

Luckett, Jay

From: Dan Green <degreen@att.net>
Sent: Wednesday, April 19, 2023 1:57 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: LDH development - Gilman's Point

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Jay:

The LDH Development Company doesn't care about St. Matthews, as demonstrated in their attempts to build in Prospect.

Their business model hinges on government subsidies for the creation of multi-family homes.

Once they build and they can't get the "retail" rent because living in our area isn't exactly affordable, then they get subsidies by accepting low-income housing candidates to make up the difference.

I have ZERO issues with low-income housing. Everyone needs affordable housing. So I'm not a "Not in my backyard" guy, which LDH tries to convince everyone that THAT is the objection to the development.

It is not. Its building a monstrosity of a complex in the middle of our suburban neighborhood.

The issue is building several hundred units, 5 stories high with an application of variance for less open space already submitted TWICE.

Maybe that's because it DOESN'T FIT IN THE SPACE.

I live in one of the original homes that St. Matthews was built upon. Most of the homes are circa WWII and post WWII. While there are apartment buildings all over St. Matthews, they fit into the architecture and scale of our single-family home community.

I TWICE asked the attorney AND the architect for LDH at the community meeting, why their proposed "concept" (not agreed to design) was chosen given the current building heights and occupancy of the area and received a smile and Zero response.

These guys are trying to shove 10 lbs in a 5 lb bag so they can take the money and run.

The impact to me? They've revised their drawing to line directly up their parking lot with our street. So now, 300+ new residents who have pets will get to help fill my landscaping with pet visits. 400+ cars?!, the noise, the cut-throughs. Dangerous, disruptive and completely out of character for a residential street.

The round-about will require risk to the entire stretch of St. Matthews along the rail line as the crossing requirements change with a round-about vs the current 3 way stop at Westport, Ridgeway and Lyndon Lane, which now means that the entirety of the "quiet zone" of St. Matthews gets re-evaluated as all the traffic patterns will change.

The impact to St. Matthews last time was > \$600,000 to improve safety at ALL crossing in St. Matthews.

LDH is a bully and unresponsive when asked questions.

They lie and misrepresent their "mission" as being the goods guys helping build and run affordable housing for those communities underserved with multi-family buildings. There is a reason there are no \$1400 month apartments in the Estates of Hunting Creek or Sutherland, because the land is worth too much to be able to afford to build rental properties. Condos and town-homes, a different story as you are aware.

Our home value is tied to the community in which we live. That absolutely includes the type of homes, size of homes, lot size, schools, taxes, and uniqueness of our area.

Dropping a 5 story apartment complex in a lot in which they documented doesn't fit, is completely absurd.

Only LDH wins if you approve their variance, which they only want so they can jam MORE apartments in the space. It's not about adding more affordable housing units.

They won't scale it down to fit, UNLIKE the townhouses on Massie Avenue, multiple examples along Massie of townhomes, condos and apartments.

They're sole focus is number of units and monthly occupancy rate. That's it. Go lookup the home address of the top 5 people @ LDH and you'll see they don't have their properties in their neighborhoods.

That's a bit ironic based on their company montra.

If we wanted to live in the city, then it wouldn't be an issue, but there's a reason there's not a Kroger in the middle of our neighborhood, a five story police station, a five story office building, BECAUSE IT DOESN'T FIT OR BELOW IN A SUBURBAN NEIGHBORHOOD.

Perfect example: Thierman Lane – Walmart, scaled down their Neighborhood Market to fit in, so why won't can't LDH?

Please don't allow this 5 story beast destroy our neighborhood.

Thanks.

Dan Green
degreen@att.net
502-526-6180

Luckett, Jay

From: Gailor, Julia, A <julia.gailor323@topper.wku.edu>
Sent: Monday, April 17, 2023 4:25 PM
To: Luckett, Jay
Subject: "Gilman's Point" project at Westport Rd. and Ridgeway Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Good afternoon,

I am sending this email on the basis of opposing the proposed zoning change and development of a multi family housing complex located at Westport Rd and Ridgeway Ave.

I believe that this development will not improve the area and our local community.

I believe that this venture will deteriorate the infrastructure, the water table, increase accidents, both with automobiles and pedestrians, increase traffic, and impose negatively on the ability of emergency personnel when reaching their destination- not to mention if the added variable of a train is present.

I recently bought a house a little over a year ago, and in the process of buying a house and being a first time homeowner as well as working in mapping, I pay special attention to zoning areas. When purchasing this house, I was solidified in my decision due to the zoning that currently stands in the area.

I am also disheartened by the fact that the company, pushing for the development of this multi family apartment complex, is based off of the guise that they are for affordable housing within the Louisville community.

I as well, believe that there is a need for more affordable housing in the Louisville area. However, based off of the plans and proposals of this project from the developers themselves, we see that this is not an affordable housing opportunity but rather a luxury five story apartment complex which base price for rent for individuals needing affordable housing would be at the very least \$1400 a month.

I would also like to note, that the development of this supposed affordable housing project, is demolishing and displacing already existing affordable housing for many members of this community.

Several of which are families, as well as elderly individuals that have lived there for over a decade.

With the increase in infrastructure and development, increases in flooding, will occur within the surrounding neighborhood due to the fact that there is nowhere for the water to go in at once open field.

I would also like to note that in this over 200 unit apartment complex, we now have many more vehicles within the area. Based on the owned developers proposal, each apartment is allotted 1.5 parking spots. Due to the economy, the assumption of there only being one individual per unit is a dream.

In response to this, there will be many more individuals parking in front of the yards of the surrounding neighborhoods and blocking off walking and driving access as many of the side streets in the neighborhood do not have sidewalks.

I know for a fact that there are over 150 individuals within the surrounding neighborhood that directly oppose this development and zoning change, and I truly hope that as our representative you can ensure that our voices are heard.

Thank you,

Julia Gailor

Luckett, Jay

From: Rob Mullen <mullen@trinityrocks.com>
Sent: Tuesday, March 28, 2023 10:39 AM
To: Luckett, Jay
Subject: from Rob Mullen, Trinity High School

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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To: Jay Luckett

Fr: Rob Mullen, President, Trinity High School

Please allow me to share two concerns regarding the proposed development just northeast of our campus on Westport Road where the Plant Kingdom currently is located.

1. Every school in this community impacts its surrounding neighborhood before and after school. The morning and afternoon traffic congestion in this neighborhood will be exaggerated by this addition of hundreds of new residents. In your study of transportation impacts resulting from this development please take this into consideration.
2. North Sherrin Avenue runs through our campus. We own all the property on both sides of this street. Despite there being warning lights and crosswalks, most drivers who use this road travel above the speed limit, which endangers our students who travel to and from class. Additionally, thousands of visitors attend events in our stadium each year, many of them are elementary-age children. Please consider the increased risk to pedestrians on this street, and surrounding streets where many walk, that will result from the very large increase in neighborhood traffic this development will create.

Please contact me if you have any questions. 736-2170

Luckett, Jay

From: Kathy Aschbacher <kaschbacher@gmail.com>
Sent: Friday, March 10, 2023 11:18 AM
To: Luckett, Jay
Subject: Gilman Point project

Follow Up Flag: Follow up
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Categories: Respond

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Dear Mr. Luckett,

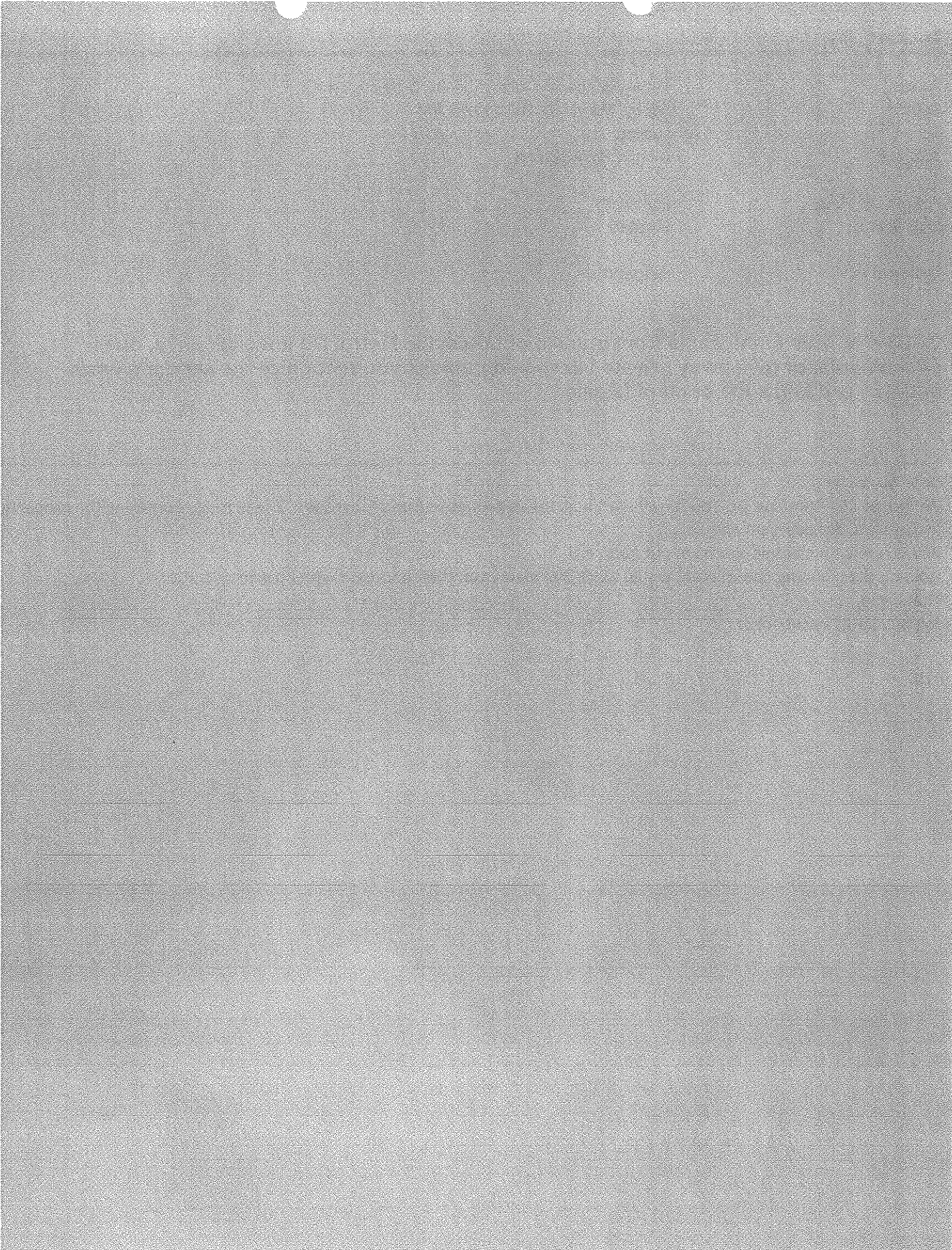
We live at 316 Primrose Dr. You have heard it all the negatives before. Congestion, 2 lane roads bordering the property in question, drainage, on and on

Below is what we would see from our backyard.

Who on the planning commission would want that view from their backyard with little to no buffer?

