

Case Number: 21-ZONE-0106

5217 Springdale Road

Comments

My name is Cynthia Embry. I have lived in Green Spring for almost 18 years and I am opposed to the zoning change of this property to R-7 Multi-Family Residential. All of the surrounding neighborhoods are R-4 Single Family Residential and a zoning change would alter the character of the area. Families in these neighborhoods selected this area because of its location, beauty, peacefulness and the opportunity to live with like-minded neighbors who desire streets with individual homes rather than an apartment complex next door.

Another major reason I am opposed to the zoning change is for traffic safety reasons. I use Springdale Road daily. The road is a narrow two-lane road with a tight curve, drivers often carelessly speed on this road and it is not capable of handling the additional traffic that 305 apartment units would add daily, without creating traffic safety issues. The increase in traffic would also greatly change the character of the area, which is the reason that current residents bought property in this area. Springdale Road floods inside the tight curve area when there is heavy rain, causing cones to be put up in one lane of the road creating a safety hazard on a low-visibility curve.

A zoning change would diminish the ambiance of the area which is why homeowners selected this area. Please seriously consider these issues as I am sure every homeowner that will be affected by this development would agree with my comments.

Cynthia Embry

St. Germain, Dante

From: R Banchongmanie <banchongmanie@gmail.com>
Sent: Tuesday, August 24, 2021 1:47 PM
To: St. Germain, Dante
Subject: 5217 Springdale Rd/ 21-ZONEPA-0066

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Dear Mr. St. Germain,

My name is Ron Banchongmanie and I am the property owner at 5004 Springdale Rd.

I attended the June 29, 2021 Public Hearing for the proposed zoning change at 5217 Springdale Rd.

At the meeting, I expressed my concerns about the proposed zoning change from R4 to R7. I am adamantly against this zoning change.

The LIV Development proposal is just too large for the neighborhood. I believe the number of units proposed is not fitting for the neighborhood. More importantly, I feel that increasing the daily traffic on Springdale Rd by 500+ cars will present a danger to the current community. Springdale Rd is just not equipped to handle the additional daily traffic that LIV Development proposes.

Please let me know if you need any further documentation from me. I will watch this process closely. I hope that the Department of Planning & Design Services rejects this zoning change request.

Sincerely,

Ron Banchongmanie M.D.

St. Germain, Dante

From: Michael Ramsey <michael@livdev.com>
Sent: Wednesday, July 7, 2021 3:32 PM
To: Skip McClain
Cc: CustomerRelations@LouisvilleMSD.org; nrp@bardlaw.net; doug.schulz@swlinc.com; St. Germain, Dante; Reed, Scott
Subject: RE: LIV 5217 Springdale Road Rezoning

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Skip-

Thanks for attending the meeting and appreciate your following up. We've received your note and understand your concerns. More specifically:

- Regarding #1 below, please let us follow back up with you – we've been discussing a few options to help address your concerns. Thank you for bringing them to our attention
- Regarding #2 below, I can assure you that once our property is improved the drainage issue that you mentioned below will not be of further concern. We're working with Metro Planning & Stormwater to address any and all drainage issues that the unimproved, raw site currently may have

We'll be back in touch over the coming weeks on #1.

Michael Ramsey
LIV Development
2204 Lakeshore Drive, Suite 450
Birmingham, AL 35209
(205) 484-2849

From: Skip McClain <shebweiss@aol.com>
Sent: Tuesday, July 6, 2021 8:11 AM
To: Michael Ramsey <michael@livdev.com>
Cc: CustomerRelations@LouisvilleMSD.org; nrp@bardlaw.net; doug.schulz@swlinc.com; Dante.St.Germain@louisvilleky.gov; scott.reed@louisvilleky.gov
Subject: Re: LIV 5217 Springdale Road Rezoning

Mr. Ramsey,

I appreciate your reaching out for comments re the subject. You requested comments; I will respond.

I was not vocal during the virtual meeting of the 29th due to my hearing difficulties which permitted only a ~25% understanding of the discussion.

To me, the obvious and overwhelming general problem associated with your plans is the considerably increased traffic to be expected on Springdale Road, a narrow two lane road with little or no shoulder and little margin for error when encountering frequent

careless drivers or larger vehicles as well as the occasional biker or jogger. It seems to me to be inconceivable that officials would not be aware of the increased danger without some remedy.

But on two more self-serving concerns:

1) Your planned western most exit from this project is directly across Springdale from our home. While considerable attention was given at this meeting (and possibly during planning) to minimize disruption for the Asbury Park community, apparently little consideration was given to the homes in my Wolfe Creek neighborhood. If this were to be considered, a slight relocation of this exit to the East, directly across from a field, would avoid any resulting environmental disruption. Seemingly, a no brainer to me!

