neighbor, you are invited to this meeting so that we may describe our plan and address questions or concerns that you or your neighbors may have.

If you cannot attend the meeting but have questions or concerns, please call our attorney Bill Bardenwerper at 426-6688, or our land planning and engineering firm representatives David Mindel or Kathy Linares, Mindel Scott & Associates at 485-1508.

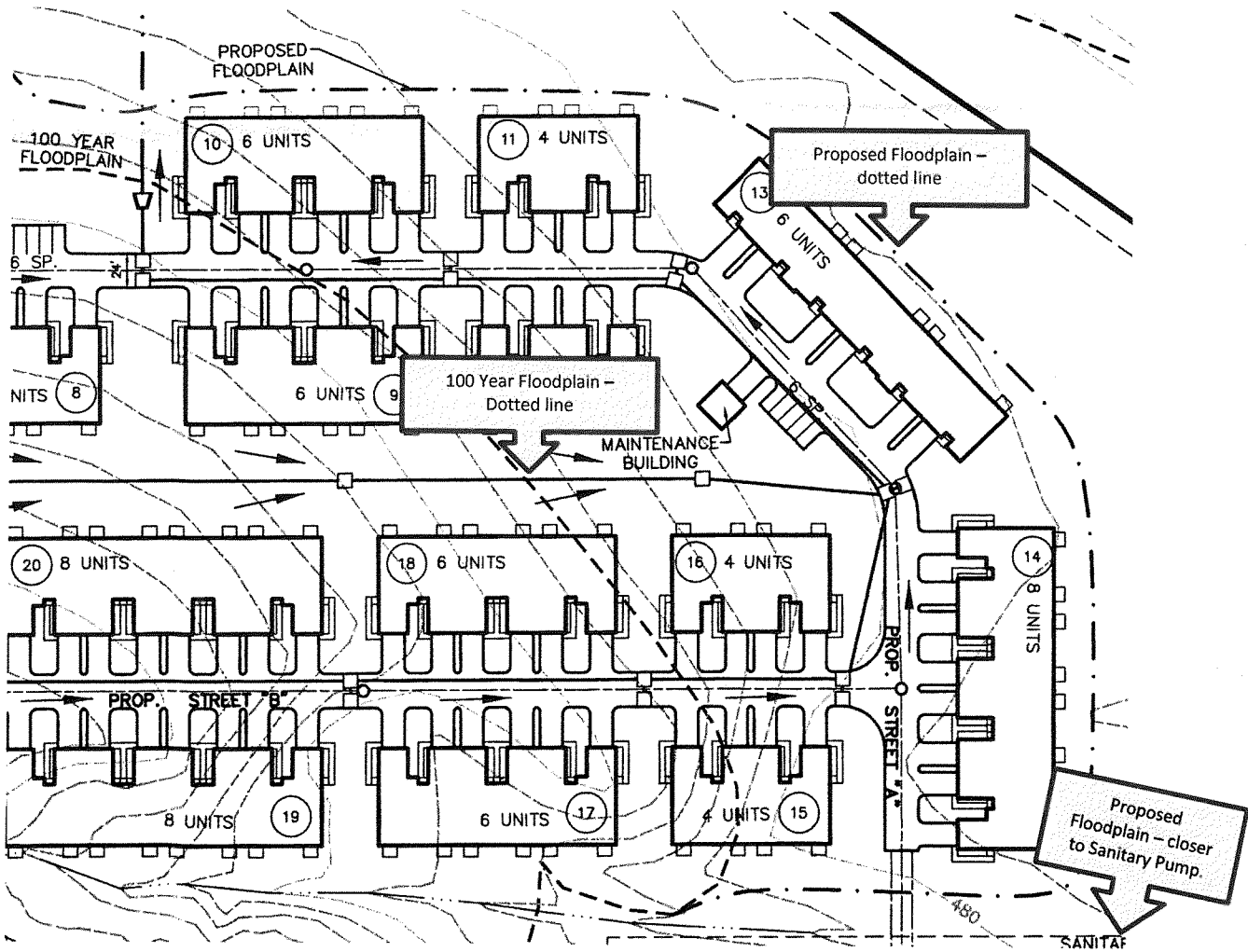
We look forward to seeing you.

