Williams, Julia

From: Barbara Ashley <bashley@mac.com>
Sent: Sunday, July 30, 2017 11:36 AM
To: Williams, Julia
Subject: NO to Prospect Cove

Dear Miss Williams,

I have recently been made aware of the proposal to build a huge residential structure, Prospect Cove, in Prospect, KY. I have lived here for 20 years and have watched roads and other public amenities become over burdened as new, much smaller structures were put up and the population incrementally grew more dense. There are now traffic snarls, more noise, pollution and dirt than there have ever been before. US 42 cannot handle the traffic on it now and it's a wonder there haven't been more deadly accidents than there have been when we can't even get traffic lights installed at busy intersections. The addition of a massive, densely populated residential structure would add greatly to the nuisance and render Prospect a much less desirable place to live. I do not relish the prospect of the property devaluation that is likely to ensue nor to having daily life made more difficult from a situation that can be avoided. I therefore strongly oppose the construction of the massive Prospect Cove as currently conceived.

I highly recommend that we have some highly publicized meetings in the Prospect area to rethink this project so that it meet the needs of those it's supposed to serve as well needs of current Prospect residents.

Barbara Ashley
5554 Forest Lake Dr.
Prospect, KY

Williams, Julia

From: beam969@gmail.com
Sent: Tuesday, July 25, 2017 8:21 PM
To: Williams, Julia
Subject: Prospect Cove

Ms. Williams,

My family and I are very much against the Prospect Cove development. The renderings reflect a huge building that does not fit in with the rest of Prospect. It will be a permanent eyesore in the community and impact all of the surrounding area. I live in Hunting Creek and will be very disappointed if the building goes through as it is currently planned.

Thank you,

Brian Beam

Williams, Julia

From: Sherri Brindle <sherribrindle@icloud.com>
Sent: Wednesday, July 26, 2017 11:47 AM
To: Williams, Julia
Subject: Please stop this building plan in Prospect.

This doesn't fit with the area. The intersection will be a nightmare and will cause accidents. If this goes forward we will look to move out of here. We moved here for the quite small population.

Sent from my iPhone

Williams, Julia

From: Tami Goodbub <tamigoodbub@gmail.com>
Sent: Wednesday, July 26, 2017 10:18 PM
To: Williams, Julia
Subject: Prospect low income housing

Ms Williams ,

My husband and I have been to the meetings about the proposed building on River Road in Prospect. We are opposed to this building because of the increased traffic ,inability of our town to employ this large group of people and the size and appearance of this building in our quaint little town.
Thank you,
Tami and Hank Goodbub
6706 Wild Fox Lane

Sent from my iPhone

Williams, Julia

From: Leigh Smith <leighsmith10@icloud.com>
Sent: Thursday, July 27, 2017 2:21 PM
To: Williams, Julia
Subject: Prospect Cove

Julie,

I am a Prospect resident in Fox Harbor and we strongly object to any apartment/condo structure like this proposed project. We chose Prospect over other areas of town because we like the small town environment. Build a nice restaurant instead which is much more effective and would be enjoyed by the residents here. I am astounded that the city is allowing this to happen over the voices of the residents and tax payers.

We the people put persons in our government to support, defend and protect us. We're the tax payers, your offices should listen to us.

Leigh Smith
6100 Fox Cove Court
Prospect
641-9275

Sent from my iPad

Williams, Julia

From: rmajor1493@aol.com
Sent: Saturday, July 29, 2017 12:36 PM
To: Williams, Julia
Subject: Prospect housing project

Julia,

I am a resident of Prospect and do Not object to the Prospect Housing Project. Frankly, I disagree with the attitude of "I don't want those kind of people in my neighborhood."

If the developer complies with the required design and green space requirements as set forth by the Lou Planning and Zoning Board, I ask that you Not deny the developers application based solely on the fact that underprivileged tenants will live there.

Disclaimer: I know neither the developer norvthe neighboring property owners.

Renee Major
13000 Ridgemoor Drive
Prospect KY 40059

Sent from my iPhone

Williams, Julia

From: Don Graeter <don@graeterwealth.com>
Sent: Thursday, July 27, 2017 12:12 PM
To: Williams, Julia
Subject: Zoning case 16ZONE1056

Dear Ms. Williams,

As a resident of Prospect for more than 25 years, I would like to express my opposition to the rezoning request for the Prospect Cove project.

This proposed development is totally incompatible with the surrounding community. Prospect is a small bedroom community built around two small, one story shopping centers with grocery, cleaners, a few restaurants and very small office buildings. The Prospect Mayor's office estimates the adult population of Prospect at between 3,000 and 3,500 persons. The Prospect Cove proposal anticipates as many as 750 residents. This would mean an overnight increase of 20% to 25% in the Prospect population, all concentrated in a small area at the most congested spot in the community. Daily commuter traffic from Oldham County to downtown Louisville is very heavy on both the River Road and US 42 ends of Timber Ridge Drive. Throwing something of this size right in the middle of this congested area will create a twice a day nightmare during the morning and evening rush hours.

In addition, there is nothing within miles of Prospect which is remotely comparable to the structure proposed with Prospect Cove. There are certainly apartments in Prospect (with lower rents than Prospect Cove would have), but these all contain smaller numbers of units and are diffused in their location. There are no four story buildings in Prospect such as Prospect Cove would have.

Prospect is a small bedroom community of a few subdivisions and a small central area which contains basic retail services for the residents. Prospect Cove is so massive in scale and so incompatible with the community that it will highly disruptive to daily life for the current residents of this small community. This proposal is ill advised, incompatible and totally inappropriate at the proposed location. The zoning request should be denied.

Don Graeter
6300 Innisbrook Drive
Prospect

Williams, Julia

From: Greg Huelsman <greghuel502@gmail.com>
Sent: Thursday, July 27, 2017 9:59 AM
To: Williams, Julia
Subject: Case Number 16ZONE1056

Dear Ms. Williams:

Please pass this on to the LD&T Committee with my sincerest appreciation for their time and consideration and please enter this communication as part of the file pertaining to Case # 16ZONE1056. Thank you.

Dear Ms. Williams and the Land Development and Transportation Committee:

Unfortunately, I am unable to attend the LD&T Committee meeting scheduled for 1 p.m. today.

However, I would like to provide my comments for your consideration - Case # 16ZONE1056.

- The zoning that is being proposed is a dramatic change to existing zoning - it would be a life changing event for citizens who have lived here for generations and made significant contributions to Prospect, Louisville and Kentucky.
- I ask that the Committee consider our (your own fellow citizens) rights first. We are the people who have lived in this area for many years and who live her now and will live her for generations to come. We built their lives around this community. We will be significantly impacted...and negatively impacted by a zoning change that so dramatically increases population density.

- It's our community. The project proposal is from a company that has nothing to do with Louisville, has never existed in Louisville and doesn't even have a Kentucky location. Their wants and financial gains should not be put above the long-term residents who have paid taxes and been great citizens for generations. If you approve the zoning changes to high-density, and should the project go through, which it probably will if you change the zoning, then the company that's proposing this change won't care about our community, won't be a part of it, and yet, they will reap huge financial rewards at our loss for years to come. They won't care...they will be gone....They only want to profit from our community regardless of the impact upon it.
- The Prospect Cove proposal will increase population in Prospect by 25% overnight
- The traffic from this project will empty out onto Timber Ridge, which is just a connector street, not a major street. It's too much traffic to an already over-crowded community. And there are only two ways into and out of Prospect...US 42 and River Road. Adding such a dramatic increase in population is a really bad idea and Prospect and Metro Louisville will pay for it perpetually.
- There are no jobs to speak of in Prospect, only a few and mostly part time. So, there's no where for all of the people who will occupy this high-density apartment complex to work.
- The apartment complex allocated only 200 parking places for a possible 750 people.
- I ask you to view the traffic report that was paid for by the proposed developer with suspicion. Photos were used that depict zero traffic...this is simply and obviously not the case ... just go by there any time of day. I propose to you that the report is prejudiced and woefully in error.

I'd like to also say that:

- I'm not opposed to senior living, but this proposal is not a senior living facility...it's a trick to get high-density apartment complex in an area that is just not suited for it. I'm sure you see through this trickery and understand that this project is really a high-density apartment complex.
- There are ample other locations much more suitable for the type of project being proposed and to its occupants for jobs, safety, transportation and good living.
- We already have a senior living facility here; a new one is just being completed that won't impact the citizens in any significant way
- If the Prospect Cove facility were two stories, and if ample parking were allocated, I would have no objections, but such is not the case - quite the contrary.

Please don't allow a non-Kentucky firm to come in to our fine community, disrupt it so significantly-ruin it actually, disrupt traffic, and change population density so dramatically. Please put our rights first and keep the zoning unchanged.

Thank you for your time and consideration.

Greg Huelsman
7210 Hunters Run Drive
Prospect, KY 40059
502-292-0426
greghuel502@gmail.com

Williams, Julia

From: Dawn Thomas <tande.thomas@gmail.com>
Sent: Wednesday, July 26, 2017 8:05 PM
To: Williams, Julia
Subject: Prospect Cove

I and my husband are home owners who's lot is adjacent to this proposed development. After seeing the plans for this large building, I am disturbed by its size and feel it will be looming over my property on River Road. The building is much larger than any other building in this area of Prospect Village. When we purchased our home on River Road we felt that the area was great because the lots were huge and neighbors were not so close that it felt like they were "on top" of you.

If this development happens, I will see the building from my front deck, as well as my back yard decks. Vice versa, I assume the people living there will be able to watch everything I do in my yard - - my privacy gone.

We also enjoy the wildlife that reside on our property and visit our property located on a Kentucky Scenic Byway. This development will only harm their environment.

I do not approve of the zoning change being proposed to allow this development to proceed.

Dawn A. Thomas
7207 River Road
40059

7/26/17 5:20 Phillip Kimmel

Opposes rezoning

- doesn't fit character of other developments
- traffic & parking issues raised at Public hearing have not been resolved
- tenants could not walk to amenities in area because there are not many sidewalks
- limited mass transit options

proposal should be denied

Williams, Julia

From: PHILIP KIMMEL <pwkimmel@bellsouth.net>
Sent: Thursday, July 27, 2017 1:31 PM
To: Williams, Julia; PHILIP KIMMEL
Subject: Prospect Cove

Case Number: 16ZONE1056

Dear Ms. Williams,

It is a shame that Prospect, KY must deal with shabby developers who use any means they can to come in and
put up UNSIGHTLY and INCOMPATABLE high density housing.
Will their next stop be Anchorage? It is truly a shame that this can happen to people in small outlying communities
that work so very hard to keep their area as natural and beautiful as it should be.

High density apartments do not fit in with the footprint of Prospect. The façade and height of the building would stick
out and look ugly, unappealing and loom over everything else. Businesses and residences alike would take a huge hit
in value. Parking and traffic would be an absolute mess.

All of this is highly unfair to the residents of Prospect.

Please consider this very carefully. The residents of Prospect are united in their opposition to this horrible project.

Sincerely,

Linda Kimmel

Williams, Julia

From: Philip Kimmel <pwkimmel@outlook.com>
Sent: Thursday, July 27, 2017 1:47 PM
To: Williams, Julia
Subject: Prospect Cove/Case #16ZONE1056

Hello Julia,
I am a resident of Prospect, KY and am opposed to the zoning changes required to approve the Prospect Cove development for the following reasons:

1. The proposed development does not fit with the character of/and other developments in Prospect.
2. The traffic and parking issues have been not been satisfactorily clarified.
3. While the developers talked abut the ability for the tenants to walk from Prospect Cove to conveniences in Prospect there are not many sidewalks in Prospect. They could go to the Kroger plaza or to Walgreen's but beside that they would not be able to walk any where on sidewalks.
4. There are limited mass transit options from Prospect to Louisville.

We will attend the hearing on Thursday but strongly request that the request for rezoning be denied. Thanks for your consideration.

Philip Kimmel ---

Sent from Mail for Windows 10

Williams, Julia

From: Grace Esposito <graceesp@bellsouth.net>
Sent: Thursday, July 27, 2017 1:45 PM
To: Williams, Julia
Subject: Apartments

Hello Mrs Williams, I am against the current plans for the senior/low income development a builder plans to build across from Kroger in Prospect. I believe the building as proposed is too tall for the space, and that too many apartments are planned. This type of development would be better in an area where there are already like buildings. Has anyone approached the builder who did the condos across the street from this site? The condos are attractive, and all appear to be lived in. This type of construction would be better for the prospect area.
Thank you, Grace Esposito

Sent from my iPhone

Williams, Julia

From: John Bishop <John@Bishop597.com>
Sent: Monday, July 31, 2017 11:47 AM
To: Williams, Julia
Subject: Prospect Point Development

Ms. Williams, I sincerely hope the Land and Development Committee are serious when reviewing the potential development called Prospect Cove 16ZONE1056. My concern is the safety of residents including those who may inhabit this project. The traffic situation in Prospect has become serious with many accidents with the eventual fatality. Adding additional residents in a dense area with access to HWY 42 or River Rd. will just accelerate the potential for serious injuries. If the targets are older people or elderly has there been consideration on where they will walk safely. There are many considerations that need to be considered and my fear is non-residents will view this as an effort to preserve home values. This is a concern but needs to be overshadowed by the obvious unsafe situation the development will create.
Thank You for your consideration.

John Bishop
502 296 3556
John@Bishop597.com

Williams, Julia

From: Endre <ebujtas@bellsouth.net>
Sent: Saturday, July 29, 2017 10:23 AM
To: Williams, Julia
Subject: Case Number 16ZONE1056

Dear Julia Williams,

Regarding the 4-story 198 unit apartment building being planned on the property across from the Kroger gas station off Timber Ridge Drive in Prospect, as a resident of Prospect, I do not think the location for this complex is a good idea for the following reasons:

1. I am not against such housing, but I, and probably most of the residents of Prospect, would not appreciate a 4-story structure looming over the city. If the unit could be limited to 2-stories, then the complex would be more acceptable in my opinion.

2. I moved to Prospect to get away from all the Louisville traffic. With a 198 unit apartment, which could accommodate 300 individuals (and possibly more), the traffic situation in Prospect will spike, especially in the area around Timber Ridge Drive. Based on this fact one can easily predict a significant increase in traffic accidents around that area. In addition, the increase in traffic may require significant modifications to the roads and city infrastructure. Such major changes could require a significant increase in property taxes, which will be passed-down to the residents - including those living in or having ownership of the apartment complex.

3. There are a limited number of residential properties surrounding the immediate area of the Kroger shopping complex. If a residential unit were to be placed in direct proximity to the shopping center, then one can envision the children and teenagers living in the complex to walk over to the complex and make Kroger or McDonalds a hang-out, also not to mention that young children may be walking to the complex and crossing Timber Ridge Drive. This could result in traffic accidents involving young children. Not a pleasant thought. If this project were to proceed, I would require that the owner(s)/builder(s) include a fenced-in playground so that young children can have a modicum of safety from traffic.

4. In addition to the possible traffic incidents involving children, the possibility that the Kroger shopping area and/or the Kroger gas station could become a hangout for teenagers, which could result in an increase in crime and an increase in surveillance by the Prospect police. This could put a strain on current police and other emergency services, which could require an increase in such services. This increase would have the result of increasing the property taxes, which will be passed down to the residents - including those living in the apartment complex.

In summary, I do not believe that this apartment complex is a good idea considering the location of it. It would be better to locate it elsewhere where the infrastructure can handle it.

Endre Bujtas
Retired engineer/physicist
Resident of Prospect, KY

Subject: Prospect Cove

From: PHILIP KIMMEL (pwkimmel@bellsouth.net)

To: Julia.Williams@louisvilleky.gov; pwkimmel@bellsouth.net;

Date: Thursday, July 27, 2017 1:36 PM

Case Number: 16ZONE1056

Dear Ms. Williams,

It is a shame that Prospect, KY must deal with shabby developers who use any means they can to come in and
put up UNSIGHTLY and INCOMPATABLE high density housing.
Will their next stop be Anchorage? It is truly a shame that this can happen to people in small outlying communities
that work so very hard to keep their area as natural and beautiful as it should be.

High density apartments do not fit in with the footprint of Prospect. The façade and height of the building would stick
out and look ugly, unappealing and loom over everything else. Businesses and residences alike would take a huge hit
in value. Parking and traffic would be an absolute mess.

All of this is highly unfair to the residents of Prospect.

Please consider this very carefully. The residents of Prospect are united in their opposition to this horrible project.

Sincerely,
Linda Kimmel

Williams, Julia

From: fmastro6@twc.com
Sent: Wednesday, July 26, 2017 4:55 PM
To: Williams, Julia
Cc: citydesk@prospectky.com
Subject: Case #16ZONE1056-Opposition to Prospect Cove Dev.

Hello Ms. Williams. I am contacting you in regards to the Prospect Cove Development, CASE # 16ZONE1056, that will be coming in front of you. As a 15 year resident of Prospect, I have never realized that there is no building over two stories in our town until this project began. While the updated rendering of the proposed building is a welcome, change to the horrendous monstrosity that was the original plan, the four-story height of the building still remains an issue. It would loom over the current landscape and will stick out like the proverbial sore thumb. I believe that it would throw off the aesthetic community balance that Metro Louisville has been trying to maintain outside of downtown Louisville.
I am also concerned with the resident/acre figure. One speaker previously had noted that if you were to take away from the ~10 acre site the amount of USABLE land, it ends up closer to less than five acres which in turn drives up the resident/acre statistic to where it is incompatible with the project.
I appreciate your time and effort in managing this case as I express my opposition to any zoning change to allow this project to go forward without a DRASTIC reduction in it's size and scope.
Thank you.

Fran Mastropaolo
7502 Wycliffe Ct.
Prospect, KY 40059

"Live justly, love tenderly,
walk humbly with your God"

"Become the saint you are called to be."

Williams, Julia

From: James Nicolaus <outlook_B38F4F3149A24FFC@outlook.com>
Sent: Wednesday, July 26, 2017 3:32 PM
To: Williams, Julia
Cc: citydesk@prospectky.com
Subject: CASE NO. 16ZONE1056

Dear Julia,

As a long term resident of Prospect I have two significant issues with the Prospect Cove development, one which will significantly affect the occupants of the development and another which will significantly affect the current residents of Prospect.

- The senior residents of the development will be essentially confined to a remote location with no public transportation to many essential and desired needs such as jobs, medical, entertainment, visiting friends and shopping (eg. malls, Walmart, Target and other stores). With senior parents of my own, they would find this location as a significant confinement to function and enjoy life.

- The current citizens of Prospect have invested there to enjoy the small town effect, especially in Prospect Center where all buildings conform to a standard of 2-stories with a similar design. The 4-story building proposed is a major aberration to the city center whereas a 2-story building would be in keeping with the surroundings and would be acceptable.

Therefore, because of these two concerns, I oppose the construction of the Prospect Cove Development at its planned location and current size.

Respectfully submitted,

James Nicolaus and Family
6502 Turnbridge Place
Prospect, KY 40059

Williams, Julia

From: Donna Haag <dhaagbearit@yahoo.com>
Sent: Wednesday, July 26, 2017 3:45 PM
To: Williams, Julia
Subject: Prospect Cove

Good afternoon Ms. Williams:

I am writing to voice my opinion & opposition to the huge development of housing in the Prospect area. The area they are wanting to supposedly put senior housing is such a small area for such a large housing unit.

I have lived in Prospect for only 6 mos. and I am shocked by the amount of traffic on Hwy. 42. Can you imagine what 400 cars will add to the congestion? Why is it so easy to get zones changed? They were put in place for a reason and then some company comes along with money and they bully their way in to change the rules for their profit. Forget the green space, forget how it affects pollution in the area, forget the congestion of traffic and the total effect of such a complex being crammed in such a small area in a very small community.

Have you wondered why they are willing to pay so much for the property? They are offering more then they did before. They see dollar signs and they could care less about the impact it would have on Prospect. If you haven't already, please read about their other projects and how they maintain and manage them. Not a very good track record!

Please keep big corporations and big housing complexes out of small communities and areas that were not zoned for that in the first place. Please do not change the zoning to allow this to happen to Prospect or any other small community. People don't need to crammed in such a small space to live. Senior citizens today are raising their grandkids! So, it could double the amount of people living in such a small place.

I am asking the board to do the right thing and vote NO to re zone that small piece of property for a housing complex. Please do not give them the right to misuse and abuse the zoning as it is now.

Thank you so much for your understanding of our situation.

Donna Haag
5556 Forest Lake Dr
Prospect Ky 40059

Sent from my iPhone

Williams, Julia

From: Patrick Moeller <patrick.moeller@att.net>
Sent: Wednesday, July 26, 2017 2:08 PM
To: Williams, Julia
Subject: case number 16zone1056

Dear Julia -

I am writing to voice my concern about the proposed low-income housing project at Prospect Cove in hopes that the Zoning commission will step up and stop this development. I do not oppose low-income housing, in fact I applaud it. However, I do feel this particular project and location are detrimental to the very people that the developer claims to want to help. We, the Louisville community, need to consider the rights of low-income seniors and be willing to understand what will help them and provide a good quality of life. The proposed Prospect Cove 4-story project is not it.

The proposed project goes against all that we have learned about low-income senior housing. It is too many people, in too small a space, with not enough resources for support. Urban planners, social scientists, architects, and self-appointed advocates for the poor agree that high-rise buildings are unsuitable places for poor families.

- Kroger is the only shopping nearby and it is expensive compared to other retail grocers.
- Bus service to and from the area is very limited.
- There are no senior centers or activity places for seniors to go nearby.
- There are no health and affordable restaurant options nearby.
- There is no hospital or 24 x 7 healthcare nearby.
- River Road is a dangerous corridor to ride your bike or walk along. Unfortunately, people have been hit by cars here. To put elderly people along this road would be dangerous and irresponsible.

While the well being of the seniors is my greatest concern, I also wonder why Metro Louisville would want to change the look and feel of one of its showcase communities by permitting a high rise to be built. With the money and beautification work that has been done nearby by Metro Louisville, MSD, and Prospect, it would seem that the current Planning and Zoning Commission would want to applaud and support their efforts and not adversely affect their positive efforts.

- There is a nature preserve just across River Road.
- MSD just completed a project to stop all the flooding in the neighborhood across the street. How will this large scale project affect their work.
- Metro Louisville has invested in a beautiful park just down River Road. Currently there is nothing in the sky to block your view.
- The Federal Government just completed repaving Timberidge Drive - the street adjacent to the proposed property. Brining in large trucks for the construction of a high rise would damage the road and cause further repairs to be needed. Who will pay for this?

I am a supporter of proper housing for elderly and low income in Metro Louisville. If this developer cares so much about helping elderly and low income families why are they willing to spend so much over and above the asking rate for this property? And, why in the world would our tax dollars go

toward helping them to do this? It is an irresponsible use of our money. If the developer has $3 Million Dollars they are willing to spend, let's help them to find a good use for their money that will actually help our senior and low-income citizens. Encourage them to do smaller projects in greater numbers. Encourage them to work with housing and senior specialists to find locations that provide the support these individuals need to thrive.

It is always wonderful to have people who say they are willing to spend lots of money on the very people who need it most, but we, as a community, need to be wary of their true purpose and guide them toward making investments that truly help our community and not just put money in their individual pocket.

If there is anything I can do to help seniors find proper low-income housing, please let me know.

Sincerely,

Patrick Moeller
6830 Windham Pkwy.
Prospect, KY 40059

Williams, Julia

From: Gregory A. Coyle <gac1002@hotmail.com>
Sent: Sunday, July 23, 2017 5:13 PM
To: Williams, Julia
Subject: Give Low Income Housing a Chance in Prospect

Dear Ms. Williams,
Thanks for taking time to read this correspondence. This letter represents the first time that I have voiced my opinion about the pending development known as *"Prospect Cove"*. Many of my neighbors have sent me copies of their correspondence to various city, state and congressional officials in stern opposition to low income residents living amongst us (for various reasons) and I have remained silent until now with this one and only letter to you.

I have been a citizen of this wonderful and practically crime-free community called Prospect for over 11 years and during that time, have seen subtle changes to both the demographics and volume of large estate homes that dot the hills of this beautiful municipality. I was born and raised in a small, rural town in Boone County Kentucky in 1955. My parents raised three boys while holding down multiple jobs in order to raise enough money to keep a roof over our heads and clothes on our back. After High School, I left town to work and returned to Kentucky over three decades later to see and remember my small poor little town that has changed very little from the 1960's and 70's.

While I left my humble roots, I never forgot them and wound up working jobs in New York, San Francisco, Kansas City, Dallas, Atlanta, San Juan, PR and a few dozen other small cities in the United States and eventually, around the world. I have done very, very well in life and am quite comfortable financially and retired in my 50's. As I look back on my life, my career and the many blessings that I have received, I believe that the main driver of my success wasn't my hard work, my desire to be successful or my intelligence. It was the fact that I WAS ABLE TO BE WITH AND LEARN FROM THOSE WHO WERE AFFLUENT, EDUCATED AND WERE CONSIDERABLY DIFFERENT FROM ME IN CONTRAST TO MY HUMBLE UPBRINGING.

Over time, I've learned that the affluent act differently, raise their children to think differently about money, teach them the value of saving and investing and encourage them to prepare for a bright future. The common denominator between most rich and poor parents is LOVE. Beyond that, what I have discovered is that the differences are stark.

In other words, many people in Prospect say that they are not against low income people living here but THEY ARE. They say that the proposed architectural design is not compatible with the buildings in the immediate area but IT IS. They say that the density of the building is far to great for the area BUT IT'S NOT. They say that the protest against low income housing has nothing to do with the fact that section 8 housing residents are more than twice as likely to commit a crime - BUT IT'S ON THE MIND OF MANY PROSPECT CITIZENS.

My personal belief is that the young children and grandchildren of parents and grandparents age 55 and over who will reside at Prospect Cove (and there will be many in time) will be better served in life to live here in this rich community than to not live here. They will be around people who think differently, look differently, dress differently and I suspect many in this community will be role models to these kids and their parents/grandparents alike. Let me assure you that there are MORE people in Prospect who think like me than

who oppose the Prospect Cove development. We just stay quiet until it no longer serves the greater good for us to remain silent.