Secondly, the topography that now exists on this property causes water runoff during heavy rainfall to flow ACROSS Springdale Road and both adjoining drainage ditches and onto the back and side yard of my property creating considerable "ponding" in our yard. (Pictures of this affect are available.) This has been an ongoing problem for over twenty years and repeated contact with the local Metropolitan Sewer District officials has yielded no remedy partly due to " We can't change drainage from the field" with little or no attention given to the inadequacy of the drainage ditches. Save consideration of this problem, it should not be expected to yield different, and possibly worse, results.

Thank you for any consideration given to these concerns.

Roland McClain
7912 Albrecht Circle
Louisville, KY 40241

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

From: Michael Ramsey <michael@livdev.com>

To: shebweiss@aol.com <shebweiss@aol.com>

Cc: Nick Pregliasco <nrp@bardlaw.net>; anna@bardlaw.net <anna@bardlaw.net>; nsd@bardlaw.net <nsd@bardlaw.net>; Doug Schultz <doug.schultz@swlinc.com>

Sent: Thu, Jul 1, 2021 5:35 pm

Subject: LIV 5217 Springdale Road Rezoning

Skip-

I wanted to reach out to you personally to thank you for attending our neighborhood meeting on Tuesday afternoon. We look forward to continuing the conversation with both the Wolf Creek and Asbury Park neighborhoods. As we mentioned on the video call, our goal is to develop a truly best-in-class apartment community – a big part of that goal is our commitment to high standards for quality that apply not only within the property lines of our development, but also externally to our neighbors and the surrounding community. We've heard the group's collective concerns and are continuing to refine and improve our plan to work within the community.

Please reach out to me at anytime via email or phone.

Michael Ramsey
LIV Development
2204 Lakeshore Drive, Suite 450
Birmingham, AL 35209
(205) 484-2849

St. Germain, Dante

From: Reed, Scott
Sent: Wednesday, June 23, 2021 8:45 AM
To: johnnmiller@twc.com
Cc: Carroll, Debbie; St. Germain, Dante
Subject: Re: Contact Councilman Scott Reed [#1994]

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Hi John,

Thanks for your note. I cannot comment on pending zoning issues but will carefully examine the public record once established. We will forward your comments to the case manager.

Have a good morning.

Scott

On Jun 23, 2021, at 6:26 AM, Councilman Scott Reed <no-reply@wufoo.com> wrote:

Name *	John Miller
Address *	 7916 Albrecht Circle Louisville, KY 40241 United States
Phone Number *	(502) 417-1565
Email *	johnnmiller@twc.com
Comments *	Scott, This note is asking you to reject the current proposal to change the zoning at 5217 Springdale Road from R-4 to R-7. Apartments do not fit this area as all of the homes around this property are single family homes. We have absorbed enough with the additional traffic and noise from the East End bridge. We do not need the additional drop in home values and increase in crime these apartments would bring.

Thank-you,
John Miller

St. Germain, Dante

From: Carroll, Debbie
Sent: Tuesday, June 22, 2021 4:21 PM
To: Rwalkant@aol.com
Cc: St. Germain, Dante
Subject: FW: Contact Councilman Scott Reed [#1993] - 5217 Springdale Rd

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Mr. Walker, thank you for your comments. We are copying Dante St. Germain, the case manager, and asking her to include your communication in the official record. Have a good evening.

Debbie Carroll
District 16 Legislative Asst.

From: Councilman Scott Reed <no-reply@wufoo.com>
Sent: Tuesday, June 22, 2021 9:06 AM
To: Reed, Scott <Scott.Reed@louisvilleky.gov>
Subject: Contact Councilman Scott Reed [#1993]

Name * Robert Walker

Address * 
4709 Asbury Park Terrace
Louisville, KY 40241
United States

Phone Number * (502) 228-3643

Email * Rwalkant@aol.com

Comments *

We are strongly opposed to the reasoning of the 17 acre plot on Springdale Road. 302 apartments in that location is absolutely ridiculous. Much better suited for a patio home development or a retirement facility or assisted living.

The proposed development is not in keeping with the area.

Thank you

Sincerely,

Robert Walker

St. Germain, Dante

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Thursday, June 3, 2021 4:47 PM
To: St. Germain, Dante
Subject: FW: Springdale Rd development - Case 21-ZONEPA-0066 - 5217 Springdale Rd

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Dante, would you please add the below to the official record? Much appreciated.

Debbie Carroll
Dist 16 LA

From: JOHN WEEKS <jlw4720@att.net>
Sent: Thursday, June 3, 2021 1:54 PM
To: Councilman Scott Reed <scott.reed@public.govdelivery.com>
Subject: Springdale Rd development

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Scott. Please register our objection to the proposed development in the 5500 block of Springdale. The proposed development is totally inappropriate for this area and would be an island of dense development in a single family residential area. It would also overload the road and intersections at KY 22 and US 42. I don't trust the zoning process based on previous experiences.

John and Lynda Weeks
4720 Wolfcreek Parkway

[Sent from AT&T Yahoo Mail for iPhone](#)