Sincerely,

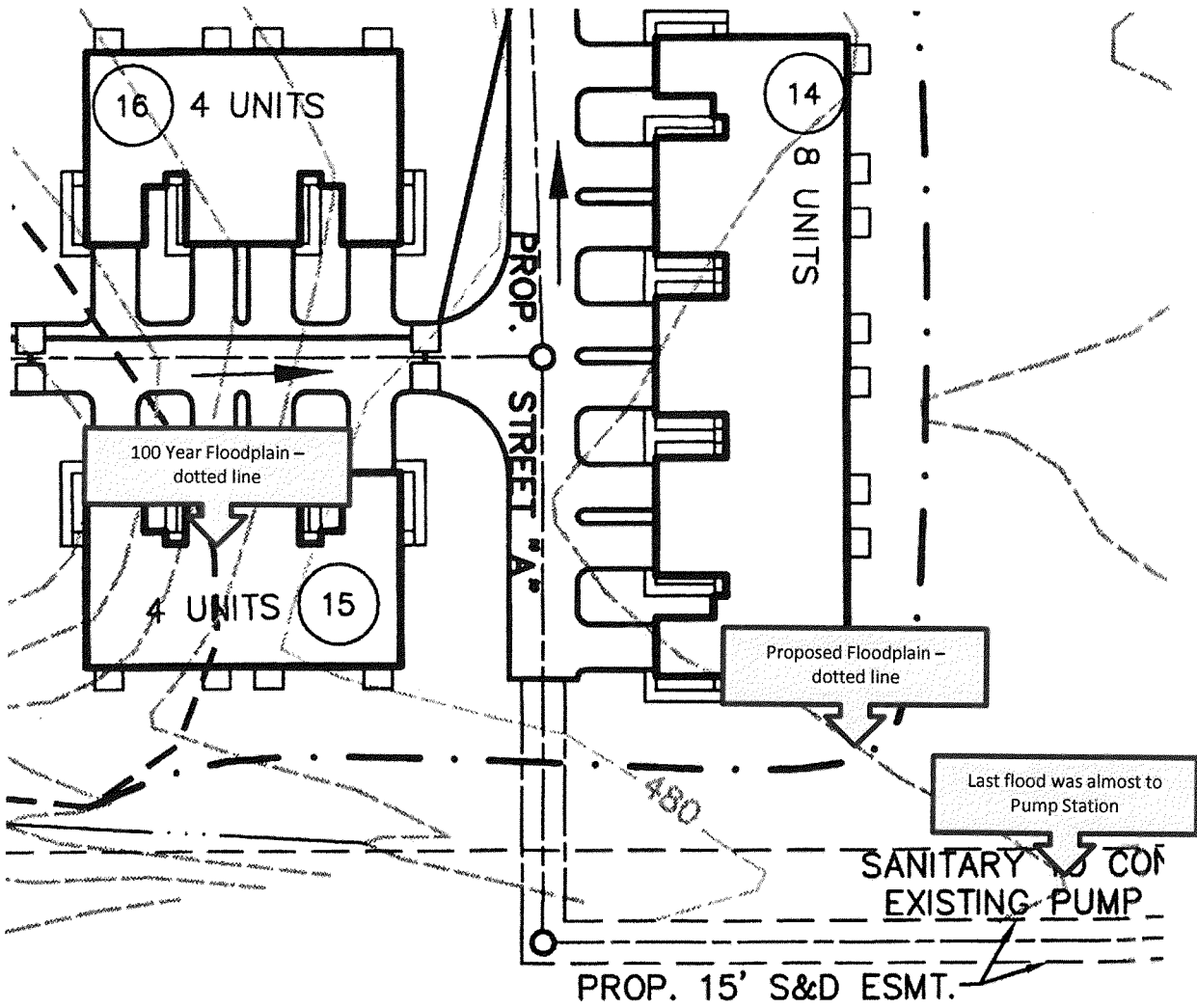
  
\_\_\_\_\_  
Jim Frey

Cc: Hon. Stuart Benson, District 20, Metro Councilman  
Bill Bardenwerper attorney with Bardenwerper, Talbott & Roberts, PLLC  
David Mindel & Kathy Linares, land planners with Mindel Scott & Associates

Large distance between the 100 Year Floodplain to the Proposed Floodplain. For approximately the last 20 years every 5 years the property has been flood past the 100 Year Floodplain.

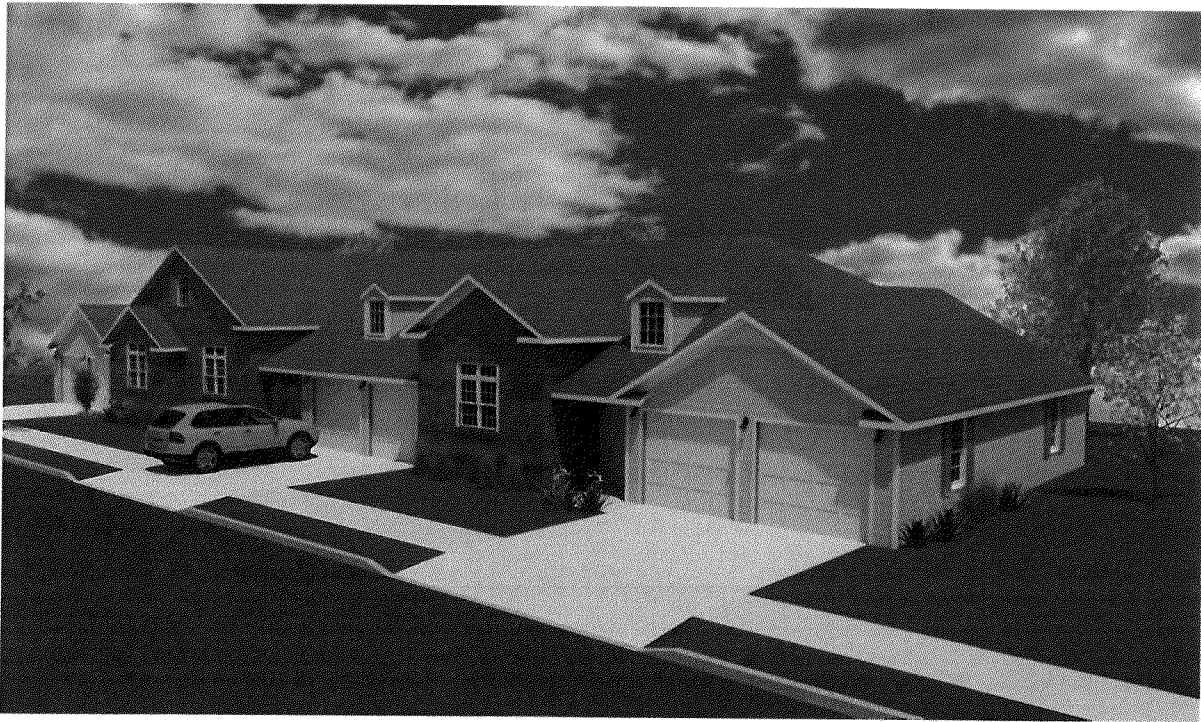


Proposed Floodplain is closer to the Sanitary Pump Station than the 100 Floodplain. 2015 Flood came dangerously close to the Pump Station, now they are proposing a closer Floodplain.





Example of what will be built – backside is not shown in any of the pictures. The backside will NOT be brick. If plans are approved requesting Brick to keep with the character of other units within the area and to be more appealing to the eye as well as being able to stand up to flooding.



Bardstown Road Bridge – Water dangerously close to the bridge.



Bardstown Road Bridge with water dangerously close to the top of the bridge. In the back ground is the Floyds Fork park bridge.



Bardstown Road Station – water dangerously close, developer proposal to move Floodplain closer to the Sanitary Pump Station



### **Major proposal to move the 100 Year Floodplain**

- Flooding has occurred in 1997, 2009, 2011, 2013, and 2015 in which the waters went well beyond the current 100 Year Floodplain
- The removal of thousands of cubic yards of dirt that aligns the creek banks will create an erosion zones in which trees will be lost along the banks thus spreading sediment within the creek killing wild life and changing the creeks flow patterns forever.
- This will setup a new precedent to build along the new park system and to move floodplains all along the miles of Floyd Fork Creek.
- Developer did not answer or provide information on the impacts to:
  - Land opposite side of the bridge.
  - How does the builder stop water from backing up on the property next door
  - How will the MSD Pumping Station be protected or secured
  - Flooding impacts to the Bardstown Road Bridge
  - Flooding issues on the opposite side of the bridge.
  - Did not address keeping the subdivisions contaminations from getting into the creeks.
  - Did not provide method of cleaning the road way of snow/ice.
- Proposal conflicts with the Floyds Fork Corridor and Land Development Cornerstone 2020 intent
  - Does not complement the natural landscape keeping a rural atmosphere
  - Does not protect from the loss of high quality visual character
  - Unclear how it helps restoring and maintaining excellent quality for land and water
  - Appears plans have a tributary removed/buried to Floyds Fork
- Statements made in the meeting with the neighbors and the developer - plans have been reviewed and approved by Dan Jones, Steve Henry and MSD. We would love to have this statement validated.