I hope that you will have the courage to say YES and support this development and to give Prospect citizens the opportunity to learn a lesson. That our white community will be richer with diversity, not poorer because of it; that the opportunity to give back and help integrate the low income residents is actually a blessing to those of us who reside here. That everyone, no matter if they are rich or poor will have the same opportunity to succeed. HOWEVER, in order for that to happen, there are people like YOU and your colleagues that have the responsibility to make sure the playing field is level and that black/white, rich or poor, everyone has a chance to succeed in life. Integration of socio-economic classes and races will help our city, state and country to realize its full potential, not to detract from it. I wish more of my neighbors understood that premise - we would all be better off.

Thanks for your time.

Sincerely,

Gregory A. Coyle
Prospect, KY

502-292-1195

Subject: Sutherland Block Watch/Notification of Meeting regarding proposed Propect Cove Development from Councilperson Sandra Leonard

Subject: Notification of Meeting regarding proposed Prospect Cove Development from Councilperson Sandra Leonard

Prospect Cove Development Update

4-story, 198 Apartment Building Across From Kroger Gas Station
Case No. 16ZONE1056

Interested parties may attend a **public meeting** of the subcommittee of the Louisville Planning and Zoning Commission where the meeting in front of the whole Commission will be scheduled, hopefully at night and in a location nearby that can accommodate 300 people. The Case Number referenced above is 6th on the LD&T agenda.

Land Development and Transportation Committee
Thursday, July 27, 2017
1:00 PM
514 W. Liberty Street 40202

Express or amend your opinions to the Case Manager, Julia Williams, by email, snail mail or telephone.

Julia.Williams@louisvilleky.gov
502 574-6942

444 S. 5th Street, 3rd Floor, Louisville, KY 40202

It is **important to include the case number, 16ZONE1056**, so your communication can be filed correctly. Your contact will become part of the public record. There are more than 100 letters to date. If you email, you will get a robo-response indicating receipt.

The primary concerns of the City of Prospect are the incompatibility of the proposal with the surrounding community in such areas as density, height, footprint, parking, or facade. No one is against subsidized or affordable housing

The case file is located on the Louisville Metro website - Louisvilleky.gov. Then click on, in the following order: Government, See All city departments, Planning and Design, Find all Planning and Design applications, Search case info (bottom left). Add "16ZONE1056" in the case number box.

If you wish to share your communication with Prospect City Hall, please forward your email to citydesk@prospectky.com or mail it to 9200 US Highway 42.

Question about City Hall's position may be directed to Sandra Leonard at (502) 228-6657

Williams, Julia

From: AUGUSTUS CHICK <dhc6902@bellsouth.net>
Sent: Wednesday, July 26, 2017 11:51 AM
To: Williams, Julia
Subject: RE:Case No. 16 Zone 1056/Proposed LDG High-Density Senior Housing Complex in Prospect

Dear Ms . Williams, Hi

I am told you are the case manager for above mentioned project that is a short walk from my home in The Landings Subdivision. After much hard work we were able to purchase our home, twenty five years ago, in this quite neighborhood. We have put up with dust, noise and hundreds of truck loads of rock etc, from the MSD and East End Bridge projects for several years .Now this housing project is being thrown at us against our wishes. Enough is enough. We do not want any congestion to this small plot of land with a plan such as this that is total over load for this area.
This seems to be a political (price being paid for the land) project that stinks.
So, I being a Senior and still working two jobs to live here strongly oppose this project in any form.

Thank you
Auggie Chick

Williams, Julia

From: Linda Knox <linda29knox@gmail.com>
Sent: Wednesday, July 26, 2017 9:48 AM
To: Williams, Julia
Subject: Case No. 16ZONE1056

Dear Ms. Williams:

Having lived in Prospect for several years and having watched growth in the city, but also, more significantly in nearby Oldham County, I am concerned. Traffic is much more congested that in the past, and I regularly have to wait to access key roads like 42 or River Road (and have to pull out quickly and get honked at after waiting and waiting). There are also times that I give up and turn in the opposite direction, turn, then turn around in order to safely access the directed needed. I am very concerned that the additional traffic with a large, concentrated number of new residents, their visitors and service providers will further complicate matters and create added risk. Getting onto Timber Ridge can already also be challenging, especially the access by the gas station and Gustavos restaurant.

I also question that the parking will be adequate for the development and wonder how it will affect the nearby shopping area that seems to stay pretty busy with multiple restaurants, gym and Kroger.

I do not support this development.

Thank you for your consideration.

Linda Knox
6606 Deep Creek Drive
Prospect, KY 40059

Williams, Julia

From: Chris Johnson <OK3CJ@AOL.COM>
Sent: Tuesday, July 25, 2017 8:12 PM
To: Williams, Julia
Subject: Prospect Cove

Sent from my iPhone

I am writing to express my concerns/objections to Prospect Cove. I have been a resident of Prospect for 20 years. I moved here to rsise my family in a neighborhood with single family homes. Prospect has been designed and developed with this in mind. Families live here for this reason. Prospect can not support this addition. There is no other room for amother grocery store. The parking designed for this apartment complex is inadequate which means overflow into Krogers lot. The exterior design does not meet current design. And most importantly, this proposed addition is not wanted by our families or residents. This is a political experiment by the mayor. Our little city should be able to decide our expansion or not.
Please take these into consideration and allow the local residents the ability to determine their growth rate and desires.

Thank You
Chris Johnson
7253 Fox Harbor rd

Williams, Julia

From: Gloria Hoffmann <maxglo123@msn.com>
Sent: Tuesday, July 25, 2017 7:23 PM
To: Williams, Julia
Subject: Case no. 16 zone 1056/proposed LDG high-density senior housing complex in prospect

Ms. Williams,

Good afternoon. It is my understanding that you are the case manager for the propose low income/senior living/high-density housing development in prospect. I originally thought that this was a very good idea but with further investigation I have changed my mind and I wanted to let you know why.
I along with many of the residents of Prospect, are adamantly opposed to this development at that proposed location across from the Kroger gas station. This parcel of land being considered is more ideally suited for a park or small scale shopping/restaurant venue. The proposed high density apartment complex is way too large for this area. It does not even have ample parking.

What is being proposed is out of scope and character with our community-a small town with a greater metropolitan area. This project seems to basically be a bedroom community. We are not located on a TARC transit route; we don't have an industry or an abundance of businesses that require workers and we don't have any buildings higher than 2 stories. This seems an illogical setting for the High density development being proposed. Timber Ridge Drive is a quiet pass-through Street connecting River Road and US 42. There's not even a traffic light at River Road and we would like to keep it that way. In short, there is not infrastructure to support such a development at this location. As an area business owner(for the last 24 years in the prospect area) I feel the development being proposed is incompatible with the setting, and if allowed to proceed, it will have a profoundly negative affect on our community.

It is unfortunate that this parcel of land is not within the city limits of Prospect, and is instead under the jurisdiction of metro Louisville. The citizens of Prospect, including the Mayor and the City Council, have united in our opposition of this development. I would hope that Mayor Fisher, the metro council and members of the planning and zoning commission would respect the voices of the people who actually live in this community of Prospect, and not allow LDG to move forward with the development at this location.

Thank you for your time and consideration from this concerned prospect resident and business owner, Gloria Hoffmann
A Polished Image Nail Salon
9207 US Hwy 42 (14yrs)

Sent from my iPhone

Williams, Julia

From: Anne Scholtz <apscholtz@yahoo.com>
Sent: Tuesday, July 25, 2017 7:51 PM
To: Williams, Julia
Subject: Prospect Cove Development 16ZONE1056

Dear Ms. Williams,

I am a Prospect resident writing to express my objection to the currently proposed Prospect Cove development. I have lived in Prospect for 18 years. While it may be surprising to someone who does not live here, one of the best things about Prospect is its economic and ethnic diversity. However, the Prospect Cove development as currently proposed is FAR too dense for this property. Re-zoning would double the density from its current zoning, which is a surprising fact in itself. In addition, the parking would be inadequate, the adjacent shopping center is frequently 75% full of parked cars, and the bus service out here is minimal. Please urge the decisionmakers not to approve the rezoning application because this project is wildly out of scale with the surrounding neighborhood and the site itself.

Thank you,

Anne Scholtz
apscholtz@yahoo.com
(502) 396-9811

Williams, Julia

From: Jamie <jamiewriter@gmail.com>
Sent: Tuesday, July 25, 2017 7:30 PM
To: Williams, Julia
Subject: Prospect Timber ridge development

This development is too large for our quaint community.

Please do not allow this development. You are going to triple the population without providing infrastructure. Plus we like it small / quaint.

Also, the design does not fit the aesthetics here.

Thank you!

Jamie Hignite
Prospect resident

Sent from my iPhone

Williams, Julia

From: Kathy Scheibel <jks8197@icloud.com>
Sent: Wednesday, June 28, 2017 2:29 PM
To: Williams, Julia
Subject: Case #16zone1056

Dear Ms. Williams,

I'm writing on behalf of my husband and myself regarding the proposed LDG project referenced above.

We are very concerned about the density quotient which will create a surge in traffic flow on River Road and US 42. River Road is a heavily traveled artery by commuters and now, cyclists; US 42 is even worse. These routes simply cannot accept an increase in traffic without hazardous consequences.

A lesser problem but nonetheless significant, is the incongruent architecture with the existing landscape. The area is far better suited for low profile office or retail shops. The current LDG rendering looks like a prison complex and is aesthetically inappropriate for this area. Whatever bucolic appeal remains, the implementation of the proposal would further diminish it.

With all due respect, we urge the Council to please DENY the zoning for this project in consideration of the aforementioned concerns.

Very truly yours,

John and Kathy Scheibel

Sent from my iPad

Williams, Julia

From: E RIGGS <salzburg@prodigy.net>
Sent: Tuesday, July 25, 2017 11:56 AM
To: Williams, Julia
Subject: Case No. 16zone1056

Dear Ms. Williams:

I am not opposed to affordable or senior housing in the Prospect area. What I am opposed to, is the density of this project. 198 apartments in a four story building. I have walked this property and the developer does not provide sufficient useable green space for their residents. Most of the area floods after a rain. Staff was rather vague in their responses to historical sites, future development and other issues. Provisions for a safe and efficient vehicular and pedestrian transportation has not been provided as far as I could determine. Furthermore, I am very interested how LDG plans to finance this venture.

I have been a resident of Prospect since 1969 and would implore you, to view this project from our point of view. We love our village atmosphere and a four story building does not fit the character or the concept.

Sincerely,

Elisabeth Riggs

Sent from my iPad

Williams, Julia

From: Robert Brand <bikerbob1947@aol.com>
Sent: Tuesday, July 25, 2017 12:53 PM
To: Williams, Julia
Subject: Case No. 16ZONE1056 - Prospect Cove Development

Ms. Williams:

I am a resident of Prospect in Jefferson County and would appreciate your taking note of my opposition to the development currently proposed in Case No. 16ZONE1056. As proposed the development is too tall, too dense and not visually compatible with the surrounding neighborhoods.

Thank you for noting my position on this matter.

Bob Brand
7401 Haddingtin Court
Prospect KY 40059

Williams, Julia

From: Margie Kommor <MKommor@aol.com>
Sent: Monday, July 24, 2017 8:28 PM
To: Williams, Julia
Subject: 16ZONE1056

I want to express my opinion that the prospect cove development is WAY TOO LARGE for this area. I am fine with affordable housing in Prospect, but not a building which would increase the already increasing traffic. Oldham county keeps building and all their traffic comes past Prospect. There are only 2 ways to get into town-River Road and Hwy 42 -and both are becoming more crowded. Also, the density and height do not seem comparable to this area.

I appreciate your consideration to downsize this project.

Thank you.
Margie Kommor

Williams, Julia

From: don kohler <dfkgolf@twc.com>
Sent: Tuesday, July 25, 2017 6:43 AM
To: Williams, Julia
Subject: Zoning Case 16ZONE1056

Dear Ms. Williams:

Please accept this as my notice to you of my opposition to the request for Change in Zoning in the above case #16ZONE1056. I am opposed because the proposed building is a dramatic departure from the density of the surrounding area, is an eye sore given the proposed architecture, and adds increased stress on the already-unmanageable traffic and other public services in the Prospect area.

I plan to attend the meeting and hope you will provide for a meeting room sufficient in size to handle the size of crowd we all expect will attend.

Thank you.

Donald F. Kohler, Jr.
7204 Edmonson Place
Louisville, KY 40059

Williams, Julia

From: Pete Heesemann <peteheesemann@gmail.com>
Sent: Monday, July 24, 2017 10:59 AM
To: Williams, Julia
Subject: Prospect Cove project

As a Prospect resident, I am writing to voice my opposition to the proposal for the Prospect Cove development. I think this project is ill conceived on many levels. The density and traffic are incompatible with the surrounding neighborhoods. The nature of the development will certainly not benefit existing residents, nor, in my opinion, benefit potential residents. Were it not for the availability of numerous tax credits and building subsidies, there's little chance this project would proceed based on its own merits. Please vote to reject this project.

Carl P. Heesemann

Williams, Julia

From: Susan Czerwonka <czerwonka777@gmail.com>
Sent: Monday, July 24, 2017 5:23 PM
To: Williams, Julia
Subject: Case Number 16ZONE1056

Dear Ms. Williams,

We are writing in opposition to the proposed Prospect Cove Development Case No. 16ZONE1056. Our family moved to Prospect over 2 years ago due to the wonderful community/neighborhood feel and sprawling terrain. The Prospect Cove Development goes against the concepts of single family living and "small town" feel that Prospect exudes, thus making it incompatible with Prospect on all levels. A development such as Prospect Cove does not belong in Prospect.

Thank you for forwarding our concerns to the appropriate parties.

Sincerely,

Susan and John Czerwonka
6904 Cabot Court
Prospect, Ky 40059

Williams, Julia

From: Barry Weinshenker <bweinshe@yahoo.com>
Sent: Monday, July 24, 2017 5:00 PM
To: Williams, Julia
Subject: Re: Prospect Cove Senior Living Plan

Thanks. Not to be too facetious, but the building drawing looks like one of the extended stay hotels off Hurstbourne lane or Blankenbaker in Jefferstown.
Barry

On Monday, July 24, 2017 3:07 PM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

Let me know if you need anything else.
Thanks
Julia

Julia Williams, RLA, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502.574.6942
https://louisvilleky.gov/government/planning-design

DEVELOP LOUISVILLE
LOUISVILLE FORWARD

Useful Links:
Click Here to take our Customer Satisfaction Survey
Sign up to receive notices of developments in your Metro Council District:
https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new
Review staff reports and supporting documents for a case:
https://louisville.legistar.com/Calendar.aspx
Look up case specific information by case number:
http://portal.louisvilleky.gov/codesandregs/mainsearch

 Please consider the environment before printing this email

Williams, Julia

From: Mike Lindsay <MLindsay@Jeffnat.com>
Sent: Monday, July 24, 2017 3:36 PM
To: Williams, Julia
Subject: prospect cove

Julia –

I oppose Prospect Cove in its' current state.

One, I believe this would be the largest building in the city perhaps? The design and size contradicts the city's charm.

This charm is what prompted my family's recent move to Prospect.

Two, it seems like a train is being built ahead of the train tracks. What are the plans to handle the population surge?

Between lack of business access roads, lack of separate turn lanes from 42 (often making it a one lane road during rush hour), Prospect is already suffering from inadequate infrastructure.

Plopping 800 folks down in the middle of that should at minimum come with completed infrastructure enhancements before it breaks ground.

Is that in the works? If so, is there somewhere I can review them?

Michael Lindsay

Williams, Julia

From: Hma508@aol.com
Sent: Monday, July 24, 2017 11:31 AM
To: Williams, Julia
Cc: citydesk@prospectky.com
Subject: 16ZONE1056

I am writing in opposition to the proposed apartment project located at Prospect Cove.

The density of this project, approximately 200 units, is not appropriate for this location. My understanding is that there is proposed only 204 parking spaces. Where will service personnel, security personnel, guests, etc. park? If, as the developers maintain, not all of the residents will have automobiles so the proposed number of parking spaces will be sufficient. If that is true, how will these people get to where they need to go (jobs, doctors) since there is extremely limited public transportation. The addition of even one hundred vehicles to the already crowded Timber Ridge Drive will be overwhelming. Traffic has significantly increased since the opening of the Kroger fueling station.

Regardless of the number of autos, pedestrian traffic between the project and the shopping center will also rise dramatically, necessitating a crosswalk somewhere in the vicinity of the entrance to the project. This will further interrupt the traffic flow on Timber Ridge Drive.

The size and scope of this project is totally inappropriate for this location.

Barbara and Henry Altman
7519 Smithfield Greene Lane
Prospect KY 40059

Williams, Julia

From: Susan Glazer <susan30855@yahoo.com>
Sent: Monday, July 24, 2017 3:16 PM
To: Williams, Julia
Subject: Prospect Cove

Dear Ms. Williams,

We have been following the Prospect Cove development proposal for months, and have many concerns about the project. First and foremost is the scope of the project and the proposed area for it.

Prospect, Kentucky is a suburban community. The main transportation artery is U.S. Hwy. 42, once used as the "old road" to Cincinnati. If you travel along this highway from the Watterson Expressway east, you will see that it is now a suburban byway, lined with subdivisions, and east of Prospect, you are in the "country."

There is no housing larger than the Glenview Apartment building within miles. To put a high density housing development in the proposed area is lunacy for several reasons:

1. Timber Ridge Drive will not safely support an increase in vehicular traffic.
2. Prospect Cove has no plan for 24-hour security.
3. Disabled persons will not be able to exit the building safely in the event of a fire or power outage that will shut down the elevators.
4. The project is simply too big for the land it proposes to occupy.
5. Both public transportation and medical care are very limited in the area -- not a good choice for large numbers of seniors.
6. We have heard that there is a law that prevents senior housing being constructed within a certain distance of underground fuel tanks. The Kroger fuel station is right across the street from the proposed project.

National studies have proven that high density housing does not work. There is a trend away from this, with smaller complexes being built around the country.

Why can't the out-of-state developer build a smaller complex?

Sincerely,
Mark and Susan Glazer
8310 Star Point Court
Prospect, KY. 40059
Sent from my iPad

Williams, Julia

From: Katey Holtgrave <kateyholtgrave@yahoo.com>
Sent: Monday, July 24, 2017 2:02 PM
To: Williams, Julia
Subject: Prospect Cove

Julia,
My family and I live in The Landings. We have been here since 1999. I am writing to make my opposition known regarding the proposed zoning change to build Prospect Cove.
There are too many reasons to list, but a few of the issues I see with building this housing are as follows:

1) The traffic is backed up to Elmcroft during the week beginning at 4:15.

2) The proposed facade is not in line with our current Prospect Village. The drawings I saw looked institutional.

3)There is not sufficient parking proposed which means overflow will end up in the overcrowded Kroger parking lot.
I appreciate your consideration to build this elsewhere.
Has the Major considered building this near his residence?
Thank you,
Katey Holtgrave

Sent from my iPhone

Williams, Julia

From: Jacqueline Willmot <jackie@xleratehealth.com>
Sent: Monday, July 24, 2017 12:57 PM
To: Williams, Julia
Subject: Prospect Case No 16 Zone 1056

This email is in regard to the Prospect Case No 16 Zone 1056.

While I support affordable housing for seniors and the disadvantage I do not support the Prospect Cove development for the following reasons:

- **Density:** The proposed 4 story building with 198 apartments (178 2-bedroom and 20 1-bedroom) has a maximum capacity of 752 people. With a potential increase in population in an area that already feels max'd out relative to cars on the road and parking -- this will surely cause a number of problems including parking, increased traffic and increased motor vehicle accidents.

- **Traffic:** Traffic will definitely be impacted with backups through the TimberRidge drive corridor affecting both Brownsboro Road and River Road traffic.

- **Structure:** The proposed 4-story structure is out of character and would be the only 4-story building in the area. Prospect was developed to feel like a Village. The proposed structure doesn't fit this Village form (height and design). The River Road Corridor/scenic view would also be negatively impacted.

- **Parking:** The proposed structure has allocated only 207 parking spaces.
  - Overflow parking from Propsect Cove (eg.: second cars per apartment, family and visitors) will result in spillover to the Kroger lot.
  - I am in the Kroger lot every day (sometimes 3 times a day) and the lot is already at about 3/4 capacity at some times of the day. Given there is no street parking or extra spaces in the proposed Prospect Cove development - the Kroger lot and its customers will definitely be impacted.

For the reasons noted above, I oppose the Propsect Cove development as it has been proposed and therefore urge the council to vote no for the rezoning of this land for development by LDG.

Thanks for your consideration to the above, Jackie

Jackie Willmot
Fox Harbor Road
Resident since 2002

Williams, Julia

From: Karen Mason <lularoemason@gmail.com>
Sent: Monday, July 24, 2017 12:44 PM
To: Williams, Julia
Subject: Prospect Cove

This does not fit our community!!! Please stop it.
Karen Mason

Sent from my iPad, please forgive any spelling errors.

Williams, Julia

From: Phyllis Hartlage <pahartlagemk@insightbb.com>
Sent: Monday, July 24, 2017 12:00 PM
To: Williams, Julia
Subject: Prospect Cove

Dear Ms. Williams, My husband and I are very concerned about the size of the proposed Prospect Cove development. We don't believe you have allowed for adequate parking for the number of units that are projected. The traffic on highway 42 is already terrible. With lots of other development on out Hwy 42 in Oldham County, it is only going to get worse. Prospect is a small quaint little town, this large development will change the character considerably and cause the air quality in our area to continue to get worse. The proposed assumption that each apartment will only have 1/2 car is ridiculous. My husband and I are in our middle 70's and we have two cars. Please reconsider the impact on our community's environment. Thank you for your consideration in this issue, Charles and Phyllis Hartlage

7201 Deer Ridge Rd.
Prospect, Ky. 40059 Sent from my iPad

Williams, Julia

From: Kim Shearer <kshear1017@gmail.com>
Sent: Monday, July 24, 2017 12:05 PM
To: Williams, Julia
Subject: Prospect Cove

Ms Williams

We moved to this area of tow 24 years ago after much sacrifice on our part to do so. My husband and I both worked 2 jobs while raising two daughters in order to save enough money for our home.

Over the past 5 to 10 years the continued expansion, development and traffic have left us less than happy. But that is progress and you deal with it.

If I wanted to live where there were low income high rises, I would not have moved to Prospect. I guarantee you if this goes through, more than one tax paying family will leave the area. I will give it less than 10 years to be trashed and crime ridden.

I will leave the area for sure before the property I worked so hard for looses it's value.

I agree people deserve nice places to live. But history has proven tI'm and again all that this type of development does is ruin the nice area for everyone.

Stop the project.
Kim Shearer

Williams, Julia

From:	TEDBDD@aol.com
Sent:	Wednesday, July 19, 2017 3:03 PM
To:	Williams, Julia
Subject:	Zoning Change in Prospect...Vote No!

Ms Williams...I have been living in Prospect for a number of years and am concerned about the development slated to be constructed in our community. Case No.16 Zone 1056.

The structure is not compatible with other buildings in the area....it is too tall and will not have the amenities needed for residents over 50. It will also tax the traffic situation in the area.

Please vote no on the zoning request because it is in the best interests of our community.

Thank you!

Tom Dunham

Williams, Julia

From:	Lawrence Eckert <lr.eckert@att.net>
Sent:	Friday, July 21, 2017 10:37 AM
To:	Williams, Julia
Cc:	LeonardSandra@msn.com
Subject:	Subject: Case number 16ZONE1056

Julia Williams:

I am writing to you to express my concerns with the potential development of Prospect Cove Development. There are a couple of items that I feel the Commission needs to look at while considering the plan.

1. The first deals with storm run off. With the removal of vegetation and the replacement with hard surface parking lots to the extent that will be necessary, has a study been done to see if the storm system is capable of handling such a large influx of run off.
2. Has a study been done on the sewer system to see if it is capable of handling the addition of 198 units to be constructed.
3. This last point is most likely the most important and has the most impact to this area. Traffic flow has been reported to be 6 to 8 thousand vehicles (cars and trucks) per day in and out of the commercial plaza and businesses. Such as: Republic Bank, McDonalds, Walgreens, and the Kroger plaza development. With these businesses alone the traffic to and from Timber Ridge off of 42 can be very congested. One of the major problem areas will be the proposed entrance and exit to the complex which will be shared with the Kroger Fueling Station. This coupled with the traffic from the plaza at Gastuvo's will make this 4 way intersection difficult to maneuver.

If we can greatly reduce the size of this *apartment complex we can make it easier to manage traffic.*

Thank you for your consideration of this mtter,

Lawrence R. Eckert, P.E.

Sent from Mail for Windows 10

Williams, Julia

From: Jo ann Mccord <joann.mccord@icloud.com>
Sent: Thursday, July 20, 2017 4:46 PM
To: Williams, Julia
Subject: Case no. 16ZONE1056

Dear Julia,

Am very concerned about the zoning change close to Prospect, Ky. I understand that they are considering building a four story building in that area. It does not seem to be compatible with the other buildings in that part of the county. I have lived in Prospect most of my life, and I know they have tried to keep the buildings and signage at a low level. Please review this case with this in mind. Also, the traffic has gotten so heavy, we certainly do not need a four story building in that area. Thank you for reading my letter.

Sincerely, Jo Ann Mccord

Sent from my iPad

Williams, Julia

From: lisa Nalley <nalleylisa@gmail.com>
Sent: Thursday, July 20, 2017 3:04 PM
To: Williams, Julia
Subject: Prospect Cove Development

Ms Williams,

I am strongly opposed to the zoning change to accommodate the multi family housing proposed on Timber Ridge Drive. I live at 7205 River Rd., which is directly behind where the new proposed housing would be built.

