

## Mattingly, Laura L

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**From:** Ken Long <kdl6140@aol.com>  
**Sent:** Monday, May 22, 2017 11:00 PM  
**To:** Mattingly, Laura L  
**Cc:** joe.iii@bechely.com; renee@paragonky.com; Ben.didonato@thorntonsinc.com  
**Subject:** Glen Lakes - Davenport Drive - 17subdiv1009

**Categories:** To Do

Laura,

I am not in favor of the proposed changes to the currently approved design for Davenport Drive in Glen Lakes for the following reasons:

1. Glen Lakes, from the beginning, has been marketed and sold as a subdivision with a loop-around format. Many of the current homeowners have been looking forward to that becoming a reality.
2. Inverness Homes bought sections 3 & 4 knowing that the loop-around design was part of the approved subdivision plan.
3. All of the financial benefit will accrue to Inverness Homes by not having to complete the 700 block of Davenport through the TCP area.
4. The end of Davenport at 702 will remain what it is now, a stub street, and will look like it.
5. All of the traffic from The Preserve section of Glen Lakes, some 83 to 84 homes, will have only one way to exit, through the intersection of Davenport and what would be Davenport Place. From there traffic will likely travel to Glen Lakes Drive to exit the subdivision onto Flat Rock Road.  
There is already considerable congestion at the exit point with the presence of the Inverness model home and sales office and their construction office out of the lower level of the house. Using Rockcrest Way off of Davenport thru Brookfield is less of an alternate.
6. Emergency traffic will have only one way in and out of The Preserve instead of an alternate, if needed.
7. This change eliminates the aesthetics and ambiance that the loop-around will otherwise offer --- walking, biking, cruising.

Glen Lakes when it is built out will be a subdivision of some 225 homes. If the loop-around is not completed, the vast majority of the traffic entering and leaving will be thru the Flat Rock Road route.

Ken Long  
914 Davenport Drive

## **Mattingly, Laura L**

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**From:** Debra DeLor <debdelor@gmail.com>  
**Sent:** Wednesday, June 7, 2017 12:47 PM  
**To:** Mattingly, Laura L  
**Cc:** Ken Long  
**Subject:** LD+T Committee meeting item 17Subdiv1009

**Categories:** To Do

Laura,

Please inform the LD+T committee members of our concerns regarding the requested change in plans to accommodate a cul-de-sac in lieu of a connecting road in the Glen Lakes Subdivision.

I represent the Eastwood Village Council as chair of the organization. The Eastwood Village Council is an advocacy organization that was formed to support the development of Eastwood as a village following LDC guidelines for village centers and neighborhoods. Glen Lakes is a subdivision adjacent to the Eastwood Village as well as undeveloped rural land and is included in the Eastwood Neighborhood Area. Design standards for communities of our kind, where rural meets developments and village centers, strongly support connectivity, contiguous green spaces and boundaries that provide sensible transitions from rural to more intense development. Accommodating pedestrian and bike ways are becoming more and more important throughout our community, with the many parks and commercial development surrounding our area. We also find it important as our rural areas are developed, that residents that move into subdivisions can be assured that a development's plans can be relied upon throughout the lifetime of the investment in their home. We have spoken with the owner of the rural land adjacent to Glen Lakes into which a stub road was designed for access from Glen Lakes. We have been assured by the undeveloped property's owner, Mr. Weaver, as late as June 6, 2017, that in his lifetime, he will not sell or allow his property to be developed in any manner. Additionally he is interested in pursuing setting up a means to preserve the property as green space in perpetuity.

We are not in favor of allowing a change in Glen Lakes's Development Plans to accommodate a cul-de-sac instead of a connecting road to Davenport Drive. The original plan should be followed, as was promised to the Glen Lakes community when they invested into their homes. The rationale that the LDC allows for cul-de-sacs if near enough to a connecting road, does not bare the test of reality in this case. There is no conceivable way in our lifetime, or in Glen Lake's homeowner's lifetimes, the adjacent rural property owned by the Weavers and served by the stub road from Davenport Drive, will be developed as per the property's owner own words. Without the possibility of development, that stub road is a dead end road precluding its role as justification for converting a connecting road into a cul-de-sac.

Thank you for your consideration.

Deb DeLor  
Executive Board Chair  
Eastwood Village Council  
P. O. Box 92, Eastwood, KY 40018-0092

**Mattingly, Laura L**

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**From:** Phyllis Gilman <pagilman80@gmail.com>  
**Sent:** Friday, June 2, 2017 8:44 AM  
**To:** Mattingly, Laura L  
**Subject:** Case #17STREETS1008

Ms. Mattingly,

Thank you for passing this email on to the Planning and Design meeting on June 8th, 2017, concerning changing Davenport Dr to Davenport Pl. I would like to explain why we did not sign the petition. We are not sure we can get the time off at work to attend the meeting. It does not mean we do not care about the change. We do not agree with the change for a couple of reasons. We liked the idea that the streets would eventually meet when we purchased the house one year ago. We don't feel there will be less traffic but more. Some residents might choose to go the other direction to Shelbyville rd. Now they will all go by our house. The biggest reason is the time it will take to notify all those necessary about our street name change. We just did this a year ago. What seems to be their poor planning is now going to be our time. I know, we just did this last year! I do not look forward to this task in our already busy life.

We were also disturbed by the letter from the developer to sign and agree to the petition in exchange for \$1000, if the change was approved. Their original letter seemed to us, a plan by the developer to sell more houses with this plan. After talking to an Inverness representative about our concerns of offering money to residents if they signed in agreement for the change, they have now retracted that statement and offered money to all those affected by the change. However, the signatures were collected under this agreement. We are aware that at least 51% of the residents signed the petition and understand that most likely you will approve this change. We do not want to waste your time or ours in fighting something that has been decided, but we still do not agree with the change.

We would like to suggest a public access area at these cul de sacs, so that residents can walk/bike their neighborhood instead of going down dead end cul de sacs and turning around. The neighborhood and surrounding neighborhoods are lacking in this area. This would add to the value of the neighborhood. This could make up for the developers poor planning of the street names.

Thank you for your time,

Phyllis and Thomas Gilman  
904 Davenport Dr.