

Mattingly, Laura L

From: EDWARD MARTIN <monkbun@att.net>
Sent: Thursday, February 16, 2017 8:07 AM
To: Mattingly, Laura L
Subject: PRJ-17ZONE1005

We have lived in DHE on Blackthorn Road for 26 years. Our initial plot plan was stamped "no flood zone" which MSD later denied and ensuing creek flooding and Blackthorn Road flooding and \$2-4,000. flood insurance began. After many meetings, MSD stated that new development would be required to offset 150% of resulting drainage. This new development would dramatically move the drainage problem, impacting many taxpayers' home values. The I-64 drainage culvert needs to be primary for Louisville, MSD before future over development. This along with school overcrowding and Tucker Station Road widening must be not only addressed but solved. Thank you, Donna Carroll and Eddie Martin, 1108 Blackthorn Road

Sent from my iPad

Mattingly, Laura L

From: kayoliver@juno.com
Sent: Wednesday, February 8, 2017 1:37 PM
To: Mattingly, Laura L
Cc: douglasshillsmayor@gmail.com; middletondhe@gmail.com; StuartBenson@louisvilleky.gov
Subject: PRJ-17ZONE1005

During the neighborhood meeting on February 7, 2017, the following items were discussed:

1. Traffic studies
2. Left turn lanes at Tucker Station apartment entrances
3. Number of units in proposed apartments.
4. Impact on overcrowded schools

My requests as a resident of Douglass Hills Estates (with 2 entrances on Tucker Station Road and near the proposed apartments)

1. I am requesting the intersection of Tucker Station and Ellingsworth be included in the traffic study since it is already a very busy intersection.
2. I am requesting that the traffic studies be done at peak commuting times (both morning and late afternoon)
3. I am requesting a left turn lane at the site between the FBI entrance and the apartment entrance. Mr. Badenwerper mentioned that the inclusion of left turn lanes is common practice in this type of development so traffic is not impeded. I am also requesting that this left turn lane be completed before construction is complete. It is important to set aside space for a left turn lane since Tucker Station is a narrow road.
4. I am requesting the number of units in the proposed apartments be reduced. This is for several reasons: a. less of an impact on traffic; more in character with the rural surroundings; and less of an impact on over capacity schools.
5. Because Crosby Middle School and Eastern High School (both home schools for this area) are already over capacity, I am requesting that this be a point of consideration by the Planning Commission in deciding on the number of apartments to be included in the proposed apartments.

Thank you,

Kay Oliver
1004 Chesterton Place
Louisville, KY 40299
502-244-3466

Mattingly, Laura L

From: karenbruce45 <karenbruce45@bellsouth.net>
Sent: Sunday, February 5, 2017 7:01 PM
To: Mattingly, Laura L
Subject: Fw: February 7 meeting

On Sunday, February 5, 2017 3:22 PM, karenbruce45 <karenbruce45@bellsouth.net> wrote:

Dear Ms Mattingly,

I am unable to attend the meeting on February 7 concerning the proposed apartments on Tucker Station Road. I would like to have my thoughts on record. I am not opposed to the apartments. What I am opposed to is the lack of planning for those of us in Douglas Hills Estates who have been flooded due to poor planning by MSD.

We moved to our home on Ramsgate Court in 1994. Our surrounding area was almost like living in the country. There were farms on Ellingsworth across the street from the Douglas Hills Estates entrance. There were some businesses on Blankenbaker Parkway. Now the area is filled with businesses, a movie complex, many eating establishments, and apartments and condominiums. Our first flooding was in 2006. MSD assured us this was a 100 year event. Our next 100 year event happened in 2015, not exactly 100 years later. Now more building is in the works.

Whenever there is a heavy rain, my husband and I are nervous and in dread that we will have another flooding. I have seen nothing done to stop this problem. I am hopeful that no further building will begin until a concrete plan is in place to take care of those families who have made this area our home for many years. If our drainage cannot handle the runoff that occurs with the established buildings, adding more will surely exacerbate the problem.