Thank you,

Joe and Kathy Aschbacher



Luckett, Jay

From: Sharon Bohannon <sbohannon18@hotmail.com>
Sent: Monday, February 27, 2023 11:08 AM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Gilman Point

Follow Up Flag: Follow up
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We live on Blenheim Rd behind Target. We are opposed to the Gilman Point development. It will grossly increase traffic in an area that already has a lot of traffic from the neighborhood, Target, Trinity High School, Holy Trinity School and the railroad crossing. We drive this area several times a day and traffic is always an issue. Also this is a residential neighborhood and the height of the apartments does not fit in with the neighborhood. Wouldn't it be wonderful to have a park and green space in that area. Thank you for your attention and help with this issue.

Joe and Sharon Bohannon

Sent from my iPad

Luckett, Jay

From: Mike Guetig <daddyrockmg@gmail.com>
Sent: Wednesday, February 8, 2023 7:18 PM
To: Luckett, Jay
Cc: Mary Jo Nay; jim.birch@stmatthewsky.gov; jack.ruf@stmatthewsky.gov; amy.olson@stmatthewsky.gov
Subject: Gilman's Point Project

Follow Up Flag: Follow up
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Dear Mr. Luckett,

My name is Mike Guetig and my wife Margie and I have lived in the same house on Eline Ave since 1976. We want to go on record as strongly protesting the scatter-brained idea that some money hungry developers have come up with called Gilman's Point. I imagine that you have already received a large number of emails concerning opposition to this project so I'll be brief, but I want to give you a few points that I'd like to emphasize to you.

1. This development is totally out of character for the residential neighborhood that is there now, and has been for many many years.
2. It will greatly increase traffic and pollution issues in the area, not to mention potential criminal activities of various types.
3. Traffic is already very busy in that area, especially early morning and mid-afternoon Monday through Friday when Trinity High School is beginning morning classes and then dismissing in the afternoon.
4. Everyone is aware of the train tracks that run right through that intersection. I was right there around rush hour this afternoon when an extremely long train came through, resulting in a large traffic back-up from the crossing gates all the way back to Hubbards Lane. And the developers want to put around 250 apartments right there and make things worse than ever? Really?
5. The developers also want to put a roundabout right at that intersection. Right at the railroad crossing. And right down the street from a major St Matthews frehouse. Really? What kind of dope are they smoking?
6. The developers are only interested in making a load of money for themselves, and have absolutely no regard for the citizens who have lived in the area for many years.

I want to be notified of when the public meeting will be held, and I strongly ask you and your group to oppose giving any permits to the developers to carry on with this program.

Thank you for your time and attention to this email.

Mike Guetig
217 Eline Ave
Louisville KY 40207
daddyrockmg@gmail.com

Luckett, Jay

From: Audrey Larkin <audreyularkin@gmail.com>
Sent: Tuesday, February 7, 2023 7:21 PM
To: Luckett, Jay
Subject: Opposition to Gilman's Point Project

Follow Up Flag: Follow up
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I am totally opposed to the proposed Gilman's Point project on Ridgeway/Westport Road. This project makes absolutely no sense because of the near proximity to railroad crossing. Also Westport Road and especially Ridgeway cannot handle all the traffic, one being a residential street. If this project is approved it will be a traffic nightmare, especially when Trinity High School dismisses in the afternoons. It already is a mess. With the railroad crossing, it's downright dangerous.

Please do NOT approve this project.

Audrey U. Larkin
1308 Killiney Place
Louisville, KY. 40207

Luckett, Jay

From: jbartholomew@twc.com
Sent: Friday, February 3, 2023 3:51 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Gilman's Point

Follow Up Flag: Follow up
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Dear Commissioner Luckett,

I am writing to express my opposition to the proposed project known as Gilman's Point at Ridgeway AV and Westport Road. The project is too large for the area on which it is to be built. The area currently consists of single family homes with a few two story apartment buildings.

A complex of 290 apartments would be too dense for the neighborhood. It would create traffic congestion, drainage problems due to paving for parking areas, a loss of green space which is a great concern in this time of global warming. In addition, although the plan may call for parking for the units, there does not appear to be adequate space to provide enough spaces for that number of dwellings.

This space is more appropriate for building single family homes in keeping with the current area.
Thank you for your attention.

Judith Bartholomew

Sent from my iPhone

Luckett, Jay

From: Cindy Nutt <c.nutt@yahoo.com>
Sent: Sunday, February 5, 2023 8:33 PM
To: Luckett, Jay
Subject: Gilman Point Development

Follow Up Flag: Follow up
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Mr. Luckett,

I have lived in St. Matthews since 1988 and understand that development will take place. However, I believe the Gilman's Point project is too dense for the amount of land. Rezoning to allow that many apartments will cause a large increase in traffic on an already stressed Westport Road, which is magnified by the railroad tracks and traffic from Trinity High School. This area is also prone to flooding, with a high water table. A portion of the land should be green space to allow drainage and water run off. I also think that a mixed use development would be better suited for the area.

Thank you for your consideration.

Cindy Nutt

Luckett, Jay

From: Glenn Rief <riefg2@gmail.com>
Sent: Monday, January 30, 2023 2:58 PM
To: Luckett, Jay
Subject: Gilman's Point Development

Follow Up Flag: Follow up
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Categories: Respond

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I just signed the petition to stop this UNWELCOME development!
I have lived in the area for 70 years. I Crossed the railroad at Ridgeway all through my grade school days at Holy Trinity.
I can't think of a single way that this would help our community!
Traffic would be horrible and a roundabout is absurd. Drainage would be exacerbated. I cross there daily.
Low Cost housing? I don't think so!! Once the camel puts his head into this tent, he'll want to put his whole body in it!
Rents will go (up as landlords do!) Don't start this degradation of a nice area. What about a Park/Green Space which the neighbors could use, within walking distance of so many residents? Or ANY low traffic development. The only way developers can make any money here is to cram as many income producing units as possible into this defined space!.
Keep St.Matthews St.Matthews! St.Matthews does not rely on this new tax base! Glenn Rief

Luckett, Jay

From: JOHN MOORE <moorejlp@aol.com>
Sent: Monday, January 30, 2023 9:11 PM
To: Luckett, Jay
Subject: Ridgeway

Follow Up Flag: Follow up
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Categories: Respond

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No to the development on Ridgeway

Sent from my iPhone

Luckett, Jay

From: Jennifer Barker <jenniferdbarker@yahoo.com>
Sent: Monday, January 30, 2023 8:00 AM
To: Luckett, Jay
Subject: Ridgeway development

Follow Up Flag: Follow up
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Categories: Respond

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I oppose the 5 story development at ridgeway. That is completely out of character and no precedent for that large of a development on the area right next to a residential neighborhood. Please oppose this.

Thanks for consideration
Jennifer Barker
9011 Old Whipps Mill Rd 40242

Sent from my iPhone

Luckett, Jay

From: Beth Safley <bethsafley@icloud.com>
Sent: Sunday, January 29, 2023 9:35 AM
To: Luckett, Jay
Subject: Gilman Point

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I oppose Gilman Point. We do not need the extra traffic. We already widened Westport Rd and traffic is still bad. There is no more room to widen again. Also a high rise does not go with the aesthetics of our neighborhood and will decrease property values.
Sent from my iPhone

Luckett, Jay

From: henry yoffe <llrhdy38@gmail.com>
Sent: Thursday, January 26, 2023 5:20 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Traffic

Follow Up Flag: Follow up
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Categories: Respond

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The Gilmans project is way too big for the area.

It completely changes the entire area. A smaller project would be more appropriate.

Why are there never plans for the vastly increased traffic on already over trafficked roads? These roads have been there since the 1800s. They are not equipped to handle this amount of traffic. There is no apparent plan for that!

This is why people are getting tired of developers who don't live here & do not share the effects of their plans.

Someone is going to make a lot of \$\$ & it won't be the neighbors here.

Linda Rupp

Sent from my iPhone

Luckett, Jay

From: Marsha Melton <marcie.melton@att.net>
Sent: Thursday, January 26, 2023 3:40 PM
To: Luckett, Jay
Cc: Your Neighbor
Subject: Gilman's Point project

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I oppose the project as presented; too many units, too many residents displaced, traffic issues etc.

Marsha W Melton
310 Ridgeway Ave
St. Matthews, KY 40207
502.777.4017

Luckett, Jay

From: ophelia77@bellsouth.net
Sent: Thursday, January 26, 2023 11:49 AM
To: Luckett, Jay
Subject: Gilman's Point Development

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Jay,

I have lived within a mile or two of Ridgeway Ave for 53 years and I am strongly opposed to the proposed development of Gilman's Point off Ridgeway Avenue and Westport Road. The intersection at the railroad crossing is hazardous enough as it is with cars turning left from Westport across the railroad tracks frequently in front of cars continuing north on Ridgeway. I can't imagine the traffic nightmare that the proposed round about will create, especially with traffic stopped when a train comes through. The addition of 275 apartments crowded into the last green space left in St Matthews will detract from the neighborhood of single family homes.

Sincerely,

Debbie Cook
5414 Navajo Road
Louisville, KY 40207
(ophelia77@bellsouth.net)

Luckett, Jay

From: Natalie Aldridge <nattyaldrige28@gmail.com>
Sent: Wednesday, January 25, 2023 5:15 PM
To: Luckett, Jay
Subject: Proposed apartments @ St Matthews

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Categories: Respond

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Jay,

The proposed 285 apts for multifamily does not reflect the community of existing single family homes. These homes were built in the 50's and have a certain charm and uniqueness about them. That's what makes St Matthews, Windy Hills and Woodlawn Park so appealing. A 285 multi family development will not add to that. It will add more stormwater/drainage costs and extremely high congestion, which at this proposed development section of Ridgeway and Westport Road, Westport Road is a 2 lane road not the 4 lane road that starts at Hubbards and Westport Road. Ridgeway already has speed bumps to slow cars down. Parallel from the proposed development is a train track, only the 2 lanes of Westport Road separate the properties. This train track is used daily if not multiple times a day. Once the train has passed you have a 2 way stop sign AND oncoming traffic crossing the track. It can get very tricky waiting your turn to go and hoping you don't get t-boned from oncoming traffic crossing the railroad. There are no alternative routes when the train is running. These tracks run through the City of St Matthews. Potentially adding 285 multi family units with each unit having 2 cars adds 570 + cars to an area that has extremely high traffic volume is about safety issues.

It's about multifamily development for profit, with no consideration for the residents that have lived there for decades. It's not about what's the best use for the vacant land that has been vacant for 6 + decades. This proposed project is all about cash flow.

I hope the Zoning Board will hear our voices and consider the safety issues and why we are opposed to this proposed development.

Im opposed to this project.

Sincerely
Natalie Aldridge

Luckett, Jay

From: nbricking@aol.com
Sent: Wednesday, January 25, 2023 7:52 PM
To: Luckett, Jay
Subject: Gilman's Point housing proposal

Follow Up Flag: Follow up
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Mr. Luckett,

I'm a current resident at the apartments off of Ridgeway Avenue. I'm the tenant whom I know has been here the longest...22 years. I've been lucky here as my rent has never changed in all these years, nor has any other tenant that I've known. I'm now 67 and on Social Security. I feel I'm being booted out of my home so that some big money developer can come in here and make mega bucks by charging God only knows what to rent these units and turn this quaint neighborhood into a traffic bottleneck. No one here on Ridgeway, or at the apartments across the field can afford the rent they would charge in that complex. St Matthews has very little green space left, and that field is home to deer, owls, hawks, raccoons, and opossum. I even pulled in one night to see a coyote staring at my headlights. I can't tell you the joy I've had over the years watching the deer with their babies out back. I know no one cares about the animals, it's all about the money, and no one cares how this development effects the financial lives of all of the tenants here that will need to try to find housing comparable to what we had. No one cares.