I recently moved to the area in June 2016, I love the small town feel with city conveniences. We have lots of wildlife in this area, it's very common to see a mother deer and her fawns grazing in this area. I particular love feeding the little raccoons in our backyard. Since I've been here I've actually seen a pleated woodpecker for the very first time. I actually took up bird watching. I bought a huge book and binoculars so I can see them. They are amazing. We have 6 different varieties of woodpeckers right out in my backyard. I now see why the cyclist love to ride River Road. All of this wonderful wildlife lives in and around our backyard between us and this new proposed housing.

A 198 unit apartment complex just does not fit this area. Traffic is already heavy, deer and other wildlife are regularly being struck by automobiles. It's difficult turning off Timber Ridge onto River Road...and getting out my own driveway! Adding more traffic to this will make the roadways more dangerous.

The buildings architecture just does not match the area. It's rare to see a building more than two stories tall in Prospect, A four-story building would stand out like a sore thumb, like a skyscraper in the middle of Mayberry. Please vote no to the proposed zoning changes.

I'm attaching a picture, please take a look, it's in my backyard. ☺

Regards,
Mrs Lisa Nalley

Sent from my iPhone

Williams, Julia

From: Kevin Nalley <kevinnalley@gmail.com>
Sent: Thursday, July 20, 2017 2:48 PM
To: Williams, Julia
Subject: Proposed Zoning Changes
Attachments: IMG_4033.JPG; IMG_4634.JPG

Ms Williams,

I am strongly opposed to the zoning change to accommodate the multi family housing proposed on Timber Ridge Drive. I live at 7205 River Rd., which is directly behind where the new proposed housing would be built.

I recently moved to the area in June 2016, I love the small town feel with city conveniences. We have lots of wildlife in this area, it's very common to see a mother deer and her fawns grazing in this area. My wife particular loves feeling the little raccoons in our backyard. Since I've been here I've actually seen a pleated woodpecker for the very first time. I now see why the cyclist love to ride River Road. All of this wonderful wildlife lives in and around our backyard between us and this new proposed housing.

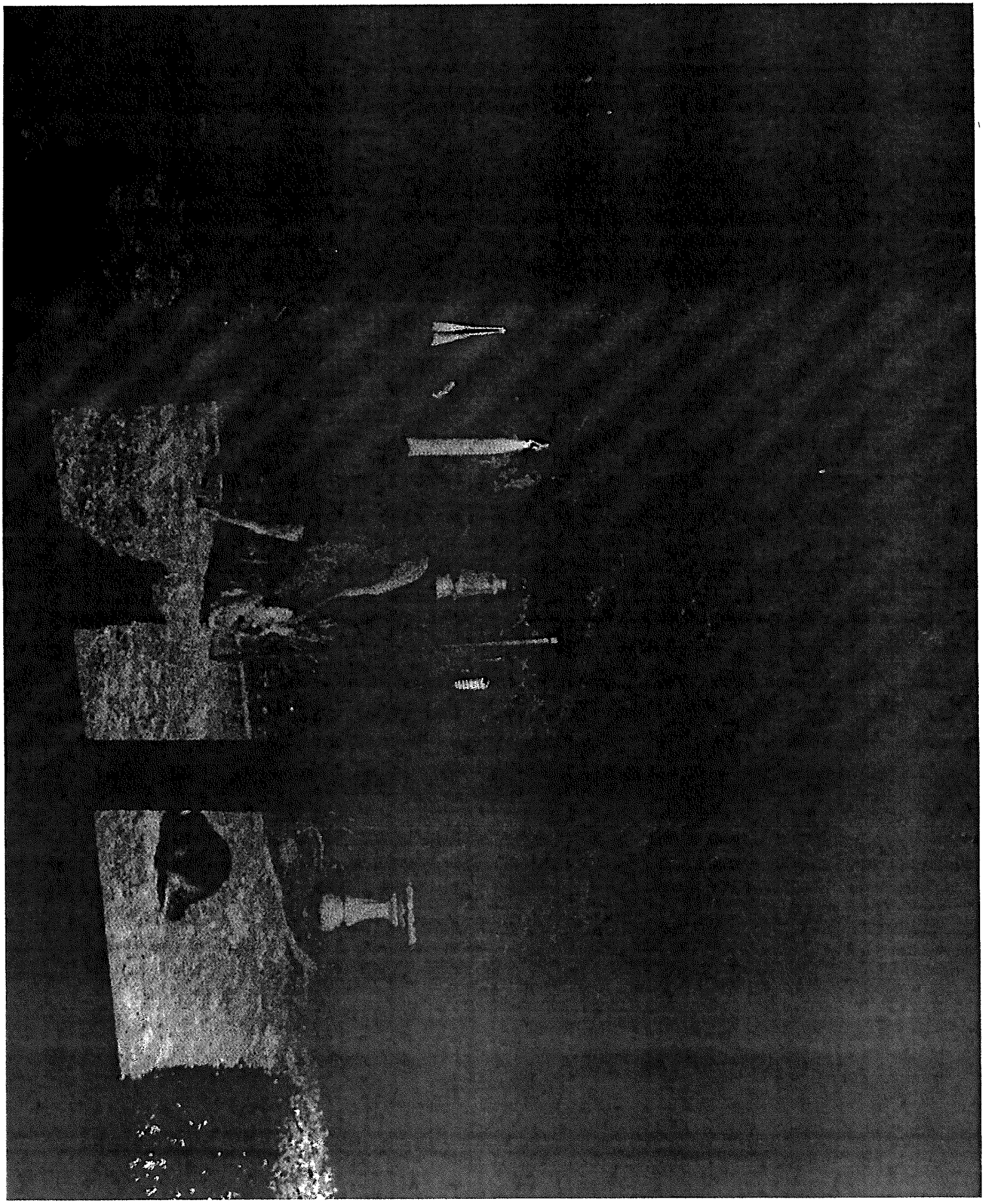
A 198 unit apartment complex just does not fit this area. Traffic is already heavy, deer and other wildlife are regularly being struck by automobiles. It's difficult turning off Timber Ridge onto River Road. Adding more traffic to this will make the roadways more dangerous.

The buildings architecture just does not match the area. It's rare to see a building more than two stories tall in Prospect, A four-story building would stand out like a sore thumb, like a skyscraper in the middle of Mayberry. Please vote no to the proposed zoning changes.

I'm attaching two pictures for your enjoyment, please take a look, it's in my backyard.

--
Regards,

Kevin Nalley
7205 River Road
Prospect, KY 40059



Williams, Julia

From: Doug Tzanetos <dtzanetos@hotmail.com>
Sent: Thursday, July 20, 2017 11:50 AM
To: Williams, Julia
Subject: Case No. 16zone1056

Ms. Williams,

Please add my concerns regarding the proposed Prospect Cove development to the record on file regarding Case No. 16zone1056

Please see below.

Thank you.

Sincerely,
Doug Tzanetos

I would like the following concerns included in the report:

Douglas Tzanetos

7302 Blakemore Court

Prospect, Kentucky 40059

July 20, 2017

Re: Proposed Prospect Cove Development by LDG, Inc.

Attention: Ms. Julia Williams

Rezoning committee and city council members:

I am writing this letter to respectfully ask that you and the city council revoke support for LDG's proposed Prospect Cove development in Prospect, Kentucky. I and the vast majority of citizens of Prospect, Kentucky

are wholeheartedly opposed to this development on several grounds. I, and the residents of Prospect, will greatly appreciate your consideration of the following points.

First, Prospect has had a stable population of approximately 4000 that has grown at a slow rate. A development of 198 units could easily add up to 800 new individuals to the Prospect community. Even a more modest estimate of 400 would represent a sudden 10% increase in the population! Traffic congestion on river road and timber ridge drive is surely likely to suffer from such a huge increase regardless of the putative conclusions of LDG's traffic study. Parking is likely to be insufficient with the proposed models of parking which will also add to congestion. In short, such a rapid addition to the local population will exceed the infrastructure in place. Second, the proposed development has been described as senior housing, and the development has been touted as a way to "meet the needs of an aging demographic in Jefferson County." However, this is misleading. The only requirement that I can ascertain is that one occupant in each apartment be 55 years of age or older. Furthermore, Prospect has a brand new senior housing facility that has nearly been completed which should be able to fulfill the needs of the local community.

Third, when my family and I moved to Prospect, Kentucky in 2013, we did so in part because it was a small, quiet community with impeccable safety records. It has among the lowest rates of crime in Kentucky and indeed even in the United States. I have not seen LDG address any concerns regarding safety and crime rates regarding their past developments including the Cambridge Station Apartments in Indianapolis. This development caused surges in crime including violent crime in the neighborhood where it was placed. As I am sure that you are aware, the Indianapolis Housing Agency ended up demanding hundreds of thousands of dollars from LDG due to substandard housing conditions. Furthermore, at this one development alone there were over 800 reported crimes in a 3 year period as well as nearly 100 health and housing violations. In Louisville alone, over 350 units owned by LDG have a lien on them *because the property was not adequately maintained.*

Finally, a founding principle of democracy from the largest to lowest reaches is the right to self-governance (autonomy). Please keep in mind that this development will affect the local residents of Prospect who are overwhelmingly against this development (including the local Prospect government). We do realize that the land in question is out of the jurisdiction of Prospect, of course, so we respectfully ask that you would respect our autonomy and not vote to approve zoning changes that will directly go against the wishes of the local residents. If despite the several considerations that I have tried to briefly summarize above, the decision is nevertheless made to approve this

project, then I would strongly urge you to consider the following conditions be in place prior to approval of zoning changes:

1. In keeping with LDG's emphasis on this development as senior housing, there should be a condition that *most (the majority) of the tenants in each unit be above age 65.*
2. Decrease both the height of the building and the number of units by a substantial amount (e.g., not simply decreasing from 198 to 180 units; this would not be a substantially different proposal). A 50% reduction in size would of course be considered substantial. This would help to limit the "footprint" of such a development in the city of Prospect and decrease demands on infrastructure (parking, traffic, etc.).
3. Impose the strictest of screening of potential applicants for the apartments in Prospect Cove in regards to criminal history. Exclude any applicant with a felony or with repeated misdemeanors without exception. Make a requirement for **immediate eviction** of any resident of Prospect Cove should that resident commit a felony or repeated misdemeanors.

In conclusion, I respectfully ask you and everyone who has the authority to weigh in on the approval for rezoning of the property to allow LDG to build the proposed Prospect Cove to please consider my above concerns. Thank you again for your time and attention to this

important matter.

Respectfully,

Douglas Tzanetos

Williams, Julia

From: Janice Dunbar <jdunbar@guardianhealthcare.com>
Sent: Monday, July 24, 2017 9:33 AM
To: Williams, Julia
Subject: Prospect Cove

Hi Ms Williams,

The development that you are considering building on the small piece of land on River Road is simply too large for such a small space. We, the citizens of Prospect, are not oppose to a structure, but the rendering that you are proposing are aesthetically in opposition of the buildings around it. I hope the City of Louisville will take the desires of Prospect citizens into consideration.

Janice

Janice Dunbar, Manager
Guardian Healthcare Providers, Inc.
O: 502-429-8003, ext. 100
M: 502-974-1995
F: 615-537-4610

Williams, Julia

From: jeanine fell <jleahfell@yahoo.com>
Sent: Monday, July 24, 2017 8:38 AM
To: Williams, Julia

I oppose this housing proposal due to increased traffic, aesthetics of our city and Reduction of property value. I hope this project is reconsidered for a most suitable location.
Thank you,
Jeanine Fell

Sent from my iPhone

Williams, Julia

From: Judith Lyle <Judylyle@hotmail.com>
Sent: Saturday, July 22, 2017 7:01 PM
To: Williams, Julia
Subject: Case No. 16ZONE1056

Dear Madam,
My husband and I are extremely disturbed and upset regarding the proposed re zoning of the property on Timber Ridge Drive! We have never been opposed to affordable or subsidized housing however, the incompatibility and size of the proposed community will be totally out of place in the city of Prospect or the surrounding areas where many, many people have lived for years and made a huge impact on keeping the area beautiful!
Also, there are no tenant amenities available , parking or bus services, therefore it would be extremely difficult for tenants of the proposed buildings to gain access to other areas if they do not own a vehicle which also brings attention to the inadequate number of parking spaces allotted to the proposed development!!
And last but not least, the rezoning of the said property will totally destroy what we have been working for over the years! We plead with you to rethink the destroying of our area!!

Thank you for your consideration, Judith & John Lyle.

Williams, Julia

From: Elizabeth Buehler <gaje@twc.com>
Sent: Saturday, July 22, 2017 4:43 PM
To: Williams, Julia
Subject: Prospect Cove Development

Ms Williams, I am writing in opposition to the Prospect Cove Development, 16zone1056. This project is definitely foreign to others in Prospect. Its height is problematic, totally out of character with the surrounding buildings. Additionally, the density of population within that building is very worrisome. "Spillover" parking into the Kroger lot will cause unforeseen problems to date.

Please reconsider any prior approval of 16zone1056 and vote against it on July 27, 2017.

Thank you,
Elizabeth Buehler

Williams, Julia

From: Jeffrey Goldberg <jmgold365@gmail.com>
Sent: Monday, July 24, 2017 11:25 AM
To: Williams, Julia
Subject: Prospect Cove Development File # 16ZONE1056

Ms. Williams:

I want to register my opposition to the proposed Prospect Cove development adjacent to River Road and Timber Ridge Drive, at least in its current form.

I believe that the vast majority of Prospect residents support the availability of affordable housing for both senior citizens as well as residents with modest incomes. However, there is a strong opposition to the proposed development because of the size, appearance and other factors. Specifically:

1. Relative to surrounding residences and businesses, the proposed Prospect Cove development would have the appearance of an enormous monstrosity designed to "warehouse" the occupants it is meant to serve. With abundant data demonstrating the negative impact on social outcomes when large buildings are used for public housing, and given the appropriate national trend of using smaller, lower height and less dense housing in public projects, the proposed design for this massive structure goes against evidence-based urban planning.
2. There is no practical access to regular public transportation. The limited commuter service to downtown would not meet typical daily needs for shopping, transportation to physician offices or other services. The developer suggested at a public zoning hearing that Tarc3 could meet these needs. Reliance on Tarc3 would be impractical given the size of the building and the limited resources of Tarc3.
3. There are no social services, special activities, support for physical fitness or any other beneficial activities planned for this dense, high capacity building. One of the few redeeming benefits of a high-density structure is the ability to concentrate availability of such services for at-risk populations. Without plans for these services, a high-density facility would have no benefits, and many negatives.
4. There is already affordable housing available in Prospect that is both less expensive and more attractive than the proposed development. Based on the comments at public forums regarding this development, i believe that most Prospect residents would embrace additional subsidized housing for low-income seniors. However, there is agreement that such housing should be scattered amongst our neighborhoods, attractive, and low-density, so that residents will feel integrated into the existing community.

Thank you for your attention to this matter. Should you have any questions or require any clarification of the positions outlined above, please do not hesitate to contact me.

Sincerely,

Jeffrey M. Goldberg, M.D., M.S.
7405 Wycliffe Dr.
Prospect, KY 40059

Williams, Julia

From: Debb & Ronn Hauss <rdhauss@gmail.com>
Sent: Monday, July 24, 2017 10:50 AM
To: Williams, Julia
Subject: Case No. 16ZONE1056

As residents of Prospect my husband and I urge you to reject the large apartment complex proposed for a small piece of property in Prospect, KY. The design does not comply with our city ordinances. There is limited parking space included in the design and Prospect has extremely limited bus service to the rest of Metro Louisville.

Sincerely, Deborah and Ronald Hauss
6214 Walnut Ridge Trail
Prospect, KY. 40059

Williams, Julia

From: monohan mARILYN <monohanm@yahoo.com>
Sent: Monday, July 24, 2017 10:37 AM
To: Williams, Julia
Subject: Prospect Cove

Dear Ms. Williams, I am not able to be present at this meeting, but would like it known that I am still dissatisfied with the new approach. It looks huge and not at all fitting into our community.
Thank you.. Marilyn Monohan 5548 Forest Lake Drive Prospect Ky Sent from my iPhone

Williams, Julia

From: joyce1116 <joyce1116@aol.com>
Sent: Tuesday, July 18, 2017 2:53 PM
To: Williams, Julia
Subject: Prospect Cove

Dear Julia,

Once again I am petitioning you to refrain from rezoning the land at Prospect Cove into residential property. It needs to be emphasized once again that there are 10 acres being bought, only 4.4 of which are buildable. The other 6.6 acres cannot be used for anything but a park, but right now it is just a wet, tree covered marshland. Other builders who would have bought this property and kept it as currently zoned had plans to help develop this 6.6 acres into a usable green space.

LDG is planning on building a 4 story high complex in a tiny space, 4.4 acres, which will house close to 900 people. This is unconscionable. No one should be allowed to squeeze that many people into such a tiny area for their financial gain. They have no plans to develop this remaining 6 acres into any sort of a park, It will remain an unusable thicket of water, ravines and mud.

They plan to have 200 parking spaces since that is legally what they need to have in a 55 and older community. As I've said many times before, 55 is not old, it's young and the majority of these people will or should be working. If they are working there are no buses out here. How will they get anywhere? The zoning and planning commission needs to look at the bus schedule from this area, it takes hours to get anyplace. If people do have cars they will have to park in the lot in the shopping center which is always filled. People frequent the restaurants, the Kroger and the other establishments in the shopping center and they need the parking spaces. It is conceivable that an overflow of 400 cars could be parked in this shopping center.

People from the zoning and planning commission need to come out here and walk the area. There is no place for people to walk except across a heavily trafficked road to the Kroger store. There is no ability to walk anywhere in this area. It is so dangerous to have people walk across this road since there is constant traffic in and out of the Kroger gas station. I cannot understand why the zoning and planning commission would allow any builder to place people in harms and without easy access to affordable shopping.

I could go on and on about how this is not an area for residential use as I have written to you in three other letters and as I have written to Mayor Fisher's office, but I doubt that anyone actually reads these letters.

I would welcome the opportunity to meet anyone from the zoning and planning commission out here and walk them around this area. I cannot believe after being out here, walking the area seeing the space where LDG wants to construct a four story
200 unit complex, seeing how physically small this space is, noting the distance that is address is from work or health facilities, etc. that any person of good conscience would think that this is a viable space for such high density, especially for people of scarce financial means.
Truly, it's building a project in another place. This is wrong.

Joyce Goldstein

Williams, Julia

From: Bill hardy <billhardy31@gmail.com>
Sent: Monday, July 17, 2017 3:59 PM
To: Williams, Julia
Subject: "Prospect Cove" -- Change in zoning

Julia --------- I'm sure you are getting covered up with E-mails in opposition to the Prospect Cove proposal. I would venture that the majority of those against the project are more concerned about how the proposed structure will fit in the neighborhood, than what it would be used for. Not to say there aren't those with the "not in my backyard" position on the concept, but even those would adjust if the project kept the same building size, construction materials and features of the Kroger complex and the office space nearby.

I would encourage you to visit Prospect, if you haven't, and travel from US 42 over to River Road on Timber Ridge Drive to get a feel for the area. It will be obvious that the building proposed in the first zoning hearing, which I attended, would be an eye sore, and not close to fitting in the surrounds. I'm sure DVG will make money on the project whether it is in Prospect or somewhere else, but if it is to be Prospect, it needs to fit in! ----------

Thanks for your consideration! -------- billhardy -------- Smithfield Greene

Williams, Julia

From: Diane Ferguson <dcferguson19@gmail.com>
Sent: Saturday, July 15, 2017 4:30 PM
To: Williams, Julia
Subject: Fwd: case 16zone1056

Begin forwarded message:

From: Diane Ferguson <dcferguson19@gmail.com>
Subject: case 16zone1056
Date: July 15, 2017 at 4:27:47 PM EDT
To: www.JuliaWilliams@louisvilleky.gov

Hi I am sure this note will do no good ,however I am registering my complaint as a neighbor concerning this project . We cannot handle the traffic etc . I live on a court ,turned into a cut through street (illegally,)beside 8 acres of old growth trees (within feet of Prospect -a tree city)which were cut down this winter and all 8 acres leveled -not even a blade of grass—so I see what developers can do despite not having the proper zoning.Kroger parking lot was allowed to build on our nice little street of several small homes despite the zoning regulations -so I see how effective the zoning situation is . Thus no surprise when you let these developers do what ever they want .Shame on you and the zoning joke of amending and revising to help the greedy make their money despite neighborhood protest .

diane ferguson 6811 carslaw ct prospect ky 40059

Williams, Julia

From: Kehlbeck@aol.com
Sent: Thursday, July 13, 2017 6:04 PM
To: Williams, Julia
Subject: 198 apartment senior living in Prospect

Julia,
Thank you for including my letter. Prospect is a nice little town but because of the JCS problems, people moving into the area prefer to move to Oldham County. It is hard to sell a higher priced home in Prospect. I live in the Estates of Hunting Creek and homes are not selling in the $500,000 to $950,000 price range. Only two sold at a discounted price in 2016.

Joe

Kehlbeck@aol.com
502-228-8838 (T)
502-593-0819 (C)

Williams, Julia

From: Rande Swann <randeswann@gmail.com>
Sent: Thursday, July 13, 2017 3:48 PM
To: Williams, Julia
Subject: Fwd: Case # 16Zone1056

Dear Ms. Williams,

I would like the following comments be considered and added to the record regarding the Prospect Cove Development at Timber Ridge Dr. and River Road in the Prospect area.

While I support affordable housing for the elderly and disadvantaged, I oppose Prospect Cove, as proposed, and urge the following changes be made before it is approved tp make it more compatible in design and density to nearby structures.

1. The facade is incompatible with the nearly all red brick and stone traditional style of the nearby buildings and prevalent in the Prospect area. It is too contemporary and stark, which would make it more of an eyesore than enhancement. Please request an exterior re-design of colors, finishes, and architectural elements.

2. The 4 story building is incompatible with all other housing in the Prospect area. The tallest housing units in Prospect are the 3 story condos that sit BELOW THE GRADE LEVEL US HWY 42 near the entrance to Prospect. Only the third floor can be seen from the roadway. All other Prospect housing and businesses are 2 stories, plus some with walk out basements. A 2 story building would be more compatible in this area.

3. The density should be decreased by half, from nearly 200 to no more than 90 units in 2 stories. This would also go far in addressing neighbors concerned related to parking for residents and visitors. No where in Prospect is there housing with density such as this. Prospect Cove, at maximum occupancy, could exceed population of some of its larger neighborhoods, straining nearby resources and roadways.

4. Insufficient green space and open areas on-site for recreation and relaxation by residents. Much of the "open space" is actually deep drainage swales and is unsuitable for recreation and inaccessible.

5. Prospect Cove should increase the number of elevators throughout the units and design them for use in the event of a fire, or other emergency evacuation, for quicker evacuation as the Harrods Creek Fire Dept. does not have the resources to quickly evacuate what could be several hundred seniors.

6. Prospect Cove should add a large laundry facility on site as there are no similar facilities in the Prospect area.

In closing, I would like to note that what the City of Louisville is doing in support of Prospect Cove is the antithesis of what the Lou. Housing Authority has been doing for over 2 decades to tear down and replace "housing projects" with more attractive and affordable market rate units with diversified resident populations.

Thank you for considering my points,

Rande Swann
6701 John Hancock Place
Prospect, KY 40059

502 592-2677
RandeSwann@gmail.com

--

Rande Swann
6701 John Hancock Place
Prospect, KY 40059
502 592-2677
RandeSwann@gmail.com

Williams, Julia

From: Kelley Johnstone <kelley.johnstone@gmail.com>
Sent: Monday, July 10, 2017 12:35 PM
To: Williams, Julia
Cc: Ronda Gardner; Karen Fulcher; Michelle Hopmann; Martin Johnstone; Jamie Pantess
Subject: 16ZONE1056

Good afternoon Ms. Williams,

I am a citizen of the small city of Prospect, Kentucky and I am want to express my concern over the possibility of a very large housing development that could possibly occur if your zoning committee approves the change. The location selected for this development is far to small to provide ample parking, appropriately-sized living accommodations, as well as a lack of green space. Prospect is known for it's 'natural cityscape' and there is no way to ensure that a massive structure would fit the overall aesthetics of our neighborhood. While I do understand that the property is technically not within our city boundaries, it is only steps away and would alter the overall appeal.

My grandparents build their home in Hunting Creek in 1974. When it was financially feasible, my husband and I purchased our home in the same neighborhood in 2004. My husband's family also currently resides in the neighborhood, where they purchased their home in 1986. We have known the neighbors and their children and grandchildren; when families move here to Prospect they have a certain expectation. Prospect is not just for the elite, but it is for families who want a local grocery, bank, coffee and cleaners. Our children ride bikes in the neighborhood and even cross Hwy 42 to get an ice cream cone. I can't imagine what Hwy 42 would look like with another 200-400 families added within these few square miles. We chose to live out away from the hustle and bustle of the surrounding suburban areas such as Springhurst or Middletown, and want to keep our neighborhood as quiet and undeveloped as possible.

As a teacher at the local public middle school, where both my children attend, I do believe in diversity and equity in our city. That however is not what I believe will occur with this such development occurring. Please consider local families like mine when voting to not allow a zoning change that would alter our neighborhood so drastically.

Sincerely,

--

Kelley A. Johnstone

Williams, Julia

From: cskamen@aol.com
Sent: Sunday, July 09, 2017 1:51 PM
To: Williams, Julia
Subject: prospect cove -case no. 16zone1056

case no. 16zone1056

This email is in regards to the proposed Prospect Cove Development.

I am sure at this point you have received many responses from Prospect residents in regards to this project. I as many of my neighbors are concerned with the **size and density** of this project. At the last planning commission meeting , many of us felt that our concerns were marginalized by the commissioners. If it were not for the aesthetics, it would probably be under construction.
The developers are calling this senior housing, however with HUD requiring only 80% of the units to have one tenant over the age of 55 , it is hardly **senior** housing. If the current multi- family parking of 1.5 spaces per unit is taken into consideration then 297 parking spaces would be required not 207.
Both our Prospect police and Metro police expressed concerns about limited resources. Our fire department noted they don't have a truck with a ladder to reach 4 stories . All this seemed to be of no concern by the commissioners.
In order for this project to be in compliance with cornerstone 2020, the resources of **Prospect** not Louisville were considered. Therefore, there should be more consideration of the impact on the City of Prospect as part of the approval process.
Lastly, public transportation, medical , and jobs are all limited in this area.
As one Prospect resident whose father was prominent in the local civil rights movement stated , we need affordable housing - not this project as planned.
It would be great if the LD&T Committee or the Planning Commission could direct this project to mediation before rendering a decision. Maybe then hundreds of thousands of dollars will not be waisted on litigation and could be better spent on those in our community who really could use those resources.
As one of three criteria by senior housing by HUD includes , all occupants **62** and older or housing is specifically designed for and is housing **elderly** people , this might be a good start to compromise.

