

Williams, Julia

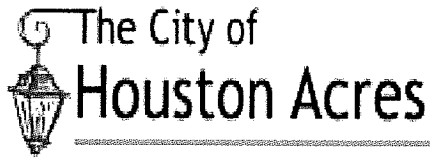
From: Charles Bartman <charlesbartman@gmail.com>
Sent: Monday, January 7, 2019 9:57 PM
To: Williams, Julia
Subject: Case Number 18ZONE1068
Attachments: City of Houston Acres Letterhead.doc

Dear Julia,

Please include the attached document in the record for the hearing on the property at 4229 Taylorsville Road to be held on January 10, 2019.

Thank you for your help and cooperation in this matter.

Best regards,
Charles Bartman



P.O. Box 206098 • Louisville, Kentucky 40250-6098

January 7, 2019

Re: Case Number 18ZONE1068

This letter is with regard to the application for rezoning of the property at 4229 Taylorsville Road.

I am the Mayor of the City of Houston Acres, which is a very near neighbor to 4229 Taylorsville Road. The City of Houston Acres is opposed to the density of the proposed development, which is drastically not in the neighbor character.

The City of Houston Acres is composed of single family homes, which are on quarter, half, and full acre lots. In emphasis once again, the proposed development defies this neighborhood character by creating a very different element of extreme density.

At every meeting with the developers and their representatives, concerned citizens have requested that the development density be reduced to better fit into the existing character of the surrounding neighborhoods. At none of these meetings or outside of these meetings have the developers listened to these requests by concerned citizens for decreasing the density of the development.

Consequently, this letter is an appeal to the Zoning Board members to take these much repeated citizen requests concerning density into consideration when hearing and ruling on this rezoning application for 4229 Taylorsville Road.

As an established neighborhood of over 65 years, the City of Houston Acres feels that the very high density of this proposed development is not in keeping with the neighborhood character and would like to see the density decreased.

Respectfully submitted,

Charles Bartman, Mayor
City of Houston Acres

Williams, Julia

From: Hickerson, Janene <JHickerson@whas11.com>
Sent: Monday, January 7, 2019 2:41 PM
To: Williams, Julia
Subject: RE: CASE NO. 18ZONE1068

Hi Julia --- I am sending you a link where several of our neighbors signed a petition expressing their concerns for this proposed project.

<https://www.signupgenius.com/go/60b044cafaa28a4fe3-subject>

Janene Hickerson
1808 Ashfield Lane
Louisville, KY 40220
502-727-3337

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Monday, January 7, 2019 12:08 PM
To: Patrick Murphy <pdmurphy@pdmarchitects.com>
Cc: charlesbartman@gmail.com; Darla Radcliff <radcliffd@bellsouth.net>; Darla Radcliff <darlarad3@gmail.com>; Hickerson, Janene <JHickerson@whas11.com>; Janene Hickerson <jhickerson@att.net>; Christi Elbert <celbert@bellsouth.net>; Jean-Paul Grivas <jpgrivas@pdmarchitects.com>; Paola Murphy <pdmurphy@nolanroofing.com>; KevinKramer@louisvilleky.gov
Subject: RE: CASE NO. 18ZONE1068

External Email – Be Suspicious of Attachments, Links and Requests for Login Information

Thank you for letting me know your concerns regarding the change in zoning. Your letter will be made part of the record for the case.

Please let me know if you have any further concerns or questions regarding this case.

Thanks
Julia

From: Patrick Murphy <pdmurphy@pdmarchitects.com>
Sent: Monday, December 24, 2018 12:58 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: charlesbartman@gmail.com; Darla Radcliff <radcliffd@bellsouth.net>; Darla Radcliff <darlarad3@gmail.com>; Hickerson, Janene <jhickerson@whas11.com>; Janene Hickerson <jhickerson@att.net>; Christi Elbert <celbert@bellsouth.net>; Jean-Paul Grivas <jpgrivas@pdmarchitects.com>; Paola Murphy <pdmurphy@nolanroofing.com>; KevinKramer@louisvilleky.gov
Subject: CASE NO. 18ZONE1068

Julia,

I am writing as a concerned neighbor of the proposed development & Zoning Change for the property @ 4229 Taylorsville Road. The subject property is immediately adjacent & abuts our property @ 4303 Taylorsville Road. Our family has lived at this location for 33 years in a single family dwelling.

The major concern from myself, our family and the surrounding neighborhoods is the **density** of the development as related to the **character of the existing neighborhood**. The Bardenwerper Team, representing the developer, made an ignorant statement at the last Zoning Board Hearing that the neighborhood has no character. As an Architect, I will address his statement in a later email.....as we did not get an opportunity for rebuttal at the hearing.