I have lived here long enough to be able tell you how much more the traffic has increased in this area over all these years. I can look out my back window and really notice it when the train comes, which is all day long. Ridgeway has become a thoroughfare especially in the morning for Trinity students. Because they travel from Ridgeway, over the train tracks, and down Westport towards the school, the traffic backs up at the current stop signs and on Westport Road as well as Ridgeway. As you may know, speedbumps were added on Ridgeway because of the speeding on the street (which still goes on at times). I hear a lot of undersides of vehicles scrape over those speedbumps still! The roundabout proposed will do nothing when a train comes because you can only go down Westport Road and obviously not cross any tracks when there's a train.

The Gilman's Point monstrosity proposed for this area would be not only a traffic issue, and have an environmental impact/drainage issues, but it does not fit the character of homes in this neighborhood that were built in the '50's. When I went to the first meeting where these developers showed off their plans, their proposed building facing Westport Road looked like a Hilton Garden Inn with the Speedway sitting across the street! I thought in the first meeting it was 300+ multifamily units they proposed, now I'm hearing 280? I don't know what the true figure is, but I know it would destroy this beautiful neighborhood. I wonder where these developers' homes are and whether the homeowners in their neighborhood would agree to a housing development to be built next door to their homes? I think not! A development like that needs to be on a way larger piece of land, away from homes and a neighborhood. It doesn't fit! Another thing I've noticed in this area is something that was not happening a little over two years ago. People driving on Westport Road in loud muscle cars, cars with loud mufflers, backfiring, and the sound of bass playing in these cars has become more prevalent. I told my grandson I call it Westport speedway. It can be any time of day or night, but it usually fires up at night, even on Ridgeway. I have honestly thought about what may move into that proposed complex and the possibility of the disruption that could go on with that many more people and how the neighborhood would be affected. Everyone already knows there are issues at the complexes off of Hubbard's, issues we don't want brought into this neighborhood.

I reject this development and would appreciate any effort you can put forward to reject it as well. I appreciate your time and consideration of how this proposal effects many in this area.

Sincerely, Nancy Bricking

Luckett, Jay

From: erick turner <evturner22@gmail.com>
Sent: Wednesday, January 25, 2023 4:45 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Gilmans Pointe

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Please don't build this monstrosity! The traffic is already horrible enough! Stop building apartments everywhere!

Luckett, Jay

From: Angeline Penasa <apenasa@humana.com>
Sent: Wednesday, January 25, 2023 4:00 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com; ampenasagmail.com
Subject: LDG Apartment Development Opposition

Follow Up Flag: Follow up
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Hello Commissioner Luckett,

I'm reaching out regarding the LDG Apartment Development. I am a St. Matthews resident; I live at 124 Ridgeway Avenue with my husband and two small dogs.

I have made an effort to educate myself on the LDG Apartment Development since last spring- approaching it with curiosity and openness. Since learning more about the proposal, I have become opposed. I am most worried about the increased traffic congestion (highly complicated by the train crossing at Westport), loss of green space and overall athletics (5 stories, big parking lot, light and noise pollution). As you likely know, Trinity High School already contributes its share of noise and traffic. I am concerned that the area does not have the capacity to support such a development.

I appreciate that the city is taking a thoughtful approach and soliciting all perspectives.

Sincere thanks for your consideration.

Angeline Penasa
124 Ridgeway Avenue
St. Matthews
414-232-5504 (mobile)

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Kreyòl Ayisyen (Haitian Creole): ATANSION: Si w pale Kreyòl Ayisyen, gen sèvis èd pou lang ki disponib gratis pou ou. Rele 1-877-320-1235 (TTY: 711).

Polski (Polish): UWAGA: Jeżeli mówisz po polsku, możesz skorzystać z bezpłatnej pomocy językowej. Zadzwoń pod numer 1-877-320-1235 (TTY: 711).

한국어 (Korean): 주의: 한국어를 사용하시는 경우, 언어 지원 서비스를 무료로 이용하실 수 있습니다. 1-877-320-1235 (TTY: 711)번으로 전화해 주십시오.

Luckett, Jay

From: Custom Select Realty <robsightler@gmail.com>
Sent: Wednesday, January 25, 2023 4:10 PM
To: Luckett, Jay
Subject: 285 Multi-Family Units
Attachments: image001.jpg; image002.png; image003.png; image004.png

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr. Jay Luckett,

I and most of the residents in the St. Matthew area oppose building 285 apartments in our neighborhood. This development does not fit our culture, the style of properties in the area, and will only produce more traffic in an already over populated area.

This project is about cash flow with no consideration of the people that actually live here. These developments should not be allowed and we will stand up and shut this idea down.

It would be an absolutely atrocity for the zoning board to allow this.



Rob Sightler
Principal Broker
(502) 693-5289



Luckett, Jay

From: richard young <richard_young@bellsouth.net>
Sent: Wednesday, January 25, 2023 1:18 PM
To: Luckett, Jay
Subject: Proposed development at Ridgeway and Westport

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Please, do not pass this proposal for the apartments on the lot at Ridgeway and Westport Road. Neither road has enough lanes, the railroad crossing is always backed up on both sides and it is hard to keep from getting hit. Adding that many families and cars will cause real problems. As a resident of Windy Hills who uses those roads, I ask this be turned down. How about a one story patio community?

Thank you for your help,
Carolyn Young
1007 Windsong Way
40207

Sent from AT&T Yahoo Mail on Android

Luckett, Jay

From: Carolyn Miller <snoqueen59@gmail.com>
Sent: Tuesday, January 24, 2023 7:46 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I oppose the building of the condos on Gilman's Point. As stated it will disrupt traffic and reduce green space. I would be displaced. I firmly VOTE NO.

Luckett, Jay

From: ann trompeter <atelm56@gmail.com>
Sent: Tuesday, January 24, 2023 10:04 PM
To: Luckett, Jay
Subject: Proposed apartment complex

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I am a concerned St Matthews citizen when it comes to a large apartment development in the traffic congested area that is proposed. The school traffic is already a lot for that intersection to handle.

Areas around the Jamestown Apts, the apartment complexes adjacent to Brown park, and the Mall apartments have experienced an increase in crime. We do not need such a large development on this property.

Please reconsider the proposal.

Sincerely,
Ann Trompeter
4022 Elmwood Ave

Luckett, Jay

From: Kim Robarts <krobarts@statewidemortgage.com>
Sent: Tuesday, January 24, 2023 3:59 PM
To: Luckett, Jay
Subject: Case # 22-ZONE-0093

Follow Up Flag: Follow up
Flag Status: Flagged

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Jay,

The purported 285 apts for multifamily does not reflect the community of existing single family homes. These homes were built in the 50's and have a certain charm and uniqueness about them. That's what makes St Matthews, Windy Hills and Woodlawn Park so appealing. A 285 mult family development will not add to that. It will add more stormwater/drainage costs and extremely high congestion, which at this proposed development section of Ridgeway and Westport Road, Westport Road is a 2 lane road not the 4 lane road that starts a Hubbards and Westport Road. Ridgeway already has speed bumps to slow cars down. Parallel from the purported development is a train track, only the 2 lanes of Westport Road separate the properties. This train track is used daily if not multiple times a day. Once the train has passed you have a 2 way stop sign AND oncoming traffic crossing the track. It can get very tricky waiting your turn to go and hoping you don't get t-boned from oncoming traffic crossing the railroad. There are no alternative routes when the train is running. These tracks run through the City of St Matthews. Potentially adding 285 multi family units with each unit having 2 cars adds 570 + cars to an area that has extremely high traffic volume is about safety issues.

It's about multifamily development for profit, with no consideration for the residents that have lived there for decades. It's not about what's the best use for the vacant land that has been vacant for 6 + decades. This proposed project is all about cash flow.

I hope the Zoning Board will hear our voices and consider the safety issues and why we are opposed to this purported development.

Im opposed to this project.

Thank you

Kim Robarts Greenrose

Luckett, Jay

From: James Darmstadt <jdarmstadt99@gmail.com>
Sent: Tuesday, January 24, 2023 2:58 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Opposed to Gilman's Point project

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr Luckett,

Please consider this email my voice as a homeowner on Brown Avenue in opposition to the proposed Gilman's Point project. The intersection is currently challenging and to add hundreds of new residents at this location would create true havoc. These narrow corridors cannot handle the additional volume of traffic. The streets of Ridgeway and Brown are already "cut through" streets for Shelbyville Road to Westport creating unsafe speeding on these streets. Please do the right thing and end this project proposal.

--

James Darmstadt

Luckett, Jay

From: Martha York <martha@nickelwound.com>
Sent: Tuesday, January 24, 2023 2:42 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: strong concerns

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I am emailing to submit my horror and concern over the Gilman Point development. What are these people thinking? Such a monstrosity in this small neighborhood will be an environmental, traffic and aesthetic nightmare that will negatively impact this charming neighborhood and St. Matthew residents in St. Matthews indefinitely.

BIGGER IS NOT ALWAYS BETTER.

QUALITY IS MORE IMPORTANT THAT QUANTITY.

QUALITY OF LIFE IS MORE IMPORTANT THAN A FEW INVESTORS MAKING EVEN MORE MONEY.

Please don't squander the quality of life of a charming neighborhood for the wealth of a few.

Concerned citizen and longtime St. Matthews resident, Martha York Sent from my iPhone

Luckett, Jay

From: Jay Jackson <jay.jaxon@gmail.com>
Sent: Monday, January 23, 2023 12:04 PM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Ridgeway and Westport Rd project.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Please consider helping to stop this proposed development at Westport rd and Ridgeway. Most in this area do not feel this type of project fits the local community and will most definitely pose an unneeded increase in traffic at that already difficult intersection. Thank you. Jay Jackson. 503/817-4702.

Luckett, Jay

From: ALAN ESCALONA <alanescalona@aol.com>
Sent: Monday, January 23, 2023 11:23 AM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Gilmans Point

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Good morning,

I am emailing you today to express my concerns over the potential construction of gilmans point in st. Matthews, ky. Not only will the complex bring increased foot/ vehicle traffic to an already congested area located near a railway crossing, but it will change the "small town" feeling of our neighborhood forever. Please help preserve this area by preventing the construction of such unnecessary project.

Alan

Sent from my iPhone

From: [franco scalzo](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Apartments at Ridgeway and Westport
Date: Sunday, January 22, 2023 5:21:34 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

This junction is already overpopulated and can handle no more traffic. It will lower property values and reduce property tax revenue over time

Sent from Yahoo Mail for iPhone

From: [prudd802](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Apartments on Westport Road
Date: Saturday, January 21, 2023 4:47:04 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I'm not opposed to development and growth but there's too much congestion on Westport Road. The intersection at Willis Klien is backed all the time. Putting 300 more people right there will just make things impossible. I oppose this.

Sent from my Galaxy

From: [sailorman8](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Gilman's Point
Date: Saturday, January 21, 2023 4:01:20 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Westport Road doesn't need any more traffic!!! Please turn down the Gilman's Point project in the name of common sense! I was involved in a bad wreck back in 2018 on Westport Road! We just DON'T NEED any more traffic on Westport Road!!! PERIOD!!!