Thank you,

Karen and Jerry Roberts
903 Ramsgate Court
Louisville, Ky 40299

Mattingly, Laura L

From: Bonnie Jung <douglasshillsmayor@gmail.com>
Sent: Friday, February 3, 2017 2:43 PM
To: Benson, Stuart; Bill Middleton; Denton, Julie; Mattingly, Laura L
Cc: Smith, Chanelle Emily
Subject: Re: 370 Apartment units planned for on Tucker Station

Hello all, Thanks Angela for the information, and please forward my comments to be included. I feel I must concur with Councilman Middleton. I have always agreed with Stuart that for too long hodgepodge development throughout the city and especially the county has now resulted in a rush to develop the last remaining area of undeveloped land, without the forethought of accessibility and infrastructure. I am currently serving on 5 of the 6 2040 Strategic plan work groups, and I must make you all aware of some of the workgroup proposals for the plan. 2 of the priorities include environmental/watersheds, and accessibility. It is not that I disapprove of new developments and in fact I encourage it, as well as ways to redevelop. However I believe not enough communication is being done between the specific players in the areas that will have the greatest impact. Traffic studies are good, but do not take into consideration a normal day that folks have. At this time there are at least 3 major developments on Both sides of Blankenbaker that will directly impact Blankenbaker as well as others. As we all know, Blankenbaker is almost at capacity now, and most folks driving it are doing it at a high rate of speed. The feeder developments I think of such as Ellingsworth with this one, Elite Homes in Douglass Hills- Moser Road and the proposed Chapel on Watterson Trail. The roads that these developments will use are even now unacceptable for the volume of traffic that they alone, feed into Blankenbaker. As for the environmental impact, in that particular area, there still continues to be flooding. I have citizens that continue to be forced to sell at a loss or spend thousands of dollars to replace and rebuild when this occurs. As we all know this problem falls on the shoulders of MSD, and there are no funds to correct the flooding even at this time. I urge you to oppose this change until at such time the existing arteries and areas that are already approved be corrected. Rushed developments are not always good ones. -Respectfully, Bonnie Jung, Mayor, City of Douglass Hills

On Fri, Feb 3, 2017 at 11:13 AM Benson, Stuart <Stuart.Benson@louisvilleky.gov> wrote:
It's a zoning change so they can't discuss the case.

They may only consider what is part of the official file.

I have copied Laura Mattingly, the case manager for this case so that she can place your comments in the official file.

Angela Webster

From: Bill Middleton [bmiddletondh@gmail.com]
Sent: Friday, February 03, 2017 9:34 AM
To: Benson, Stuart; Denton, Julie
Cc: Bonnie Jung
Subject: 370 Apartment units planned for on Tucker Station

Stuart and Julie,

I would like to ask you to consider our objection to rezoning this area of Tucker Station Rd. from R4 to R6 and the proposed apartment project. All of the recent projects in our area have added greatly to the traffic

Mattingly, Laura L

From: Benson, Stuart
Sent: Friday, February 3, 2017 11:14 AM
To: Bill Middleton; Denton, Julie; Mattingly, Laura L
Cc: Bonnie Jung; Smith, Chanelle Emily
Subject: RE: 370 Apartment units planned for on Tucker Station

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I have copied Laura Mattingly, the case manager for this case so that she can place your comments in the official file.

Angela Webster

From: Bill Middleton [bmiddletondh@gmail.com]
Sent: Friday, February 03, 2017 9:34 AM
To: Benson, Stuart; Denton, Julie
Cc: Bonnie Jung
Subject: 370 Apartment units planned for on Tucker Station

Stuart and Julie,

I would like to ask you to consider our objection to rezoning this area of Tucker Station Rd. from R4 to R6 and the proposed apartment project. All of the recent projects in our area have added greatly to the traffic congestion on Tucker Station Rd. and surrounding streets. There are other concerns such as drainage that should be considered and this project should not be allowed.

Thank you for your consideration,

Bill Middleton

Council Member for Douglass Hills

President, Douglass Hills Estates Community Assoc.