Back to the issue of **density**. I want to make it abundantly clear to the Zoning Board that the **density** is too great for the **character of the neighborhood**. Historically and contextually the proposed density is way too much housing for the land area. Please see the attached LOJIC Maps (North, East and West of the 4229 Taylorsville Road site.....note South is totally open farmland) for a comparison of **density**.

Also, please encourage the Zoning Board members to drive and walk the area to see firsthand that there is a great heritage and historical **character of the neighborhood** area. Families have lived in these single family homes for generations.

Our recommendation is to develop the land under the current Zoning Code which allows the developer (and the neighborhood) to design a reasonable **density** per acre versus 6.98 units per acre. When the proposed development is overlaid on the current site, it is way out of **character with the surrounding neighborhood**.

I also do not agree with the developer's legal council stating that they need the **density** for this project to financially succeed. I have businesses in Real Estate as a Broker that does our own property development, a registered Architect business and a Construction Contracting business. We could make tons of profit by developing the 4229 Taylorsville Road location under the current Zoning Code with no effort.

Again, please review the attached LOJIC Maps and encourage the Zoning Board to drive and more importantly walk the area to gain a more solid feel for the **character of the neighborhood** and the issue of too much **density** with the current developer proposal.

Thank you for your service to the community.

Sincerely,

Patrick D. Murphy, AIA

President

Patrick D. Murphy Co., Inc. Architects

Ray Nolan Roofing Co., Inc.

Patrick D. Murphy & Associates, Real Estate

RMM, Incorporated

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Williams, Julia

From: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>
Sent: Thursday, January 3, 2019 8:51 AM
To: Williams, Julia
Cc: Darla Radcliff; Patrick Murphy; Floore, Scott (GE Appliances, Haier)
Subject: 18ZONE1068 : Taylorsville Road property

Commissioners

I would like to enter the below email exchange into the public record.

As further information, on December 10th, 2 of the 3 partners interested in developing 4229 Taylorsville road (Steve Scott and Don Mucci) met with a group of adjoin neighbors (Pat Murphy, Doug and Darla Radcliff, and myself) to observe the property from the neighbors point of view. The meeting seemed very productive and the neighbors appreciated the effort shown by Mr. Don Mucci and Mr. Steve Scott.

In that discussion, much time was spent regarding the visual barriers between the properties on the north boundary next to Windemere subdivision. The plans, at that time, showed a building within 25 feet of the boundary fence, putting approx. 40 feet from our patios and pools, and approximately 60 feet from our homes. The discussion centered around the density of the property, forcing the close proximity to our properties, and the visual barrier plan to obstruct the view of adjacent properties.

One idea from the developers was to repair the current 6 foot fence and planting semi-mature trees along the north fence line that would provide a visual break between the neighborhood and the new development. The developers suggested an alternating array of deciduous and evergreen trees along the entire fence line, to provide an occlusive visual break in the spring, summer, and fall, with the evergreens limiting the views in the winter months. A comment was even made, I believe by Mr. Scott, that this will help them attain the 20% required tree canopy requirement for the development.

New plans were sent to us on January 2nd by Mr. Scott that showed a decrease in the number of units from 36 to 34. The property density would still be far higher than the general areas and, therefore, still out of character with surrounding residential neighborhoods, but the reduction does move the buildings further away from the property line. This change is very much appreciated by the Windemere residents most affected, namely the Floore's and Radcliff's. To me, this show the developers have listened to our concerns and have made some adjustments to accommodate some of them.

The landscaping plan submitted is more problematic. Rather than a plan for semi-mature tress all along the fun of fencing on the north property line, the new plans show only 11 younger trees for the entire property line, most of which will take many years to provide any visual barrier at all. The evergreens in the plan are specified as 6 feet in height, the same height as the current fence. This plan is very different from our discussion on December 10th and is viewed to be inadequate.

If a plan is presented that will fully address the visual barrier needs, along with the new plan for 34 units of the same construction quality as was initially presented, I would personally be in a position to endorse the development. Mr. Mucci and Mr. Scott have seemed sincere in their approach to respecting their neighbors and I truly appreciate that. If the current landscaping plan is not adjusted, I must ask the zoning board to ask for changes that achieve both the required tree canopy requirement and provide a true visual barrier between current residents and the new development.