C Jerry Abraham

From: [Katie Aschbacher](#)
To: [Lockett, Jay](#)
Subject: Opposition to Apartments at Westport Rd and Ridgeway
Date: Saturday, January 21, 2023 9:15:44 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr. Lockett,

Please accept this letter as a request to not allow the construction of a major apartment complex at Westport Rd and Ridgeway Ave in St. Matthews.

My parents home is located at 316 Primrose Dr and the back of their property would be directly next to this new complex. I drive between my home on Wiltshire Ave to their home daily. The traffic already makes the short commute to them tricky. The addition of this structure would just add to the chaos.

Currently when exiting Primrose Dr onto Westport Rd the only safe choice is to head west (turn right) and head in the direction of this future complex. For my parents to drive to Kroger or anything East they currently do not exit Primrose Dr onto Westport Rd. They drive away from Westport Rd on Primrose and wind their way down Dellridge, Ridgeway to Massie Ave to get over to Hubbards Ln to enter Westport Rd from a stop light. The traffic is my biggest concerns as I believe my parents will be unnecessarily burdened when trying to maneuver around their home if this complex is built.

I do believe that my parents will also have negative impacts from excess light, loud noises and water issues. The grade of their property slopes from the back fence line toward the front of their property on Primrose. I am sure there will be water issues on their land if a giant complex is built adjacent to them.

They have lived in their current home for 50 years and certainly we all knew something would be built on that property, but a giant Apartment complex is just not the right fit for that space. Single story patio homes would be an excellent option if housing is a need of the community.

Thank you for your time.

Best Regards,
Katie Spencer

Sent from my iPhone

From: [Lisa Tennill](#)
To: [Lockett, Jay](#)
Cc: rjdgewaynaf@gmail.com
Subject: Opposition to Gilman Point
Date: Saturday, January 21, 2023 4:34:08 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I want to voice my opposition to the apartment complex proposed for the corner of Ridgeway and Westport Road. I travel this road daily and this development will be a traffic nightmare. The intersection is busy and the railroad tracks add to the problem. This development will be out of place in this single family area. This is not a development that will be beneficial to the area.

Thank you,
Lisa Tennill

Sent from my iPad

From: [Denise Furnish](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Please stop Gilman point
Date: Saturday, January 21, 2023 10:16:27 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

It is outsized for the space, will cause horrible traffic and environmental problems.
Denise Furnish

From: [Lawrence Reynolds](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Proposed Apartment complex at Ridgeway Ave and Westport Road
Date: Saturday, January 21, 2023 3:44:51 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Good afternoon. I am writing to voice my opposition to the proposed apartment complex at Ridgeway and Westport Road. The area is already heavily traveled and the added congestion with the nearby railroad crossing will be a significant problem. Ridgeway Avenue and Massie Avenue will become a thoroughfare with increased traffic that will significantly impact the single family residential neighborhood surrounding this property. These homes will lose value resulting in the potential for even more encroachment into this quiet neighborhood by commercial development. Please do the right thing and kill this overly large and out of place development. Thank you.
Sent from my iPhone

From: [Glenn Maloney](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Putting an apartment complex next to that railroad crossing is the stupidest idea I've heard in years. Can you arrange to have the trains avoid the area during rush hour? If not the traffic jams will break records and ruin lives.
Date: Saturday, January 21, 2023 9:23:28 PM

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Sent from my iPhone

From: [Jane & Joe Roehrig](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Ridgeway Project
Date: Saturday, January 21, 2023 3:35:36 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

We want to add our voices to the many you must have heard from already. Shoehorning hundreds of apartments in the area around Ridgeway and Westport Road may be a big profit-maker for a developer, but it's a nightmare for those in the area and the many already traveling through the area. PLEASE don't approve this project. How about a park instead?

Jane & Joe Roehrig

From: [Kyle Ellison](#)
To: [Lockett, Jay](#)
Cc: ridgewaynaf@gmail.com
Subject: Westport at Ridgeway
Date: Saturday, January 21, 2023 7:58:46 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

One thing that makes certain parts of Louisville appealing (and higher property values) is open spaces that are accessible to the public. This often comes in the form of parks. An open space for this area will make a much more pleasant and valuable neighborhood for everyone. Thank you for your work on this issue and for considering the long term value of not crowding every single inch of green space with development.
Kyle Ellison

From: kate.cunningham
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Will these 296 apartments be affordable housing?
Date: Saturday, January 21, 2023 8:53:53 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr. Luckett,

As an environmentalist, I generally support more dense housing in areas that are already developed as well as greenspace for people living in these congested, the suburban, areas. I am familiar with the difficulties of this intersection, believe me.

I do not think the proposal for 296 apartments is a good idea for this area. That said, I might change my mind if half of these apartments were to be designated "affordable housing units." We need more affordable housing in St. Matthews, especially since blocks of apartments were demolished for the new Goodwill Store and three decent houses were recently demolished for short term auto housing (a/k/a surface parking lot) for Trinity high school students.

Please take a long, wide lens look at this proposed development. Who will benefit? St. Matthews area retail workers and servers? St. Matthews long time residents who have figured out how to navigate this dangerous RR crossing? Oh, maybe just the landowners/developers, who don't live here or pay taxes here?

Thanks for considering my views on this proposed development.

Kate Cunningham
8606 Whipps Bend Rd
Louisville KY 40222, just east of this development area and I travel this corridor at least three times a week

Luckett, Jay

From: Donna Phillips <dklphillips@msn.com>
Sent: Tuesday, January 10, 2023 9:35 PM
To: Luckett, Jay
Subject: Gilman's Point / Ridgeway Avenue and Westport Road, St Matthews, KY

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Commissioner Luckett,

I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road due to the following reasons:

1. increased traffic congestion generally due to ingress/egress on Westport Road and Ridgeway
2. too many units and not enough parking
3. depletion of green space
4. increased traffic as impacted by train traffic which brings lanes to a standstill during heavy usage
5. water runoff, potential flooding of residential properties which is already an issue
6. overhead lighting which impacts neighbors
7. inappropriate height of structures
8. overall design not fitting with the neighborhood
9. project is not in keeping with the Louisville Metro Comprehensive Plan 2040

Thank you.

Donna Phillips
4117 Dellridge Drive
Louisville, KY 40207
502.895.0974

Luckett, Jay

From: Michael Halsey <mhalsey0@gmail.com>
Sent: Monday, January 9, 2023 10:33 AM
To: Luckett, Jay
Subject: In Support of Westport Ridgeway Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Good morning Jay,

I am writing to inform you that I strongly support the apartments at Westport/ridgeway. I saw on Nextdoor this morning that people are organizing in opposition of the planned apartments and I'm disappointed in the response when we are in desperate need of housing. I think the location is perfect for more density as one could easily walk to a number of convenient locations including restaurants, bars, and groceries. I do hope that the project includes plans to ensure pedestrian safety. I believe a sidewalk along Westport road towards Hubbards lane is needed as well as a sidewalk to cross the train tracks and head towards Saint Matthews Ave. this would make walking easier, safer, and a bigger benefit to the location.

Thank you for reading my thoughts,

Mike Halsey
801-376-5385

Luckett, Jay

From: Martine Siegel <msiegel@archlou.org>
Sent: Wednesday, January 4, 2023 11:44 AM
To: Luckett, Jay
Subject: Apartments Ridgeway and Massie Louisville

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Mr. Luckett,

I am writing to express my concern for apartment proposal at Ridgeway and Westport Road in St. Matthews. Please do whatever possible to stop this plan. I cannot imagine a worse spot for such an endeavor. I have been in St Matthews for 35 years and use that intersection frequently. It cannot take anymore congestion. Trains travel the tracks at key times during the day, sometimes they stall. Even when they are moving traffic backs up to an already congested Hubbards Lane. On top of the train you have Trinity High School on one side of the track and Holy Trinity Elementary (Pre-K to 8th grade) on the other. This is our largest Catholic grade school already taxing the area. So when cars are stalled at the tracks and apartments are there, people will be using the proposed "round about" back to an already congested Hubbards Lane or down Ridgeway to an already taxed residential neighborhood. Please put a stop to this poorly thought out plan that is just grabbing the first green space available without thought for the horrific implications. It is the absolute worst possible spot for apartments. Thank you for your time.

Martine Siegel
Mary.Siegel@nortonhealthcare.org
Msiegel@archlou.org

Sent from my iPhone

Luckett, Jay

From: stacy37stacy <stacy37stacy@yahoo.com>
Sent: Monday, January 2, 2023 8:52 AM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Westport rd apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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I oppose this project because the traffic plan near an active railroad crossing is simply not acceptable. I also believe the project is not consistent with the the surrounding residential land use which is primarily single family. It will also result in the loss of much needed green space which contributes to healthier communities.

Stacy Fritze Dott
4204 Hill Top Rd 40207

Luckett, Jay

From: TOM MURPHY <tseabrina@aol.com>
Sent: Tuesday, January 3, 2023 8:31 AM
To: Luckett, Jay
Subject: Ridgeway development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Good morning,

I would like to express my opposition to this proposed development for 2 main reasons. 1- The traffic at this intersection by the railroad tracks is already a nightmare during and after a train goes by. The addition of dozens of new residents would only exacerbate this problem. A roundabout wouldn't fix that issue but rather add more accidents into the mix. 2- This proposed complex would be taller than any buildings in the nearby area, and would be completely out of character for the neighborhood.

Thank you for listening to my concerns.

Naniene H. Murphy

Luckett, Jay

From: cathy deckel <cathydeckel@me.com>
Sent: Monday, January 2, 2023 9:02 AM
To: Luckett, Jay
Subject: Gilmans station

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Hello,

My name is Cathy Deckel and I live and work within blocks of this proposed development. I would have no problem with more of the same type of apartments being built along side the ones there with some green space...but instead a 5 story building with an additional 500 to 600 cars in an already crowded area is crazy. I have lived and worked in this area for more than 25 years... anytime the train passes through St Matthews there is of course traffic back up but the back up is especially bad at this intersection since it's an odd set up anyway. I strongly suggest anyone voting on this proposal should have to navigate this intersection to witness the congestion.

Thank you,
Cathy Deckel

Sent from my iPhone

Luckett, Jay

From: Frank Hack <flhack1231@icloud.com>
Sent: Monday, January 2, 2023 1:09 PM
To: Luckett, Jay
Subject: Apartment proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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I think we do not need the proposed apartment complex at Westport road and ridgeway That intersection is already a mess, don't need more traffic

Sent from my iPhone

Luckett, Jay

From: Bob Dott <dotter@bellsouth.net>
Sent: Monday, January 2, 2023 9:15 AM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Oppose Apt complex proposal Ridgeway Ave and Westport Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

This email is to register my opposition to the proposed Apartment building at the corner of Ridgeway Ave and Westport Road. This complex will add more traffic to a location that is already overwhelmed quite often. It will cover a green space that is a sizable natural water shed. In order to provide enough parking for a complex this size would consume the majority if not all of this space.

Robert Dott

From: [Rob OConnell](#)
To: [Lockett, Jay P](#)
Subject: LDG Development at Ridgeway and Westport Road.
Date: Monday, September 12, 2022 2:25:01 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. Lockett;

My name is Robert O'Connell I am opposed to the oversized development proposed by LDG.

