

**From:** [Patricia Thorpe](#)  
**To:** [Lockett, Jay P](#)  
**Cc:** [Engel, Robin](#); [Benson, Stuart](#)  
**Subject:** Planning Commission 8000 Broad Run Rd. Case Number 22-MSUB-0001/22-FFO-0002/22-Waiver-0059/22-Waiver-0103  
**Date:** Saturday, September 10, 2022 2:56:21 PM

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Dear Mr. Lockett:

This letter and information is in regard to the above referenced proposed re-zoning and development of the property at 8000 Broad Run Road. We are writing you to register our disapproval of this proposal and the reasons we are so concerned. We ask that you please make this letter and the enclosed information a part of the official record in this case.

You may or may not be aware of this but this proposed subdivision with several hundred homes and mixed residential development sits on a hillside (Broad Run hill) directly behind our home and our neighbors' homes. We live on Stout Road and it runs parallel with Broad Run Rd. We are all in the valley below with Floyds Fork Creek as our western boundary. A lot of the homes down here are in a flood plain or borders it. We have resided here since 1986. Throughout that time span, we have had some major flooding right down the road from our home where the creek has actually been at the edge of Stout Road. I have attached a photo I took back in 2015 where you can see just how high this water gets. Also during the 36 years, Broad Run Road has been shut down numerous times because of the erosion and the roadway being unsafe for travel. It was closed to one lane at one time for over a year until they were able to make improvements to where it was safe again to travel on. This all occurred before having this large, proposed development. The additional runoff would be a tremendous amount of water to try and contain which could cause even more erosion and threat to all homes below in this valley. When we have a real hard rain and the trees on this large hillside are bare from leaves, there is an actual waterfall that cascades down this hillside behind our home. There are already a number of trees that have fallen through the years from the karst terrain not being able to support them and some of them falling into Floyds Fork creek below.

According to the information that I have been given, the developer who is out of Canada is planning on destroying 110 acres of mature trees down to 50. I am not an engineer or geologist but I have tried to educate myself with the information from those that do have the expertise in these particular fields. According to the University of Kentucky geological survey, there are over 2300 landslides in their inventory database for the state of Kentucky alone. According to their information landslides cause one to two billion dollars in damages each year in the U.S. "Population increase, rapid urbanization, and development will cause a rising trend in landslide activity." Also according to this same source, "What to look for: The steeper the slope, the greater the likelihood of slope failure. Modified slopes--human activities are a principle cause of slope failures; cuts and fills, addition of runoff from new roads, roofs, and parking lots; and excessive lawn watering." Also according to the U of K Geological Survey, "the best method for avoiding damages from on steep slopes is avoiding the removal of trees and vegetation and adding no unnecessary weight to the slope." These are from the experts in the field. Broad Run Road has a very steep slope.

We believe in progress and living in this area for over 36 years, we have seen such progress as the addition of the Parklands of Floyd's Fork. However, with progress comes additional traffic. According to information from the Parklands back in 2020, visitation approached 4 million. "Park staff recorded a total of 3,825,891 visits from January 1-December 31, 2020." This proposed new subdivision at 8000 Broad Run Road is projecting an additional estimated 1600 more cars traveling on Broad Run Road alone. Broad Run Road should be an exception to other roadways due to its already increased traffic flow and

should be considered as such with the numbers already reflected in recorded statistics. It is already a dangerous enough road as it is.

As per this proposed large development, less than 400 feet from the waters of Floyds Fork Creek, it would also be an environmental hazard. A hazard of erosion, flooding, stream siltation and pollution and in our particular case, a threat of a potential landslide which could result in the loss of property, property value, and even a life-threatening situation to us and not just us but our other 10 neighbors who reside in this valley below. The Ben Stout house would also be threatened. This threat could all be avoided with the right and careful mindful decisions being made by those who have the power to make such said right and best decisions for all of us and not for just one developer.

We are pleading with you at the Planning Commission and Design Services to please take into careful consideration of all the facts before allowing a rezoning at 8000 Broad Run Road. There are many mitigating circumstances here and there is a lot at stake. We wish to preserve Floyds Fork Creek and all of its wonderful habitat and our home and our neighbors' homes as well.

Thank you for your careful consideration.

Sincerely,

Patricia and James M. Thorpe  
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