

Memo: 18CUP1031 Denial Request

6000 Hunting Road, Louisville, Ky. 40222

Jon Crumbie, (jon.crumbie@louisvilleky.gov/ 502-574-5158)

This memo is to provide a documented notice that the conditional use application 18CUP1031 should be declined as it does not fit within the environment of the Northfield Neighborhood and it would decrease the current safety, health and stability of the neighborhood and any benefit from the adjustment does not outweigh the additional negatives it will add. The said development will be an annoyance and nuisance to the neighborhood as the previous building on the property has been.

Rational:

- *Increase in danger due to increase of traffic and due to construction and long term additional population increase. Currently on the main road to the proposed sight (Northfield Dr.) has heavy foot, bicycle and automotive traffic (including children, adults, seniors & pets), any additional automotive traffic will cause unnecessary increased danger for those about in the Northfield Neighborhood. (Already has increased with demo and renovations to current building) The current road is not designed to meet the needs of the proposed development.
- *The additional dangers will prevent residents from walking in the neighborhood, which would decrease the health of those who live in the neighborhood as access to safe exercise would be significantly decreased. (Already has increased with demo and renovations to current building)
- *Additional chances of vehicular crashes will be increased as vehicular traffic is increased. This includes during construction and post construction. (Already has increased with demo and renovations to current building)
- *The location is not appropriate for an apartment, the neighborhood is designated as a single family residence neighborhood. Conditional use for Independent living apartment will not prevent changes in the future. Financial failure of developer could lead to urgency to fill building as a standard apartment. (Definition of Independent living is a residence for those above 50)
- *Building location and design would be a fire hazard and would not allow easy access to the rear of the building. According to developer average age of tenants would be in there late 70's, design is not user friendly to those in this age bracket. Ease of access by Emergency Responders would be difficult to almost impossible.
- *There is no maximum amount of people allowed per local codes in purposed apartment building of 56 apartments and with 2 bedrooms each. The amount of people on site can easily exceed previous maximum of existing building on property. If each bedroom has a single occupant and building staff of 5 people (estimated by builder and based upon planned amenities that will be offered, this is way under) plus 30% visitation rate and 5 people for outside services, the apartment building by itself could maintain a population of 224 plus people at any time.
- *Population Density on said property will not match neighborhood. Using the above number, plus 50 additional people (planned by builder) for the current building (this could grow to be equal to the new building depending on room occupancy), the proposed population density on the property would be

From the Desk of:

Christopher Bethards

Memo: 18CUP1031 Denial Request

April 2, 2018

15,168 people per square mile, while Northfield as a whole has a current population density of 2,196 people per square mile. If the proposed changes are allowed the density can increase to 31,273 without any additional approvals. The proposed development does not match the current neighborhood.

	Population Density per square mile
Northfield Neighborhood as a whole(current)	2,196
Proposed Building and Current building (property located at 6000 Huntington Rd.) Proposed	15,150
Possible with proposed changes. (property located at 6000 Huntington Rd.)	31,273

*Those around the building, while construction is going on and beyond will not be able to use their property as before. (Noise, construction, traffic, dust, air particulate, yelling, beeping, banging etc.) This is already a major annoyance with the current renovations that have been going on for over 3 months.

*Addition of a building of this size will directly decrease the values of the houses adjoined and nearby with no payment to the owners of the existing houses for loss of value and / or lack of future increase in value.

* A two-story building this size does not match the houses in the neighborhood, which is required by the original deed. *The new building will we seen from my house, including dumpster, with no obstructions.

*With additional traffic, accelerated wear and degradation to neighborhood roads will occur as the roads were designed for cars and light trucks and not construction/ heavy service vehicles. Neighbor residents will have to pay for roads access roads to be paved more often.

*Current proposed design eliminates shared access to utility easement and will require access to be completed through homeowner's properties only.

*The planned development will increase nighttime light pollution.