As I mentioned to the attorney representing LDG at the meeting on March 30th. I realize the Olivia family has every right to sell this property to the highest bidder. However since it will greatly impact the residents on Richland and Ridgeway we should have a voice in said development. The scope of the project is far too large for the property and the traffic that will be affected by the size. My other point was that the design was not in keeping with the neighborhood. Red brick, Bedford stone or lap siding are the common façade on the current properties surrounding the property and should be incorporated into the design. Cut the project in half (unit wise) and keep the ascetic's of the neighborhood and I believe the opposition will be greatly diminished.

Sincerely

Rob O'Connell CFSP
4026 Richland Avenue
Saint Matthews, KY 40207

Sent from Yahoo Mail for iPad

From: [Sheryl Combs](#)
To: [Lockett, Jay P](#)
Subject: Fwd: Ridgeway Ave development
Date: Monday, September 12, 2022 9:34:26 AM

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Sent from my iPhone

Begin forwarded message:

From: Sheryl Combs <sacombs@aol.com>
Date: September 11, 2022 at 5:35:27 PM EDT
To: Jay.Lockett@louisvilleky.gov
Subject: Ridgeway Ave development

I am opposed to the LDG apartment development at Ridgeway Avenue and Westport road due to many reasons. Traffic is a concern now as well as drainage and sewer issues. They are proposing 296 apartments. This neighborhood can't support all those people!

We have lived in this house for over 30 years and have been in this neighborhood over 40 years. The speed of cars and noise have increased just with the schools in the area, but adding that many more people is more than our street can hold.

My husband and I both attended the meeting in March and I don't recall anyone being in favor of this.

Please reconsider this proposal.

Sheryl Combs
363 Ridgeway Ave

Sent from my iPhone

Luckett, Jay

From: Reiter, Diana <Diana.Reiter@cbts.com>
Sent: Wednesday, December 21, 2022 9:48 AM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Development on Ridgeway Ave /Westport Road

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. Luckett,

I have several concerns with the development that is being planned on Westport Rd on the opposite side of the railroad tracks of which I have lived for over 50 years.

The traffic is really bad trying to cross the railroad tracks from my side on a normal day or right after a train. You can just forget it. With the new development of Trinity High School over the years the traffic has gotten worse. Trinity has a plan to develop the field behind my house on Sears Ave. With Trinity's new development added to the traffic pattern with the development you are planning that will make it worse. What is going to happen once a train comes which is several times a day? How far will it back up or where will all the traffic go? It already backs up on Thierman Lane and North Hubbards Lane.

With the added traffic, it will make my street Brown Ave, a cut through street. People come around the corner to my street fast now and backing out of my driveway can be a challenge. More cars will make it worse. Have you really done a traffic survey for this area? If so have you done it with a train and during morning rush hour during the school year? You will see that the this not a good plan with only one lane going each way until you get to Target.

I really think 5 stories is an unnecessary height for the area and where will all the parking come from?

Merry Christmas and Happy New Year

Have a nice day.

Sincerely a Concerned Resident,

Diana Reiter

Luckett, Jay

From: Bud Schardein <bud.schardein@yahoo.com>
Sent: Thursday, December 15, 2022 10:11 AM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Proposed Gilmans Station Project

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Luckett:

My wife and I have owned a home on Brown Avenue since 1974. In that time, we have seen changes in and around St. Matthews. Many changes have brought improvement, while some have added to the stress on some of our public infrastructure, which has caused lasting problems for residents and businessowners. In the 48 years we've lived on Brown Avenue, there has been a significant increase in traffic on Westport Road between Hubbards Lane and Breckenridge Lane, with NO widening or traffic control signals. That main artery becomes a bottleneck when Trinity High School is opening and closing each day. Add to that, CSX freight trains that bring all traffic to a standstill during off peak traffic periods.

Over the years, more commercial property has been developed along Westport Road, much of which is restaurants that dispose of commercial levels of cooking oils into the sanitary sewer system. In addition to the sanitary wastewater increases, the addition of commercial rooftop and adjacent paved parking areas have significantly added to a stormwater system that has become overloaded. Neither the sanitary sewer collection system or the stormwater drainage systems have been enlarged or improved in the forty eight years we've lived on Brown Avenue.

In essence, the residential propertyowners have already been surrounded by commercial development. We have one of the best fire service districts in Louisville Metro providing both fire and emergency medical services. It's difficult enough for emergency responders to exit their firehouse and arrive at fire or medical emergencies during peak traffic periods in St. Matthews. It's very concerning to think what those traffic delays would entail, with the addition of hundreds of densely developed residential apartments.

In essence, my wife and I, along with most residents on Ridgeway and Brown Avenues, are opposed to the current proposal of high density apartments on the northside of Westport Road at Gilman. I'm certain that the developers of this proposed development would not stand for such a densely developed project near their homes nor would they even consider such a building plan in more affluent areas of Louisville.

As a resident of St. Matthews, I oppose this proposed project. As a longtime employee of MSD I had opportunity to see many development proposals. Many were appropriate and served the existing neighborhoods well. I saw many others that were going to be nightmares for existing residents and businesses. I think that the thought of this proposal is a nightmare for any resident; existing business; or emergency services in St. Matthews.

Thank you for the opportunity to respond.

Sincerely,
H.J. 'Bud' Schardein, Jr. and Sandra J. Schardein
204 Brown Avenue

Luckett, Jay

From: Nathan Kren <nathankren12@gmail.com>
Sent: Monday, December 12, 2022 3:17 PM
To: Luckett, Jay; ridgewaynaf@gmail.com; Kristin Kren
Subject: St. Matthews LDG Apartment Complex

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Good Afternoon Mr. Luckett,

I would like to voice my opposition to the proposed LDG apartment development at Ridgeway Avenue and Westport Road. I am opposed because I feel that a large apartment complex will undoubtedly add to the already strained traffic situation in St. Matthews, create unsightly large structures in our charming town, and drag down the property values of the surrounding residents.

Nathan Kren
201 Ridgeway Avenue
(228)222-7292

Thank you for your time and consideration.

Best regards,
Nathan Kren

Luckett, Jay

From: Caroline's gmail <cwhale.belden@gmail.com>
Sent: Tuesday, December 13, 2022 8:42 AM
To: Luckett, Jay
Subject: Opposition to Gilman's Station project

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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My name is Caroline Belden and I live at 349 Ridgeway Ave., 1/2 block away from the proposed development. I have lived there since 1990 and am truly hoping the proposed project is greatly diminished ... The traffic generated by the proposed complex , I believe will be dramatic and dangerous...we have put speed bumps on Ridgeway to slow the speed

Sent from my iPad

Luckett, Jay

From: Mary Stivers <mary@footworkslouisville.com>
Sent: Monday, December 12, 2022 2:58 PM
To: Luckett, Jay
Subject: Gilman's Station project

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Hello Mr. Luckett,
My address is 230 Brown Avenue. The traffic is congested enough in this area that it does not warrant a project of this size.
We have Trinity H.S., the development where Drakes is located for new office spaces ,Holy Trinity G.S. and the railroad. That does not account For Kroger and Target and other retail businesses that are located in close proximity. We have little green space in this area as well. Water runoff would increase dramatically as you concrete and pave over this large property. We do not need a 5 story building in a neighborhood. Our property values will also be affected. Do not destroy our neighborhood!

Concerned neighbor,
Mary Stivers

Luckett, Jay

From: Cheryl Fawbush <cherylfawbush@gmail.com>
Sent: Sunday, December 11, 2022 8:12 AM
To: Luckett, Jay
Subject: Gilman Station Project at the corner of Westport Rd & Ridgeway Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Hello my name is Cheryl Fawbush and I live at 304 N Hubbards Ln and have lived here for 34 years. I am writing to you to voice my opposition to the apartment complex at the corner of Westport Rd and Ridgeway Ave. It is totally out of character with the existing character of the neighborhood. Another huge concern is the traffic, which is already bad especially when a train comes through and all the noise it will create.

Your attention to stopping this development would be greatly appreciated.

Thank You,
Cheryl Fawbush

Luckett, Jay

From: paul brotzge <p.brotzge@att.net>
Sent: Saturday, December 10, 2022 5:44 PM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Oppose apartments at Ridgeway and Westport Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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There are too many apartments being proposed for that area. Five stories is way too high for the neighborhood. Traffic problems with more than 300 additional people will be immense given the 2 lane roads intersecting at the railroad tracks. The length of CSX trains have increased in recent years. A round about will prevent a left turn onto Westport from southbound Ridgeway while the trains are there, which is quite often.

The complex should be no more than 2 stories like the rest of the neighborhood. A better use would be patio homes or single family homes.

Sent from my iPad

Luckett, Jay

From: Jeff Smith <jeffs@redsmithconstruction.com>
Sent: Friday, December 9, 2022 2:22 PM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Ridgeway - Gilman's Station

Follow Up Flag: Follow up
Flag Status: — Flagged

Categories: Respond

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I am writing to voice my concern about this project. I live just a couple of blocks away and my normal travel path takes me along Massie Ave. and Ridgeway daily. Also through the intersection at Westport and Ridgeway. These are small, residential streets that already see too much "cut-through" traffic. This project will just exacerbate this issue.

The Westport, RR, Ridgeway interchange is an accident waiting to happen. I contend with drivers coming over a blind hill on Massie at Springwood Ave. (my street) at excessive speeds. The city of St. Matthews is aware that these are problem areas and have installed speed humps and radar speed limit signs. Clearly we already have issues. Adding several hundred cars to this daily will not help.

I am in the construction industry and a large portion of our work is as a subcontractor in multi-family. I am not against all development, but this development is too large for this location and does not fit the makeup of the neighborhood. It may not seem obvious because of the other large developments in the vicinity (Target and Kroger on Westport, and properties on Shelbyville Road) but this is on the fringe and provides a buffer between these suburban developments and the surrounding residential neighborhoods. Let's not let this spread right into the backyard of the residential neighbors.

Thanks,

Jeff Smith

411 Springwood Lane

Redsmith Construction, LLC

W - 502 509 9252

C - 502 523 8388

F - 502 882 8025

www.redsmithconstruction.com

110 S. Crestmoor Ave

Louisville, KY 40206

Luckett, Jay

From: Richard Wunderlin <rbwunderlin107@gmail.com>
Sent: Thursday, December 8, 2022 1:18 PM
To: Luckett, Jay
Subject: case #22-ZONE-0093

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Jay,

Attached is the cover sheet for the signatures that were submitted requesting a change in the time and location for the meeting regarding apartments at 4101 Westport Rd. I wasn't sure what to enter on the line titled **Intake Staff** and left that blank. Some of us attended a recent zoning meeting at Walden School regarding a storage facility on Westport Rd and we think Walden might be large enough to accomodate the number of people we expect. Is there anything else we need to be doing in the meantime? Has a date been set yet for the LDT meeting on this project. Any other updates to the project we should be aware of?

Thanks for your assistance.

Richard Wunderlin
502-777-2253



applicationeveninghearingpetitionconvenientmarc...