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Bill Middleton

Mattingly, Laura L

From: Harrington, Scott
Sent: Friday, February 3, 2017 11:06 AM
To: Mattingly, Laura L
Subject: RE: 17ZONE1005

Laura – would you please add the following comments to the official record?

Paul Sullivan, District 11 Neighborhood Leader, (338-6997) called me about traffic concerns on the two lane road, Taylorsville Road, adjacent to the 17ZONE1005 parcel on Tucker Station Road. He wants the applicant to be required to do a Comprehensive traffic study on existing roadway and for the study to show predicted traffic impact with high density apartments.

I gave Mr. Sullivan your contact information and told him to call you so he can have his comments added to the official record.

Thank you!

Scott



Scott W. Harrington | Legislative Aide
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov



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City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Mattingly, Laura L
Sent: Friday, February 3, 2017 10:55 AM
To: Harrington, Scott
Subject: 17ZONE1005

Hi Scott! I just received this case this week so it is still in its pre-application review phase. To my knowledge, the neighborhood meeting has not been scheduled yet but I can notify you when it is. Comments from all agencies will be due on the 18th, at which time the applicant can meet with me for a pre-application meeting.

My information is below. Please let me know if you need anything else. Thanks!

Mattingly, Laura L

From: Webster, Angela
Sent: Tuesday, January 31, 2017 1:52 PM
To: Harrington, Scott; stephanie.sturgeon@bhsi.com
Cc: Mattingly, Laura L
Subject: RE: Contact Councilman Kevin Kramer [#240]

Laura,

Please include the comments below for case file #17ZONE1005.

Thanks you,
Angela Webster

From: Harrington, Scott
Sent: Tuesday, January 31, 2017 1:51 PM
To: stephanie.sturgeon@bhsi.com; Webster, Angela
Subject: RE: Contact Councilman Kevin Kramer [#240]

Ms. Sturgeon,

This is a rezoning case which will come before Metro Council for final action. Since Councilmembers will be casting on vote, they can't comment on pending rezoning cases. To do so, would jeopardize their vote.

I would encourage you to submit your comments to the case manager and request that your email be included in the official record so Council members can read them. You can also participate in the public hearings so your testimony would be recorded.


Angela – I believe this proposed development is in District 20. Do you know who the case manager is? Has the applicant had their public notification meeting yet?

Thanks.

Scott



Scott W. Harrington | Legislative Aide
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

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email: scott.harrington@louisvilleky.gov
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City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Councilman Kevin Kramer [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, January 31, 2017 1:36 PM
To: Kramer, Kevin; Harrington, Scott
Subject: Contact Councilman Kevin Kramer [#240]

Name * Stephanie Sturgeon

Address 

* 304 Westwood Drive
Louisville, KY 40243
United States

Phone (502) 541-6597

Number

*

Email * stephanie.sturgeon@bhsi.com

Comments *

Councilman Kramer,

I am writing to Council members for districts 11, 19 and 20 as a concerned citizen. Below is the email that I sent to the head of a development project for a 370 unit apartment complex off Tucker Station, near the entertainment area. Please read this and help us fight this. As a community, we do not want them to destroy our area, and this will impact the three districts mentioned above the most.

"Kelli,

I am writing to you as a concerned citizen of Middletown. Our neighborhood backs up to Tucker Station and we are within a mile of the area you are proposing to build the new 370 unit apartment complex. While I appreciate your wanting to eliminate smog in the area by having housing near that entertainment area, I highly doubt people will move to these apartments just to be near a movie theater. This will actually create more smog/decrease air quality because you will increase the amount of emissions exponentially. The people that go to this theatre and the surrounding areas are not

going to be your customers, and I am sure you are well aware of this. This proposal serves the local area any value and we, as a community, are outraged that this would happen. The amount of trees that would be destroyed would not even come close to being justified bny creating this monster complex. We live in a quaint are and if we wanted to live in the heart of downtown, then we would move there.

Please reconsider this project. There are plenty of apartments in the area with available units and this is not a needed project. Please take the time to think about the people you are impacting, and not just your own personal gain."

Thank you for your time,

Stephanie

Concerned local resident