Thanks for forwarding this to the appropriate committee,

Craig Kamen, MD

Williams, Julia

From: Roberta Wasserstrom <robertacandoit@gmail.com>
Sent: Wednesday, July 05, 2017 7:33 PM
To: Williams, Julia
Subject: Prospect Cove
Attachments: Prospect Cove Zoning Mtg.docx

I appreciate this opportunity to communicate. Please pass on to all appropriate parties.

To: Julia.Willams@louisvilleky.gov Case. No. 16zone1056
502-574-6942
From: Roberta Wasserstrom robertacandoit@gmail.com
Smithfield Greene Condo 216-214-1483

Prospect Cove Zoning

I'm Roberta Wasserstrom 7407 Smithfield Greene Lane (condo development across Timber Ridge Dr from proposed development

I moved to Louisville from Cleveland 2 yrs. ago retiring at 78 from my last career of 32 years which was in Commercial Real Estate. Upon arrival I volunteered at Evan Williams Bourbon Experience and was a finalist in the Visitor Center Rose Awards.

My husband was an attorney and developer of condos/apts. The principal of the Brokerage I worked for was also a developer apts/condo/shopping centers so I have been to many rezoning meetings in Ohio/Florida mostly representing developers.

Rezoning is always an issue. We know people don't accept change easily. The goal of these meetings is to find a win/win solution that will benefit the city, the beneficiaries, the surrounding areas and the developer.

Back in Sept when I became aware of the development requesting approval of "affordable senior housing" NOT EXACTLY..I quickly picked up that it was one of HUD programs known as 80/20 and called it to the attention of neighbors and the city. At the meeting in January my understanding is that has been changed to Senior Housing requiring all residents to be over 55. This is an important issue and should be reviewed.

Be clear, I am not against HUD or any other subsidy programs nor do I think most people voicing opposition are. My husband and business associates use these programs making good profit which is totally acceptable and seniors having the advantage of subsidized affordable housing needed.

Having said that I am totally AGAINST this development.AND encourage this committee to vote against rezoning. It is not the win/win for the various reasons; Parking,size,design of building and compatibility etc.

Here's how it comes down: Zoning regulations for 9+ acres are being used for a building to be built on approx.. 4 ½ acres. This is the ROOT of the problem True the other 4 ½ acres are undevelopable, However what about the future development of all that beautiful land on River Rd or anywhere else. Can you imagine what it would look like to have that zoning apply? And why wouldn't it?

The original proposal is for 198 units on 9+ acres of which only ½ is buildable It is not reasonable to use zoning based on the entire parcel Based on the HUD program 80/20 (which I hope has been changed to 100% seniors) it would look like this:

178 - 2 bedroom
20 - 1 bedroom
Each bedroom is allowed 2 occupants thus 752 people
80% of the 198 is required to have ONE occupant over 55
and have an income of below $32,000 thus only 159 seniors

1. I question the income of other occupants
2. I question how this is monitored (which I know is impossible) Even if well intentioned

752 people is just simply outrageous

A FOUR STORY BUILDING IS SIMPLY NOT COMPATIBLE WITH SURROUNDING AREA and EVEN WORSE "THE FIRE DEPARTMENT ADVISES, they do NOT EVEN have equipment to get to 4 stories.AND FIRE AND POLICE both from Prospect and Louisville say " they do not have staff to service such a large development. All you have to do is look to London's recent tragedies.

So I urge you to vote against this development as it is proposed and consider a building both in size and design built with zoning regulations that would apply to a 4 ½ acre parcel hopefully 2 stories which besides being compatible would better serve an aging population. Remember in case of an emergency, most seniors could not use the stairs.

As I am a new resident I meet people (more than you would believe)that have moved here recently because Louisville is a beautiful,compassionate city right at the cusp of enormous growth. WE CAN DO BETTER!

Williams, Julia

From: Linda Creech <lbcreech@twc.com>
Sent: Thursday, July 13, 2017 3:15 PM
To: Williams, Julia
Subject: Case No. 16zone1056

Dear Ms. Williams,

I am contacting you to express my concerns regarding Case No. 16zone1056, the Prospect Cove proposed development by LDG. Several of my concerns are outlined below. My primary concerns are safety, density, and compatibility.

I truly believe it is an undesirable and unsafe location and design for senior citizens. There is extremely limited bus service to the area and any 24/7 health care is accessible only by car. Seniors living on a third and fourth floor scare me. In case of fire they would probably be trapped. There are only 2 elevators in the building, and of course they will not work in case of a fire. Also, exercise is important for seniors, and while I know a fitness room is in the design, we all know the value, physically and mentally, of fresh air. Across the street, is a Kroger gas station and behind the building is uneven, unusable terrain. It is not safe for ANYONE to walk down River Road, with very narrow shoulders, no sidewalks, and fast traffic. There are not even sidewalks along Timber Ridge. Walking to and from the only grocery in the area will require crossing Timber Ridge on foot.

The design of Prospect Cove is incompatible with the Prospect area. Only one building in all of Prospect is over 2 stories tall, and it is a very small, older building with three floors. The developers are not even trying to make the development fit in with the rest of the town. It certainly is not compatible with the Kentucky Scenic Byway along River Road, that it would tower over. There has been a real effort for many years to make Prospect have a "village feel." Several years ago, after lengthy discussion, even Kroger finally acquiesced and made its façade compatible with the town in order to have a store here.

With 198 apartments, all but 20 of them being two bedroom, the development could house as many as 752 people (if there are 2 people per bedroom). This development alone increases the size of Prospect by 25%!! (An increase of that size will test any infrastructure.) Timber Ridge is already a very busy road, connecting River Road and Highway 42. It was designed for shopping center access, not as a major road to handle the traffic of a large residential building. How interesting that the entire plot of land is used to justify the number of occupants, even though several acres are not suitable for development. I do not believe the project could even be approved if only the developable acreage was taken into consideration.

Parking and traffic will be very real problems. There are only 207 parking spaces for residents, and only 8 are handicapped. This number is clearly insufficient (especially given the lack of public transportation). There is no place for overflow parking, except for the Kroger parking lot. Some days this lot is close to full. I am employed by a company located in the Kroger Center, and have seen firsthand several times around holidays that there is no parking available. I have actually had to wait for someone to leave, in order to park and go to work. Of course the holidays are the time of year when seniors will probably have family visiting, further increasing the parking problem. Not only is the traffic already too heavy on Timber Ridge, but adding up to 750 more cars on this little road, along with seniors walking across the road getting to the grocery (or from the grocery parking lot to the units) creates a very unsafe situation for everyone. Already it is difficult to get onto River Road, in either direction from Timber Ridge. Adding between 200 and 700 cars is not in anyone's best interest.

In summary, I have nothing against senior housing. Another senior project is under construction in Prospect. It is very attractive and only two stories tall. I have not heard of any opposition to it, probably because it has worked very hard to be compatible with the rest of the town. I am also unhappy that our tax dollars, that are supposed to be used for senior,

affordable housing, are being used to pay substantially ABOVE appraised value for this land. It would be nice to see this extra money spent on actual facilities, instead of lining pockets as tax credits. The density of this complex, as presented thus far, does not seem to be in anyone's best interest. Please understand that while we are told that no one under 18 will be allowed to live in these units, LDG has indicated that there will not be a monitoring system in place. Unfortunately, many seniors have children and grandchildren that come to live with them due to unforeseen circumstances. The location is not safe for seniors to be walking, and that will only be made worse if children are also living on the premises. Due to safety and compatibility issues, I hope this development does not materialize as presented.

Thank you, Ms. Williams, for listening to my concerns.

Sincerely,
Linda Creech
7217 Hunters Run Dr
Prospect, KY 40059
lbcreech@twc.com
home: (502) 228-0970

Williams, Julia

From: Barry Weinshenker <bweinshe@yahoo.com>
Sent: Wednesday, July 12, 2017 1:39 PM
To: Williams, Julia
Subject: CASE NO. 16ZONE 1056

CASE NO. 16ZONE 1056 PROSPECT COVE

Dear Ms. Williams:
I am a handicapped 78 year old resident of Prospect. Much of my career was in Safety and Security for a major corporation. As such, I was in 4 fires and 3 explosions with no casualties. Additionally, I built two plants and was responsible for a 22 acre research/manufacturing/administrative site in Louisville, Ky.

I am definitely in favor of senior housing; however this particular proposal fails on several counts.

Obviously the building is neither compatible with its surroundings nor in compliance with the 2020 building plan that designated this area as adjacent to a village center. The building would also be in violation of at least the spirit of the designation of River Road a scenic corridor.

More seriously the building with 4 floors and severely restricted fire department access to upper level interior courtyard rooms makes it a potential death trap for seniors. Fire and safety codes are written assuming relatively mobile adults not a concentration of seniors with restricted mobility. The potential builder implicitly recognizes the physical restrictions of the targeted residents by saying the second bedrooms are intended for caregivers.

It is my understanding that the building will have sprinklers, however smoke and panic cause more casualties than the fire itself. In a fire, elevators automatically shutdown and stairwells are the only exit. These stairwells have doors which if not closed properly, turn the stairwell into a natural chimney for the smoke. You are asking a lot of seniors, many with physical problems, using canes and walkers; not to panic and descend 3 or 4 stories with alarms going off and smoke filling the stairwells. Frankly based on my experience , you have the makings of a major tragedy which could be avoided by eliminating one or two floors and providing sufficient balcony space for residents to escape the smoke while awaiting rescue. Hopefully you will carefully consider the issue of compatibility and resident safety when reviewing the plans for this facility. I want seniors to be able to live safely as part of my community.

Sincerely,
Barry Weinshenker

Williams, Julia

From: Kehlbeck@aol.com
Sent: Tuesday, July 11, 2017 3:36 PM
To: Williams, Julia
Subject: zoning change. Case No.16 Zone 1056.
Attachments: Julia Williams.docx

Ms. Williams,

I am a long time resident of the City of Prospect who would appreciate your adding the following paper on why the Planning and Zoning Board should reject the request by LDG for a zoning change. Case No.16 Zone 1056.

Vote NO. If I were a member of the Planning Commission, I would vote NO on the request for a zoning change to build 198 apartments in Prospect. I would not want to accept responsibility for approving the zoning based on the following:

The biggest need is for medical services The 198 residents plus will be all over 55 years old. The developer (LDG) does not take into consideration the age factor. Residents require developments that meet their needs. The nearest hospital is Norton's East. It is 5 plus miles from Prospect to Norton's through four major highway interchanges. Under present Jefferson County rule, the Harrods Creek Fire Department can provide emergency medical service but can't transport a person to the hospital. Metro EMS is supposed to provide this service to Prospect. EMS relies on the Anchorage Ambulance service to travel 9 miles to Prospect to pick up the person and take them to the hospital.

Non-comparable appearance of the structure. The four-story wooden structure is an eyesore compared to residential structures in the immediate area. The residents of Prospect are overwhelmingly opposed to this structure based on height, wood framing and poor appearance compared to existing homes.

Fire hazard. We have seen the result of fire on this type of construction in Indiana. It may be in compliance with local building requirements but it does not take into consideration the fact that some of the residents' movement will be restricted by physical disabilities such as wheel chairs and walking in later stages of life. From what I have heard, fire walls have been removed from the building code. It is my understanding that Harrods Creek Fire Department is not equipped with a snorkel to fight a roof top fire externally. A fire at the Kroger fuel station that is across the street from the apartments would create havoc as the apartments have only one exit via Pine Cove Road.

City of Prospect Services. The apartment project is outside the Prospect City limits. Prospect residents pay City taxes that includes the Police Department. Prospect residents expect their Police Department to provide services within the City limits, not outside the City limits. Prospect Police will probably support Metro if there is a murder or stabbing but I would, as a taxpaying citizen, be opposed to our police providing service to less serious disturbances. Metro Police are now concentrating on the West End and rightly so. This low-cost senior living development will require Metro Police service when it should be in the West end.

The City will not provide road maintenance, snow removal or garbage service outside City limits.

Huge traffic problem. Seeing is believing. In the evening traffic heading for Prospect and Oldham County is backed up from south of Wolf Pen Branch, through Prospect to the Oldham County developments just over the Jefferson County line. Prospect is known as the "Gateway to Oldham county". Over the last twenty years the area in Oldham County adjacent to the Jefferson County line has been booming. New large home developments, a fire station, a new school, churches, gas station and a limited number of small shops, restaurants, cleaner, hardware store, bank and a vehicle fuel stations are just over the County line. Traffic from Timber Ridge onto US 42 is backed up every day from 3:00 to 6:30 PM. Morning through traffic on US 42 is about the same. Adding the 198 apartments will add to this traffic problem.

LDG is a developer/builder who is profit oriented. I have heard they have the ability to construct low cost housing funded by government agencies. Paying about $3 million for land worth $1.2 million on the tax record raises questions. They are in this project for profit. I assume they will somehow get this return on investment through State and Federal funding. I believe it is called Prospect LLC. As such, if LDG is not successful in renting these apartments over a given time period, they can file for bankruptcy. If this is the

case, the property will be in litigation for at least one year, if not longer. In the meantime, the building will deteriorate and the government will have to come up with funds to maintain the structure and/or move the residents.

If I were on the Planning Commission and had to accept responsibility in light of the above information, I would vote NO for the zoning change.

Kehlbeck@aol.com
502-228-8838 (T)
502-593-0819 (C)

Williams, Julia

From:	Greg Huelsman <greghuel502@gmail.com>
Sent:	Sunday, July 09, 2017 11:27 AM
To:	Williams, Julia
Cc:	Mayor John Evans; Sandra Leonard; Bev Huelsman
Subject:	Proposed Apartment Complex in Prospect

Dear Ms. Williams:

Thank you in advance for reading my email and thank you also for giving it careful consideration. I hope you will feel free to forward this to any and all others whom you deem appropriate. Thank you.

I am writing to express my concern about and opposition to the LDG proposed apartment complex in Prospect KY.

Prospect is a great little community with a "village-like" character and a low density population. My wife and I moved here from Richmond, Va 14 years ago and love living in this community. I am not opposed to low-income housing. In fact, I spent most of my career supporting small disadvantaged businesses and helping people to improve their livelihoods in housing, education and carers. But I am greatly opposed to this project for many reasons.

Here are my objections and reasons:

- **4 Stories** - The LDG proposal calls for 4 stories in an area (Prospect and surrounding communities) where no 4-story buildings exist. A tall and imposing structure such as proposed by LDG would totally erode all of the many years of planning and building that have created the village-like community that we are today. Prospect and surrounding communities are predominately one or two story structures. If LDG's proposal was for a 2-story structure that was aesthetically befitting to the village-like aesthetic, I don't think you would see the resistance that has so profoundly been seen at all of the community meetings about this propose project.

- **Population** - With 198 apartments being proposed (178 two-bedroom and 20 one-bedroom) and with each bedroom accommodating two people, that's a potential of 752 residents. This would be more residents than all of the Prospect subdivisions except Hunting Creek and Sutherland and would represent an over-night Prospect population increase of 25%. That's huge...and frankly, too huge!

- **Traffic** - Timber Ridge is a connector street; it's not designed to accommodate a lot of traffic, but it does already. We can ill-afford any additional traffic. The traffic report that was presented to the Planning and Zoning Commission was inaccurate and riddled with deceit, in my opinion. Photos were chosen that showed no traffic in the streets and no cars in any parking lots. This simply is false reporting to support the LDG point of view. There is a lot of traffic on Timber Ridge from 7 a.m. till 10 p.m.; and little parking available anywhere around. On Friday and Saturday evenings, parking is already a real challenge due to the many people who enjoy the restaurants, Kroger and other businesses in and around the center.

- **Senior Living** - LDG proposed this project as a senior living center, yet LDG allocate only 8 handicapped spaces in their parking. By the way, Prospect supports senior living - there's a brand new senior living center on Carslaw Road in Prospect. It's a two story structure, architecturally attractive and fits in nicely. I'm aware of no complaints about this facility.

- **What about LDG's Care of Community** - LDG is not a Louisville firm or even a Kentucky firm. To me, they don't care at all about heir facility's affects on citizens, way of life, traffic, safety or any other community importance. Will they be a good community citizen after the project is completed? I don't think so. LDG is in this for the money and the financial advantages to them are huge with government programs and even credits that can be sold. Once they build it, they won't be community citizen that cares because they won't be here. And Prospect and citizens of Prospect who have lived here so long and built our lives around creating a great environment and way of life, will be left to deal with all of the problems of traffic, parking and so on. Our rights are important too!

- **Jobs** - There are no jobs here for the apartment residents - maybe a scarce few. Bus service is minimal, so getting someplace else is not a good option. Also and related to getting to jobs or anyplace else for that matter, there are only two ways into and out of Prospect - that's River Road and US 42; both are overly traveled and if there any sort of problem (and there has been on several occasions), it's a major problem and can even have serious consequences in emergency situations.

- **Parking** - LDG has allocated only 207 parking spaces in their plan. This is woefully short. LDG knows this but they are skirting the facts by saying that only a small percentage of apartment residents will require parking. 207 spaces for 752 people is just plain unrealistic. There is no street parking allowed on River Road or Timber Ridge, so this leaves the Kroger parking lot for apartment residents to sneak into illegally. Again, only 8 spaces are reserved for handicapped in a facility that is billed as a "senior-housing" facility.

- **Safety** of Apartment Residents - the Prospect Fire Department stated at the most recent Planning and Zoning meeting that it could not guarantee rescue of residents in this 4-story structure should a fire occur. So, 4-stories is a fire hazard - people could die. Also there are no sidewalks on Timber Ridge, River Road or US 42, so walking anyplace is unsafe. We're really a community of automobile transportation and parking.

To me, if it weren't for the money, LDG would be no where around. If LDG really wants to help people by providing a good place to live and that has access to jobs and transportation, it would have and should have selected another site. For example, there are ample land choices farther in toward Louisville and near to expressways, bus service and many job opportunities that are much more practical, easier to get to and from and still offer a great way of life for all.

I really appreciate your time and consideration.I If there's anything I can do to help, please feel free to call upon me. I want the best of Louisville, for all citizens and for Prospect.

King regards,

Greg Huelsman
7210 Hunters Run Drive
Prospect, KY 40059
502-292-0426
greghuel502@gmail.com

Williams, Julia

From: Greg Huelsman <greghuel502@gmail.com>
Sent: Sunday, July 09, 2017 10:11 AM
To: Williams, Julia
Cc: Sandra Leonard; Mayor John Evans
Subject: Proposed Apartment Complex in Prospect, KY

Dear Ms. Williams:

Thank you in advance for reading my email and thank you too for giving it careful consideration. I hope yo appropriate. Thank you.

I am writing to express my concern about and opposition to the LDG proposed apartment complex in Pros

Prospect is a great little community with a "village-like" character and a low density population. We moved am not opposed to low-income housing. In fact, I spent most of my career supporting small disadvantaged education and careers. But I am opposed to this project for many reasons.

Here are my objections and reasons:

- 4 Stories - The LDG proposal calls for 4 stories in an area (Prospect and surrounding communities) proposed by LDG would totally erode all of the years of planning and building that have gotten us to communities are predominately one or two story structures. If LDG's proposal was for a 2-story stru you would see the resistance that has so profoundly been seen at all of the community meetings ab

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To me, if it weren't for the money, LDG would be no where around. If LDG really wants to help people by p would have and should have selected another site. For example, there are ample land choices farther in t opportunities that are much more practical, easier to get to and from and still offer a great way of life for all.

I really appreciate your time and consideration. If there's anything I can do to help, please feel free to call

Kind regards,

Greg Huelsman
7210 Hunters Run Drive
Prospect, KY 40059
502-292-0426
greghuel502@gmail.com

Williams, Julia

From: f.huecker@twc.com
Sent: Thursday, July 06, 2017 10:58 AM
To: Williams, Julia
Subject: Case No. 16 zone1065 Prospect Cove

Dear Ms. Williams. I am sending you these comments as a response to your staff and recommendations on the Cornerstone 2020 plan elements. Within the 2020 Plan Element there are several areas that I believe you and your staff have interpreted incorrectly and have skewed to fit the LDG narrative. As it pertains to the intent, compatibility, and density if the 2020 Plan Element and the binding elements laid out in the 2020 plan. The binding element clearly spells out a completely different finding from you "Staff Checklist ". Specifically, numerical points 1-2-3-5-5-10-15-17-19-20-22-25-26-28 . I respectfully request that you and your team, review you findings, to reflect the intent, compatibility, and less density, that are the reason for Cornerstone 2020 and are reflected in the Binding Elements. This proposed project reflect none of the desires or needs of Prospect or the 2020 Cornerstone Plan. Thank you. Fred Huecker

Williams, Julia

From: Agnes White <awhiteky@gmail.com>
Sent: Thursday, July 06, 2017 12:27 PM
To: Williams, Julia
Subject: prospect cove re:case No.16zone1056

I live in Smithfield Greene Condo. I would like to express my concerns about Prospect Cove, mainly because of the traffic that will be affected on Timber Ridge and River Road. Also, a four story siding building is not compatable with the homes and buildings in this area. Thanks, Agnes White

Williams, Julia

From: Sally Coln <scolnky@aol.com>
Sent: Monday, June 26, 2017 9:14 AM
To: Williams, Julia
Cc: CommunityForestry; TreesLouisville@gmail.com; Reed, Scott
Subject: Prospect Cove, Case No. 16zone1056

Case No. 16zone1056, Prospect Cove

Ms Williams:

As a Prospect resident adjacent to this proposed development, I respectfully request that you amend your Staff Report to more accurately reflect the true nature of this proposal and provide truthful information to the planning commission so they may make an informed decision.

I have copied Erin Thompson of Division of Community Forestry and Cindi Sullivan of Trees Louisville so they see how this city administration spends thousands of dollars on new stick trees while at the same time encouraging and approving developments like this which would DESTROY MATURE OAKS, SYCAMORES and others which cannot be replaced by a few six foot sticks. I hope they may have some influence to protect this mature tree canopy which borders the SCENIC RIVER ROAD CORRIDOR BYWAY.

This proposed project DOES NOT meet the criteria for granting rezoning.

It DOES NOT comply with CORNERSTONE 2020, the existing zoning IS NOT inappropriate, the proposed new zoning IS NOT appropriate, and there have been NO economic, physical or social changes in the area that have altered the basic character of the area.

STANDARD OF REVIEW STAFF ANALYSIS

In item a. you indicate that a wooded area between an intermittent stream and River Road would be preserved. What you FAIL to include is that what you call an intermittent stream is actually a FLOOD SLOUGH which in flood times fills the entire ravine with flood water and that the developer intends to widen the path to River Road which would REMOVE MORE TREES along RIVER ROAD. You totally FAIL to address at all the MATURE TREE CANOPY on the other side of the ravine which the developers' own in-person presentation SHOWED THIS MATURE TREE CANOPY BEING DESTROYED. This area provides food, homes and cover for hawks, owls, woodpeckers and other birds and wildlife.

In item e. you indicate that this project design and use is compatible with existing development in the area. THIS IS SIMPLY NOT TRUE. A 4-story, industrial style people warehouse IS NOT compatible with the existing area comprised of single family homes, low density condos and low to medium density commercial. All development in the area is ONE OR TWO STORY only. No number of stick trees can buffer this 4-story monstrosity from adjacent and nearby homeowners or from the SCENIC RIVER ROAD CORRIDOR.

REQUEST FOR WAIVER

The request for waiver of utility easement encroaching more than 50% into the landscape buffer will certainly affect adjacent property owners for the same reasons. This waiver would VIOLATE SPECIFIC GUIDELINES OF CORNERSTONE 2020 as it DOES NOT PROTECT adjacent residential areas from changing the character of the area, and DOES NOT provide protection from visual intrusions, outdoor lighting, noise, litter and visible parking.

CORNERSTONE 2020 STAFF CHECKLIST

Item 1: This proposal is extremely high density in an area that has only single family homes, low density condos and low to medium density commercial. All development in the area is one or two story only.

Item 3: The Cornerstone 2020 guideline here REQUIRES LOW DENSITY when located at THE EDGE OF A VILLAGE FORM. This proposed project IS AT THE EDGE OF PROSPECT VILLAGE FORM, not outside it.

Ms. Willimas, I truly hope you will revise the Staff Report to include these corrections so the planning committee receives the whole truth and an accurate report. Just checking the boxes does not provide accurate information to the people who will be making a decision that could ADVERSELY AFFECT EXISTING HOMEOWNERS' PROPERTY VALUES AND QUALITY OF LIFE, as well as the rural nature of this area and that of the RIVER ROAD CORRIDOR SCENIC BYWAY.

Thank you.

Sally Coln
Smithfield Greene

Williams, Julia

From: Mitra shams <shams.mitra@gmail.com>
Sent: Friday, June 30, 2017 8:15 PM
To: Williams, Julia
Subject: Affordable housing Prospect

Hi Julia,
I would like to express my concern regarding the affordable housing development at the Kroger gas station in Prospect (16zone1056).
I believe it would damage the image of the Prospect neighborhood and significantly drop the price of our homes. Some Prospect residents like myself bought their home when house prices were at a peak, and we are concerned about putting our homes up for sale since we will not be able to recoup the investment.
I hope you can halt this development.
Thanks for your attention to this matter.
Mitra Shams

Williams, Julia

From:	Pam Underwood <pam@systemaxcorp.com>
Sent:	Friday, June 30, 2017 5:30 PM
To:	Williams, Julia
Cc:	'Max Underwood'
Subject:	Prospect cove

Dear Ms Williams,

My name is Pam Underwood and we have lived in the Prospect zip code for 32 years. The growth that we have witnessed has been tremendous, but the growth has not destroyed the rural aspect of the area. Prospect is a very busy place of late and we are most concerned that adding an apartment complex with so many residents and too few parking spaces will have a very negative impact on the area.