Luckett, Jay

From: Mollie Smith <mssmith509@gmail.com>
Sent: Wednesday, December 7, 2022 12:33 PM
To: Luckett, Jay
Subject: Ridgeway development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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My name is Mollie Smith and I live at 509 Kinglan rd. and have for 35 years. I am not opposed to change for the better of a community or situation. In fact, I support change. However, for all of the reasons that Rob Kircher listed in his letter to you. I strongly oppose this development and agree with all of his points. This would not be a change for the better! Thank you for your consideration ,
Mollie
Sent from my iPhone

Luckett, Jay

From: caroline belden <cwhale.belden@gmail.com>
Sent: Tuesday, December 6, 2022 7:15 AM
To: Luckett, Jay
Subject: Opposition to Gilman's Station project

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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My name is Caroline Belden and my husband and I live 1/2 block from the proposed apartment complex...349 Ridgeway Ave..

We have been in St. Matthews since 1990 and have loved living in this neighborhood..

My opposition is:

Traffic will be greatly affected not only on Ridgeway and the intersection with Westport Road, but also Massie, Hubbards, Chenoweth , Richland, and all of westport in both directions..

Height of structure... the proposed 5 stories is not compatible with the residential buildings existing and will completely change the feel of a long established neighborhood..

Density: the proposed number of units... last heard around 250 will bring so much busyness to an area that is not designed for that...

Architecture: the proposed design does not look at all like the houses surrounding it... it would be fine in an urban setting or in an already mixed architecture neighborhood, but not in the heart of St.Matthews

Thank you for your consideration!

Caroline Belden
348 Ridgeway Ave

Luckett, Jay

From: Bruce Klausing <bruceklausing@gmail.com>
Sent: Thursday, November 24, 2022 9:02 AM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: Ridgeway-Westport Rd Development

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Jay,
My wife Debbie and I live at 207 Brown Ave and we want to state our objection to the proposed development at Westport Rd and Ridgeway Ave.

One of the many concerns is increased traffic. Ridgeway and Brown Ave already have excessive drive through traffic and this development will only compound the problem. Additional stress will be on Westport Rd between Hubbards Lane and Chenoweth Lane and also on Lyndon Way in front of the St Matthews Fire Dept Station.

St Matthews does not need this project and we are asking that this proposal not be approved.

Sincerely,
Bruce Klausing

Luckett, Jay

From: Mary Woolsey <marywoolsey@hotmail.com>
Sent: Sunday, November 27, 2022 4:10 PM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: STOP THE DEVELOPMENT

Follow Up Flag: Follow up
Flag Status: Completed

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STOP THIS DEVELOPMENT AT RIDGEWAY AVE & WESTPORT RD

Luckett, Jay

From: Nancy Koppersmith <nkoppersmith@gmail.com>
Sent: Monday, November 21, 2022 11:36 AM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Ridgeway / Westport proposed development

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Respond

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Dear Mr Luckett,

I was very dismayed to hear a development is planned in our neighborhood, Ridgeway and Westport.

I am very concerned about Climate Change and another development in an already densely populated neighborhood sounds like another nail in the coffin of human survivability. The earth will survive another extinction but insects and animals (humans) will not!

Are you aware that we are losing trees, insects and birds? How does that happen? Habitat is destroyed as we dig in impermeable surfaces, like parking lots & get rid of trees & grasses & other habitats. This has to stop or we will not have a world livable for our children & grandchildren.

More green space please!

Sincerely,

Nancy Koppersmith
308 N Hubbards Lane
Louisville KY 40207

--

Nancy C. Koppersmith
Home 502.244.5401
Cell 502-407-1264
email nkoppersmith@gmail.com

Luckett, Jay

From: Molly Lott <lottmk@gmail.com>
Sent: Thursday, November 17, 2022 8:47 PM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Gilman's Station project

Follow Up Flag: Follow up
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Categories: Respond

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Dear Mr. Luckett,

I am a concerned citizen in the Ridgeway neighborhood. The proposed Gilman Station project would greatly increase the traffic in and around my neighborhood. Have you driven on Westport road toward Trinity Highschool on a Monday morning? If you have, you would know that this is already a very congested area. So congested in fact, that there are no crosswalks on Westport road/Ridgeway or Westport/Dellridge. This makes it incredibly unsafe for citizens to walk anywhere. Imagine these areas during these times with an additional 200+ people trying to enter/exit their residence, walk their dogs, go for a run, etc... It is not feasible to expect this volume of people and cars to fit into the proposed location without greatly disrupting the already poor traffic control and safety of our neighborhood.

Due to the lack of proper traffic control, cars often speed through the Dellridge & Ridgeway neighborhoods to bypass backups on Westport Road (speed bumps do not stop this from happening) endangering our children and the safety of our neighbors.

Again, I cannot stress how adding more cars and people to this situation is not the answer.

Please hear our plea to stop this inappropriate development while you still can.

Thank you,

Molly Lott

Luckett, Jay

From: Mattingly, Ben <Ben.Mattingly@uky.edu>
Sent: Tuesday, November 15, 2022 11:58 AM
To: Luckett, Jay; RidgewayNAF@gmail.com
Subject: Apartment Buildings

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Hey Jay,

As a 2020 Trinity grad I can attest to the traffic congestion at the intersection near Willis Klein and the railroad tracks. To avoid that congestion some students will cut down Ridgeway from Massie Ave or Primrose to Ridgeway in an attempt try to avoid the back up on Westport Rd. I live on Ridgeway Ave and would like to keep the road lowkey and family friendly.

Thanks,
Ben Mattingly.

Get [Outlook for iOS](#)

Luckett, Jay

From: Michael Mattingly <mmattingly723@gmail.com>
Sent: Tuesday, November 15, 2022 11:46 AM
To: Luckett, Jay
Subject: Ridgeway Ave & Westport Rd development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Hi Jay, I'm contacting you to express my opposition to the development proposed at the corner of Ridgeway Ave and Westport Rd. There are many reasons why this proposed development is inappropriate, including: the large number of units will significantly increase traffic on an already busy/awkward intersection; the scale of the project (number of buildings, height of buildings, number of units, etc.) doesn't fit within this residential area; and the proposed style of architecture doesn't fit with the older single family residences in the area.

Thank you for considering my, and my neighbor's, opinions regarding this inappropriate development.

Michael Mattingly
354 Ridgeway Ave

Sent from my iPhone

Luckett, Jay

From: lee adams <leeruss2000@yahoo.com>
Sent: Tuesday, November 15, 2022 11:05 AM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Ridgeway development

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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This proposed development will bring much traffic and spoil a quiet neighborhood. Please listen to the people who live here. Anna Lee Adams, 214 Clover Lane

Luckett, Jay

From: Rob Kircher <rob.kircher@outlook.com>
Sent: Tuesday, November 15, 2022 10:54 AM
To: Luckett, Jay
Cc: RidgewayNAF@gmail.com
Subject: Gilman Station Project

Follow Up Flag: Follow up
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Categories: Respond

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Dear Mr. Luckett,

My name is Rob Kircher and I live at 503 Kinglan Rd. in the Windy Hills neighborhood. I would like to express my opposition to the proposed apartment complex planned for Ridgeway Ave/Westport Rd (Gilman Station.) There are numerous reasons why I believe this project shouldn't move forward. First of all, and most importantly, it is totally out of character with the existing landscape. Secondly, the increased traffic it will cause will be intolerable. Third, the noise pollution from everyday activities will increase dramatically. Fourth, they don't even have enough parking spaces for the # of people that will inhabit these units. Fifth, the effect on the environment and wildlife in this area would be irreversible. I have lived in this area for over seventy years and I am begging you to oppose the building of this monstrosity, it is not what the community needs or wants...

Thank you, Rob Kircher

Luckett, Jay

From: Monica Hennessy <monicahennessy9@gmail.com>
Sent: Tuesday, November 15, 2022 10:16 AM
To: Luckett, Jay
Cc: ridgewaynaf@gmail.com
Subject: OPPOSE 296 apartments at Ridgeway Ave and Westport Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

I would like to express my concern about this development. From what I understand, there is a rotary planned for the nearby intersection in an attempt to ease the increased traffic this development will no doubt bring. Rotaries work best when there is a flow of uninterrupted traffic. What is going to happen when traffic backs up on all roads leading to this already busy and congested intersection due to the number of new vehicles entering and exiting the complex? What will happen when a train shuts this down, again and again? What will happen when Trinity High school begins and lets out for the day? That intersection is already challenging enough, but this will make it far worse and I fear there will be a sharp increase in vehicle accidents there (further congesting it).

Thank you for listening and for your consideration.

Monica Hennessy
3918 Massie Ave, Louisville, KY 40207

Luckett, Jay

From: Fowler, Cindi
Sent: Monday, November 14, 2022 1:59 PM
To: Luckett, Jay
Subject: Re: 6110 Blevins Gap

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

Jay,
So really the questions I have surround if we can now build trailer parks, even if they are double wide manufactured ones. Will they be charging lot rent or will the residents be able to buy those homes outright. Otherwise it feels like a trailer park and we have really big problems right across the street at Autumn Lake. I look forward to hearing answers from them in that regard. Also will they have their own water meters as that has causes much grief for residents across the street because they are at the mercy of unscrupulous practices and using non payment of astronomical water/sewer bills to evict and then those folks don't have \$ to move their trailers and they become the property of the park and they rent them out for over \$1000 monthly..... it is a problem.
Thanks Jay!
Cindi

Sent from my iPad
On Nov 14, 2022, at 12:59 PM, Luckett, Jay <Jay.Luckett@louisvilleky.gov> wrote:

>
> Councilwoman Fowler,
>
> I have not yet had the opportunity to discuss this project with the applicant. Hopefully can get time for a pre-app conference this week. Do you have any specific questions you would like answered that I can try and discuss with the applicant?
>
> Regards,
>
> Jay Luckett, AICP
> Planner II
> Planning & Design Services
> Department of Develop Louisville
> LOUISVILLE FORWARD
> 444 South Fifth Street, Suite 300
> Louisville, KY 40202
> 502-574-5159
>
> Sign up to receive email notification of development proposals in your Metro Council District
>

>
> <https://louisvilleky.gov/government/planning-design>

>

>

>

>

> -----Original Message-----

> From: Fowler, Cindi <Cindi.Fowler@louisvilleky.gov>

> Sent: Monday, November 14, 2022 12:13 PM

> To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>

> Subject: 6110 Blevins Gap

>

> Jay,

> I wondered if you have had an opportunity to speak with the owners of the above property and the proposed trailer park? Thanks in advance for any updates.

> Cindi

>

> Sent from my iPad

Luckett, Jay

From: Wayne Kraus <espwayne@yahoo.com>
Sent: Monday, October 17, 2022 1:10 PM
To: Luckett, Jay
Subject: development proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Dear Mr. Luckett,

(I am re-sending this in the event that it did not arrive from my work email address.)

I realize that I am but one person and a small voice may be of little to no significance, but I feel compelled to at least have my opinion noted.

I am very opposed to the 296-unit complex proposed for Westport Road at Ridgeway Avenue for many reasons, the most pressing being traffic congestion, water runoff into the nearby creek (which occasionally floods as it stands now), and the manner in which these buildings would in no way compliment the surrounding community. This proposal differs GREATLY from the units that were built not long ago on Massie Ave. which mesh very nicely with the surrounding area, and are not taller than the surrounding homes.

In a perfect world I envision a walking path with workout stations, a dedicated dog park, a playground (perhaps with a simple children's waterpark), and 8-12 pickleball courts. This would be an area that would so improve this area of our city.

Note that I do like the idea in general of roundabouts, though I don't know how the train tracks impact the feasibility of one. That intersection is so bad at some points of the day that maybe the roundabout will work once people are used to it. But bringing in 296 units (which could equate to 600 vehicles!) will make for a traffic nightmare and is not going to help any of the residents in our fine community.