Thank you

Scott Floore
1816 Ashfield Lane
Louisville, 40220
502-457-1532

From: Floore, Scott (GE Appliances, Haier)
Sent: Wednesday, January 2, 2019 2:40 PM
To: Steve Scott <sscott@mindelscott.com>; Don Mucci <dmucci@garrett-stotz.com>
Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>;
dradcliff@courtesybuickgmc.net
Subject: RE: [EXT] RE: Taylorsville Road property

Thank you Steve

I like the change you have made to the center rear building. I appreciate very much this change.

When we discussed landscaping along the rear fence, I thought the plan was to alternate between evergreen and deciduous trees to provide a very good visual barrier for the entire property line. I am not sure I see that in the landscaping plan provided. I would like to see larger trees planted in such a way that in summer, there is very little visibility, and in the winter, the sight lines would still be limited. Does your plan accomplish that? From the tree count and spacing in the diagram, it looks like there is little coverage. The plan also seems to call for small trees (6 ft trees are no taller than the current fence) to be planted, which would take years to provide any useful visual barriers.

I am still concerned the visual barrier using trees is inadequate. Can you please provide your comments? If we need to get together to discuss, I am open to that, but will be travelling until Tuesday.

Thank you,

Scott Floore

From: Steve Scott [<mailto:sscott@mindelscott.com>]
Sent: Wednesday, January 2, 2019 11:49 AM
To: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>; Don Mucci <dmucci@garrett-stotz.com>
Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>;
dradcliff@courtesybuickgmc.net
Subject: RE: [EXT] RE: Taylorsville Road property

Scott, Darla and Patrick,

After our meeting at your property Don and I decided that we would make one final revision to the layout of the property. We have decided to drop all of the townhouse style units and only have the patio style units. In doing so we reduced the total number of units from 36 to 34. The two units at the rear of the property closest to your properties will be 3 bedroom units but will still be located approximately 30 feet from the property line (to the closest point of the third bedroom) which is 5 feet more than the previously setback of 25 feet for the townhouse units. Enclosed is a copy of the revised plan along with a copy of the proposed landscape exhibit for the rear property line as previously promised. I would be glad to meet with you one more time if you have any additional questions or concerns about these changes to the development, just let me know what day and time works for you.

Thanks,

Steve Scott, PE, LSIT

Principal

SScott@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

O - 502-485-1508 | Ext: 106

C - 502-939-1971



MINDEL SCOTT

www.MindelScott.com

From: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>

Sent: Wednesday, December 12, 2018 10:48 AM

To: Steve Scott <sscott@mindelscott.com>; Don Mucci <dmucci@garrett-stotz.com>

Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>;
dradcliff@courtesybuickgmc.net

Subject: RE: [EXT] RE: Taylorsville Road property

Most appreciative.

From: Steve Scott [<mailto:sscott@mindelscott.com>]

Sent: Wednesday, December 12, 2018 10:43 AM

To: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>; Don Mucci <dmucci@garrett-stotz.com>

Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>;
dradcliff@courtesybuickgmc.net

Subject: RE: [EXT] RE: Taylorsville Road property

Scott,

We are working on an exhibit showing the landscaping along the perimeter of the property as we discussed last night and hope to have something that we can send to you sometime early next week.

Steve Scott, PE, LSIT

Principal

SScott@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

O - 502-485-1508 | Ext: 106

C - 502-939-1971



MINDEL SCOTT

www.MindelScott.com

From: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>
Sent: Wednesday, December 12, 2018 8:56 AM
To: Don Mucci <dmucci@garrett-stotz.com>
Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>; Steve Scott <sscott@mindelscott.com>; dradcliff@courtesybuickgmc.net; Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>
Subject: RE: [EXT] RE: Taylorsville Road property

Steve, Don

I want to thank you both for taking the time to meet with us Monday evening to hear our concerns and see for yourself the potential impact of the development on our homes. As I have said many times, your plans are considerate of your neighbors in that they are one story units and have an appealing design. The close proximity to the north property line is the main concern. If the revised landscaping plan would address the sight lines between our properties, with both deciduous and evergreen trees mature enough to provide a visual barrier, We would all be most appreciative. I would still like you to consider taking the center building along the property line out of the plans altogether, but I understand there a financial implications for you.

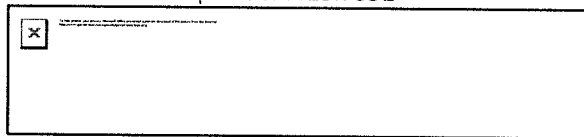
I appreciate very much your consideration of your new neighbors and look forward to revisions in your current plan.

Scott Floore

From: Don Mucci [<mailto:dmucci@garrett-stotz.com>]
Sent: Monday, December 10, 2018 8:20 AM
To: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>
Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>; Steve Scott <sscott@mindelscott.com>; dradcliff@courtesybuickgmc.net
Subject: RE: [EXT] RE: Taylorsville Road property

Just got word we are meeting at 4:45 at Patrick's house and walking over.