We have just suffered through the building of the East end bridge, which had a huge impact on the area residents. Please convey our sincere concern to the council that this rezoning and development is not appropriate for this area.

Thank you for your time.

Pam Underwood

Williams, Julia

From:	Clare Jett <clare@jettstreamproductions.com>
Sent:	Sunday, July 02, 2017 12:06 PM
To:	Williams, Julia
Subject:	Case No. 16 Zone 1056/Proposed LDG High-Density Senior Housing Complex in Prospect

Dear Ms. Williams.

I am writing regarding the above referenced case in Prospect KY (Case # 16 Zone 1056).

My residence is considered a Prospect address, however, we actually live just outside the city of Prospect, on River Road. We are located one block from the intersection of River Road and Timber Ridge Lane, where the "Prospect Cove" low-income/senior living development is proposed to be built.

We have experienced a tremendous increase in traffic and congestion along this corridor, and the idea of another living community in this area is fraught with issues, including bicycle traffic on River Road. This would be a source of life threatening accidents just waiting to happen! Given the nature of this development (low income/senior citizen dwellings) this lot is not located on a TARC route. It is not the proper setting for a high density development. We not only fear addition traffic congestion, but re-iterate the potential risk of life if residents with children walk or play in and around this high traffic area.

My husband and I adamantly oppose this development. The parcel of land being considered is more suited for a community park or shopping facility; it is certainly not scaled to accommodate a high density complex.

We, along with numerous Prospect residents ask that our concerns are voiced and that this development is not allowed to move forward.

Many thanks,

Clare Jett
7118 River Road
Prospect KY 40059

Williams, Julia

From: Cliff Kuhn <LaffDr@aol.com>
Sent: Monday, July 03, 2017 11:14 AM
To: Williams, Julia
Subject: Updated Proposal for Prospect Cove

Dear Ms. Williams,

I am writing as a resident of Prospect, Kentucky to register my concerns about the impending reconsideration of the request for a zoning change to accommodate the construction of a massive affordable housing complex entitled Prospect Cove adjacent to the downtown area of Prospect (Case#16, Zone 1056).

I use the word "massive" because the size and style is so alien to the architecture of our city as to be incompatible and inconsistent with current structures. There are no other buildings in the area taller than two stories, whereas the proposed height of the Prospect Cove edifice will be four stories. Also the numbers of residents housed in this oversized facility will dramatically strain parking options and traffic flow in the area.

I write to you in hopes that your report to the zoning commission will address these concerns and encourage efforts to make the projected facility more compatible with our existing community.

Thank you for your consideration.

Sincerely,

Clifford C. Kuhn, MD

7608 Endecott Place

Prospect, KY 40059

Williams, Julia

From: don gibson <dongibson@bellsouth.net>
Sent: Saturday, July 01, 2017 2:27 PM
To: Williams, Julia; 'SANDRA LEONARD'
Attachments: prospect cove Kathy.docx

July 1, 2017

Julia Williams

Case No. 16zone 1056 "Prospect Cove"

Dear Ms. Williams

Have grave concerns about the traffic and parking impact of this proposed project on its residence and the community.

The project is located adjacent to an already busy cross intersection with Timber Ridge Drive and the entrances to the shopping center, and Kroger fueling station. Pedestrian traffic to and from the shopping center will be at risk with the ten separate vehicle traffic patterns at that intersection.

Traffic will also increase substantially because of the project's density and suburb transportation realities.

Today's transportation reality is that a car is required for living in the suburbs. Public transportation is all but nonexistent. .There is a bus at 7am and another at 5pm. Many of project's residences will be coming from other metro areas where they now have their friends, family, churches, hospitals, doctors, bowling alleys, and a job. Unless DLG is planning to provide them transportation, you are doing them an incredible life style disservice.

Therefore, many any of the project residence will have a car or will find ways to get a car because they have no other viable choice. That wills significant increase the number of cars to the Village center. The developer has told us they are building 178 two bedroom apartments and 20 one bedroom apartments. They said their guidelines are no more than 2 residents per bedroom not counting caregivers. That's 752 residences at full capacity using DLG's rules. That probably won't happen but 60% (451 residences) capacity is likely required for the net present value cash flow requirement of the project investment. It's not unreasonable to expect a car per apartment not counting residence's visitors thereby creating substantial more traffic and overwhelming the projects 200 or sp parking slots. Residence and guests will have little options but park in the shopping center, the streets or other private developments.

Your traffic variance analysis to the cornerstone 2020 guidelines is superficial and fails to consider the unintended consequences.

On parking and traffic alone, this huge incompatible project is going to change the character of the Prospect community, cause dangerous pedestrian crossings, and create parking points of friction between the residences and the community.

Sincerely

Kathy Gibson
7605 Smithfield Greene Ln
Prospect, Ky 40059
502-939-1503

Williams, Julia

From: Carroll, Debbie
Sent: Wednesday, February 15, 2017 10:55 AM
To: ccrm47@gmail.com
Cc: Williams, Julia
Subject: FW: Contact Councilman Scott Reed [#452] - Prospect Cove Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Wednesday, February 15, 2017 10:06 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#452]

Name	Craig Mottram
Address	☐ 4111 Hayfield Way None Prospect, Kentucky 40059 United States
Phone Number	(502) 228-8638
Email	ccrm47@gmail.com
Comments	Please listen to the residents in Prospect regarding Prospect cove development. As outlined it does not appear in the best interests of anyone other than the developer. That would be a great mistake

Williams, Julia

From: Harpreet Chopra <choprahk@yahoo.com>
Sent: Thursday, June 22, 2017 7:18 PM
To: Williams, Julia
Subject: Prospect Cove Development, LDG Developers

Hello Ms Williams,

My family of four are residents of Prospect. My family would like to register our opposition to the Prospect Cove development by the LDG Developers in Prospect.

The infrastructure on River Road and US 42 is not equipped to handle the huge influx of traffic which will definitely be seen if this project is approved. Also the architecture of the proposed buildings does not fit in with the rural landscape of Prospect.

We sincerely hope you will consider my family's and many other Prospect families request and urge you to stop this development.

Thank you

Best wishes

Harpreet Chopra
Prospect Resident.

Sent from my iPhone

Williams, Julia

From: Bilitski, Deborah
Sent: Thursday, June 15, 2017 4:46 PM
To: joyce1116@aol.com
Cc: Williams, Julia
Subject: RE: Website Mayor Contact Form [#4928] - on

Ms. Goldstein,
Any information on how the developer plans to finance the development would have to be requested of the developer. Louisville Metro has provided no funding to date, federal or local, to this project. The Louisville Affordable Housing Trust Fund and Louisville CARES have depleted their available funds for fiscal year 2017, but a new allocation is expected for fiscal year 2018. If funds are appropriated and the developer makes application for funding in the future, the decision whether to provide funding would be reviewed at that time in accordance with the guidelines set forth for those programs. Information about those programs may be reviewed at https://louisvilleky.gov/government/housing-community-development/louisville-cares and https://louisvilleky.gov/government/housing-community-development/louisville-affordable-housing-trust-fund. If the developer chooses to pursue low income housing tax credits, the application would be under the purview of the Kentucky Housing Corporation.

As for the zoning case, you may submit written comments to the case manager with Planning and Design Services, Julia Williams, who is copied hereon. You may also attend the next Planning Commission public hearing when it is scheduled and provide testimony. At this point, I have not been informed that a date has been set for the hearing, but I have not received an update recently. Julia, please advise.

Please let us know if you have any additional questions.

Thanks,
Deborah

From: Joyce [mailto:joyce1116@aol.com]
Sent: Monday, June 12, 2017 6:44 AM
To: Bilitski, Deborah
Subject: Re: Website Mayor Contact Form [#4928] - on

Hi Deborah,
Thank you for your response.
It was my distinct impression that the funding for this project came from the federal government to the city and then was dispersed to builders to build this low income housing throughout
Louisville. If the city had no control over the funds being used by LDG then who does?
The concern I have is that our tax money is once again being wasted as I stated in my last concern.
To whom shall I address my concerns if this is not a city matter? Who is giving the money to LDG builders in the federal government? Basically who can I address concerning this issue.
Also who on the zoning and planning commission can I write to addressing how this area is not accessible by public transportation or by foot to anything that the proposed tenants might need.
Thank you for your help.
Sincerely,
Joyce Goldstein
502 533 9970

Sent from my iPhone

On Jun 9, 2017, at 5:36 PM, Bilitski, Deborah <Deborah.Bilitski@louisvilleky.gov> wrote:

Ms. Goldstein,

On behalf of Mayor Fischer, thank you for your letter regarding the Prospect Cove zoning case (16ZONE1056). Louisville Metro has not provided financial support or incentives to this project. A change in zoning case on the property is currently pending before the Louisville Metro Planning Commission. The role of the Planning Commission is to gather information, create a record, and make a recommendation to the Louisville Metro Council, which has the final authority over the change in zoning. Mayor Fischer does not have a vote. At the public hearing on the case, the Planning Commission deferred taking action and requested additional information from the applicant. The applicant will notify the Planning Commission when it is ready to go back to the Commission with the additional information. When that happens, notice will be given to everyone who received notice of the first hearing, the Planning Commission will hold another public hearing with an opportunity for the public to present evidence and testimony.

Please feel free to contact me or the staff of Planning & Design Services if you have questions or would like additional information.

Thanks,

Deborah Bilitski
Director of Develop Louisville
LOUISVILLE FORWARD
444 S. 5th Street, Suite 300
Louisville, KY 40202
502.574.6776

From: Website Contact Form for Mayor's Office [mailto:no-reply@wufoo.com]
Sent: Tuesday, June 6, 2017 4:45 PM
To: Mayor Information
Subject: Website Mayor Contact Form [#4928] - on

Date *

Tuesday, June 6, 2017

Name *

joyce goldstein

Address *

[Image removed by sender.]<http://maps.google.com/?q=7519%20Smithfield%20Greene++Prospect+KY+40059+United%20States>
7519 Smithfield Greene
Prospect, KY 40059

United States

Phone Number *

(502) 533-9970

Email *

joyce1116@aol.com<mailto:joyce1116@aol.com>

Comment, question or concern:

Dear Mayor Fisher,
I am writing to you in regard to the proposed low income 55 and older senior housing out at Prospect Cove.
The land in question is 10 acres of which ONLY 4.4 acres are buildable. The rest of the six acres cannot be built on since
there is a creek running thru it.
The 4.4 buildable acres were valued at 1.6 million, although Gant agency who is representing the owner has the total property
up for sale for 2.8 million. My understanding is that it is only sellable as the whole 10 acres.
As you probably know both a second investor and LDG had put in bids for this property for the 2.8 million dollars.
I also understand that LDG is receiving government funds given to the city of Louisville to use in this manner.
Here is what is vexing me so. Unbeknownst to the second investor, LDG builders decided to up the bid to 3.1 million
dollars and get the contract.
Mayor Fisher, I am so tired of big money using our tax dollars in such an abusive way. They are paying double for a piece
of property just to build this low income high rise so they can collect government guarenteed rents, and we are aiding them
in overpaying for this land. Another concern, they will close in nine months "whether or NOT" they have zoning approval.
That is so suspect in my mind.
Now lets just talk about the tenants and how abused they are being in this situation. My understanding is that LDG has no
intention of developing the 6 acres into a park or any sort of green space, they will stay the way they are which is totally
unwalkable, unusable....it's just there. They are using the per person density that is allowed for 10 acres and squeezing it
into the 4.4 acres. Therefore they will have a 198 unit 4 story high rise that can house, legally, 852 people. They are only putting
in 200 parking spaces because that is all that is required.
I have worked in the inner cities of this country all my life. I would welcome the opportunity to walk you around this proposed
space on the border of Prospect. If after you walk this area with me and then try to walk to the limited shopping in this area
by way of either River Rd. or US 42 and then take a bus with me to get to the nearest medical facility or Target or any store

other then Kroger, if you still think this is a good site for people without use of an automobile or the children that they will
surely have living with them.....well we can talk about that after we do the above.
My experience with inner cities has taught
me that despite the protest of the LDG lawyer many children will live there. His depictetion of 55 year old people are some sort of a debilitated, hobbling, homebound group is nothing more than laughable. Most 55 year old people are working if they can and have transportation to get to a job. They are often caring for children and grandchildren.
Mayor Fisher, I am so against people like LDG using our tax dollars for their own gain which is just so obvious to me and many others.
I do understand the need for low income housing and I have read so many books and been with so many people who have benefited
from government assistance. However the money truly has to be used to benefit the people so they and we are not exploited
by builders like LDG. This is not a site for a 4 story high rise, 20 or 30 small condos for people with cars, sure that might work,
but this is not a space for the proposed high rise.
I would welcome the opportunity to walk this area with you. I think you would have a much better understanding of what I'm talking
about.
Thank you.
I look forward to hearing from you. I know how busy you are, but I would appreciate it if you could read this, not just an assistant.
Again, many thanks,
Joyce Goldstein

Williams, Julia

From: Mike Mott <mwmott50@gmail.com>
Sent: Thursday, June 22, 2017 7:57 PM
To: Williams, Julia
Subject: Case #16ZONE1056; Prospect Cove Development

I understand you are the individual assigned by the Metro Louisville Council to receive citizens comments regarding the rezoning request to allow LDG Development to build a low income housing project on a tract of land at the corner of River Road and Timber Ridge Drive. I would hope you are aware of the outcry of the residents in this area who are strongly opposed to this development and the impact it will have on our peaceful community in Prospect. Have you or your staff reviewed the horrific increase in crime rates that have occurred in other communities where similar senior housing/low income housing developments have been constructed by LDG like in Indianapolis? If not I suggest you ask your police department to do some research on this subject and have this information available at the next Metro Louisville zoning meeting where the zoning for this development will again be discussed. I would also suggest that the developer explain his plan of where the people who occupy this development are going to find jobs to work in the Prospect area. I do not think these people will find a sufficient number of jobs at Kroger or MacDonalds or other similar establishments here in Prospect to justify the number of units that are planned for construction. I would further question where are the occupants of these low income housing units going to come from? Has the developer petitioned the residents of Prospect to determine how many people in Prospect would be interested in renting one of these units? I seriously doubt it. What about the impact this development will have on the already congested main arteries of Hwy 42 and River Road?

I would be interested in hearing back from you on this subject and what involvement you have had or will have in the future regarding this planned rezoning to accommodate this low income housing development. I would also like to know when the next hearing is scheduled for this Prospect Cove rezoning matter as I would like to attend and voice my opinion in person.

Regards,
Mike Mott
12903 Crestmoor Circle
Prospect, KY 40059

Williams, Julia

From: Grannan, Mike <Mike.Grannan@kindred.com>
Sent: Friday, June 30, 2017 3:22 PM
To: Williams, Julia
Cc: Grannan, Mike; Grannan, Ann
Subject: Opposition to Prospect Cove

Julia.....I am respectfully requesting that you make note within the records of our opposition to the Prospect Cove development (Case No. 16zone1056) . We understand that the revised plan is being reviewed within your group. We are especially concerned about the overall compatibility of the development within Prospect.

Thank you for your attention to this matter.

Respectfully,

Mike and Ann Grannan
7109 Cannonade Court
Prospect, KY 40059
502-228-8596

Williams, Julia

From: Bekki Livingston <RJSLivingston@hotmail.com>
Sent: Thursday, June 29, 2017 4:21 PM
To: Williams, Julia
Subject: Prospect Cove Development

Case #16zone1056
I am writing to express my opinion on the propsed Prospect Cove 4 story housing development proposed for Timber Ridge at River Road in Prospect. I am not a resident of Louisville nor Prospect, although I have the Prospect zip code. I live in Oldham County just a mile or so east on Hwy 42. I shop in Prospect - gas, groceries, doctor, dentist, etc. I have to drive through Prospect every day to get to Louisville. The traffic is getting heavier. When there are accidents on Hwy 71, traffic is diverted or often finds itself on Hwy 42. Large truck traffic and additional cars brings the road to a standstill. Mayor Fischer has been working hard to complete the Lousiville Loop and the eastern portion is now under planning. Prospect is working on a plan to develop a pedestrian path to get citizens safely to the newly opened Lewis & Clark Bridge. Citizens for a Safer River Road have raised money and Prospect has endorsed the changes to River Road that will provide more safetly for cyclists. And then the City wants to put a 4 story high density building right in the middle of all this? It just doesn't make sense. The project is unlike any architecture or height of any structure in the area. Adding additional businesses and housing needs a bigger plan and a longer term outlook. It seems that spot zoning here and there creates an ugly and impractical landscape. It would make more sense and be more practical to widen roads, increase signage and create turn lanes in the area before adding a high density housing project. I encourage the Zoning Board and City Council to create a long term plan that fits the nature of the area and the best use of the property. I do not support a high rise building in this location for these reasons.

Bekki Livingston
12725 Crestmoor Circle
Prospect, KY 40059
925-487-6551

Williams, Julia

From: Julie McGrail <jmcgrail@umail.iu.edu>
Sent: Thursday, June 29, 2017 3:01 PM
To: Williams, Julia
Subject: Prospect Cove Development

Ms. Williams,

It is my understanding the you are the case manager for the proposed development in Prospect Cove.

I am a new resident of Prospect. My family of 6 moved to Sutherland in November of 2016. We became aware of the proposed low-income/senior living housing development soon after getting settled in our home.

My concern is what this will do to our community. This is a small, lightly traveled area. I don't believe it is suitable for any type of high density living. The property itself is of limited size and not ideal for what is proposed.

I don't want to take too much of your time because I know it is valuable. I just wanted to express my adamant opposition to this high density development in Prospect Cove.

Thank you Ms. Williams.

Sincerely,

Julie McGrail
7417 Wycliffe Drive
Prospect, Ky 40059

Williams, Julia

From: bbrew1@aol.com
Sent: Wednesday, June 28, 2017 11:12 PM
To: Williams, Julia
Subject: Case No. 16 Zone 1056/Proposed LDG High-Density Senior Housing Complex in Prospect

Ms. Williams,

Good morning. My understanding is that you are the case manager for the proposed low-income/senior living/high density housing development in Prospect – **Case No. 16 Zone 1056.** I, along with the majority of residents of Prospect, are adamantly opposed to this development at the proposed location. The size and scope, especially one being high density, certainly does not fit the property it is planned to be built on. For one reason, the company is factoring in around 4 Acers of the property that is not usable into the equation to allow for a high-density structure on the property. Moreover, the number of proposed parking spaces, including handicap parking, is inadequate for the potential number of residents. I don't oppose having low income senior living there if it fits the current zoning laws and isn't high density or over 3 stories in height.

What is being proposed does not fit the village atmosphere of Prospect – a small town within the greater metropolitan area. We're not located on TARC transit routes; we don't have industry or an abundance of businesses that require workers. Ours is an illogical setting for the high-density development being proposed. Timber Ridge Drive is a quiet pass-through street connecting River Road and U.S. 42.; there is not even a traffic light at River Road. River Road is supposed to be a scenic byway and this obtrusive building will take from that designation. In short, there is not the infrastructure needed to support such a development at this location. The development being proposed is incompatible with its setting, and if allowed to proceed, it will have a profound negative effect on the community of Prospect.

It is unfortunate that this parcel of land is not within the city limits of Prospect, and is instead under the jurisdiction of Metro Louisville. The citizens of Prospect, including the Mayor and City Council, have united in our opposition of this development. I would hope that Mayor Fischer, the Metro Council and members of the Planning and Zoning Commission will respect the voices of the people who actually live in the community of Prospect, and not allow LDG to move forward with this development at this location.

Thank you for your time and consideration.

Sincerely,

Alan Brewer
6811 Foxcroft Rd.
Prospect, Ky. 40059

Williams, Julia

From: Marty Michals <martymichals@bellsouth.net>
Sent: Wednesday, June 28, 2017 12:20 PM
To: Williams, Julia
Subject: Prospect Cove

Good Afternoon Julia. My name is Marty Michals and I am a Prospect resident. I live at 7226 Fox Harbor Road. I am opposed to the proposed Prospect Cove Development as it would be totally out of character with the neighborhood. Prospect is not a mid rise apartment community location. The density of this proposed development is also out of character for this community. Please vote no.

Williams, Julia

From: ashokakoy@gmail.com
Sent: Wednesday, June 28, 2017 12:07 PM
To: Williams, Julia
Subject: Case No. 16 zone 1056

Dear Ms. Williams:

My name is Lori Zachariah, and my husband David and I moved to Prospect one month ago. We chose Prospect because of its' quiet charm and safety. We were not privy to Nextdoor.com or the Countryside forums until we actually moved in. Then we found out about this LDG project, and quite frankly, we are upset.

We are not against a Senior Housing Project, if we could be guaranteed it is not a front for Section 8 Housing. That appears to be the main concern of most current residents. Also the fact that Co. Rd. 42 has not yet been widened to accommodate the current traffic, much less an addition of perhaps 700 more residents. Finally, one of the biggest concerns is the proposed UGLINESS of the proposed 4 story building, in the middle of a city that prohibits that height and style. If there is anything you can do to address these concerns, I would be very grateful.

Sincerely,
Lori Zachariah
4100 Hayfield Way
Prospect, Kentucky
Sent from Mail for Windows 10

Williams, Julia

From: skoselke <skoselke@twc.com>
Sent: Monday, June 26, 2017 7:51 AM
To: Williams, Julia
Subject: Low Income Housing Unit in Prospect

Julia:

I have lived in Prospect, Kentucky, for 30 years. I oppose the low income housing unit. Myself, and many residents here have the following concerns:

1) the unit is too large; a unit the size of the one in Norton Commons would be acceptable. If there was a unit that size with only seniors allowed to live there, I think it would be acceptable to most people in Prospect.
2) myself and others fear it will not be managed well, and it will result in younger people living there and drawing crime to the area. People do not want the "gang" problem coming out to Prospect. We have enough problems with crime already.
3) there is not enough parking for a unit this size and all the trees will need to be cut down.

I do not understand the mayor and the city of Louisville trying to social engineer our neighborhoods. People work hard all their lives to move to neighborhoods that are nice and have low crime areas. My husband and I both grew up with nothing and worked hard to get where we are. We have black, Asian, Mexican and other ethnic groups that live in our neighborhood and the surrounding neighborhood. They are good neighbors. They did the same thing we did. They worked very hard to be able to buy a home where we live. If people want to work hard, they can do well. Putting low income housing units in nice neighborhoods is not going to solve that problem. If this was San Francisco I could understand because the cost of living is too expensive for even fire fighters, teachers, etc. That is not the case here.

Also, I do not see one if these units proposed in Anchorage or Indian Hills where the mayor and governor live. I wonder why that is? Also, there is plenty of affordable housing on Westport Road. There is also land available. There is more affordable shopping there, too, for lower income people. So why would you not put this unit there.

I think it boils down to that the City and the Mayor don't care what people in our neighborhoods want. That is sad and unfortunate.

Sherri Koselke

Sent from my iPhone

Williams, Julia

From: Julie Michael <jsm528@icloud.com>
Sent: Monday, June 19, 2017 2:02 PM
To: Williams, Julia
Cc: Eric
Subject: # 16ZONE1056

Subject: Prospect Cove Development

Dear Ms. Williams,

I was instructed to forward this letter to you so it will be place in the public record. It is my intention through this correspondence that inform our Metro Councilman, Scott Reed as well as all parties involved, of our position on the Proposed Prospect Cove development. I am requesting that this letter be part of the public record, so that Mr. Reed and all involved in this subject matter is aware that we oppose the proposed LDG development of Prospect Cove.

Along with a large majority of Prospect citizens, we would like you to know that we love our community for the small town, rural, village qualities that it possesses. Not only is it our home, but it is part of what makes the city of Louisville great.

Prospect was developed as a village and we love that about it and desire to keep it that way. We chose it for the village aspect and lifestyle and are strongly against the four story 198 unit urban style development that has been proposed. It is too big, unattractive, is unnecessary and will not add to the quality of life in our community.

The city of Prospect has always had plenty of options for senior living. In fact, a very attractive 2 story Senior Living facility is nearing final stages of completion right in the center of town behind the Starbucks. There are many more than that as well.

Our city does not need this proposed development. It will only be a burden for our community, changing the beautiful landscape, potentially clogging traffic, adding burden to our public safety servants, not a blessing. Point blank, this a massive development.

There is not a need here for this development. It is perfectly clear to our entire community that this is a money making opportunity for outsiders and we do not appreciate them coming in and trying to force something on our community that we have not asked for or been convinced of that we need, plain and simple.

Eric and I are adamantly opposed to Prospect Cove, as the proposed development will bring no benefit to our community. We were one of the families that contributed to buy the land for another type of development of park lands, restaurants, and business space that was acceptable to the people of our community.

We do not appreciate outsiders coming in and insulting our community members, telling us what we need, when it is very clear that this is an opportunity only for the Prospect Cove developers' and investor's financial gain.

Furthermore, many of our communities around the city could use so much revitalization. There is plenty of land and opportunity for this. The city of Louisville needs investments poured into those communities that are broken. Why are we not focusing on those? Let's point them to those areas. I have served in Portland helping that community, our children have grown up in the public school system with children from all over our great city. There are many communities that could use these developers and their projects to serve them and help to raise them up. The citizens of Prospect are loving and caring people who serve our greater community of Louisville in many ways. This proposed project of Prospect Cove will not serve the community in the best possible way.

Thank you for your consideration and time.

Sincerely,

Julie and Eric Michael
6708 Gunpowder Lane
Prospect, Ky 40059

Julie Michael

Williams, Julia

From: Stuart Steinbock <SSTEINBOCK@whipmix.com>
Sent: Monday, June 19, 2017 1:51 PM
To: Williams, Julia
Subject: case #16ZONE1056

Julia:

It was shared with me that my opposition to the Prospect Cove development could be added to the record for the zoning hearing by E-mailing you. Please advise if any additional information is needed.