I understand that there is a tax revenue issue involved, but I believe that everyone in a two-mile radius would rather have an increased tax bill relative to this out-of-place development which will have the net effect of dragging our community down.

Thank you for at least considering this person's point of view.

Sincerely,

Wayne A. Kraus, Jr.

AP Economics teacher

Trinity High School

502-777-1617

Luckett, Jay

From: Lynn Boone <lssb@twc.com>
Sent: Friday, October 14, 2022 12:13 PM
To: Luckett, Jay
Subject: Apartment development

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Respond

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Sir: I am strongly opposed to the proposed development in St. Matthews on Ridgeway Ave. The trains are definitely an issue and having a large high school, Trinity, causes issues. Drainage is a problem & the area already is prone to flooding. The neighborhood has mostly one or two story homes and a complex that large does not fit properly into the area. A more appropriate design would be to have one or two story condos or apartments there. Your proposal would require too much land to be used for parking & that much asphalt would cause a heat island where there is none now.

Lynn and Robert Boone
8701 Hickory Ct
(502) 327-0210

Sent from my iPad

From: [Sandy Ross](#)
To: [Lockett, Jay](#)
Subject: Apt complex ridgeway
Date: Sunday, October 9, 2022 8:36:47 AM

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I AM OPPOSED TO THE PROPOSED LDG DEVELOPMENT AT RIDGEWAY AVE AND WESTPORT ROAD DUE TO TRAFFIC ISSUES ALREADY BEING A PROBLEM ON OR STREET. I ALREADY HAVE PROBLEMS GETTING OUT OF MY DRIVEWAY IN THE MORNING IF A TRAIN AND SCHOOL ARE AT THE SAME TIME. THIS WILL CAUSE MORE PROBLEMS IN THIS VERY CONGESTED AREA ALREADY.

From: [Jessica Gardner](#)
To: [Lockett, Jay](#)
Subject: Oppose LDG Apt Complex
Date: Wednesday, October 5, 2022 10:56:49 AM

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Hello, Jay.

I am writing to express my **opposition** for the proposed LDG apartment complex in St. Matthews. As a St. Matts resident, I can't imagine that this would be a helpful or harmonious addition to our neighborhood.

Thanks for all you do to serve our city,
Jessica Gardner

From: iamdanielspalding@yahoo.com
To: [Lockett, Jay](#)
Subject: LDG Apartments
Date: Wednesday, October 5, 2022 1:02:36 PM

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Mr. Lockett:

I am opposed to the proposed LDG apartment development at Ridgeway and Westport Road due to increased traffic congestion, traffic as impacted by trains, water runoff, and overall design not fitting in with the neighborhood.

Robert Daniel Spalding
612 Maryhill Ln.
Louisville, Ky 40207

502-379-3114

From: [Harold Haeberlin](#)
To: [Lockett, Jay](#)
Subject: 296 Apartment Complex/245 Parking Spaces Needed
Date: Wednesday, October 5, 2022 1:04:44 PM

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Jay,

As a former plumbing inspector for the state of Ky, I've seen a lot of developments. I love construction and buildings and in most cases, need it for the future in many ways. That being said, I feel that this project would cause way too much traffic to this area. You are talking about 451 spaces which you state that will be exiting on 2 streets. Although roundabouts would help some, there would still be too much traffic to the area. My mother was the first policewoman in St. Mathew,s directing traffic so I heard a lot about how things could be improved to make the flow better. I am not against progress but this one needs to be reconsidered, "maybe" single family homes.

--
Sincerely,

Harold Haeberlin (502-558-3104)

--
Sincerely,

Harold Haeberlin

From: [Aaron Smith](#)
To: [Lockett, Jay P](#)
Subject: objection
Date: Monday, October 3, 2022 11:24:54 AM

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Hello Jay,

I am opposed to the LDG development at Ridgeway Avenue and Westport Road due to the increased traffic congestion, water runoff issue/potential flooding issues, inappropriate height of structures, traffic impacted by trains, light pollution, and overall design not fitting in with a longstanding historic neighborhood.

These were concerns brought up at the meeting at St Matthews Episcopal Church which I attended. I would like to further add that many of the people that live in this neighborhood have lived here for generations and the people moving into this neighborhood are doing so because of the state that it is in currently and I believe that we will have two scenarios that will occur: people will move out of a place that has been their family home for generations and the ability to recruit new people in the neighborhood will be diminished. People love the current state of the neighborhood and that is why they continue to live here and continue to keep this area desirable.

We have an old neighborhood with old growth trees and meadows that support a variety of wildlife, the proposed development site is one of those area and will significantly disturb our wildlife.

With all that being said, if development at this site is inevitable, a different approach may make a better impact on the community. If the project continues, I think decreasing its scale would be beneficial for the arguments that were brought up in the town meeting. Additionally, why not add to the community itself. Have a few spaces on the first floor of one of the buildings with commercial businesses to act as third spaces for the neighborhood people to also enjoy, maybe a space for a coffee shop and a restaurant, or bookstore or brewery. Places that the neighborhood would enjoy; adding destinations for the neighborhood to congregate would be beneficial in attracting younger individuals to the neighborhood, for walkability, and not having to cross the train tracks in order to get coffee or have dinner but still be able to walk there. There is a very similar type of development that went in where phoenix hill tavern was and has hi wire brewery on the first floor. This would more likely bring the community together

Also, in regards to traffic flow, rather than a roundabout, it would make more sense to me to make ridgeway a dead end cul de sac at that intersection. It would be much safer with only the stop at willis kline and make the westport road segment without stop signs at all, only the train to deal with.

Thank you for your time,

Aaron Smith
352 Ridgeway Avenue

Luckett, Jay P

From: annblawyer@gmail.com
Sent: Wednesday, September 21, 2022 7:12 PM
To: Luckett, Jay P
Subject: Opposition to LDG apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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I am opposed to this development for all the reasons voiced at the 3/30/22 meeting including traffic (particularly with children in the neighborhood riding bikes), water problems, overall design not fitting with the neighborhood, etc. The traffic at that intersection is already problematic due to trains.

Joseph Geraci
Ann Batterton
370 Ridgeway Ave.
(502) 387-6307

Sent from my iPhone

From: [Lydia Zix](#)
To: [Lockett, Jay P](#)
Subject: Ridgeway-Westport Project
Date: Tuesday, September 20, 2022 6:16:34 PM

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I am strongly opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road due to the following concerns:

- increased traffic congestion
- inappropriate height of structures for the neighborhood
- lighting being visible to neighbors living near the railroad tracks
- overall design not fitting with the neighborhood

Sincerely,

Lydia Zix
217 Ridgeway Avenue
502-592-3790

From: [Hal Burgiss](#)
To: [Lockett, Jay P](#)
Subject: LDG Development on Westport Rd
Date: Saturday, September 17, 2022 12:29:13 PM

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I am opposed primarily to what it will do to traffic in that area. Stop this!

--
Hal

From: [Matt Duvall](#)
To: [Lockett, Jay P](#)
Subject: Ridgeway and Westport Rd - LDG Proposed apartment complex
Date: Monday, September 12, 2022 9:29:34 PM

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Hello Jay,

I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road. There are a number of reasons I oppose this project. My primary issue is traffic flow. I attended the in-person meeting on March 30th, 2022 at St. Matthews Episcopal Church. LDG's solution to the already busy intersection was to place a roundabout at the end of ridgeway and Westport. While I agree in most cases, a roundabout usually increases the flow of traffic, in this instance, the traffic is not caused by the number of vehicles able to pass through the intersection but rather by the train that is adjacent to the intersection. A roundabout doesn't fix this issue and if anything only encourages people to cut-through Ridgeway and speed down our street. This will not decrease traffic. My other issue is our local grocery store, Kroger. The local grocery already has issues keeping its shelves stocked. Adding 296 multifamily units will just make the situation worse. Third, how does a modern, hotel aesthetic-looking building fit in this neighborhood? Drive around, and take a look at the houses; this building will stick out and not fit well with its surroundings. How does this building enhance and build upon the current neighborhood aesthetics and architecture? If this building gets approved, I hope there are changes made to its appearance. Property Value, how does a 296 unit, 4-story building improve my property value, when people purchase a house in our area they are not looking to live down the street from an Apartment Complex where there is constant turnover.

Sincerely,

Name: Mathew Duvall
Address: 359 Ridgeway Ave. St. Matthews 40207
Phone: 502.500.4175

From: gcghunter@aol.com
To: [Lockett, Jay P](#)
Subject: I am opposed to the LDG apartment development at Ridgeway Ave and Westport Road due to increased traffic congestion, the potential flooding of residential properties due to water runoff. The overall design is not fitting with the neighborhood and the h...
Date: Friday, September 16, 2022 7:50:06 AM

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Gayle Hunter
348 Ridgeway Ave 502-895-0661
[Sent from the all new AOL app for Android](#)

From: [Mark Krish](#)
To: [Lockett, Jay P](#)
Cc: [Eunice Krish](#); [Mark Krish](#)
Subject: Proposed LDG apartment development at Ridgeway Ave. and Westport Rd.
Date: Friday, September 16, 2022 2:15:14 PM

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Good morning Mr. Lockett, we're reaching out to state our very deep rooted opposition to the proposed LDG apartment development at the intersection of Ridgeway Avenue and Westport Road. While attending the meeting held earlier this year at the Saint Matthews Episcopal Church, we were able to see firsthand the enormous size of this project and how it will certainly effect the tranquil neighborhood we've called home for over 35 years. The overall design is not consistent with existing Saint Matthews architecture (inappropriate building height) and the resulting automobile traffic (450 parking spaces) will definitely impact our quality of life not to mention the potential for flooding of our properties from water runoff. Please feel free to contact us if you want to discuss further, thank you,

Mark and Eunice Krish
314 Ridgeway Avenue
Louisville Kentucky 40207
502 376 4910
mak@coit-lou.com
ekkmom8888@gmail.com

-
-

From: [Marsha Padgett](#)
To: [Lockett, Jay P](#)
Subject: Proposed development at Ridgeway Avenue and Westport Road
Date: Friday, September 16, 2022 4:35:13 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. Lockett,

I am writing to express my opposition to the development proposed by LDG Corporation of an apartment complex at Ridgeway Avenue and Westport Road.

I have lived very near this site for over 40 years. This proposal would destroy the character of the neighborhood, exacerbate traffic problem, cause drainage issues and light pollution. I can assure you that none of my neighbors would welcome such a development.

Please consider the needs of the residents of my neighborhood. This large development would ruin our lives.

Thank you for your consideration.

Sincerely,
Marsha Padgett
236 Clover Lane
502-314-3969 C

From: [Lisa Schrenger](#)
To: [Lockett, Jay P](#)
Subject: Opposition to the proposed LDG apartments on Ridgeway Ave/Westport Road
Date: Monday, September 12, 2022 5:54:25 PM

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Jay,

I am vehemently opposed to the proposed apartment complex that is planned for the property at Westport Road and Ridgeway Ave. I attended the community meeting in March at St. Matthews Episcopal Church when the proposition was presented to the community. The meeting was overflowing with neighbors that were very distressed with the possibility of this apartment complex being built in this neighborhood.

I have lived at this address since April, 1989. I have seen many improvements through the years, including sidewalks, speed humps and tree plantings to beautify and improve the area for safety.