#### Contact information

Grace Bryan 502-759-4762

Denis Bryan 502-551-1376

Home Phone 502-231-5843

Let us know if you would like a tour of the 10505 Property or would like to meet with us.

## **Wagner, David B (PDS)**

---

**From:** Wagner, David B (PDS)  
**Sent:** Thursday, June 04, 2015 10:50 AM  
**To:** 'Grace Bryan'  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed  
**Attachments:** 15zone1015\_current plan\_060115.pdf

Mrs. Bryan,

To answer your questions below:

1. The formal filing was submitted 6/1/15 (plan attached), distributed 6/3/15, and agency comments will be sent back to the applicant on 6/17/15. It will not be docketed for LD&T until agency comments have been adequately addressed.
2. I do not have the information of the current flood plain acreage or proposed flood plain acreage. MSD Note #3 states there must be a flood plain compensation ratio of 1:1 so I would imagine these two numbers must equivalent. I would recommend asking MSD about this since they are the floodplain experts. The PC will rely on MSD in regards to flood plain matters as they are the experts. The amount of units allowed for the property is determined by the zoning district and the flood plain acres are not considered.
3. The previous plan and attached plan both show the 20' Landscape Buffer Area (LBA) between these two properties.
4. The PC does not require information on the demolition of the buildings on site.
5. You may certainly request the PC place a Binding Element on the property at the public hearing that would limit construction work to the hours you mention below.

Let me know if you need anything else!

### **David B. Wagner, Planner II**

Direct: (502) 574 - 6019

[david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Thursday, June 04, 2015 8:32 AM  
**To:** Wagner, David B (PDS)  
**Subject:** Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Hi Mr. Wagner,

I have reached out to the Pat Barry and Tammy Markert. Both have sent me information and will be sending me additional information. MSD also offered to meet with me and I am hoping this will occur next week.

Has a final version of the plan been submitted and if so has your agency had time to review it? Has the it been docketed for any public meetings or a date for the Planning Commission been made to make recommendations to Metro Council?

When I look at the plans, I am unable to determine the prior acres of the current flood plain to the proposal of the new flood plain – can you please provide me with this information? Does the Planning Commission consider using the flood plain acres in determining the appropriate amount of units for the property?

The plans do not show the property buffer between 10509 and 10505, do you have any information on this? Can you please send me the requirements on property buffers? I am hoping the property buffer goes the entire length of the property and not just by the house.

Does the Planning Commission require information on the destruction of the buildings on the site? What information has been provided concerning the destruction?

Is it possible for the Planning Commission to request reasonable work hours? I would prefer not to hear equipment before 7:00 AM and after 5:30 thru the week or weekend.

*Thanks*

*Grace Bryan, PMP*  
*Project Manager*  
502-759-4762  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Wednesday, May 27, 2015 10:51 AM  
**To:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Ms. Bryan,

I've attached the most recently submitted plan for this proposal. Please note that this is not the final version. I also have attached my pre-application staff report and agency comments for your reference. After you review the agency comments, and if you have more questions, please see the contact information I have provided in this email. I will attempt to answer as many questions as possible or direct you to someone who can. For questions 1-2 and 4-8 contact Pat Barry at MSD for sewer and drainage questions at 540-6236 or [pat.barry@louisvillemtd.org](mailto:pat.barry@louisvillemtd.org) and for question 3 contact Tammy Markert at Transportation Review for access questions at 574-3875 or [Tammy.Markert@louisvilleky.gov](mailto:Tammy.Markert@louisvilleky.gov)

To follow up on questions 6 and 8, the contributor stream you discuss I assume is the stream along Bardstown Road. No building is proposed over that stream according to the attached plan. Also, this contributor stream is not a designated protected waterway per the standards in LDC 3.1 (Floyds Fork) or LDC 4.8 (Waterways and Wetlands Protection) and so is not required to have special protection.

Finally, the formal application has not been submitted and it has not been docketed for any public review meeting as of yet. Therefore, I do not know if or when the Planning Commission will make a recommendation to Metro Council.

**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



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**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Wednesday, May 27, 2015 9:32 AM  
**To:** Wagner, David B (PDS)  
**Subject:** Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Hi Mr. Wagner,

I am requesting information the proposal to build Brentwood Patio Homes (Apartments) on 10509 Bardstown Bluff Road 40291. The majority of the questions were asked to the developer who could not answer or has chosen not to answer. If you are not the person to provide the answers, please direct me to who can answer these questions:

1. Have you or MSD taken in consideration the proposed Floodplain move impacting the Sanitary Pump Station? If so, what is the plan to secure the Sanitary Pump Station? The last flooding in April was dangerously close to this Pump Station, planning has the floodplain closer to the Pump Station.
2. With the April Flooding, the water was close to the top of the Bardstown Road bridge. What is the plan to ensure the move of the Floodplain does not impact this bridge? The moving of the creeks flow patterns and the concrete subdivision will create a faster flow of water to the creek.
3. Is the entrance road large enough or will it have to be widen to accommodate the increase traffic?
4. How many acres are considered in the new Floodplain?
5. How will the builder stop water from backing up on the property next door, 10505 Bardstown Bluff Road?
6. Why is the builder getting approval to build over a contributor stream to Floyds Fork?
7. How will the builder stop water from backing up on the property next door, 10505 Bardstown Bluff Road?
8. How will the contributor stream from the 10505 Bardstown Bluff Road property be protected? Why is the builder getting approval to build over a contributor steam?
9. When does this proposal get voted on?