Don Mucci
Garrett-Stotz Company
1601 Alliant Ave, Louisville, KY 40299
P: 502.415.7000 | D: 502.415.7015
C: 502.727.1555 | F: 502.415.7051



Garrett-Stotz.com

From: Floore, Scott (GE Appliances, Haier) [<mailto:Scott.Floore@geappliances.com>]
Sent: Monday, December 10, 2018 8:18 AM
To: Don Mucci <dmucci@garrett-stotz.com>
Cc: Darla Radcliff <darlarad3@gmail.com>; Patrick Murphy <pdmurphy@pdmarchitects.com>; Steve Scott <sscott@mindelscott.com>; dradcliff@courtesybuickgmc.net
Subject: Re: [EXT] RE: Taylorsville Road property

Don. I am at 1816 Ashfield and we said we would meet at my house at 5. Darla is next door at 1814.

Sent from my iPhone

On Dec 10, 2018, at 7:53 AM, Don Mucci <dmucci@garrett-stotz.com> wrote:

Darla, what is your address? Are we meeting in your back yard at 5:00pm?

Don Mucci

Garrett-Stotz Company

1601 Alliant Ave, Louisville, KY 40299

P: 502.415.7000 | D: 502.415.7015

C: 502.727.1555 | F: 502.415.7051



Garrett-Stotz.com

From: Darla Radcliff [<mailto:darlarad3@gmail.com>]

Sent: Friday, December 07, 2018 1:02 PM

To: Patrick Murphy <pdmurphy@pdmarchitects.com>

Cc: Don Mucci <dmucci@garrett-stotz.com>; Floore, Scott (GE Appliances, Haier)

<Scott.Floore@geappliances.com>; Steve Scott <sscott@mindelscott.com>;

dradcliff@courtesybuickgmc.net

Subject: Re: Taylorsville Road property

The Radcliff's are available.

Darla

On Fri, Dec 7, 2018 at 12:35 PM Patrick Murphy <pdmurphy@pdmarchitects.com> wrote:

Steve,

We (the Murphy family) are available on Monday @ 5:00 PM.

If everyone is in agreement, we can initially meet at our house @ 4303 Taylorsville Road @ 5:00 PM and then walk over to Scott & Darla's residences. We have plenty of parking space.

Thank you for the consideration.

Sincerely,

Patrick D. Murphy, AIA

President

Patrick D. Murphy Co., Inc. Architects

From: Steve Scott <sscott@mindelscott.com>

Sent: Friday, December 07, 2018 12:27 PM

To: Darla Radcliff <darlarad3@gmail.com>; Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>; dradcliff@courtesybuickgmc.net; Patrick Murphy <pdmurphy@pdmarchitects.com>

Cc: Don Mucci (dmucci@garrett-stotz.com) <dmucci@garrett-stotz.com>

Subject: RE: Taylorsville Road property

Everyone,

Would you be available to meet next Monday at 5:00pm? If so, let Don and me know where you would like for us to meet you at.

Thanks,

Steve Scott, PE, LSIT

Principal

SScott@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

O - 502-485-1508 | Ext: 106

C - 502-939-1971

<**image001.jpg**>

www.MindelScott.com

From: Darla Radcliff <darlarad3@gmail.com>

Sent: Friday, November 30, 2018 2:50 PM

To: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>; Steve Scott <sscott@mindelscott.com>; dradcliff@courtesybuickgmc.net

Subject: Taylorsville Road property

Steve,

I would love for you to come over and take a look around our backyard so you can see our view of the property behind us. You are welcome to come anytime but I think it would be helpful if my husband or I could talk with you about what would be beneficial for all of us.

I am also including Scott Floore on this email.

1816 Ashfield Lane

Thank you for your time,

Darla Radcliff

1814 Ashfield Lane

502-640-3529.

Please leave a message if I don't answer. I've had way too many robocalls!

This message and any attachments contain information that may be confidential or privileged, and are solely for the intended recipient. If you received this message in error, please notify the sender immediately and delete all copies. Any disclosure, copying, distribution or use of the contents of this message is strictly prohibited and may be unlawful. Also, for your protection, coverage cannot be bound or changed via email, voice mail or fax and is not effective until confirmed directly with a licensed agent.

This message and any attachments contain information that may be confidential or privileged, and are solely for the intended recipient. If you received this message in error, please notify the sender immediately and delete all copies. Any disclosure, copying, distribution or use of the contents of this message is strictly prohibited and may be unlawful. Also, for your protection, coverage cannot be bound or changed via email, voice mail or fax and is not effective until confirmed directly with a licensed agent.