Thanks.

Best regards from Your Kentucky Friends at Whip Mix,

Stuart Steinbock
Vice President of Business Development
502-634-5352 Direct
502-741-1309 Mobile
www.whipmix.com

Williams, Julia

From: Joyce Garmer <joycegarner@icloud.com>
Sent: Monday, June 19, 2017 11:46 AM
To: Williams, Julia
Subject: Prospect senior housing

Case # 16 zone 1056

Subject: Prospect senior housing

Please know the low income senior housing project is sited in a positive location in Prospect.

Not only is it walkable to Kroger, banks, hair salon,pharmacy, gym, restaurants etc but as a very long time resident I recognize there is a need for this housing ($35000 a year includes more seniors than some think).

Encourage the developers to make the aesthetics blend in to the adjacent shopping plaza and then support the project.

Thank you for your consideration.

Joyce Garner
7300 Happy Hollow Lane
Prospect KY 40059

Sent from my iPhone

Williams, Julia

From: skoselke <skoselke@twc.com>
Sent: Monday, June 26, 2017 7:51 AM
To: Williams, Julia
Subject: Low Income Housing Unit in Prospect

Julia:

I have lived in Prospect, Kentucky, for 30 years. I oppose the low income housing unit. Myself, and many residents here have the following concerns:

1) the unit is too large; a unit the size of the one in Norton Commons would be acceptable. If there was a unit that size with only seniors allowed to live there, I think it would be acceptable to most people in Prospect.
2) myself and others fear it will not be managed well, and it will result in younger people living there and drawing crime to the area. People do not want the "gang" problem coming out to Prospect. We have enough problems with crime already.
3) there is not enough parking for a unit this size and all the trees will need to be cut down.

I do not understand the mayor and the city of Louisville trying to social engineer our neighborhoods. People work hard all their lives to move to neighborhoods that are nice and have low crime areas. My husband and I both grew up with nothing and worked hard to get where we are. We have black, Asian, Mexican and other ethnic groups that live in our neighborhood and the surrounding neighborhood. They are good neighbors. They did the same thing we did. They worked very hard to be able to buy a home where we live. If people want to work hard, they can do well. Putting low income housing units in nice neighborhoods is not going to solve that problem. If this was San Francisco I could understand because the cost of living is too expensive for even fire fighters, teachers, etc. That is not the case here.

Also, I do not see one if these units proposed in Anchorage or Indian Hills where the mayor and governor live. I wonder why that is? Also, there is plenty of affordable housing on Westport Road. There is also land available. There is more affordable shopping there, too, for lower income people. So why would you not put this unit there.

I think it boils down to that the City and the Mayor don't care what people in our neighborhoods want. That is sad and unfortunate.

Sherri Koselke

Sent from my iPhone

Williams, Julia

From: Sally Coln <scolnky@aol.com>
Sent: Monday, June 26, 2017 9:14 AM
To: Williams, Julia
Cc: CommunityForestry; TreesLouisville@gmail.com; Reed, Scott
Subject: Prospect Cove, Case No. 16zone1056

Case No. 16zone1056, Prospect Cove

Ms Williams:

As a Prospect resident adjacent to this proposed development, I respectfully request that you amend your Staff Report to more accurately reflect the true nature of this proposal and provide truthful information to the planning commission so they may make an informed decision.

I have copied Erin Thompson of Division of Community Forestry and Cindi Sullivan of Trees Louisville so they see how this city administration spends thousands of dollars on new stick trees while at the same time encouraging and approving developments like this which would DESTROY MATURE OAKS, SYCAMORES and others which cannot be replaced by a few six foot sticks. I hope they may have some influence to protect this mature tree canopy which borders the SCENIC RIVER ROAD CORRIDOR BYWAY.

This proposed project DOES NOT meet the criteria for granting rezoning.

It DOES NOT comply with CORNERSTONE 2020, the existing zoning IS NOT inappropriate, the proposed new zoning IS NOT appropriate, and there have been NO economic, physical or social changes in the area that have altered the basic character of the area.

STANDARD OF REVIEW STAFF ANALYSIS

In item a. you indicate that a wooded area between an intermittent stream and River Road would be preserved. What you FAIL to include is that what you call an intermittent stream is actually a FLOOD SLOUGH which in flood times fills the entire ravine with flood water and that the developer intends to widen the path to River Road which would REMOVE MORE TREES along RIVER ROAD. You totally FAIL to address at all the MATURE TREE CANOPY on the other side of the ravine which the developers' own in-person presentation SHOWED THIS MATURE TREE CANOPY BEING DESTROYED. This area provides food, homes and cover for hawks, owls, woodpeckers and other birds and wildlife.

In item e. you indicate that this project design and use is compatible with existing development in the area. THIS IS SIMPLY NOT TRUE. A 4-story, industrial style people warehouse IS NOT compatible with the existing area comprised of single family homes, low density condos and low to medium density commercial. All development in the area is ONE OR TWO STORY only. No number of stick trees can buffer this 4-story monstrosity from adjacent and nearby homeowners or from the SCENIC RIVER ROAD CORRIDOR.

REQUEST FOR WAIVER

The request for waiver of utility easement encroaching more than 50% into the landscape buffer will certainly affect adjacent property owners for the same reasons. This waiver would VIOLATE SPECIFIC GUIDELINES OF CORNERSTONE 2020 as it DOES NOT PROTECT adjacent residential areas from changing the character of the area, and DOES NOT provide protection from visual intrusions, outdoor lighting, noise, litter and visible parking.

CORNERSTONE 2020 STAFF CHECKLIST

Item 1: This proposal is extremely high density in an area that has only single family homes, low density condos and low to medium density commercial. All development in the area is one or two story only.

Item 3: The Cornerstone 2020 guideline here REQUIRES LOW DENSITY when located at THE EDGE OF A VILLAGE FORM. This proposed project IS AT THE EDGE OF PROSPECT VILLAGE FORM, not outside it.

Ms. Willimas, I truly hope you will revise the Staff Report to include these corrections so the planning committee receives the whole truth and an accurate report. Just checking the boxes does not provide accurate information to the people who will be making a decision that could ADVERSELY AFFECT EXISTING HOMEOWNERS' PROPERTY VALUES AND QUALITY OF LIFE, as well as the rural nature of this area and that of the RIVER ROAD CORRIDOR SCENIC BYWAY.

Thank you.

Sally Coln
Smithfield Greene

Williams, Julia

From: William Milano <bradyspa@yahoo.com>
Sent: Wednesday, June 28, 2017 2:11 PM
To: Williams, Julia
Subject: Prospect Cove Case # 16zone1056
Attachments: don letter.docx

Ms. Williams

Please find attached concerns about this proposed development.

TO: Julie Williams

FROM: Bill Milano, a concerned individual

RE: Prospect Cove
Case number: 16zone1056

My name is Bill Milano, I have been visiting friends, in the Smithfield Greene Condominium. This development is across the street from a proposed senior living and disabled facility.

I am a town council member in Florida and served on our town planning board for three years before becoming a member of the town council, thus, I was interested in the variance proposal submitted for the intended development.

When I read through the document as I would any variance and new development suggested in my home town I became very concerned for my friends. There were so many assumptions with insufficient material included, the counsel I sit on would have turned the variance down, of course the wavier and development requested.

It would have been sent back to the planning department to start over and make sure the material presented would be complete and accurate information.

I am going to explain my reasons for contacting your office. The items, I feel, that would be concerns are as follows:

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE
There are no R-7 zoned properties in the area. By, driving around I found one multi story building above two floors more than three miles away. Yet, one is proposed for an area where there are no more than two stories. To accommodate the R-7 request and a 45 foot height limit that was approved in 2006 has to have a variance approved that is entirely not consistent with the surrounding buildings.

On top of that and encroachment of the easement is requested.

Page 3 states: "High density has a lesser impact when located next to other high volumes." R-4 and R-5 is not the same volume and should never be considered as such.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and AMENDMENT TO BINDING ELEMENTS

1. a .Staff: "There do not appear to be..." is not an acceptable answer,r as well as has the area been checked for wild life habitat and will there be a negative effect.
2. b Staff: "Provisions for a safe and efficient vehicular and pedestrian..." I did not see anything about sate crossing for senior and disabled individuals to the shopping center and offices. What transportation services will be provided by the development? Since it is a center will there be full time management on site? What are the emergency backup for the development for these residents? Anything less places the town at risk by approving any variance to the property.

3. E Staff: "The overall site design and land uses are Compatible with existing..." Where? There is no similar building within 3 miles of this street. There is no compatibility.
4. F Is it correct until a variance is approved a development does not conform to applicable guidelines

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAVIER of section 10.2.4 to allow utility easement to encroach more than 50% into the buffer area

1. a Staff: The wavier will not adversely affect ... since screening and planting requirements will be met." Usually these requirements are at a minimum level at best. The important note is, again the building requested is above 45 feet. The requirements and required screening and planting should be listed and expanded before any variance or development package even is considered.
2. C There is no need to even to begin to discuss (c) since staff has avoided presenting the ENHANCED screening and planting requirements.
3. D Staff; again leaves out the buffer on the exiting street. The is none listed.

STAFF CONCLUSIONS

In their conclusions they state "the Planning Commission must determine if the proposal is in conference with the Comprehensive Plan, OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate." Since the is no other R-7 classifications within this area it must be not in compliance.

As I read the Cornerstone 2020 Plan element, Plan element or Portion of Plan element, Staff Finding, and Staff Comments I felt the numerous omissions that should be considered by staff that were omitted.

Numbers 1, 17, 19, 24 through 32, 33 through 36 need additional work and input by staff.

As a citizen my concerns are first and foremost the safety of the seniors and disabled to be in this facility. These are not addressed.

The neighboring community is not an R-7 and to place an above 45 Foot complex with limited availability of parking is not in the best interest of the neighboring community. 198 units have the potential of having in excess of 400 vehicles of some type. By not even considering this possibility will just create friction between the residents, owners of stores in the area and the shopping center. Lower the number of units. Lower the height to current two story buildings in the area, increase the buffer, increase the parking, and present a vialble the plan for safety of the tenants. Then and only then bring the proposal to the community, work with them, and then present it to the Planning commission.

cc Scott Reed@louisville.gov

Williams, Julia

From: Nancy Billington <user896038@aol.com>
Sent: Tuesday, June 27, 2017 4:32 PM
To: Williams, Julia
Subject: Case No. 16 zone 1056

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Williams,
I am writing in regard to the proposed LDG development in Prospect, KY. As a resident of Smithfield Greene in Prospect, I am deeply concerned about the planned housing there. This site is adjacent to Timber Ridge Dr. which is a major thoroughfare in our community. Each day brings more and more traffic and I have found it harder and harder to get into and out of my home. Currently there is no high density housing in Prospect and this development would set a precedent that is entirely out of keeping for our area. The high-density four-story building that has been proposed is not compatible with anything that currently exists. It would most certainly have an adverse impact on our traffic and cause safety concerns for the residents of the building who would be crossing in a very busy area with no stoplights. There are currently very few options for public transportation so in essence many of those residents would be stranded if they did not have an automobile. As a part of the River Road Corridor Plan that embodies the rural element of our area and urges that it be preserved, this development would bring a definite lessening of what makes Prospect a special place in our county. I ask that the Planning and Zoning Commission carefully consider the citizens of Prospect when this decision is made.
Sincerely,
Nancy Billington
7507 Smithfield Greene Ln.
Prospect, KY 40059

Williams, Julia

From: Amy Parish <amyfparish@gmail.com>
Sent: Tuesday, June 27, 2017 9:42 PM
To: Williams, Julia
Subject: Prospect development

I am writing in regard to the Prospect Cove development zoning change request. I live in Fox Harbor in Prospect, less than a mile from the proposed development. Nevertheless, I am unequivocally in support of the zoning change and the development. Prospect would very much benefit from an influx of affordable housing, whether in the form of senior housing or low income housing.

While there has been endless NIMBY complaining from others in Prospect, I believe that the overblown speculation regarding increased crime rates and reduced property values is based more on racial tensions than on any verifiable facts. Please don't let those naysayers have their way just because they scream the loudest.

Amy Foster Parish
Fox Harbor
Prospect

Williams, Julia

From: Marty Michals <martymichals@bellsouth.net>
Sent: Wednesday, June 28, 2017 12:20 PM
To: Williams, Julia
Subject: Prospect Cove

Good Afternoon Julia. My name is Marty Michals and I am a Prospect resident. I live at 7226 Fox Harbor Road. I am opposed to the proposed Prospect Cove Development as it would be totally out of character with the neighborhood. Prospect is not a mid rise apartment community location. The density of this proposed development is also out of character for this community. Please vote no.

Williams, Julia

From: Richard Zarro <Zarro3@msn.com>
Sent: Wednesday, June 28, 2017 10:54 AM
To: Williams, Julia
Subject: Case#16zone1056

Dear Ms. Williams:

My wife and I were discussing the letter she sent you regarding the proposed Prospect Cove Development. While I think her points are valid I would like to add to her argument to vote no on this issue of rezoning. We feel that it is the responsibility of council members to represent the entire metro area including separate cities like Prospect. It is to the detriment of Prospect to erect a low income housing development that in no way corresponds to the integrity of our village. While the need might be noble, we feel that the area LDG has picked is not compatible to the neighborhood and our feeling as a community should be given strong consideration.

Richard Zarro
Bridgepointe

Sent from Mail for Windows 10

Williams, Julia

From: Myra Howard <myrahoward@bellsouth.net>
Sent: Wednesday, June 28, 2017 11:10 AM
To: Williams, Julia
Subject: Case No. 16zone1056

Ms. Williams,
I am writing to express my approval for this project. I think it is very important, due to the baby boomer generation living longer, that we provide affordable housing for our seniors. The seniors are a part of our population that we tend to ignore or forget about. They have worked hard all their lives to help provide a great community for all and they deserve to live their twilight years with dignity.

Myra Howard

Williams, Julia

From: George <GBrutcher@aol.com>
Sent: Tuesday, June 27, 2017 6:12 PM
To: Williams, Julia
Subject: Case No. 16zone1056

Follow Up Flag: Flag for follow up
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There are several concerns for this proposal. The number one concern is the incompatibility with the area in size and density. Nothing along the River Road corridor approaches this is height and square footage. While there may be 2 story structures with larger footage, there is nothing that is 4 stories high in the area. A 2 story structure would be most appropriate for the existing area and fit the size and shape of the shopping area and a new senior living facility less than a quarter of a mile away. This again would fit the design and size that has been used in other sections of the city for this type of project.

On page 9 of 18 on the planning commission staff report section #3 states that if the proposal is located near a Village Form it will be low density. This project has 20 units per acre and if you use only the developable land it is 40 units per acre. By comparison Bristol Bluffs, a similar plan, is less than 10 units per acre. This would mean double the number of people in an area. Potentially this project could be roughly 25% of the whole population of all of Prospect.

On page 11 of 18 section 18 A-2, A-3, A-6 A-8 the materials are not similar to the brick of every other near by structure and the height is not all compatible. The traffic has got to be a concern by adding up to 200 cars on a small road that is already over crowded and will soon add more bicycle and walking trails. Lastly the lighting is questionable.

A plan of half the size proposed would be appropriate and acceptable.

Thanks for your consideration.

George Brutcher
7405 Smithfield Greene Lane
Prospect, KY 40059
502-939-6529 cell
GBrutcher@aol.com

Williams, Julia

From: James Vandertoll <jdvandertoll@hotmail.com>
Sent: Wednesday, June 28, 2017 10:18 AM
To: Williams, Julia
Subject: High Density Housing

Dear Julia,
I just want to voice my opposition to the proposed High Density/ Low income housing project in Prospect. No one believes this is for "Senior Living". Another huge Senior Living facility is just now being completed in Prospect just a half mile away. This I suspect is a section 8 project that would drive down property values and cause other undesirable problems in our community. Most, If not all, residents would prefer to see this location used for something else.
Thank You
James Vandertoll

Sent from my iPhone

Williams, Julia

From: Cathleen <katiez45@msn.com>
Sent: Wednesday, June 28, 2017 9:31 AM
To: Williams, Julia
Subject: Case#16zone1056

Dead Ms. Williams:

I am writing to ask for a no vote on the pending rezoning requested by LDG for the Prospect Cove Development. The size of the development is not compatible to the surrounding area and the number of occupants will negatively affect the village atmosphere of our community. I urge you to consider the existing residents in your decision and protect the integrity of our small town.

As to the need for senior housing, I am a 71 year old resident of Prospect, my immediate neighbor is 76 and a good many residents of Bridgepointe are also seniors. One of LDG's arguments was that we will need this housing and I believe this to be a falsehood. They will not draw their occupants from Prospect or the surrounding areas.

The small town aspect of the area is what we appreciate and adding 700 people will greatly affect that due to added traffic congestion. Exiting Bridgepointe onto Highway 42 is already a problem and this proposed development will only compound it.

The building of the tunnel affected our community negatively for years, please vote no on this issue.

Thank you, Cathleen Zarro
5112 Forest Grove Ct.
Prospect, Ky Sent from my iPad

Williams, Julia

From: Connie Kuhn <kuhnish@aol.com>
Sent: Wednesday, June 28, 2017 9:17 AM
To: Williams, Julia
Subject: Prospect Cove Case No. 16zone 1056

Dear Ms. Williams,

I'm writing in reference to the proposed large four story structure called Prospect Cove. Thank you for taking the time to read this. Case No. 16zone 1056

I moved to Prospect three years ago for it's quiet, country like atmosphere. I love this little village removed from the city without even a bus line! Prospect has been voted a KY 'Tree City' for more than ten years. We are continually planting new trees and trying to preserve the old ones from disease and decay. The Prospect Cove development would cut down numerous mature trees that buffer us from the noise and pollution along River Rd and Rt. 42. I have seen our resident eagles land in this area.

This four story building is incompatible with the village atmosphere of Prospect. It would stick out tremendously since all the buildings in Prospect are only 2 story structures. Adding up to 700+ new residents would put a huge burden on police and roads. Our fire department told me they are not sure they could get residents out of a structure of that size. I thought the current national thinking was to scatter disadvantaged people's homes into smaller buildings. If only the developers would consider a 2 story building, people here would be satisfied and the building would look like it belonged.

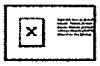
Sincerely,

Connie Kuhn

7608 Endecott Pl.

Prospect, KY 40059

502-386-5454



Williams, Julia

From: Lani VaniderToll <vandertennis@twc.com>
Sent: Wednesday, June 28, 2017 8:02 AM
To: Williams, Julia
Subject: Proposed High Density Senior Housing Complex in Prospect

RE: **Case No. 16 Zone 1056/Proposed LDG High-Density Senior Housing Complex in Prospect**

Ms. Williams,

Good morning. My understanding is that you are the case manager for the proposed low-income/senior living/high density housing development in Prospect – **Case No. 16 Zone 1056**. I, along with the majority of residents of Prospect, are adamantly opposed to this development at the proposed location. The parcel of land being considered is more ideally suited for a community park or a small shopping venue or a couple of restaurants. It is certainly not of a size nor in a location to accommodate a high-density apartment complex.

What is being proposed is out of scope and character with our community – a small town within the greater metropolitan area. This is basically a bedroom community. We're not located on TARC transit routes; we don't have industry or an abundance of businesses that require workers. Ours is an illogical setting for the high-density development being proposed. Timber Ridge Drive is a quiet pass-through street connecting River Road and U.S. 42.; there is not even a traffic light at River Road. In short, there is not infrastructure to support such a development at this location. The development being proposed is incompatible with its setting, and if allowed to proceed, it will have a profound negative effect on the community of Prospect.

It is unfortunate that this parcel of land is not within the city limits of Prospect, and is instead under the jurisdiction of Metro Louisville. The citizens of Prospect, including the Mayor and City Council, have united in our opposition of this development. I would hope that Mayor Fischer, the Metro Council and members of the Planning and Zoning Commission will respect the voices of the people who actually live in the community of Prospect, and not allow LDG to move forward with this development at this location.

Thank you for your time and consideration in hearing this Prospect resident's concern.

Sincerely,

Lannette R. VanderToll
6801 Hunters Run Place
Prospect, KY 40059

Williams, Julia

From: don gibson <dongibson@bellsouth.net>
Sent: Tuesday, June 27, 2017 10:06 PM
To: Williams, Julia
Cc: Reed, Scott; 'SANDRA LEONARD'
Attachments: prospect cove.docx; property line.JPG

To: Julia Williams

cc:: Scott Reed
bcc: Sandra Leonard

Re: Case No 16zone 1056 " Prospect Cove"

Ms. Williams

As a Prospect resident living across the street from the proposed development, I respectfully request you amend your report to accurate reflect this proposal's gross incompliance with the spirit and letter of Cornerstone 2020 plan elements.

Cornerstone 2020 plan elements compliance issues.
1 B.4 . There are no high density residential units within 2 to 3 miles of the site. The area has single family homes low density condominiums, and low density commercial. The Smithfield Greene condominiums located directly across Timber Ridge rd has 28 units located on about 9 acres which is comparable footprint to the Prospect Cove 198 units. This fact is readily apparent in your aerial photograph.
DLG told us their proposal has 178 two bedroom units, 20 one bedroom units and there could be two people to each bedroom plus any caretaker. The math of that legal requirement (178x4 + 20x2) is 752 residents plus any caretakers. DLG has said the Prospect Mayor exaggerated the population capacity with the 752 residents. That's DGL's stated legal capacity number and not the Mayor of Prospect's. Let's give DLG the benefit of the doubt that they won't achieve 1005 capacity but only 80%. That's 601 residences. 70% capacity is 526 residences.

3 B4 . You state the proposal is located "outside of the village form". That is not accurate. The proposed development and the City of Prospect share a common property line along Timber Ridge road from River road to Prospect Cove. See Attached picture. Prospect cuts the grass west of Timber Ridge between River road and Prospect Cove. The owner of the proposed site has not in this photo..

Cornerstone Plan Elements 17 A1, 18 A2, 19 A3, 25 A14/15, 26 A21, 27 A22, & 28 A23 all have to do with compatibility with nearby existing residences and ways to mitigate the incompatibility through buffers, setbacks, burns, plantings, etc. Your staff reports answers to these requirements are vague, lack specificity, and avoid the intent those Cornerstone elements.

Understand the need for low income senior residence. Put in two storage buildings with density comparable to the immediate area.

Urge you to amend your report to accurately reflect the proposal's gross incompatibility and significant lack of compliance to the spirit and of Cornerstone 2020's intent and requirements.

Sincerely
Donald R. Gibson
7605 Smithfield Greene Lane
Prospect, Ky 40059

Williams, Julia

From: A Binsfield <abinsfield@hotmail.com>
Sent: Tuesday, June 27, 2017 6:42 PM
To: Williams, Julia
Subject: Remarks concerning the Planning Commission Staff Report dated January 31, 2017, regarding Case No: 16zone1056,
Attachments: Signed .Response to Planning Commission Report Staff Reort 1:31:17.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Ms. Julia Williams, RLA, AICP, Planning Supervisor:

As an interested party, I would like to provide a number of remarks concerning the Planning Commission Staff Report dated January 31, 2017, regarding Case No: 16zone1056, the 198 unit senior housing facility named Prospect Cove. In particular, the comments under "STAFF ANALYSIS FOR REZONING AND FORM DISTRICT CHANGES

Please see the attached PDF for my remarks.

Ms. Julia Williams, RLA, AICP, Planning Supervisor:

As an interested party, I would like to provide a number of remarks concerning the Planning Commission Staff Report dated January 31, 2017, regarding Case No: 16zone1056, the 198 unit senior housing facility named Prospect Cove. In particular, the comments under "STAFF ANALYSIS FOR REZONING AND FORM DISTRICT CHANGES."

PAGE 3 OF THE STAFF REPORT - STAFF ANALYSIS FOR REZONING AND FORM DISTRICT CHANGES

1. The Report states, *"The proposal is located adjacent to a center, but is not being zoned for mixed use."*

   REMARK:
   A. It may not be zoned for mixed use but it is on the edge of a Village and therefore should be zoned for low-density residential.

2. The Report also states, *"The proposal is for high density zoning in an area that has other zoning districts that permit high density residential. Open space is provided along River Road in the form of an existing wooded area where an intermittent stream runs through a portion of the area. The proposal is located just outside of the Village Center form district. The proposal is located adjacent to an existing activity center that has been created along Timber Ridge Drive. River Road is a major arterial and there is an established non-residential shopping center located across Timber Ridge Drive from the site. High density has a lesser impact when located next to other high density or higher intensity uses because the infrastructure in those areas have been or are designed for high volumes. With the proposal being located across the street from higher intensity uses, the result is an efficient use of land. The existing strip centers in the area will be served by the high density residential proposed. Existing and proposed sidewalks on the site and around the adjacent area will encourage alternate modes of transportation."*

   REMARKS:
   A. I believe that the adjacent land around the proposed project is NOT zoned to permit high density residential, at least not 34.8 du/ac.

   B. The Report states, *"The project is located just outside of the Village Center form district."* This is NOT true. It is located within a Village Form District according to the Cornerstone 2020 Official Form District Map. In addition, the project is located right on the edge of the City of Prospect's city limits (Prospect Village), which is a Village Form District as defined by the Louisville Metro Comprehensive Plan. Therefore, by Louisville's own Guideline, I believe that high density projects are prohibited.

   C. One can also say that the project is located across the street from a low density residential area. Which should make the proposed project a low density project.

PAGE 4 OF THE STAFF REPORT - STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and AMENDMENT TO BINDING ELEMENTS

1. Staff Comment - item "a" states, *"A wooded area and the intermittent stream that runs through it between the building site and River Road is being preserved."*

   REMARK:
   A. Will this be protected by a written conservation easement?

2. Staff comment - item "e" states, *"The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways."*

   REMARK:
   A. The site design of a 45 foot tall building is not compatible with existing development of the area. The highest building in the area does not exceed two stories. As far as landscape buffering and screening is concerned, how do you buffer and screen a 45 foot tall building?