*Flooding has occurred in 1997, 2009, 2011, 2013 and 2015 in which the waters went well beyond the current 100 Year Floodplan on this property. Pictures can be supplied of the April 2015 Flooding on this property and surrounding properties.*

*Thanks*

*Grace Bryan, PMP  
Project Manager*

*502-759-4762*

*[GBryan@Humana.com](mailto:GBryan@Humana.com)*



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## **Wagner, David B (PDS)**

---

**From:** Wagner, David B (PDS)  
**Sent:** Thursday, June 04, 2015 10:29 AM  
**To:** 'Grace Bryan'  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Mrs. Bryan,  
To answer your questions:

1. The contributor stream is not a protected waterway.
2. According to the most recent plan submitted 6/1/15, the builder will not build over this stream.
3. There are no Land Development Code regulations that require protection of this stream.

I will respond to your email from this morning shortly. Thanks!

### **David B. Wagner, Planner II**

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

---

**From:** Grace Bryan [mailto:gbryan@humana.com]  
**Sent:** Friday, May 29, 2015 2:25 PM  
**To:** Wagner, David B (PDS)  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Hi Mr. Wagner,  
Thanks for the quick response. I will be reaching out to the individuals concerning my questions and I appreciate you attaching the reference materials.

The small creek that I have reference is not along Bardstown Road, it actual runs along Bardstown Bluff Road and crosses 10505 and 10509 Bardstown Bluff Road. Please see the attachment for pictures and location of this creek.

With this clarification of which creek I was speaking to, please answer the following questions:

1. Is this contributor stream designated as protected waterway, as a perennial stream?
2. It appears to me the developer is going to be building over this stream, is this correct?
3. Are there any regulations to help protect this stream?

I will cc: you on the emails I send to others.

If you would like to see the 10505 Bardstown Bluff Road property in person or to meet with us, please contact us. Denis 502-551-1376 cell, home 502-231-5843 or Grace at 502-759-4762.

*Thanks*

*Grace Bryan, PMP*

*Project Manager*  
502-231-5843

502-759-4762

[GBryan@Humana.com](mailto:GBryan@Humana.com)

---

**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Wednesday, May 27, 2015 10:51 AM  
**To:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Ms. Bryan,

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### **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](mailto:david.wagner@louisvilleky.gov)



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**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Wednesday, May 27, 2015 9:32 AM  
**To:** Wagner, David B (PDS)  
**Subject:** Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

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*Thanks*

*Grace Bryan, PMP  
Project Manager  
502-759-4762  
[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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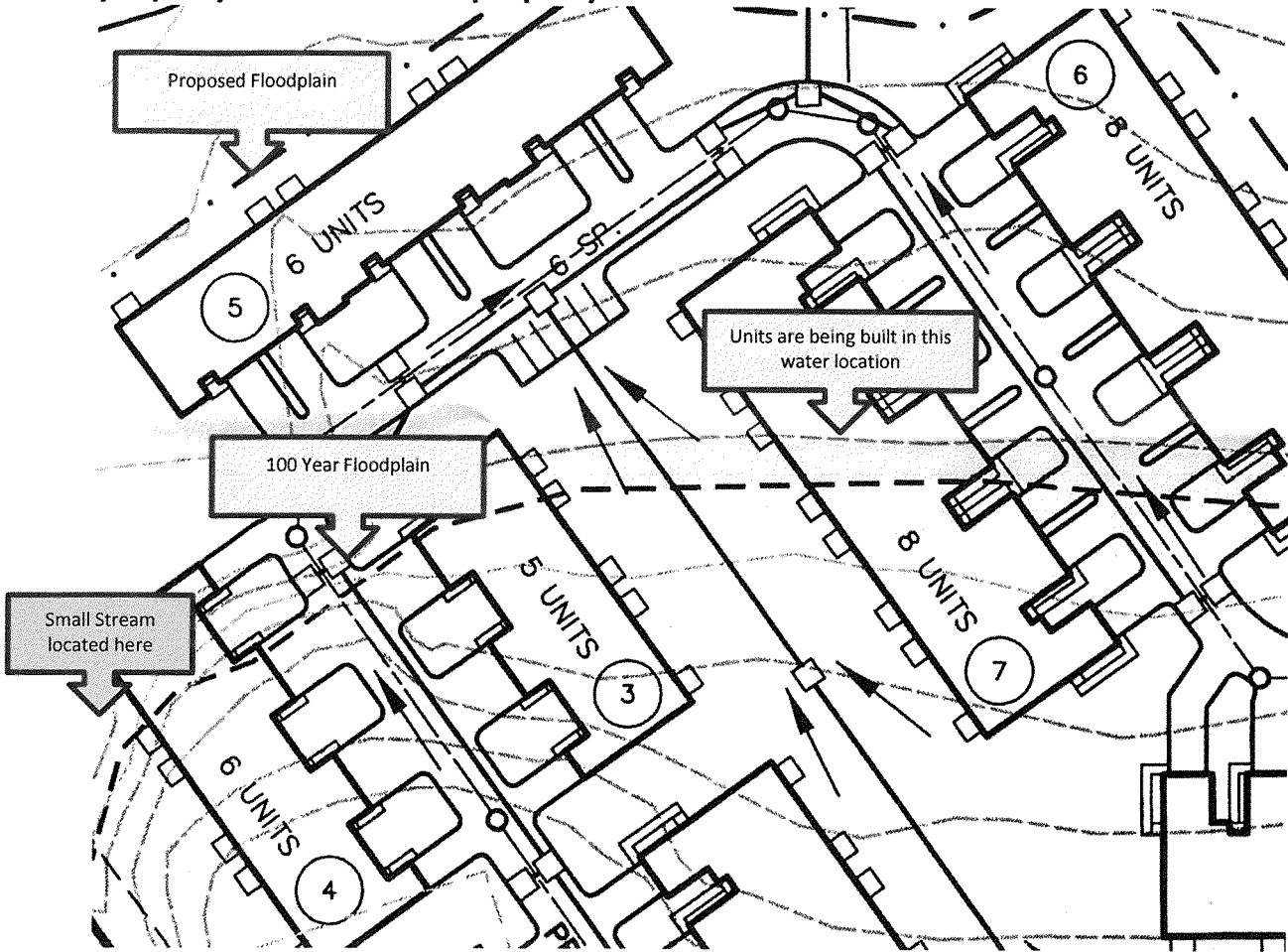
**10509 Bardstown Bluff – Proposed Zoning from RR to R-5A impacting Floyds Fork Creek** This proposal impacts all who visit the park and will be seen by all Jefferson County Residents as well as outside visitors. This proposal has major impact to Floyds Fork environment, the future Rental Residents, as well as joining properties.

