

# SCOTT SKINNER

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Mr. Joel Dock  
Planning and Design Services  
444 S. 5th Street  
Louisville, KY 40202

Dear Mr. Dock:

I am writing to you regarding case # 20-ZONE-0122 related to 8000 Broad Run Road (“Subject”), which as I understand it proposes re-zoning and development of 192.38 acres of land in rural Fem Creek. **Specifically, I am writing to express my strong disapproval of the proposal. I request that you make this letter part of the record in the case. I also request that I, Scott Skinner, be allowed to testify at any hearings related to this case.**

First, please allow me to express my interest in this case. I own approximately 16 acres of land at 10400 Broad Run Road. Broad Run Creek runs through our property and feeds into Floyds Fork approximately 1.3 miles away from our property. The Subject is approximately 2 miles from our property and I drive past the Subject on a nearly daily basis. We purchased our land with an express goal of owning and conserving property in a rural residential area.

I’m sure Planning and Design Services routinely receives feedback from abutting neighbors and interested parties who oppose further development of any type in their neighborhood. I understand that land needs to be developed for ever expanding populations of people. However, I offer the following circumstances that make this case highly unique and deserve special consideration:

- **Development inconsistent with the rural character of the area.** The proposed project would not complement the current land use of the surrounding area. It would create dense, suburban development (sprawl). Over half of the proposed project is currently zoned Rural Residential. That same area is also in the Floyds Fork Development Review Overlay, the result of a careful process that allows for development but is meant to ensure such development complements “the natural landscape in order to maintain an aesthetically pleasing, rural atmosphere.” The area around this development is mainly homes on lots of 5 or more acres and is unquestionably rural.
- **Adverse impact to the Floyds Fork watershed.** The Floyds Fork Development Review Overlay is meant to ensure that development does not have an adverse effect on the protection of the Floyds Fork Watershed. The proposed project would add some 800 homes, less than 400 feet from the waters of Floyds Fork, which could contribute to erosion, flooding, stream siltation, and pollution.
- **Irreparable damage to natural landscape and wildlife habitat.** The proposed project would permanently destroy natural landscape in that the developer proposes to remove forest and grassland habitats. The

resulting loss of wildlife habitat will negatively impact populations including mammals, birds, reptiles, and amphibians.

- **Irreparable damage to tree canopy.** Louisville's Urban Tree Canopy Assessment has shown that since 2004, the Urban Tree Canopy has decreased 7% per year. The proposed project would further contribute to the loss of tree canopy in Jefferson County.
- **Traffic load impact.** It will be impossible for 800 homes to be successfully absorbed into a rural area where the roads are already severely strained to meet the demands of today's traffic. Broad Run Road is a narrow, winding country road on the side of a hill already battling deterioration due to existing runoff from the property. The proposed project's two entrances/exits are at the top of a hill on either side of a dangerous blind curve. *My wife and I have experienced numerous close calls on this blind curve from opposing traffic.* Furthermore, the traffic to/from Subject will be considerable as the closest access to shopping or services of any kind requires one to drive approximately 6 miles round trip.
- **Karst topography.** It appears that the developer is ignoring the fact that a significant area of the Subject is unstable karst terrain. The developer has to be aware that once blasting commences that he is jeopardizing neighboring properties. We know for a fact that neighbors to the south and to the west have sinkholes on their properties; sinkholes that can expand and/or multiply, damaging or destroying their homes.
- **Light pollution.** The light pollution - which will be substantial and which will never be able to be mitigated if this proposed project is allowed to go forward - will eliminate forever the increasingly rare simple pleasure of a night sky.
- **Safety concerns.** Current police, fire, and emergency medical services may not be prepared to support this dense sprawl jammed into a rural area.

In writing a letter such as this, one is trying to convey the common sense, practical, and fact-based set of circumstances that lay out a position. One only needs to drive past the Subject and see Floyds Fork immediately to the east, and the adjoining Parklands of Floyds Fork, to understand that this development is out of character, destructive, and creates numerous immutable concerns. I would ask that Planning and Design Services consider the totality of these effects as it continues to review this case.

Respectfully submitted,



Scott Skinner

cc: Stuart Benson, Councilman, District 20