3. Staff comment - item "e" states, *"The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code."*

   REMARK:
   A. This development does not adhere to the requirements of Cornerstone 2020 nor the Land Development Code. I find the Staff's findings to be somewhat disingenuous and slanted to allow this project to proceed without following the regulations of Cornerstone 2020 and the Land Development Code which was created to implement the goals and objectives of Cornerstone.

PAGE 5 OF THE STAFF REPORT - STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 10.2.4. to allow a utility easement to encroach more than 50% into the landscape buffer area

1. Staff comment - item "b" states, *"Guideline 3, Policy 9 calls for protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigation when appropriate."*

   REMARK:
   A. The size and density of this project does not protect the character of the surrounding residential area. Its size intrudes on the visual space of the surrounding residential areas, and there are no adequate mitigation efforts which can assuage the size and proposed density of this project on the surrounding area.

2. Staff comment - item "d" states, *"The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) since the proposal calls for a large wooded area between the building site and River Road to be preserved."*

REMARK:

A. What design measures on this project have exceeded the minimum of the district that would allow the Planning Department to allow non-compensation to Cornerstone 2020 and the Land Development Code? I do not believe that any of the design measures are gratuitous enough to grant any Cornerstone 2020, or the Land Development Code, any waivers.

I believe that all required regulations related to building height, design, setback and density have been ignored and waived to allow this project to proceed, and is not compatible with the surrounding area.

PAGES 9-15 OF THE STAFF REPORT
CORNERSTONE 2020 STAFF CHECKLIST

REMARK TO STAFF COMMENT 1 - Where in this area are there zoning districts permitting high density residential?

REMARK TO STAFF COMMENT 2 - Will the proposed open space for this project actually be a conservation easement, i.e. a written legal agreement between the applicant and the City that permanently limits uses of the land in order to protect its conservation values? Is anyone on the Planning Commission aware of the fact that this proposed 3.5 acres of open space is not buildable? Only 9.5 acres are economically buildable, yet the total 13 acres are used in computing the allowable density for the proposed project. I believe the density should be based on the total amount of buildable area, i.e. 9.5 acres.

REMARK TO STAFF COMMENT 3 - Staff states that the project is located just outside of the Village Center Form District. This is not true. It is located within a Village Form District according to the Cornerstone 2020 Official Form District Map. In addition, the project is located right on the edge of the City of Prospect's city limits (Prospect Village), which is a Village Form District, also as defined by the Louisville Metro Comprehensive Plan. Therefore, by Louisville's own Guidelines, I believe that this high density project is prohibited and the applicant's proposed project does not meet the Guidelines.

REMARK TO STAFF COMMENT 6 - Staff states that the proposed project is located across the street from high intensity shopping center, but it is also located across the street from a low density residential condominium project. This is not an efficient use of land. The area has not been designed for higher intensity uses.

REMARK TO STAFF COMMENT 8 - The adjacent Kroger shopping "center" is a two story structure, as well as the other surrounding structures in the immediate area, i.e. a commercial office building, a Walgreen's Drug Store, and the Smithfield Green Condominiums, which are all two story structures.

REMARK TO STAFF COMMENT 9 - The proposed project should not be a high density residential facility according to Cornerstone 2020 and the Land Development Code

REMARK TO STAFF COMMENT 12 - In my opinion, the proposed courtyard space is inadequate for a potential occupancy of approximately 700 people.

REMARK TO STAFF COMMENT 13 - The Forest Cove entrance is shared with the entrance to the Kroger Fuel Station. I believe that the amount of traffic coming from the project as well as existing traffic will be excessive. Was Forest Cove designed to handle a potential of approximately 700 project residents, plus the users of the fuel station? Has a new traffic study been undertaken by the applicant?

REMARK TO STAFF COMMENT 14 - The Staff states that Del Haven Avenue is an unimproved ROW that could provide access to the site if ever improved, but this same area is described in Item #2 as, "*Open space is provided along River Road in the form of an existing wooded area where an intermittent stream runs through a portion of the area.*"

Will the proposed open space for this project actually be a conservation easement, i.e. a written legal agreement between the applicant and City?

REMARK TO STAFF COMMENT 15 - Parking is a huge issue for this proposed project. This project is deemed a senior housing unit, and one occupant has to be 55 years or older. A senior is defined as being 55 years or older. Most 55 year old's, and/or their life partner, are still working, and since there is no reliable daily public transportation in the area, they would need a car to travel to and from work. Since there are 178 two-bedroom apartments and 20 one-bedroom apartments there is a maximum potential for over 750 residents.

Even if you assume that 10% (18) of the two-bedroom apartments are occupied by 4 people, and 10% (18) of the two-bedroom apartments are occupied by 3 people, and the remaining 80% (142) two-bedroom apartments are occupied by 2 residents, the total people residing in the two-bedroom apartments would be 410, plus 70% (14) of the one-bedroom apartments being occupied by 1 person and the other 30% (6) occupied by 2 people; the total would be 436 people. Even if you figure that 25% of the total do not have cars, the total number of cars related with project would be 327.

There are only 207 parking spaces. Where would the other 120 cars be parked? Since parking is not allowed on Timber Ridge, the spill over would park in the Kroger parking lot or look for parking in the adjacent residential neighborhood. I believe that 207 parking spaces is entirely disproportionate for a project of this size, even if it is deemed "senior housing".

REMARK TO STAFF COMMENT 16 - The response does not address all alternate forms of transportation, it does not address public transportation, of which is very limited. Walking is fine, but there is no reliable public transportation in the area. Buses run on a very limited basis in the area and their schedules do not really allow for reasonable daily transportation to and from the downtown Louisville area, as well as outlying areas. It would be very difficult, if not impossible, for someone living in this area to rely on public transportation to get to work and back within any reasonable time frame.

REMARK TO STAFF COMMENT 17 - The proposal is NOT compatible within the scale and site design of nearby existing development. The perverse scale of the proposed project is not consistent with nearby residential two story homes. Even the adjacent business complex is only two stories high.

The main problem with the proposed building is not the distance from the nearest residential community, but the 45' height of the building which will overlook the the nearest residential community, allowing residents of the building to look into the adjacent Smithfield Greene homes.

The design of the proposed building even has small outdoor patios for each unit facing Timber Ridge Dr. and the Smithfield Greene Condominium complex.
This is an intrusion of privacy. Privacy is the main theme of the Smithfield Greene Condominiums, as privacy walls abound within the community by design.

I am aware of the previous 45' height approval, however I believe the layout of the proposed condominiums was set much further back from Timber Ridge than this proposal.

I would hope that the Planning Department reconsider this approved height in light of the surrounding height of neighboring buildings, and meeting the intent of Cornerstone 2020.

REMARK TO STAFF COMMENT 19 - The proposed project is NOT compatible with existing residential areas. How do you buffer a 45 foot tall building? It is incongruous with the surrounding existing residential and commercial buildings.

REMARK TO STAFF COMMENT 20 - Mr. Ashburner has stated "*We have engaged a traffic expert, Diane Zimmerman, who is well-versed in traffic issues in this community and in Oldham County. So she's going to give us an idea of how much traffic this project will generate based on studies across the nation and what impact that will have on the existing traffic that's out here on Timber Ridge and 42/River Road.*"

We do not need a traffic study "*..based on studies across the nation..*". The traffic study should be based on a detailed examination and analysis of the actual intersections of HWYs42 and Timber Ridge; Timber Ridge and River Road; Timber Ridge and Forest Cove Lane; and Timber Ridge and Smithfield Greene Lane. The traffic study should include actual traffic counts from each of the aforementioned intersections, and include the anticipated vehicular traffic from the proposed project based on the realistic number of vehicles that will be appropriate to the proposed project.

REMARK TO STAFF COMMENT 23 - The Plan Element requires that if it is of a higher density use it must be located along a transit corridor AND in or near an activity center. The Staff Comment states, "*...it is not located along a transit corridor, but is near an activity center.*"

Please define "activity center' as it pertains to Cornerstone 2020. I could not find a systematic definition anywhere.

As previously stated under Staff Comment #16; there is no reliable public transportation in the area.

REMARK TO STAFF COMMENT 25 - Just because building materials are similar to those found in the area does not mean that the project is compatible with site and building design of nearby housing. The proposed project is NOT compatible with site and building design of nearby housing.

Staff also states that, "*Buffers are provided between the site and the existing lower density residential.*" As stated in my remarks on Staff Comment #19; how do you buffer a 45 foot tall building?

REMARK TO STAFF COMMENT 26 - The proposal does not provide appropriate transitions between uses that are substantially different in scale and intensity or density of development such as compatible building design, or height restrictions.

Again, as stated in my remarks on Staff Comment #19; how do you buffer a 45 foot tall building?

REMARK TO STAFF COMMENT 27 - Once again, as stated in my remarks on Staff Comment #19; how do you buffer a 45 foot tall building?

REMARK TO STAFF COMMENT 28 - The proposed building height is NOT compatible with those of nearby developments that meet form district standards.

REMARK TO STAFF COMMENT 29, 30, 31, 32 & 33 - Staff states that open space is provided along River Road in the form of an existing wooded area where an intermittent stream runs through a portion of the area, and their open space will be preserved.

Yet, Staff Comment #15 states that an existing driveway that connects the site to River Road will remain. The proposed plan shows a narrow foot traffic path to River Road, not a "driveway". A driveway through the "open space" creates something other than an "open space".

Also, Staff Comment #14 indicates that, *"Del Haven Avenue is an unimproved ROW that could provide access to the site if ever improved."* This means that the "open space" could be "improved" in the future, possibly obliterating the proposed open space as identified in the proposed project.

As I queried under Staff Comment #14, will the proposed open space for this project actually be a conservation easement, i.e. a written legal agreement between the applicant and City?

REMARK TO STAFF COMMENT 39 - Staff states, *"The main access to the site is from the existing Forest Cove Lane and not through a lower density development."*

If this is the "main" access, where is the secondary access? Are they proposing that a second access be provided by developing the unimproved ROW of Del Haven Ave. to provide access to the proposed site, as stated in Staff Comment #14?

REMARK TO STAFF COMMENT 41 - As stated in my remark to Staff Comment #16, there is no reliable public transportation in the area.

REMARK TO STAFF COMMENT 42 - Staff states that the proposed drainage plans have been approved by MSD, and they have not indicated any issues with the proposal.

The proposed project plan indicates that all surface drainage runs to the natural large drainage swale. This natural drainage swale, comprises a large portion of the proposed dedicated *"open space"*.

The plan also shows that the anticipated 100 year flood elevation actually inundates a portion of the south project parking lot.

The plan indicates that the proposed drainage outlets, which collect all surface drainage on the project, will be submerged during a 100 year flood. If this is true, surface drainage water will back up within the system and flood the project.

PAGE 18 - PROPOSED BINDING ELEMENTS

ITEM #4 - In addition to the noted permits, does the applicant need to obtain an encroachment permit from the City of Prospect, as Timber Ridge is within the city limits of Prospect? If the street is damaged during the construction of the project, the applicant should be responsible for correcting said damage.

ITEM #8 - On January 31, 2017, the Planning Department requested that the applicant revise and resubmit the architectural appearance of the project building to conform with the surrounding area architecture. The building materials and design of proposed structures shall be substantially the same as depicted in the final approved rendering.

Additional Recommended Binding Elements:

- All dust generated must be controlled so as not to escape the site.
- All trash generated must be removed from the site on a weekly basis.
- Construction efforts must be limited by a reasonable time frame. No earlier than 7:00 AM to 6:00 PM Monday through Saturday. No work allowed on Sunday.
- No storage of materials or recreational vehicles in the proposed parking areas.
- Street name signs shall be installed prior to requesting a certificate of occupancy.

FINAL COMMENTS:

1. The surrounding area is comprised of a Village District comprising of low to medium density residential use. This project should conform to the requirements set forth by the current Cornerstone 2020 and Land Development Code, without any waivers to benefit the applicant. In my opinion the density, and height of the building does not conform to the surrounding neighborhood.

2. To quote Cornerstone 2020 - *"Community design standards pertain to the relationship of the proposed development to the form and pattern of existing development in the wider community context. This includes, for example, the relationship of the proposed use to nearby land uses and to the hierarchy of roads and rights of way in the community and to its impact on traffic and the relationship of the proposed use and the proposed structure to any nearby physical features."*
   "Site design standards pertain to the proposed development's site and building design in the context of existing nearby development. These will include, for example, an examination of the relationship of the use, mass, scale, height, and orientation of proposed buildings to that of existing nearby buildings."

   This proposed project does NOT meet these standards.

3. The public was informed at one of the public meetings regarding the proposed project that there would be two elevators in the building. Considering the number of potential residents and the size of the facility, does the peak elevator traffic study support this number?

Thank you for your time and consideration.

Sincerely,

Al Binsfield, CCM, PE, RCI (retired)
7609 Smithfield Green Lane
Prospect, KY 40059
(502) 909-5020

Mayor Fisher
527 W. Jefferson Street
4th Floor
Louisville, KY 40202

April 20, 2017

Dear Mayor Fisher,

Prospect area residents need your help. I am a Prospect resident that fails to understand the problem your Planning Commission is having in making a decision to stop a zoning change that would permit building a 198-apartment structure in downtown Prospect.

A developer (LDG. LLC) claims the Prospect area needs these unsightly wooden boxes to meet the future needs of poor Prospect area residents. (Over (55) and low income). I am (90) and have talked to my many Prospect area friends that are over 55 who see no need for it.

The City of Prospect is taking the lead on representing the area residents and has already spent $70,000 in legal fees in an effort to convince the Planning Commission that it should reject the zoning change request. A petition in opposition to this request signed by 600 area residents, has been presented to your Planning Commission. The Planning Commission public meeting on this issue in February had over 300 residents in attendance and lasted for six and one-half hours. Over 95 percent of the speakers spoke in opposition to granting the zoning request. This included a resident from our black community. The Commission delayed taking a stand.

If the question you have is diversity. Prospect is not an issue. Within walking distance of the 198 structure is a mixed sub-division called Ken Carla. In the immediate area to the East we have a large Africa- American/White neighborhood with a very active church. We have a number of minority residents in the more affluent section of Prospect who are businessmen or medical doctors.

The decision to decline or accept the zoning request is yours. **I hope you will take the action to reject the zoning change.** The lawyers and a developer will not like you but 6,000 Prospect area residents will.

Joe Kehlbeck
7812 Cedar Ridge Court
Prospect, KY 40059

PS. If you would like to visit the proposed site and adjoining area, I would be more than happy to oblige.

Williams, Julia

From: Helen Jones <hhjthp@iglou.com>
Sent: Wednesday, February 01, 2017 3:01 PM
To: Williams, Julia
Subject: Prospect Cove

We are strongly against this rezoning.

Helen Jones & Tom Pike
30 River Hill Road
Louisville, Ky. 40207

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Thursday, February 02, 2017 9:39 AM
To: bbrew1@aol.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#441] _ Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Wednesday, February 1, 2017 6:02 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#441]

Name Alan Brewer

Address
6811 Foxcroft rd
Ky Prospect
United States

Phone Number (804) 283-2274

Email bbrew1@aol.com

Comments

Councilman Reed, I'd like to submit my opposition to the paned development of Prospect Cove. This "high density" subsidized housing development is not compatible with small town feel of Prospect. If something of this nature were to be built it should be of proper scale for the area under a R-5 or R-6 zone not the monster that is being proposed. Moreover, it needs to be a truly dedicated elderly facility and not the "wolf in sheep" clothing the developer is suggesting with only 80% of the units having an occupant 55 or older. If they go bankrupted as they have in other locations, we are stuck with more problems than our small city can deal with. I moved to Prospect for the small town atmosphere the city has strived to maintain throughout the years. With this project that will diminish greatly and the strain to our infrastructure will be too great. Thank you for your time.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Wednesday, February 01, 2017 9:25 AM
To: analese.cravens@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#439] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Wednesday, February 1, 2017 6:38 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#439]

Name	Analese Cravens
Address	☐ 4422 Deepwood Drive Louisville, KY 40241 United States
Phone Number	(502) 235-7674
Email	analese.cravens@gmail.com
Comments	Mr. Reed, I went to the meeting about the proposed to development in Prospect, called Prospect Cove. After hearing all the information, I want to pass on to you that I fully support this project. Analese

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:07 PM
To: cpjohnson4@aol.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#424] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 3:37 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#424]

Name	Courtrina Johnson
Address	☐ 6108 Fox Cove Ct Prospect, KY 40059-9323 United States
Phone Number	(502) 409-6435
Email	cpjohnson4@aol.com
Comments	I. support the Prospect Cove Project. Older people with limited incomes have a right to decent housing even in Prospect. Please support the project.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:54 PM
To: markbcarter@mac.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#413] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 5:28 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#413]

Name	Mark Carter
Address	6717 Harrods View Circle Prospect, Kentucky 40059 United States
Phone Number	(502) 551-2653
Email	markbcarter@mac.com
Comments	Mr. Reed, I was encouraged to write you to oppose the apartment proposal near Prospect. Instead, I'm encouraging you to keep an open mind with respect to the proposal. The City of Prospect leaders opposition to the proposal was a knee jerk reaction that has escalated. There was no study, no investigation, etc,, except to build an argument for an already determined position. In my opinion, our community will be enriched by bringing a new and affordable housing option to the area with a negiible impact on traffic. Thank you. Mark Carter

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Wednesday, February 01, 2017 10:40 AM
To: fsucpa1@bellsouth.net
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#438] - Prospect Cove - Case 16 ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Tuesday, January 31, 2017 5:46 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#438]

Name Pam Bergklint

Address
3608 Locust Circle West
Prospect, KY 40059
United States

Phone Number (502) 228-3232

Email fsucpa1@bellsouth.net

Comments

Hello. I am contacting you to express opposition to the development of Prospect Cove on Timber Ridge in Prospect. I have lived in this area for 25 years. This is primarily a residential area. The development of Prospect Cove is NOT beneficial for our residents. First, the proposed area does not have sufficient parking; overflow parking would impact the businesses in that area. There is VERY VERY limited bus service to our area; residents can depend on bus service for transportation as in other Jefferson county areas. This area does NOT have employment opportunities for persons that would be residents of such planned development. Please share this info w/other persons; such a development would cause many persons to sell their houses and leave Prospect. We do NOT want this type of development with the issues it would bring.
Pam Bergklint

Williams, Julia

From: Rea Clark <reaclark@bellsouth.net>
Sent: Tuesday, January 31, 2017 4:38 PM
To: Williams, Julia
Subject: Case#16ZONE1056 - Prospect Cove, 6500 Forest cove lane & 7301 River Road

Dear Ms. Williams,

As I am unable to attend the Planning Commission meeting this evening, Tuesday, January 31, 2017 at the Springdale Community Church regarding the proposal for a Zoning Change and Revised District Development Plan, et al at 6500 Forest Cove Lane & 7301 River Road, I am writing to express my opposition.

I oppose the proposal for rezoning the above referenced property to R-7. This zoning designation allows too high a density for this area and the revised development plan for a 4 story, 225,000 square foot facility with 198 units and parking, etc. is way too dense and creates too heavy a volume in this community. Though the proposed development is couched under the terms of a "village format", it is actually institutional (hospital like) as designed, and is three times as dense as the previously approved zoning for this 9.6 acres.

In no way is this proposed development representative of the character of the Prospect area or any past and current development along the Prospect or River Road Scenic Byway corridor. To my knowledge, there are no buildings over 2 stories within miles. All prior and current development has successfully respected the bucolic nature of this community and has sought to harmoniously blend in, that is until this travesty of a project.

It is loathsome for the Planning and Zoning Commission to even consider such a huge "**overbuild**" on this property and the consequent massive "**overburden**" it would create that would adversely affect the infrastructure and citizens of the city of Prospect. Even though this project is for proposed low income, senior housing, it should still conform to the overall master plan for land usage within the city of Prospect. **Prospect's Code of Ordinances did not adopt the R-7 Residential Multi Family designation nor is this proposed "village format" project in compliance with the applicable provisions of the Prospect Land Code.**

Yours Very Truly,

Marea Clark
5940 Timber Ridge Drive, Suite 101
Prospect, KY 40059

Williams, Julia

From: Sissy <mrsnash5@att.net>
Sent: Tuesday, January 31, 2017 6:26 PM
To: Williams, Julia
Subject: New big building on River Road in Prospect

This is dreadful! It is totally out of character in that space which is full of houses, little gardens And wonderful old trees.The community is trying to assimilate all the new building that came with Kroger,and is doing it well.Nothing on that scale should be thrust in that place,especially this is a special road,a scenic byway.No,No No!Sissy Nash

Sent from my iPad

Williams, Julia

From:	Dinnie Rogers <drogers@iglou.com>
Sent:	Tuesday, January 31, 2017 1:14 PM
To:	Williams, Julia
Cc:	rosalindstreeter@riverfields.org; info@riverfields.org
Subject:	4 story building on River Road at Timber Ridge Drive - AGAINST

Ms. Williams,

I would like to voice my opposition to the proposed building of a 198 unit, four story building on Louisville's ONLY Scenic Byway, River Road, at the corner of Timber Ridge Drive and River Road. This is already a highly congested area due to the proximity of Kroger and the Kroger gas station. This would be a disservice to the citizens who live in this area, the seniors who would rent those apartments and the entire city of Louisville as we would be chunking away at the serenity and beauty of a mostly rural, single home area of the city. The intersection of River Road and Timber Ridge Drive is already a dangerous juncture because of the traffic in that area. It would also harm the various wildlife who make this wooded area their year round home.

I urge you to NOT let this or any other large development be approved along this most precious Scenic Byway.

Sincerely,

Mrs. Dinnie Rogers Dyer
7113 River Road
Prospect, KY 40059

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Tuesday, January 31, 2017 11:58 AM
To: teshannon@twc.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#435] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Monday, January 30, 2017 3:36 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#435]

Name	Thomas Shannon
Address	☐ 6505 Turnbridge Place 40059 United States
Phone Number	(502) 533-7664
Email	teshannon@twc.com
Comments	I am opposed to the Prospect Cove potential development. Far too many residents for the designated area. Please support the opposition. Thomas Shannon

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Tuesday, January 31, 2017 9:42 AM
To: maxglo123@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#437] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Tuesday, January 31, 2017 9:35 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#437]

Name Gloria Hoffmann

Address
11302 Spring Hollow Ct
Prospect, KY 40059
United States

Phone Number (502) 228-1285

Email maxglo123@gmail.com

Comments

Mr. Reed,
Thank you for taking the time to read all these emails. I am going to try to make it to the meeting tonight but working late. As a business owner in prospect area, for the last 20 years, I'm sure you can understand my concerns with this project. Prospect is a small, quiet, safe community and we would like to preserve that. I'm unsure how this could benefit us or frankly the new residents. Will the bus lines gone and few jobs in the area it seems forced and inconvienent for the residents. I also read that there are only to be 100 parking places for 198 apartments. That is a gross negligence for any housing much less any future use. I know I don't have enough facts to make a final decision but I am worried about this development and the prospect area as a whole. Please look at the situation and know many in prospect oppose this!! Thank you.
Sincerely,
Gloria Hoffmann

Williams, Julia

From: David Wicks <dwicks1@gmail.com>
Sent: Tuesday, January 31, 2017 8:23 AM
To: Williams, Julia
Subject: 16zone1056 Prospect Cove - 6500 Forest Cove Lane & 7301 River Road

Ms. Williams,

I am writing to express my opposition to the proposed development called Prospect Cove

the proposed development is totally out of character for the surrounding area, there are no 4 story buildings. River Road is a special icon in Louisville. We should do everything to protect it.

Please to the local elected leaders or Prospect, they also say it does not fit.

Dr. David Wicks
6215 Deep Creek Court
Prospect, KY 40059
502-671-3595

Williams, Julia

From: Charles Parrish <CandCParrish@hotmail.com>
Sent: Monday, January 30, 2017 8:43 PM
To: Williams, Julia
Subject: Prospect Cove

I wish to go on record in opposition to the proposed Prospect Cove development at Timber Ridge Dr. and River Rd., case #16zone1056. The density and scale of the building is completely out of scale with the area which lies within the Ohio River Scenic Byway, a protected land.

Chuck Parrish

Williams, Julia

From: Kendrick Wells <kwells7@bellsouth.net>
Sent: Monday, January 30, 2017 7:30 PM
To: Williams, Julia
Subject: Oppose zoning change Case No. 16zone1056

To Julia Williams, Case Manager

The proposed Project in Case No. 16zone1056, Prospect Cove, is not consistent with the Scenic Byway designation nor with the Village Form because of its height and proximity to River Road. The Project would be clearly seen from River Road and would destroy the visual character of the Scenic Byway, plus the "Village" character of the immediate vicinity is offended by such a large multi-level complex.

I reside at 3725 Hillsdale Road and am frequently in the Timber Ridge/River Road area. The existing commercial buildings on the East side of Timber Ridge visible from River Road are low rise and well set back off River Road and blend in with the rural character of the area. The Proposed Project would not.

Kendrick Wells

Williams, Julia

From: Jim Cheski <jim.cheski@hotmail.com>
Sent: Monday, January 30, 2017 7:23 PM
To: Williams, Julia
Subject: Prospect Cove

Julia,
For the record we oppose the Prospect Cove development. With so many other nearby properties available outside of the scenic corridor it is inconsistent with the scenic corridor master plan to envelop this property.
Thank you for your consideration.
Jim & Nancy Cheski

Williams, Julia

From: Kathy Scheibel <jks8197@aol.com>
Sent: Monday, January 30, 2017 4:59 PM
To: Williams, Julia
Subject: Proposed senior housing

No, no, and NO! Enough blight on what was once, unique and bucolic. The bridge is an environmental scourge but this proposal takes the damage to an even higher plane of urban encroachment. Absolutely unacceptable for its density, incongruous aesthetics and the dismal reputation of the Development Group. This has federal initiative and Mayor Fisher's social agenda written all over it. And I for one, find both, completely unacceptable.