**Major proposal to move the 100 Year Floodplain**

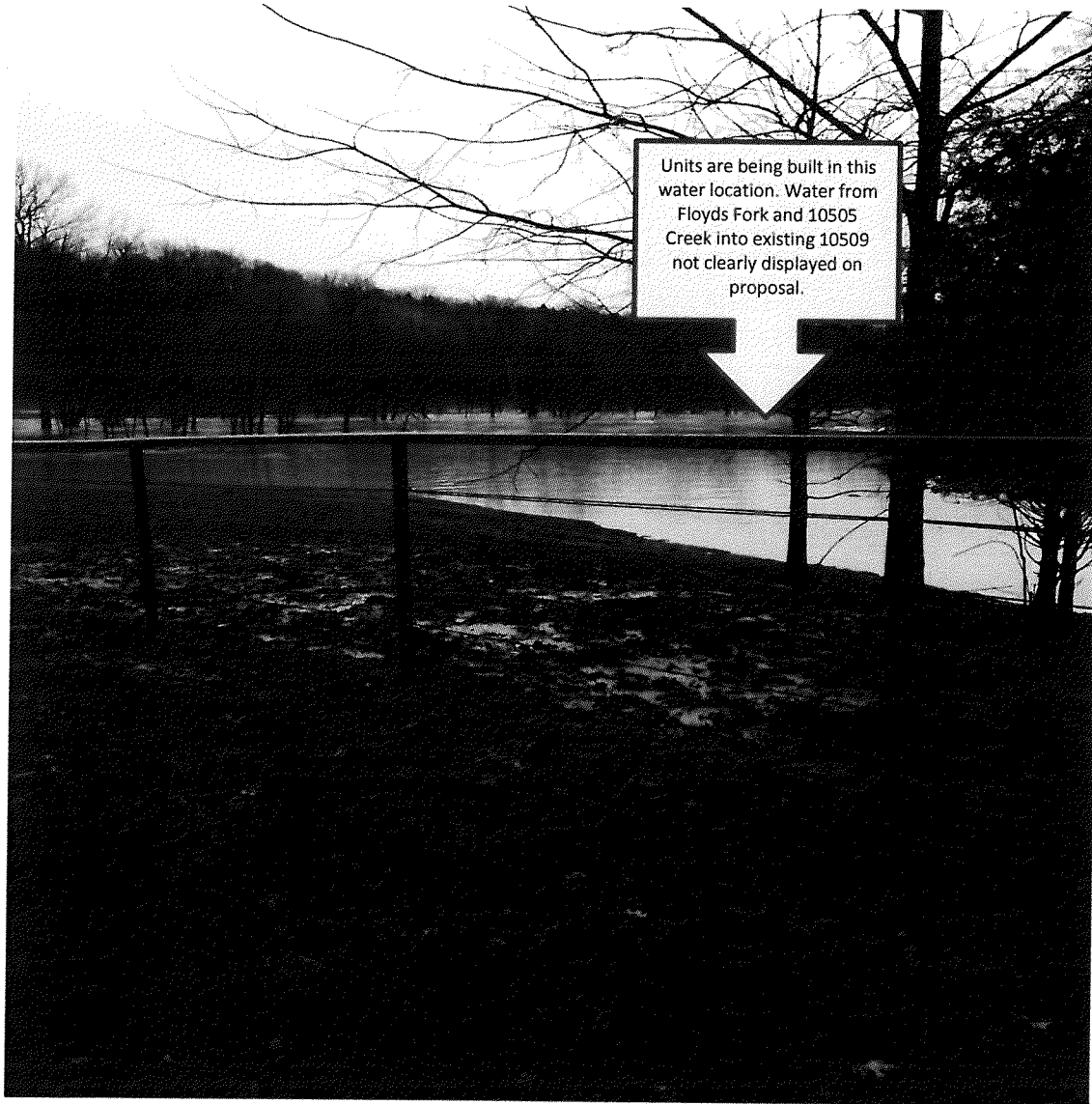
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1. Is this contributor stream designated as protected waterway, as a perennial stream?
  2. It appears to me the developer is going to be building over this stream, is this correct?
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#3, 4, 5, 6 and 7 buildings, 33 Apartments to be built in flood area. Flooding has occurred in 1997, 2009, 2011, 2013, and 2015. Flooding is more frequent as subdivisions are built closer to the Floyds Fork. Yellow note displays location of the small stream running from the 10505 property onto the 10509 property.