Williams, Julia

From: Patrick Murphy <pdmurphy@pdmarchitects.com>
Sent: Monday, December 24, 2018 12:58 PM
To: Williams, Julia
Cc: charlesbartman@gmail.com; Darla Radcliff; Darla Radcliff; Hickerson, Janene; Janene Hickerson; Christi Elbert; Jean-Paul Grivas; Paola Murphy; KevinKramer@louisvilleky.gov
Subject: CASE NO. 18ZONE1068
Attachments: NEIGHBORHOOD DENSITY LOJIC MAPS.pdf

Julia,

I am writing as a concerned neighbor of the proposed development & Zoning Change for the property @ 4229 Taylorsville Road. The subject property is immediately adjacent & abuts our property @ 4303 Taylorsville Road. Our family has lived at this location for 33 years in a single family dwelling.

The major concern from myself, our family and the surrounding neighborhoods is the **density** of the development as related to the **character of the existing neighborhood**. The Bardenwerper Team, representing the developer, made an ignorant statement at the last Zoning Board Hearing that the neighborhood has no character. As an Architect, I will address his statement in a later email.....as we did not get an opportunity for rebuttal at the hearing.

Back to the issue of **density**. I want to make it abundantly clear to the Zoning Board that the **density** is too great for the **character of the neighborhood**. Historically and contextually the proposed density is way too much housing for the land area. Please see the attached LOJIC Maps (North, East and West of the 4229 Taylorsville Road site.....note South is totally open farmland) for a comparison of **density**.

Also, please encourage the Zoning Board members to drive and walk the area to see firsthand that there is a great heritage and historical **character of the neighborhood** area. Families have lived in these single family homes for generations.

Our recommendation is to develop the land under the current Zoning Code which allows the developer (and the neighborhood) to design a reasonable **density** per acre versus 6.98 units per acre. When the proposed development is overlaid on the current site, it is way out of **character with the surrounding neighborhood**.

I also do not agree with the developer's legal council stating that they need the **density** for this project to financially succeed. I have businesses in Real Estate as a Broker that does our own property development, a registered Architect business and a Construction Contracting business. We could make tons of profit by developing the 4229 Taylorsville Road location under the current Zoning Code with no effort.

Again, please review the attached LOJIC Maps and encourage the Zoning Board to drive and more importantly walk the area to gain a more solid feel for the **character of the neighborhood** and the issue of too much **density** with the current developer proposal.

Thank you for your service to the community.