Kathleen Scheibel

Sent from my iPad

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 4:55 PM
To: katiez45@msn.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#436] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Monday, January 30, 2017 4:48 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#436]

Name	Cathleen Zarro
Address	5112 Forest Grove Court Prospect 40059 United States
Phone Number	(502) 996-7212
Email	katiez45@msn.com
Comments	We are very opposed to the senior development on Timber Ridge. The area would be overrun with additional traffic and from what we have heard, the developer's other similar operations are described as less than desirable. Please help us defeat the rezoning and keep Prospect the village it was intended to be.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:06 PM
To: susan30855@yahoo.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#423] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 3:14 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#423]

Name Susan Glazer

Address
8310 Star Point Court
Prospect, KY 40059
United States

Phone Number (502) 614-8383

Email susan30855@yahoo.com

Comments

Dear Councilman Reed,

My husband, Mark, and I are strongly opposed to the proposal for the Prospect Cove housing development. We believe that the plot of land being considered is much too small for such a large development, and would negatively impact traffic and overall conditions in the area.
We understand the need for quality housing for low-income seniors, but without nearby access to regularly scheduled, frequent public transportation and a variety of medical care, this area would not best serve the needs of so many people.
We can foresee major parking and traffic problems with the nearby Kroger shopping center, as well as along the Hwy. 42 corridor, the only major non-interstate road in and out of Prospect.
National housing trends for low-income seniors and others show that scattered site housing and much lower density dwellings are the trend. Large groups of people living together can lead to increased crime, vandalism and more. We can point to New Orleans, our former home, as one city using lower density housing that has replaced the "projects" after the latter developments were destroyed by Hurricane Katrina.
Please do everything you can to keep the Prospect Cove development project from being built.
Thank you for your attention.

Sincerely,

Susan and Mark Glazer

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:09 PM
To: denahymes@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#426] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 5:34 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#426]

Name	Dena Hymes
Address	7304 Grand Isle Way Prospect , Kentucky 40059 United States
Phone Number	(502) 228-0602
Email	denahymes@gmail.com
Comments	As a 23 year resident of Prospect my home is my investment. I am a working professional divorced mother of four. The Prospect neighborhood deserves to be protected from these kind of inappropriate development to be built. Please feel free to contact me but I would appreciate you voicing our objection legally and ethically. Thank you. Dena Hymes

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:10 PM
To: ericabest40@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#427] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 6:08 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#427]

Name	Erica Best
Address	3100 Riddgemoor Court Prospect, KY 40059 United States
Phone Number	(321) 200-5522
Email	ericabest40@gmail.com
Comments	I am writing to you today to voice my opposition to the development of Prospect Cove on Timber Ridge Road. I urge to keep Prospect the amazing place we chose to relocate from Florida. I have a yound son and I love the community I live in - it is perferct! Please no more developement.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:12 PM
To: dfkgolf@twc.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#430] Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 8:55 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#430]

Name	don kohler
Address	7204 edmonson pl prospect, ky 40059 United States
Phone Number	(502) 296-1358
Email	dfkgolf@twc.com
Comments	please help defeat the rezoning request for Prospect Cove. Apart from being an eyesore for the City of Prospect, this high-density addition is going to create traffic issue, parking issues, and is totally contrary to the architectural history and beauty of Prospect. Furthermore, the proposed operator has a less-than-stellar reputation if you believe the FEDERAL charges brought in Indianapolis: http://www.theindychannel.com/news/apartment-complex-asked-to-repay-809-000-to-taxpayers

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:14 PM
To: kuhnish@aol.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#433] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Monday, January 30, 2017 1:43 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#433]

Name	Connie Kuhn
Address	☐ 7608 Endecott Pl. Prospect, KY 40059 United States
Phone Number	(502) 386-5454
Email	kuhnish@aol.com
Comments	Please help stop the LDG development slated to be erected in Prospect! It would change the character of Prospect completely.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:13 PM
To: kbergklint@yahoo.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#431] Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 9:49 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#431]

Name	Karl Bergklint
Address	☐ 3608 Locust Circle West Prospect, KY 40059 United States
Phone Number	(502) 228-3232
Email	kbergklint@yahoo.com
Comments	Dear Councilman Reed, I am completely opposed to the new development proposed in Prospect at the intersection of River Road and Timber Ridge Way. That would add almost 200 more vehicles on River Road, not to mention that it will bring a lower quality lifestyle to the neighborhood that we live in. We moved to Prospect for its safety and desirability. Allowing this development in Prospect would completely nullify the reasons we moved here. If you have any questions, please feel free to contact me. Karl Bergklint 3608 Locust Circle West Prospect, KY 40059 502-424-6110

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:15 PM
To: jenniferlabedz@aol.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#434] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Monday, January 30, 2017 1:59 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#434]

Name Jennifer LaBedz

Address
7303 Grand Isle Way
Prospect, KY 40059
United States

Phone Number (502) 741-9097

Email jenniferlabedz@aol.com

Comments

Prospect KY is the city where I have lived the longest in my 61 years and I cherish calling it home. The unique appeal of Prospect is multifaceted: having a peaceful, gentle, country-living atmosphere without the cacophony and sensory overload of areas like Shelbyville Road, Dixie Hwy, Westport Rd(East), etc.; close distance to grocery & drug stores, specialty shops, restaurants, banks, post office, police and fire departments, medical facilities, parks---- everything you need 2-5 minutes drive time!!!! Properties and neighborhoods are well maintained/aesthetically pleasing. Prospect residents have endured the pounding, dirt, noise, traffic congestion and overall disruption of our beautiful city due to the east-end bridge construction!!! I believe the low-income apartments will detract from Prospects' small town and beautification essence and probably increase criminal activity. I don't want the intended property rezoned!!

Williams, Julia

From: Carroll, Debbie
Sent: Monday, January 30, 2017 1:52 PM
To: Williams, Julia
Subject: FW: Contact Councilman Scott Reed [#411]- Prospect Cove - Case 16ZONE1056

From: Carroll, Debbie **On Behalf Of** Reed, Scott
Sent: Monday, January 30, 2017 1:51 PM
To: 'rovery@twc.com'
Subject: RE: Contact Councilman Scott Reed [#411]- Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Saturday, January 28, 2017 10:56 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#411]

Name	Richard Overy
Address	☐ 18 Autumn Hill Ct Prospect, Kentucky 40059 United States
Phone Number	(502) 558-1516
Email	rovery@twc.com
Comments	Please assist our community in defeating the proposed development of low rent housing in Prospect, Ky.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:55 PM
To: kayemcglothin@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#414] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 7:30 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#414]

Name	Kaye Mc Glothin
Address	☐ 7218 Fox Harbor Rd Prospect, Kentucky 40059 United States
Phone Number	(502) 822-3237
Email	kayemcglothin@gmail.com
Comments	I wish to lodge my opposition to Prospect Cove development on Timber Ridge.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:56 PM
To: scolnky@aol.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#415] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 8:23 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#415]

Name Sally Coln

Address
7515 Smithfield Greene Ln
Prospect, KY 40059
United States

Phone Number (502) 468-6979

Email scolnky@aol.com

Comments

Please work to defeat the Prospect Cove development on Timber Ridge Drive as it is being proposed. The density is totally out of character with the community. It goes against Louisville's recent pattern to eliminate high density low income housing. As proposed this development houses over 700 people of which only 80 have to be age 55 or older. This is not senior housing by any reasonable definition. There is not sufficient parking. There are not sidewalks. There is no bus service. There are few job opportunities In Prospect. If it would be reduced to a 2 story building, it would be a more reasonable development for this property.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:57 PM
To: dwalshj@live.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#416]- Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 9:28 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#416]

Name	Dennis Walsh
Address	6929 Windham Pkwy Prospe t, KY Prospect United States
Phone Number	(502) 228-5086
Email	dwalshj@live.com
Comments	I am opposed to the Prospect Cove development. The high intensity housing will result in serious problems with traffic, law enforcement and many other issues. Dennis Walsh

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:58 PM
To: crthird@sbcglobal.net
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#417] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 9:50 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#417]

Name	clifford rompf
Address	6520 Harrods View Circle Prospect, KY 40059 United States
Phone Number	(510) 225-8808
Email	crthird@sbcglobal.net
Comments	Please register my strong opposition to the proposed Prospect Cove development on Timber Ridge Rd.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:59 PM
To: cfieldhou@aol.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#418] - Prospect Cove - Cae 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 10:35 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#418]

Name	Carey Fieldhouse
Address	8201 Harrods View Court Prospect, KY 40059 United States
Phone Number	(502) 228-9240
Email	cfieldhou@aol.com
Comments	Councilman Reed - I oppose the development of Prospect Cove. There are many reasons for my opposition, but the three primary ones are traffic increases, decreases in property values, and most importantly there are no easy access employment opportunities for the residents. Prospect does not offer the array of employment opportunities that are available in other higher traffic areas such as St Matthews, nor does Prospect offer easy transportation options. Carey Fieldhouse

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:00 PM
To: ed@edfieldhouse.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#419] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 10:40 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#419]

Name	Edwin Fieldhouse Jr
Address	8201 Harrods View Ct Prospect, Ky 40059 United States
Phone Number	(502) 228-9240
Email	ed@edfieldhouse.com
Comments	Councilman Reed - I oppose the development of Prospect Cove. There are many reasons for my opposition, but the three primary ones are traffic increases, decreases in property values, and most importantly there are no easy access employment opportunities for the residents. Prospect does not offer the array of employment opportunities that are available in other higher traffic areas such as St Matthews, nor does Prospect offer easy transportation options. Edwin Fieldhouse Jr

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:02 PM
To: ttterryterry@att.net
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#420] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 11:16 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#420]

Name	Anthony Terry
Address	6626 Deep Creek Dr Prospect, Ky 40059 United States
Phone Number	(502) 425-4730
Email	ttterryterry@att.net
Comments	I would like to express my opposition to the subsidized "project" planned for Timber Ridge. I do not think that isolated location, with very limited public transportation, would properly serve the needs of folks with limited incomes.The comments about the East end bridge call the area mainly rural.The people there would have little access to anything except one small shopping center. It feels to me that we have a developer trying to take advantage of an overly generous government program.I object to my money being spent in this way.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:03 PM
To: asmock@triplecrownmark.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#421] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 1:08 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#421]

Name	Wendell Smock
Address	☐ 6919 Wythe Hill Circle Prospect, KY 40059 United States
Phone Number	(502) 767-3831
Email	asmock@triplecrownmark.com
Comments	Please resist those that want to build on Prospect Cove for their own $$ benefit. It would be disastrous for those of us that have worked so hard to live here! Thank u, Councilman Reed.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 2:04 PM
To: rjkgmk@msn.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#422] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 2:18 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#422]

Name	Gail Kopczynski
Address	☐ 5200 Wolfpen Woods Dr. Prospect, Ky 40059 United States
Phone Number	(502) 292-0114
Email	rjkgmk@msn.com
Comments	I OPPOSE the building of apartment complex off of 42 and Kroger Plaza, Prospect 40059 Please vote against. This To much traffic already, add more from Apartment, 2 people per apt. times the number being rented.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:52 PM
To: graceesp@bellsouth.net
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#412] - Prospect Cove - Case 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Sunday, January 29, 2017 3:29 AM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#412]

Name	Grace Esposito
Address	☐ 6700 Wild Fox Lane Prospect, Ky 40059 United States
Phone Number	(502) 548-4754
Email	graceesp@bellsouth.net
Comments	I am opposed to the proposed development at prospect cove. I believe that any building projects in the area should be equal to what is in the area already. How about more condos like the complex across the street?

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:44 PM
To: mbd722@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#407] - Prospect Cove - Case 16ZONE1056

Ms. Dean,

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Saturday, January 28, 2017 9:23 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#407]

Name Mary Dean

Address
7106 Olde Oak Ct.
Prospect, KY 40059
United States

Phone Number (502) 558-3394

Email mbd722@gmail.com

Comments

Dear Mr. Reed,

My husband and I are opposed to the proposed Prospect Cove apartment complex development across from the Kroger fuel station on Timber Ridge Drive. This area of the county has significant traffic congestion already, and the addition of the cars owned by residents of such a large development, along with visitors to them, would only make traffic even worse along River Road and US 42. We have suffered for over 3 years with the construction of the tunnel and extension of I-265, and now that it is finally over, do not want to suffer more and permanent traffic congestion in this area. We live in Bridgepointe subdivision, and it is already quite dangerous to attempt a left turn from our entrance, or a left turn from US 42 into Bridgepointe. For those potential residents of the development who do not have cars, there is no public transportation other than an express bus into downtown, making it very difficult to get to jobs in this area that are not in walking distance, aside from the f act that there are no sidewalks along River Road or US 42. Walking or biking along either road is hazardous to both pedestrians as well as drivers. Please do not allow this development to go forward.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:46 PM
To: beam969@gmail.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#408] - Prospect Cove - Case 16ZONE1056

Dear Sir,

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Saturday, January 28, 2017 9:31 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#408]

Name	Brian Beam
Address	☐ 8003 Montero Court Prospect, KY 40059 United States
Phone Number	(502) 744-7376
Email	beam969@gmail.com
Comments	I am very much opposed to the Prospect Cove development. Please do everything you can to put a stop to it.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:48 PM
To: bweinshe@yahoo.com
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#409] Prospect Cove - Case 16 ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Saturday, January 28, 2017 9:38 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#409]

Name Barry & Paula Weinshenker

Address
12009 Charlock Court
Pospect, Ky. 40059 -9117
United States

Phone Number (502) 228-1789

Email bweinshe@yahoo.com

Comments

As you must expect: my wife and I are opposed to this development. In addition to the usual reasons; no support infrastructure, transportation, etc. we consider this a warehouse for seniors and a likely scene of a major disaster.

I am 78 years old and like many seniors have impaired mobility, due to arthritis, a bad hip and heart problems. When (NOT IF) there is a fire, elevators are designed to automatically shut down. How do you expect to get this mas of people, given their likely physical limitations,off the upper 2 floors in time??

My guess, is we will be searching for bodies in the ruins, and assuring each other that we couldn't visualize this happening. Well, not only can I see it happening, but expect that outcome if we put a concentration of seniors at those heights.

At least I'll have a little consolation that I tried and their blood is not on my hands.

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:49 PM
To: dmasden01@att.net
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#410] - Prospect Cove - Cae 16ZONE1056

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Saturday, January 28, 2017 10:40 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#410]

Name	Joseph Masden
Address	3506 Locust Court Prospect, KY 40059 United States
Phone Number	(502) 228-8782
Email	dmasden01@att.net
Comments	I am opposed to the development of Prospect Cove

Williams, Julia

From: Carroll, Debbie on behalf of Reed, Scott
Sent: Monday, January 30, 2017 1:40 PM
To: LFDCAR455@Bellsouth.net
Cc: Williams, Julia
Subject: RE: Contact Councilman Scott Reed [#406] - Prospect Cove - Case 16ZONE1056

Dear Sir,

Thank you for your email. By law, councilmembers are not allowed to discuss projects requiring zoning changes with developers and/or residents. They are only permitted to review the official record. I copied Julia Williams, the case manager for this development, and kindly request that she add your email to the official record.

Debbie Carroll
Dist 16 LA

From: Councilman Scott Reed [mailto:no-reply@wufoo.com]
Sent: Saturday, January 28, 2017 9:10 PM
To: Reed, Scott
Subject: Contact Councilman Scott Reed [#406]

Name	DAVID MORGAN
Address	☐ 5808 Timber Ridge Drive Prospect, KY 40059 United States
Phone Number	(502) 376-5894
Email	LFDCAR455@Bellsouth.net
Comments	Councilman Reed, I would like to express my displeasure with the proposed high density low income development in Prospect. I truly hope you share the feelings of the residents of Prospect to see this project stopped. This would forever change the quaint atmosphere of our community..

Williams, Julia

From: Mayor Information
Sent: Friday, January 27, 2017 9:41 AM
To: Williams, Julia
Subject: FW: Website Mayor Contact Form [#3949] - on

Good Morning.

Julia,

Once again thanks for your assistance. I will be sending a couple of letters on the apartment issue.

Marcia Mays
Receptionist to Mayor Fischer

From: Website Contact Form for Mayor's Office [mailto:no-reply@wufoo.com]
Sent: Thursday, January 26, 2017 10:31 AM
To: Mayor Information
Subject: Website Mayor Contact Form [#3949] - on

Date *	Thursday, January 26, 2017
Name *	Betty Merz
Address *	☐ 7609 Wolf Pen Ridge Court Prospect, KY 40059 United States
Phone Number *	(502) 228-9174
Email *	bmerz@bellsouth.net
Comment, question or concern:	I am very opposed to the proposed four-storied 198 unit apartment building to be located next to the Kroger gas station in Prospect. I understand that that each bedroom may have two tenants, so there can potentially be 752 resdients. Only 206 parking spaces have been planned. This area is very congested now and additional traffic would be a nightmare. .

Williams, Julia

From: Mayor Information
Sent: Friday, January 27, 2017 9:41 AM
To: Williams, Julia
Subject: FW: Website Mayor Contact Form [#3957] - on

From: Website Contact Form for Mayor's Office [mailto:no-reply@wufoo.com]
Sent: Thursday, January 26, 2017 3:20 PM
To: Mayor Information
Subject: Website Mayor Contact Form [#3957] - on

Date *	Thursday, January 26, 2017
Name *	Megan Goheen
Address *	5025 Wolfpen Woods Drive Prospect, KY 40059 United States
Phone Number *	(502) 228-5402
Email *	megangoheen@outlook.com
Comment, question or concern:	I am very opposed to the proposed four-storied 198 unit apartment project to be located next to the Kroger gas station in Prospect off Timber Ridge Drive. I understand that each bedroom can have two occupants, so there can potentially be 752 residents. Only 206 parking spaces have been planned. This area is very congested now and additional traffic would be a nightmare.

Williams, Julia

From: Liu, Emily
Sent: Wednesday, January 25, 2017 5:00 PM
To: Williams, Julia
Cc: Brian Davis; Reverman, Joe
Subject: Fwd: Help Stop 198 Apartment Building

Julia, could you please respond to this email asap? Keep me posted. Thanks.

Yu "Emily" Liu, AICP
Planning Director
Louisville Metro Planning & Design Services
444 South Fifth Street, Ste. 300
Louisville, KY 40202-4313
502-574-6678/502-574-8129 (F)

Begin forwarded message:

From: Mayor Information <Mayor.Information@louisvilleky.gov>
Date: January 25, 2017 at 4:52:44 PM EST
To: "Liu, Emily" <emily.liu@louisvilleky.gov>
Subject: FW: Help Stop 198 Apartment Building

Emily,

Can you get this to the proper source for a response? I would prefer sooner than later.

Thanks,

Marcia

From: James W. Stuckert [mailto:jstuckert@twc.com]
Sent: Wednesday, January 25, 2017 3:53 PM
To: Mayor Information
Subject: Fwd: Help Stop 198 Apartment Building

Mayor Greg Been awhile since I last saw you!! Trust your family and you are doing well!! Unfortunately for you, even your friends rarely say "Great Job" or whatever and merely attempt to get in touch with you whenever a problem arises!! That is my case now!! The attached email indicates the issue at hand!! How a project such as this is able to land in Prospect amazes me!! No wonder faith in government is at such a low ebb!! There will probably be some 300 to 400 people in attendance for this Planning Commission meeting that will in turn wonder whom it is that represents their interests!! SAD!! It is also my understanding that this zoning request is a done deal which I find unfathomable!! Anyway any assistance you could provide would be greatly appreciated!! All the best!! Jim

Begin forwarded message:

From: Kehlbeck@aol.com
Subject: Help Stop 198 Apartment Building
Date: January 25, 2017 at 3:06:47 PM EST
To: fredandlili@hotmail.com, CarolFulcher@aol.com, jeandeye@kellyfabricators.com, Rickeraf@bellsouth.net, cjdodrill@bellsouth.net, JSE5309@aol.com, dstuckert@twc.com, FHorneffer@bbandt.com, GEMorsman@aol.com, FrancisFu@aol.com, Beulsrogers78@bellsouth.net, TEDBDD@aol.com, EdRuzic@aol.com, jblandford@netzero.net, dmcclinton502@aol.com, GrannyB1031@aol.com, rcm1016@icloud.com, cpat41@aol.com, pegirvin@aol.com, dwdodrill@bellsouth.net, JKrogers77@bellsouth.net, Wdchip7@aol.com, cdndcn@aol.com, lurock@insightbb.com, martyklondike@bellsouth.net, bobphillips@suddenlink.net, sjecker@aol.com, leonardsandra@msn.com, smiles@prospectky.com, senoraesther@hotmail.com, dmb4@bellsouth.net, kaysd1@nationwide.com, whindman@nearfield.com, mark.shurman@electricinsurance.com, nnhogan@aol.com, nicknahorniak@aol.com, sohowell@aol.com, jackielm@aol.com, hcseyemd@aol.com, hhhnbh@bellsouth.net, Winston@winstonco.com, Scottmccli@aol.com, Craig.York@dinslaw.com, Velmawscott@gmail.com, nichols5348@bellsouth.net, rwuk@aol.com, Cathyesteph@aol.com, Jamaro99@aol.com, ChasBeth@aol.com, maryanngerichs@yahoo.com, wifs1@bellsouth.net, atigupta@insightbb.com, kenhays@haysauction.com, jmrhx@aol.com, mjs@pallaspartners.com, ksstevenson99@gmail.com, JMcCann31@aol.com, tgwilburn@bellsouth.net, jstuckert@hilliard.com, Rnonny@earthlink.net, rhart@plateautel.net, magnessrj@gmail.com, AlanK@asialnk.com, Finis@IEEE.org, mtaylor@catalystlearning.com, r.r@huntingcreekcc.com, TucciSandyTucci@AOL.com, wehrmj@chemgroup.com, tbaxter@bellsouth.net, ruzdec72@aol.com, sueklondike@bellsouth.net, RLGilde@Gmail.com, lj05ky@insightbb.com, Oxnard45@aol.com, blandfordkathy@hotmail.com, susan8205@gmail.com, daw816@yahoo.com, deirdre1b@gmail.com, marlynsmith@bellsouth.net, robprince@prospectjewelers.com, mscbwhite@insightbb.com, sfkane8204@bellsouth.net, djprospect@bellsouth.net, steved@printex-usa.com, Cjk552@aol.com, amchumbley@insightbb.com, cwinger@insightbb.com, baumrucker@aol.com, rmh211896@aol.com, lynnpreese@att.net, rbowling@compassm.com, jackw@uadmin.com, tedlabedz@yahoo.com, kristafroedge@bellsouth.net, daviddarst@insightbb.com, asmock@triplecrownmark.com, rhetti@insightbb.com, lmtelenko@gmail.com, jmconover@insightbb.com, clemig@insightbb.com, Jim.Shircliff@riverroadam.com, snichol3@bellsouth.net, SHERMBILL@aol.com, Williamsblj@bellsouth.net, bgaunt57@gmail.com, JamesNic@bellsouth.net, dldoug01@gmail.com, ronzehn@hotmail.com, JRQueen20@gmail.com, pcmcal@gmail.com, nlion1cinc@aol.com, stacygraves@insightbb.com, Rosalina48@aol.com, char1076@aol.com, david.warner@usa.net, Gordogin@twc.com, doliver@olivergroup.com, EComer@TWC.com, FredF@Faulkneremail.com, lfi903@aol.com, kathryn.jackson@gmail.com, jackson.j@insightbb.com, K8601W@aol.com, salzburg@prodigy.net, Debi.Pike@anthem.com, hjmsimpson@gmail.com, barnes8501@att.net, vickisan@bellsouth.net,

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Urgent Request! Only chance to stop it.

Prospect Area Resident,

A **four storied, 198-unit (178 two bedroom, 20 one bedroom) low-income apartment building** in the middle of downtown Prospect doesn't make sense. This is what developer (LDG) plans for the area next to the Kroger gas station. The land is outside the City of Prospect limits so we do not have zoning authority. Whether this becomes actuality or a developer's dream depends on whether the Metro Planning Commission approves the zoning change requested by the developer. If the Commission does not approve it, the plan will die. That **requires your help**!

I have always thought the Planning Commission, which consists of 10 people appointed by the Metro Mayor, is pro-developer. The only chance we have to let them know this development is not compatible with this area is a **HUGE citizen turnout**. I mean HUGE! It will take all the citizens of Prospect and our surrounding area turning out in force to oppose the zoning change.

The proposed financing of the development seems to be Federal and State money. One resident of 80% of the units (159) has to be, at least, 55 years old and may not have an income above 80% of area median income. Since each bedroom may have two tenants, there can potentially be 752 residents. There are only 206 parking spaces proposed.

How can you help? Simple.

Just show up at the Planning Commission meeting this coming

Tuesday, January 31st at 6:00 P.M. at the

Springdale Community Center at 4601 Springdale Road.

Springdale Road runs parallel to the Gene Snyder. Get there by going west on US 42, left onto Wolf Pen Branch, left at the stop sign, first right on Springdale Road, continue to Community Center on the left.

Please contact 10 other residents. You may forward this email, if that helps. If you have friends, who live in the **Prospect area** outside the City limits. Please contact them. It will take all of us working together.

Joe Kehlbeck

Know Metro Mayor Fisher? A personal call to his office would help. (T) 574-2003

Kehlbeck@aol.com
502-228-8838 (T)
502-593-0819 (C)

Williams, Julia

From: Alice Gunnison <agunnison@aol.com>
Sent: Monday, December 05, 2016 11:13 AM
To: Williams, Julia
Subject: Case # 16Z1056 Prospect Cove

Julia- would you please pass my comments on to the respective committees concerning the Prospect Cove development?

As a Prospect resident I was horrified to learn of the proposal to develop such a dense residential structure. The rest of the Prospect corridor is much less dense and much more scenic. In addition, the density is not only incompatible, but very likely not what is needed in the Prospect area.

As you know, this project will back up to the lovely River Road Scenic byway. A lot of man hours--volunteer and otherwise--as well as tax dollars went into getting this designation so it would be a real shame to risk losing this by such a development. It is my strong opinion that all cities benefit from diversity and each city needs some areas that remain scenic for residents and visitors to enjoy in their travels.

My line of work makes it very difficult to attend zoning hearings which are held during regular business hours. Being unable to attend the Thursday December 8 meeting should in know way reflect as a lack of interest in participation.

Thank you,

Alice Gunnison
Prospect, KY