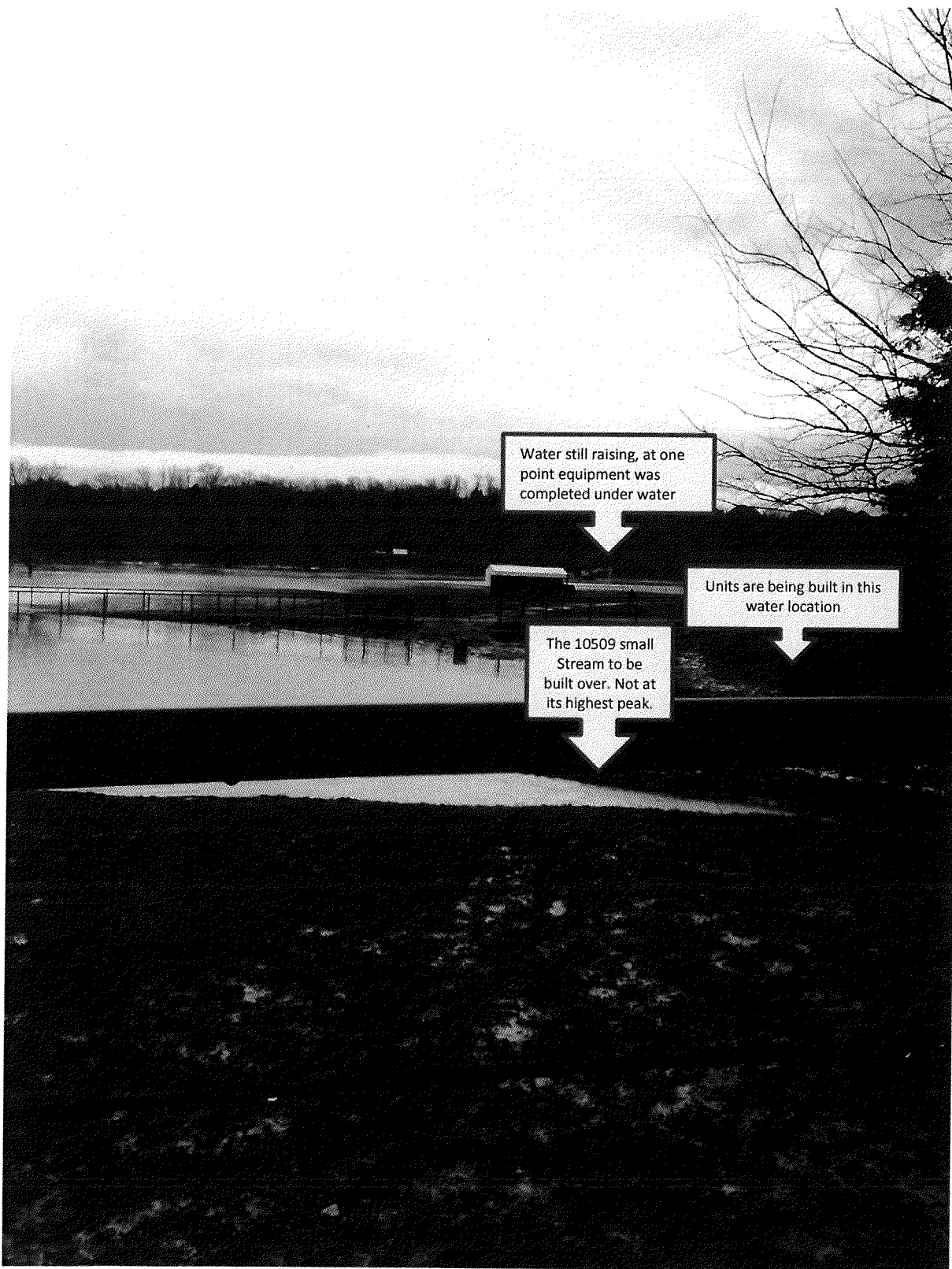


Below is an April 2015 picture of the small stream (not so small during flooding) on the 10509 property.





Below April 2015 picture is of the small stream on the 10509 property. The Parkland Bridge is in the background.



Water still raising, at one point equipment was completed under water

Units are being built in this water location

The 10509 small Stream to be built over. Not at its highest peak.

Below is an April 2015 picture of the 10505 property small creek which runs onto the 10509 property. Picture is **not** showing the highest point of the creek. The metal building in background is on the 10509 property.



Below is an April 2015 picture of the small creek flowing in the middle of the 10505 property.



## **Wagner, David B (PDS)**

---

**From:** Markert, Tammy O  
**Sent:** Tuesday, June 02, 2015 3:36 PM  
**To:** Grace Bryan  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed  
**Attachments:** Bardstown Bluff.docx

Please find the attached document. There are two pages.

---

**From:** Markert, Tammy O  
**Sent:** Monday, June 01, 2015 4:34 PM  
**To:** 'Grace Bryan'  
**Cc:** Wagner, David B (PDS)  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Sure, attached is information from ITE and below that, what our Land Development code calls for. Our code calls for 200 additional trips added in the AM or PM peak. I did ask in my initial comments what the width of the road will be. Within the site, it says 24' but I asked the consultant to clarify that the road you speak of will be the same (24' wide). I'll let you know what I find with accidents. When we run them we run them for the actual intersection. That's usually to see if it might be signal warrants. It's the delay issues and any sight line problems that we normally look for as a problem that might be compounded more if additional traffic is added. We'd have to see if there's already an established pattern at the intersection. I'll let you know.

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Monday, June 01, 2015 3:29 PM  
**To:** Markert, Tammy O  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Hi Tammy,

Thanks for your quick response, I appreciate you stating you would be pull the accidents a this intersection. I have seen bad accidents that have occurred at this intersection, right before it and after this intersection. Please tell me what is the traffic trigger(s) in the Land Development code or can you send me this code and the ITE trip generation handbook?

Sorry, I need to ask another questions, I might have used the wrong term when asking a question below. There is a small road, more like a private driveway to 10509 and 10505. This private drive/road was to be only used for these 2 houses and is not as wide as a normal road, if 2 cars meet one normal stops to ensure the other doesn't run into it and often times one of the cars will drive in the grass to allow room to go by. What is the required road size going into this development (estimating 280 cars)? If the department you are in is not responsible for this can you please direct me to who is?

*Thanks*

*Grace Bryan, PMP*

*Project Manager*  
502-750-4762

---

**From:** Markert, Tammy O [<mailto:Tammy.Markert@louisvilleky.gov>]  
**Sent:** Friday, May 29, 2015 3:28 PM  
**To:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

---

**From:** Grace Bryan [<mailto:gbryan@humana.com>]  
**Sent:** Friday, May 29, 2015 3:19 PM  
**To:** Markert, Tammy O  
**Subject:** FW: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Hi Ms. Markert,

I reached out to Mr. David Wagner concerning the 10509 Bardstown Bluff Road proposed zoning and he has referred me to you. David also supplied several documents to reference. Here is the question David stated you could answer:

3. Is the entrance road large enough or will it have to be widen to accommodate the increase traffic? (I have the state plan calling it a "Frontage Road "E" STA 20+5= to STA. 24+50) and do not believe it is wide enough to accommodate the proposed subdivision. The Frontage Road is also known as Bardstown Bluff Road

In addition to the above question, please answer these questions:

1. If the "Frontage Road" is not large enough, will you require the builder to widen? If yes, can you require the developer to widen on the side that is next to Bardstown Road vs. 10505 property? Yes, we do consider the frontage road to be wide enough.
2. Will Bardstown Road have an additional merging lane located at Bardstown Bluff Road and Bardstown Road? I have a concern for my family, myself and the future senior citizens targeted for this development to merge on to Bardstown Road with the high speed limit and the already large amount of traffic which will only be increase once the Floyds Fork Park is opened. The merging lane request would come from KYTC comments.
3. Developer thought the government would clear the road of ice and snow. Can you require or request the developer to clear the road of ice and snow? Snow removal priorities go from the higher level roads to the lower level roads. I'm not sure that the local roads are on the snow removal list. During snow events, Public Works has the snow routes planned in Louisville Metro.
4. Did the Transportation Review look at the number of accidents within this area? If so, please provide the data. No, reviewing accident history is not a part of our review. I can pull accidents however at that intersection. We can't take "potential accidents" with the increase in traffic however. If we find at minimum 5 correctable accidents a year, I can discuss further with Management and/or Public Works Traffic Engineering.
5. Did the Transportation Review consider the growth within Mount Washington when reviewing the traffic flow? If so, please provide the data. This development doesn't trigger traffic data

per our Land Development code. It has to generate more than 200 trips during the AM or PM peak and according to the ITE trip generation handbook, it doesn't generate that.