Sincerely,

Patrick D. Murphy, AIA
President
Patrick D. Murphy Co., Inc. Architects

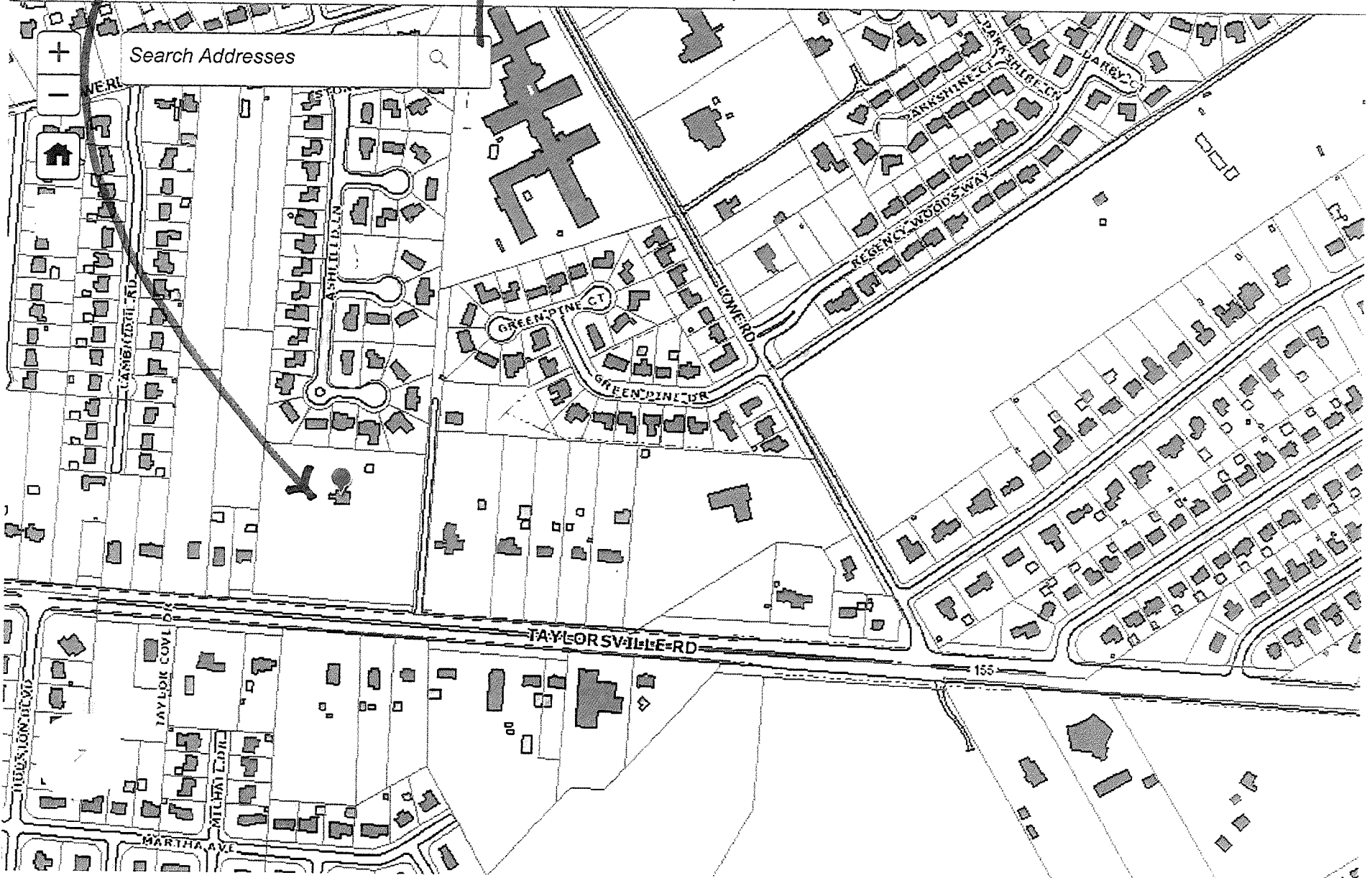
Ray Nolan Roofing Co., Inc.
Patrick D. Murphy & Associates, Real Estate
RMM, Incorporated



