

Jay Lockett

Case Manager

Louisville Planning Commission

Dear Sir,

This letter is in reference to Case Number 18DEVPLAN1132, request for Revised District Development Plan. Welch Builders has requested approval to change building plans from 24 condominiums to 24 single family homes.

We are opposed to this request and ask that the Committee not approve the revision. We completely understand the housing market changes frequently and this is a business decision by Welch Builders. Our issue, as well as many of our neighbors, is that with this revision there will be nine lots (single family homes) with driveways directly connecting to Chadwick Glen Circle with the homes facing Chadwick Glen Circle. These single family homes will directly face our condos. There will be no buffer to separate these homes from our condo community. Currently our community has wood fencing and landscaping that separates our condos from the single family homes in the Notting Hill community. This buffer has green spaces maintained by the condo association and adds to the attractiveness and appeal of our units. Our concern is without the buffer our property values will be adversely affected. There are several single family homes recently built on Chadwick Glen Circle that are on the perimeter of our units. The front lawns of these homes are not well maintained with dead grass and weeds. Also some of these lawns go uncut and are not well kept. Our HOA has no control on this issue. Another issue is street parking by homeowners in the above mentioned homes. We have NO street parking in our condo community. The street parking will also hurt our property values and harm our ability for resale of our homes.

We ask that Welch Builders amend their request and change the design of plans to have the single family homes accessed by a street/court within the new homes as displayed in the original plans for the condominiums. That would make a buffer possible and eliminate the likelihood of street parking on Chadwick Glen Circle. Welch Builders could develop the area to meet their business needs as the market demands and the condo homeowners will not have to be concerned with negative property values.

Thank you for your service and taking the time to read our letter.

Mike and Janet Watkins

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