I hope that helps. Let me know if I can answer any further questions. I will run the accidents for that intersection early next week.

**Note:** Frontage road is as steep as can be allowed and freezes easily due to being next to the creek.

*Thanks*

*Grace Bryan, PMP*  
*Project Manager*  
502-759-4762  
[GBryan@Humana.com](mailto:GBryan@Humana.com)

The below emails are FYI.

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**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Wednesday, May 27, 2015 10:51 AM  
**To:** Grace Bryan  
**Subject:** RE: Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Ms. Bryan,

I've attached the most recently submitted plan for this proposal. Please note that this is not the final version. I also have attached my pre-application staff report and agency comments for your reference. After you review the agency comments, and if you have more questions, please see the contact information I have provided in this email. I will attempt to answer as many questions as possible or direct you to someone who can. For questions 1-2 and 4-8 contact Pat Barry at MSD for sewer and drainage questions at 540-6236 or [pat.barry@louisvillemtd.org](mailto:pat.barry@louisvillemtd.org) and for question 3 contact Tammy Markert at Transportation Review for access questions at 574-3875 or [Tammy.Markert@louisvilleky.gov](mailto:Tammy.Markert@louisvilleky.gov)

To follow up on questions 6 and 8, the contributor stream you discuss I assume is the stream along Bardstown Road. No building is proposed over that stream according to the attached plan. Also, this contributor stream is not a designated protected waterway per the standards in LDC 3.1 (Floyds Fork) or LDC 4.8 (Waterways and Wetlands Protection) and so is not required to have special protection.

Finally, the formal application has not been submitted and it has not been docketed for any public review meeting as of yet. Therefore, I do not know if or when the Planning Commission will make a recommendation to Metro Council.

### **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](mailto:david.wagner@louisvilleky.gov)



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**From:** Grace Bryan [mailto:gbryan@humana.com]

**Sent:** Wednesday, May 27, 2015 9:32 AM

**To:** Wagner, David B (PDS)

**Subject:** Requesting Information on 10509 Bardstown Bluff Road 40291 - Proposed

Hi Mr. Wagner,

I am requesting information the proposal to build Brentwood Patio Homes (Apartments) on 10509 Bardstown Bluff Road 40291. The majority of the questions were asked to the developer who could not answer or has chosen not to answer. If you are not the person to provide the answers, please direct me to who can answer these questions:

1. Have you or MSD taken in consideration the proposed Floodplain move impacting the Sanitary Pump Station? If so, what is the plan to secure the Sanitary Pump Station? The last flooding in April was dangerously close to this Pump Station, planning has the floodplain closer to the Pump Station.
2. With the April Flooding, the water was close to the top of the Bardstown Road bridge. What is the plan to ensure the move of the Floodplain does not impact this bridge? The moving of the creeks flow patterns and the concrete subdivision will create a faster flow of water to the creek.
3. Is the entrance road large enough or will it have to be widened to accommodate the increase traffic?
4. How many acres are considered in the new Floodplain?
5. How will the builder stop water from backing up on the property next door, 10505 Bardstown Bluff Road?
6. Why is the builder getting approval to build over a contributor stream to Floyds Fork?
7. How will the builder stop water from backing up on the property next door, 10505 Bardstown Bluff Road?
8. How will the contributor stream from the 10505 Bardstown Bluff Road property be protected? Why is the builder getting approval to build over a contributor stream?
9. When does this proposal get voted on?

*Flooding has occurred in 1997, 2009, 2011, 2013 and 2015 in which the waters went well beyond the current 100 Year Floodplan on this property. Pictures can be supplied of the April 2015 Flooding on this property and surrounding properties.*

*Thanks*

*Grace Bryan, PMP*

*Project Manager*

*502-759-4762*

*[GBryan@Humana.com](mailto:GBryan@Humana.com)*

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I ran the accidents two ways. I looked up any accident in the last 5 years that contained the word "Bluff" but Bardstown Bluff didn't show up. I also ran for any accident in the last 5 years at Bardstown Bluff but nothing at all came up there. We run accidents for the intersection itself instead of along segments of road. If there are sight lines issues, on approach from other vehicles and seeing each other when pulling out of a side street, we can have the developer cut back vegetation.

Website to run accidents: <http://crashinformationky.org/KCAP/KYOPS/SearchWizard.aspx>

## Kentucky Collision Analysis for the Public

### Criteria Specified

[del](#) | [edit](#) Collision Date is greater than 6/2/2010 *And*

[del](#) | [edit](#) County Code is one of: 056-JEFFERSON *And*

[del](#) | [edit](#) Roadway Name contains Bluff

[Remove All](#)

COUNTY NAME	ROADWAY NUMBER	BLOCK/HOUSE #	ROADWAY NAME	GPS LATITUDE DECIMAL	GPS LONGITUDE DECIMAL	MILEPOINT DERIVED	COLLISION DATE
JEFFERSON			LAKE BLUFF	38.25702540	-85.49512720	0.1110	10/26/2010
JEFFERSON			LAKE BLUFF	38.25729920	-85.49293340	0.24	5/9/2011
JEFFERSON	8903		ELKS BLUFF	38.21925620	-85.59622580		7/18/2011
JEFFERSON			SHADOW BLUFF	38.11931750	-85.83666410	0.0090	11/29/2011
JEFFERSON			STONE BLUFF	38.164901	-85.622095	0.13	3/25/2012
JEFFERSON	3511		MEADOW BLUFF	38.28264640	-85.47273690	0	6/13/2012
JEFFERSON			ELKS BLUFF	38.21908170	-85.59607430	0.0650	7/12/2014
JEFFERSON	5600		GREEN BLUFF	38.14875490	-85.65638890	0	12/28/2014
JEFFERSON	5112		ROCK BLUFF	38.31850640	-85.53958910	0.1810	1/11/2015

**Criteria Specified**

[del](#) | [edit](#) Collision Date is greater than 6/2/2010 **And**  
[del](#) | [edit](#) County Code is one of: 056-JEFFERSON **And**  
[del](#) | [edit](#) Roadway Name is Bardstown Bluff  
[Remove All](#)

**Criteria:** Collision Date is greater than 6/2/2010 **And** County Code is one of: 056-JEFFERSON **And** Roadway Name is Bardstown Bluff

Total Collisions found:	0
Collisions w/injury:	0
Collisions w/fatality:	0
Collisions w/property damage:	0
Total injuries:	0
Total fatalities:	0



[Generate Map](#)

No Results. Please change your Criteria.