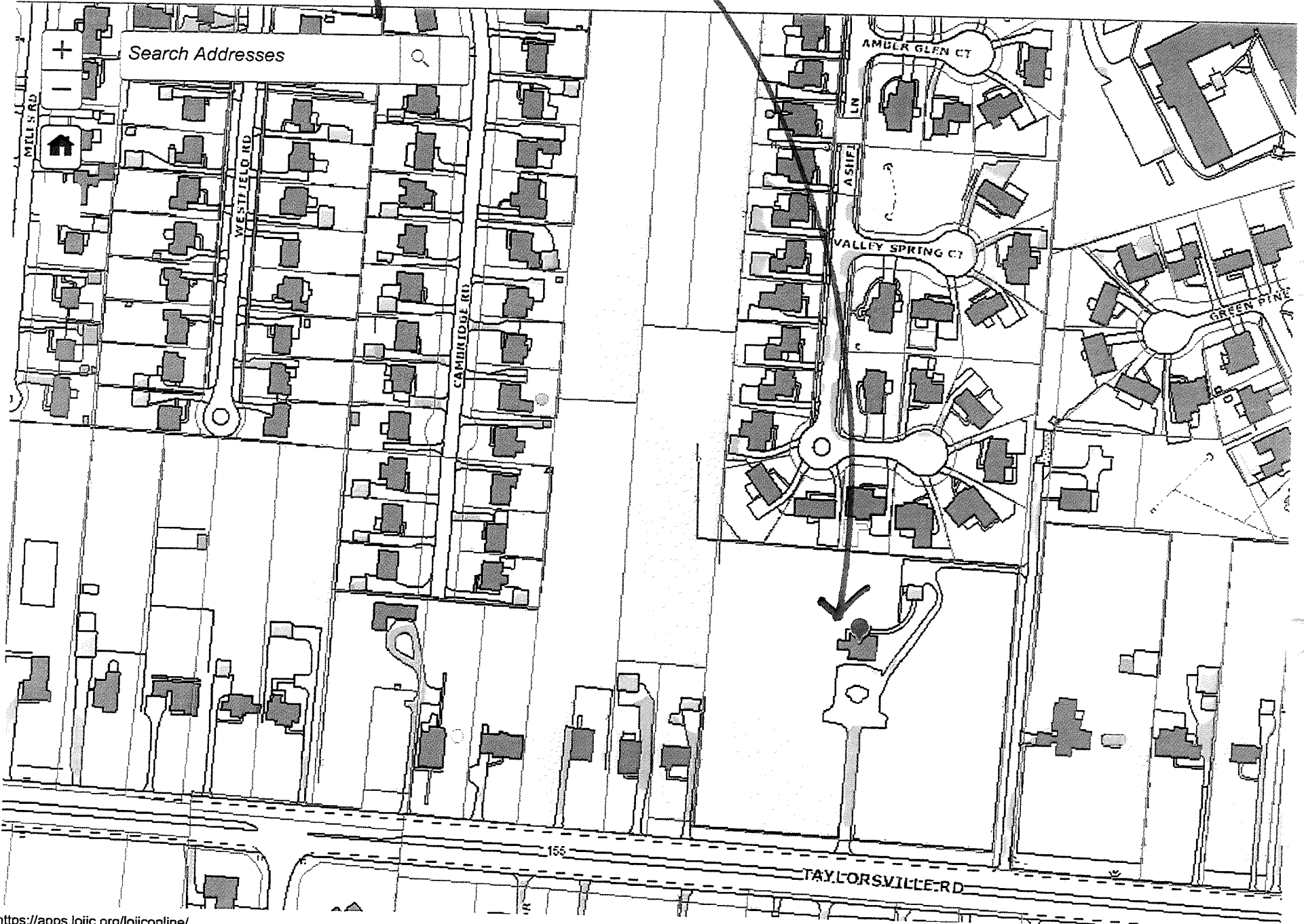
LOJIC

Maps Data Services News About Search

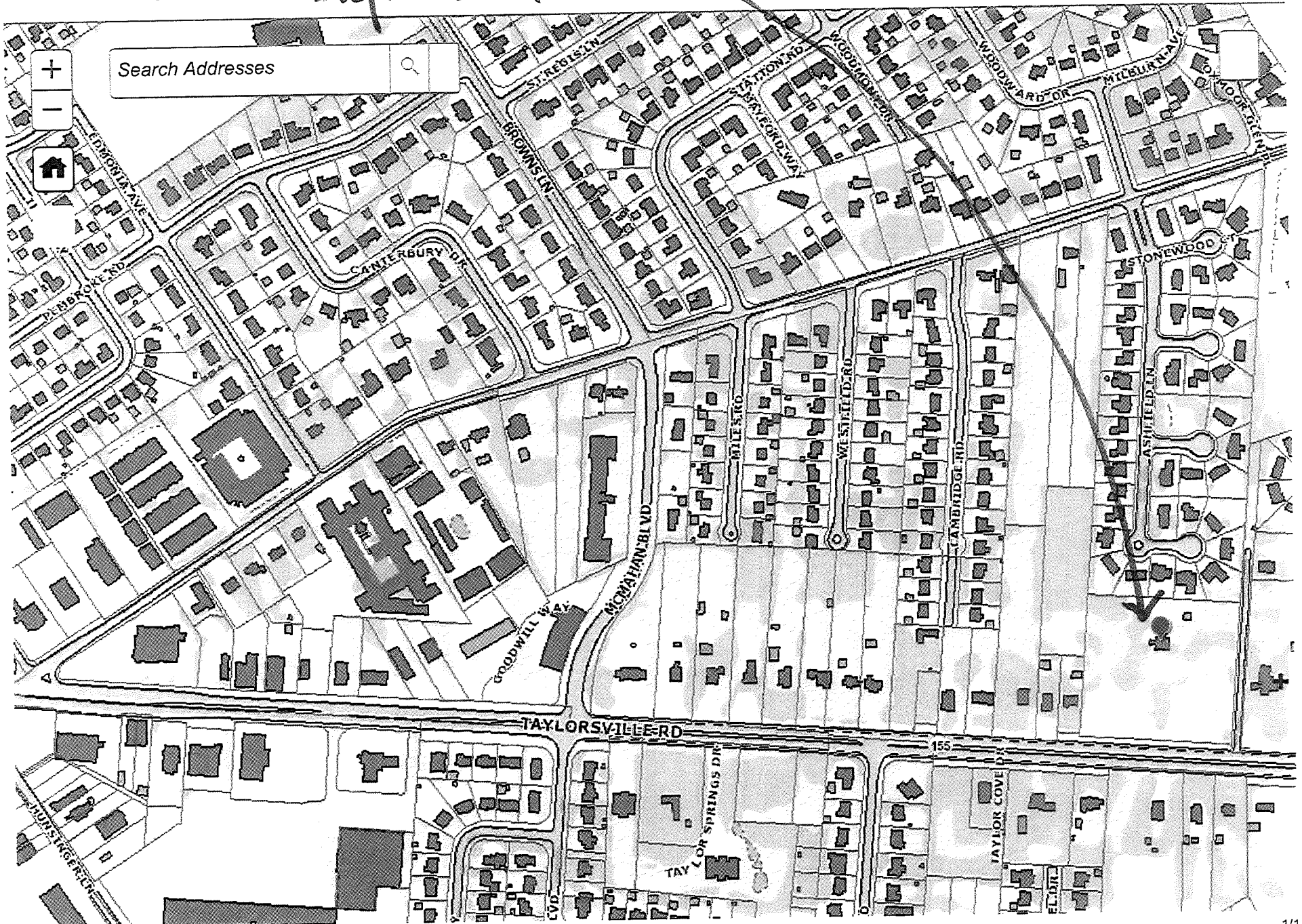
4229 Taylorsville Road



4229 Taylorsville Rd.



4229 Taylorsville Rd



Williams, Julia

From: Floore, Scott (GE Appliances, Haier) <Scott.Floore@geappliances.com>
Sent: Friday, November 30, 2018 9:44 AM
To: Williams, Julia
Cc: Windemere Place; Darla Radcliff; Patrick Murphy; Floore, Scott (GE Appliances, Haier); Steve Porter
Subject: 18ZONE1068 Photographs presented at 11/29 meeting

Julia,

At the preliminary council meeting on 11/29/18 regarding the proposed development of 4229 Taylorsville road, I presented to the board my concerns with the current plans. Much of those concerns center around the proximity of the construction to neighboring properties. In order to illustrate those concerns, I presented photographs from various points of view so the board could see our concerns.

The attorney for the developer, Mr. Talbott, rebutted the photographs stating that the point of view was exaggerated. I would like to enter into the record that the view point of the photos were not distorted in order to prove a point. The photos taken from the Windemere side of the fence were taken at eye level (Approx 6 ft). These include those take from the deck of 1816 Ashfield and the patio and driveway of 1816, 1814, 1812, and 1716. I took photos from the 4229 property facing north toward the homes in Windemere from a distance of 30 feet to approximate where the proposed buildings would be located. For those photos, I took them from an approximate height of 8 feet, to try to account for additional grading needed to correct drainage and the actual slab foundation of the units. The only pictures taken above my head were right at the fence line in order to show the outdoor living space of 1814 and 1816 relative to the fence.

Mr. Talbott seemed to suggest that I was intentionally fraudulent in my presentation, which is not true. I take offense at that suggestion.

Regards,

Scott Floore
1816 Ashfield Lane

Williams, Julia

From: celbert@bellsouth.net
Sent: Monday, November 26, 2018 4:22 PM
To: Williams, Julia
Subject: 18ZONE1068 4229 Taylorsville Road

Ms. Williams,