*The planned development will increase noise pollution significantly especially during construction.

*Rainwater drainage from Brownsboro Rd. and surrounding houses will have to be rerouted, which may cause flooding to current resident properties that have not seen issues before.

*Design does not prevent viewing by tenants of apartments to my house and yard, only to houses 4 or 5 houses.

*Most likely blasting will have to take place for building which would put houses and utilities at risk of damage.

* Construction Trailers will be onsite which is directly against restrictions.

*Proposed design will not match neighborhood character and will not be in harmony with the surroundings as required by deed restrictions.

*The planned development will not provide an improvement to the area and will be a burden to the Northfield Neighborhood.

Items Specific From Deed and Declaration Restrictions Dated December 27th 1954

(Purpose: To protect said subdivision by appropriate restrictions as to sale, use and improvement and to make Northfield more desirable for residence purposes.)

*All lots in Northfield shall be used solely and exclusively for single family residence purposes.

*Nothing shall at any time be done or be permitted to be done within the boundaries of said subdivision which shall or may later become an annoyance or nuisance to the neighborhood.

*No trailer or shack or any other temporary structure of any kind or nature whatsoever shall at any time be erected in said subdivision, either temporarily or otherwise.

*No building shall be constructed within the boundaries of the Northfield Subdivision unless the character and construction there of shall equal to or better than existing residence in the immediate area of the proposed building and unless said proposed building shall be suitable to the site and in harmony with the surroundings.

*In order to lesson congestion in the street; to secure safety from fire, panic, and other dangers; to promote health and general welfare; to provide adequate light and air; and to prevent overcrowding of land; it is specifically provided that no lot as originally subdivided be subdivided or reduced in size.

Crumbie, Jon

From: Kottak, Julie P. <Julie.Kottak@nortonhealthcare.org>
Sent: Wednesday, March 14, 2018 3:15 PM
To: Crumbie, Jon
Subject: 6000 Hunting Road, Northfield Ky Proposed

Hello Mr. Crumbie,

I am a resident of the City of Northfield and my property backs up to the Nursing Facility at 6000 Hunting Road. I have been to several meetings concerning the proposed development of an Independent Living Facility on the Nursing Facility property, most recently, last night's CUP application meeting. I have the following concerns as it relates to the proposed development:

A berm with fencing and plantings has been proposed to extend across the back of the homes which would have a site view from the second floor of the proposed ILF structure. The homes which would benefit are 2000 – 2006 Northfield Drive. I live at 2008 Northfield Drive and the berm, fencing and plantings appear to end within about 3 feet along the back left hand corner of my property. My concern is that my property will be in site from the new parking lot, front entrance, and outside dining area of the proposed ILF structure. I have expressed my concern to the developers but with no acknowledgment or consideration of extending the berm along my property.

The existing healthcare facility also extends along the other half of my property. I have a chain link fence along the back of my property. There is no privacy fence on the nursing facility property that extends across to block my view of the nursing facility. However, beginning with the house at 2010 Northfield Dr., there is a wood privacy fence, owned by the nursing facility, which extends along the back of several residences whose property backs up to the nursing facility. There are windows of the existing nursing facility which are in site of my property.

Dominion has expressed that no new fencing or plantings will be added along the back of the existing nursing facility. The only other barrier beyond my chain link fence between my property and the nursing facility are several medium sized trees which have not been maintained, have no limbs, and are overgrown with brush, bramble and vines. I believe these to be on the nursing home property based on the line of the wood fence @ 2010 Northfield Dr.

If the proposed development is built, I would like the berm, fencing, and plantings to extend across the back of my property, since I would be the only house that would not have privacy from the nursing facility.

The other concerns I have would be blasting and drainage issues.

If I need to voice my concerns elsewhere, please let me know.

You may reach me via email below or call me @ 502-939-3002.

Thank you.

Julie Kottak
2008 Northfield Dr., 40222
juliekottak@bellsouth.net