[View Details](#)



[Create Extract](#)

**Table 3.1 Threshold Levels**

<b>Land Use</b>	<b>100 Peak Hour Trips</b>	<b>750 Daily Trips</b>
Residential: Single Family	150 units	70 units
Apartments	245 units	120 units
Condos/Townhouses	295 units	120 units
Mobile Home Park	305 units	150 units
Shopping Center	15,500 sq. ft.	2,700 sq. ft.
Fast Food Restaurant (GFA)	5,200 sq. ft.	1,200 sq. ft.
Convenience Store w/ gas (GFA)	1,300 sq. ft. or 5 pumps	
Bank w/ Drive-In	4,400 sq. ft.	2,800 sq. ft.
Hotel/Motel	250 rooms	90 rooms
General Office	55,000 sq. ft.	45,000 sq. ft.
Medical/Dental Office	37,000 sq. ft.	26,000 sq. ft.
Research & Development	85,000 sq. ft. or 4.5 acres	70,000 sq. ft. or 4 acres
Light Industrial	115,000 sq. ft. or 8 acres	115,000 sq. ft. or 11.5 acres
Manufacturing	250,000 sq. ft.	195,000 sq. ft.

## **LDC** Appendix 6E Guidelines for Traffic Impact Studies and Air Quality Analysis

The normal maximum time required for review and comment is two weeks. Should action be required of the APCD's Board this time would be extended to be compatible with the Board's regular monthly meeting every third Wednesday. An impact study may be requested if any of the following conditions are present:

- A. Significantly Sized Project: The proposed development is of sufficient size to have a substantial impact on a particular local area. The proposed development is considered to meet this criteria if it generates two hundred (200) or more peak hour trips according to the current editions of Trip Generation, published by the Institute of Transportation Engineers, locally generated data or other acceptable source.
- B. Nearby Congestion: The proposed development, of any size, is located near roadways, intersections or set of intersections which have been identified by the Director of Public Works as being already heavily congested.
- C. Modification to Roadway: When the proposed development is located near a roadway segment identified by the Director of Public Works as within a problem area, needing to be widened or improved. This criteria will also be satisfied if the proposed development plan includes modifications to the State or County roadway system.
- D. Traffic Control Signal: This warrant will be satisfied if the proposed development plan includes the installation of a new or the modification of an existing traffic control signal.
- E. Air Quality: The proposed development is located in or will affect potential "Hot Spot" area, as identified in the Core Graphics of the Comprehensive Plan or an area of special air quality concern.

## **Wagner, David B (PDS)**

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**From:** Jan Seabolt <JSeabolt@michaelsinc.com>  
**Sent:** Tuesday, May 26, 2015 1:01 PM  
**To:** Wagner, David B (PDS)  
**Subject:** RE: Zoning Change

Thanks David.

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

**From:** Wagner, David B (PDS) [<mailto:David.Wagner@louisvilleky.gov>]  
**Sent:** Tuesday, May 26, 2015 1:02 PM  
**To:** Benson, Stuart  
**Cc:** Jan Seabolt  
**Subject:** RE: Zoning Change

Angela,

Mrs. Seabolt's letter has been placed in the case file and will be provided to the commissioners. Thanks!

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

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

**From:** Benson, Stuart  
**Sent:** Tuesday, May 26, 2015 11:14 AM  
**To:** Wagner, David B (PDS)  
**Cc:** [jseabolt@michaelsinc.com](mailto:jseabolt@michaelsinc.com)  
**Subject:** FW: Zoning Change

David,

Please add this to the official case file so that the commissioners will consider Mrs. Seabolt's concerns in this matter.

Angela Webster

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**From:** Jan Seabolt [[JSeabolt@michaelsinc.com](mailto:JSeabolt@michaelsinc.com)]  
**Sent:** Tuesday, May 26, 2015 10:49 AM  
**To:** Benson, Stuart  
**Subject:** Zoning Change

Angela,

Please add the attached letter for the zoning board meeting for 10509 Bardstown Bluff Road. Let me know you received.

Thanks,

Jan Seabolt  
Michaels & Associates, Inc.  
502-710-0440



5/26/2015

Billy & Jan Seabolt  
10503 Bardstown Bluff Rd.

Jefferson County Zoning Board

**To Whom it May Concern**

We bought our property at 10503 Bardstown Bluff Road to get away from the subdivision life, the traffic & people throwing trash in your yard. Now they are wanting to add 133 patio units to our neighborhood.

- It could potentially add 500 plus cars per day to our road.
- Traffic on Bardstown Road is horrendous all hours of the day. Turning on Bardstown Road is taking your life in your hands.
- There has been at least 15 people killed on Bardstown Rd. since we moved there 8 years ago.
- Speed limits are not enforced. Slowing down to turn can be deadly.
- We have horse barns & church traffic.
- The people that rent barn space for their horse ride the horses on Bardstown Bluff Rd which would be extremely dangerous for them with the added traffic.
- Horse trailers load and unload on Bardstown Bluff Rd.
- We have wildlife that wanders the road at night that will be in danger.
- The state does not maintain our road and with the added traffic it will begin to deteriorate.
- They will be building in a flood plain.
- The Parklands will be opening & we will already have that added traffic.

Once you start changing the zoning for one thing then it's easily changed for other projects. The Parklands have built a beautiful bridge & the scenery is beautiful around it. The new patio homes will destroy the park like atmosphere. If the patio homes are going to be built they should have their own access road instead of using our road. Redwood Acquisitions will be making money so let them put their own road in instead of adding the traffic to ours. Please don't let them ruin our privacy so they can make money. We pay taxes too.

Sincerely,

Billy & Jan Seabolt