I would like to formally object to the current plans for development of the property at 4229 Taylorsville Road on the following grounds:

- Density - 36 units on a 5 acre plot is not compatible with the surrounding neighborhood. All adjoining residences sit on ½ to 3 acre plots of land. Current plans for over 7 homes per acre is not in keeping with the area.
- Current plans have new rental residences in close proximity to adjacent properties, within 25-30 feet of the rear property line, encroaching on 5 single family residences.
- Current plan lacks a suitable visual break to adjacent residences.

I ask that the developers and planning commission revise the current plans with more consideration for adjacent property owners. I would like to see a lower density plan, which would allow for more space between current homes and the proposed rental properties. I ask that a replacement fence/wall be constructed at an 8 foot height replacing the current 6 foot "privacy" fence that is in disrepair. The current trees along that fence should remain, with addition plantings made where none exist today.

I ask that you place this letter into the public record against the current plans for case 18ZONE1068.

Regards,

Christi Elbert
Secretary, Windemere HOA
1708 Ashfield Lane
Louisville, KY 40220
502-876-8947

Williams, Julia

From: Cindy James <cinch1@bellsouth.net>
Sent: Monday, November 26, 2018 4:49 PM
To: Williams, Julia
Subject: 18zone068

Dear Julia,

I am a long time resident of the Hikes Point area.

I oppose the new development plans identified as case 18Zone068.

My main concern are:

1. The desire by developers to immediately rent the attached single family homes. There appears to be no desire to sell the patio homes. Rental properties hurt the values of surrounding homes. Set Taylorsville road up for success and beauty, please.
2. The flooding impact on the local community. This area is already flooding on a regular basis and many of us spend long nights removing water from our homes. Look at the pictures shown by the church at the first meeting held. We need MSD to fix what is there today versing adding more to the water problem.

Thank you for your consideration

Cindy James

Resident of St Regis Park.