However, this proposed complex will do none of that! I fully expect the said parcel of land will be developed at some point, however the size of this proposed complex (both in number of units and building height) is not in keeping with the neighborhood setting that makes St. Matthews such a desirable and lovely place to live.

The added traffic that this complex will create, especially along Westport Road is totally unacceptable. They have proposed a traffic circle to be added at the Railroad Crossing at the Westport/Ridgeway intersection. I see how backed up traffic becomes on Westport Road and even onto Ridgeway Ave when a train goes through. A traffic circle might make sense without a railroad crossing, however I don't see how that would solve the traffic issue in the least.

In my opinion, patio homes, or condos would make better sense than apartments. At least home owners would more than likely have more concern and pride in our neighborhood.

I hope that you will consider my concerns. At a minimum, I would like to see a revised plan for fewer units and those that would not be as imposing to our neighborhood appeal.

Thank you.

Melisa Schrenger
356 Ridgeway Ave.
Louisville, KY 40207
(502)905-8084

Sent from my iPad

From: Ned Towler
To: Lockett, Jay P
Subject: St Matthews Ridgeway Av Apt Complex
Date: Wednesday, September 14, 2022 10:14:27 AM

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Dear Mr. Lockett,

I am in opposition to the proposed apartment development at Ridgeway Av and Westport Rd. I believe that before any action to proceed takes place that a month long traffic density study be done on Westport Rd. between Chenoweth Ln. and Hubbards Ln. while Trinity High School is in session and w/ an emphasis on traffic flow after trains pass. (As a control, perhaps another study between Hubbards and the Watterson. And oh, what about the new traffic we will be getting in a few yrs when the new VA hospital is open?).

Ultimately the City of St. Matthews should buy this property and make a park out of it. This piece of land is too contained by railroad and highways to make a high density complex of any type.

With respect,

Ned Towler
119 Ridgeway Av
40207

From: [Mary ann Wise](#)
To: [Lockett, Jay P](#)
Subject: LDG apartment development at Ridgeway Ave & Westport Rd
Date: Wednesday, September 14, 2022 11:51:05 AM

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The area of said property that sets North of the railroad tracks that run along Westport rd and cross Westport rd at Ridgeway Ave is a very congested area. The railroad tracks stay busy with a number of trains daily. Often blocking traffic, which brings up a major point, the fire department and the police department, Krogers, Target, and several nice restaurants all are on the South side of the tracks. It would only be a matter of time before someone crossing the tracks on foot get hits by a train. Not to mention emergency vehicles getting to the apartments.

We all know these apartments are low income and will go section 8 within a year. We know this because that is what LDG does.

There is property on Hubbards Lane right behind the Kroger that is available. There is a high rise apartment just over a block from Hubbards and that area is mostly designated commercial.

My concern is the sought after property is in the center of a well established neighborhood of home owners. This part off St. Matthews is thought of as more like a village.

My concern with section 8 comes drugs. The James Town apartments on Breckinridge lane at one time where a popular place to live....now it's referred to as drug city.

My concern is traffic and serious congestion .

My concern is crime. We have a high school here in our neighborhood called Trinity.

We all care very much for that school, it's students and the families and their safety during, before and after school.

My hope is that the committees that make decisions that effect our community will consider the people that have actually worked and built this neighborhood.

Thank you Mr. Lockett for making your self available to receive these emails from very concerned residents of St Matthews.

Sincerely. Mary Ann Wise. 207 Ridgeway Ave. 502-419-3693 .

Sent from my iPad

From: [Betty Schuetter](#)
To: [Luckett, Jay P](#)
Subject: LDG Gilman Pointe project in St Matthews
Date: Saturday, September 10, 2022 11:42:43 AM

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I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road due to:

Se I was at the presentation given to the neighborhood residents on March 30 and was disappointed to see what LDG was proposing.

1. **TRAFFIC:** The project would add 296 apartments which would have 451 parking spaces. This would add a huge number of cars to a location where traffic is snarled by trains several times a day. I live on Richland Avenue and I believe that the traffic on our street will increase along with that on Ridgeway Avenue and Westport Road since one of the entrance/exits for the complex has been aligned with Richland. Richland is used as a detour when the railroad tracks receive maintenance and even that increase causes congestion and traffic noise through the night that disrupts your sleep even with double and triple paned windows.
2. **HEIGHT:** The buildings in the plan range from three to five stories. I have driven around Louisville since March always on the lookout for five story buildings. They are rare outside of the downtown area and they tend to be in highly developed commercial areas. Example: The Aloft Louisville East hotel near 265. This area surrounding the LDG project has Cape Cod homes or two story units. The buildings in the LDG plan will be massive in comparison and block the sun not to mention the lack of privacy in our yards.
3. **PROPERTY VALUE:** The lawyer who did the presentation mentioned that many projects have increased property value. I noticed that he specifically failed to mention this one. When Chelsea Green was built, it was presented as a development that would increase our property values. A gentleman mentioned that this meant that it would cost him more to live in his house on his fixed income. I don't think that I would like to move into a neighborhood dwarfed by an apartment complex.
4. **SAFETY:** I moved here thirty eight years ago because of the "feel" of the neighborhood. It feels residential even with the trains that move through at all hours. The residents take pride in their community and are concerned that it be kept safe for children and families to ride bikes through the area. We have runners who run through the area. We have seen a change in the way cars speed down Massie Avenue and do not want to see this happen on our neighborhood streets.
5. **ROUNDABOUT:** I don't understand why a roundabout is in this plan. It will not be a large unit like you see around courthouses in rural areas. A small roundabout can block passage of emergency equipment and, possibly, the school bus. The only thing that I can see his an increase of traffic on our neighborhood streets in order to avoid it and the traffic holdup that might incur.

Sincerely,
Betty Schuetter

Betty.schuetter@gmail.com

From: [Kelsey Sigman](#)
To: [Lockett, Jay P](#)
Subject: Opposition to LDG apartment development
Date: Monday, September 5, 2022 11:50:11 AM

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Hello Jay and team,

My husband and I are opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road. It is already hard enough to slow speeding traffic in this area, but the increased traffic combined with the train as well as the disruption to the quaint area design makes us hope this does not happen so close to our home.

Names: Matthew and Kelsey Acton
Address: 4047 Richland Avenue, Louisville, KY 40207
Phone: 317-752-7681

Thanks,
Kelsey & Matt

Sent from my iPhone

From: [Terri Cleary](#)
To: [Lockett, Jay P](#)
Subject: Proposed LDG apartment development
Date: Tuesday, September 6, 2022 2:03:23 PM

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Mr. Lockett,

I have been a homeowner in St. Matthews for over 14 years, and I'm writing to let you know that I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road.

I'm concerned that the density of the proposed development would put too much strain on nearby roadways and that the increased traffic would make our local neighborhood streets unsafe for residents. Ridgeway Avenue already carries a large amount of traffic compared to adjacent streets, although at least it has a sidewalk and speed humps. Other streets nearby, like Richland Avenue and Clover Lane, do not have sidewalks or speed humps. On-street parking can make two-way traffic challenging at high-traffic times. Adding hundreds of additional daily car trips to those streets would make it extremely dangerous for residents.

I am also concerned about the proposed traffic roundabout at the intersection of Ridgeway Avenue and Westport Road. I would be interested to hear about other situations of traffic circles being located so close to railroad tracks. The traffic at that intersection tends to back up quite a lot when trains are coming through, and I am concerned about motorist safety when traffic becomes stopped in the circle because of a train.

Finally, our quiet residential neighborhood is located quite close to a large high school, meaning that we already have a high volume of traffic at morning rush hour and after school, much of which involves teenage drivers. There are also a lot of high school students who walk to and from school through these same neighborhoods. Those of us who own our homes nearby obviously took this into account when we moved into the neighborhood, and we have adjusted to it. I think that adding hundreds of additional cars to the roads traveled by students and their parents every day further complicates the safety of students and residents alike.

I'd be happy to discuss any of these concerns in more detail. Thanks for your time.

Theresa (Terri) Cleary
310 Exchange Avenue
502.303.2571

From: [Steve Feldman](#)
To: [Lockett, Jay P](#)
Subject: LDG Development Group
Date: Monday, September 5, 2022 6:56:44 PM

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Jay, I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road. I have many friends in this area and this large development in this residential area will cause many problems with increased traffic congestion in an already congested area. Thank you for considering.
Steve Feldman
8809 Denington Drive
Louisville, Kentucky 40222
502-550-2405

[Sent from Yahoo Mail on Android](#)

From: CKaiser1@twc.com
To: [Lockett, Jay P](#)
Subject: LDG Apartment Development
Date: Sunday, September 4, 2022 5:40:17 PM

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We are opposed to the Proposed LDG Apartment Development @ Ridgeway Ave. and Westport Rd. for the following reasons -

- 1) Increased traffic congestion.
- 2) Traffic as impacted by the frequent train passages that already affect police, fire department and ambulance services.
- 3) Inappropriate height of proposed structures that does not blend into the surrounding neighborhood.
- 4) Overall design not fitting in to the surrounding neighborhood and the density of proposed number of apartments and population increase.
- 5) Increased lighting and noise pollution.
- 6) Water runoff \potential flooding from increased paved areas.
- 7) Potential increase for criminal activity.
- 8) Potential to negatively affect property values.

Charles and Sharon Kaiser
4050 Richland Ave.
Louisville, KY 40207
502-896-2620

From: t M
To: [Lockett, Jay P](#)
Subject: Ridgeway and Westport
Date: Saturday, September 3, 2022 6:38:52 PM

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I am opposed to the proposed LDG apartment at Ridgeway and Westport:

- 1. The amount of traffic, odd traffic pattern, and the train are already enough problems for the corner.**
- 2. We need more green space than cement space.**
- 3. Drainage, air quality, sound quality, and quality of life in general is at risk.**

**Thank you
Tom Morton
307 Eline Ave 40207
502 396-9406**

From: [Allen Schroering sr.](#)
To: [Lockett, Jay P](#)
Subject: LDG Development/Ridgeway&Westport Road
Date: Tuesday, September 6, 2022 10:43:36 AM

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I would like to voice my opposition to this development for many reasons.

- 1) the design does not fit the neighborhood. Individual homes. additional cars in the area.
- 2) the number of units will put at less 450
- 3) when trains blocking the roads traffic will be a nightmare.

Allen Schroering. 502-295-5389

Sent from my iPhone

From: [Gary Tyler](#)
To: [Lockett, Jay P](#)
Subject: Opposed to LDG Development in St. Matthew's
Date: Tuesday, September 6, 2022 7:02:56 AM

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I am opposed to the LDG Development at Ridgeway Ave and Westport road primarily due to traffic. However flooding is also a concern.

Traffic is already bad especially when schools are in session and of course when trains block intersections. I am sure any legitimate traffic study would show this. And idea of "Roundabout" is crazy.

Gary Tyler
312 Exchange Ave
502-548-6181

Sent from my iPhone

From: [Joe Vicars](#)
To: [Lockett, Jay P](#)
Subject: oppose to LDG apartment development at Ridgeway Ave and Westport rd
Date: Sunday, September 4, 2022 11:15:56 AM

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Mr Lockett I am opposed to the LDG apartment development at Ridgeway Ave and Westport Rd. due to traffic congestion, water runoff potential flooding, overall design not fitting wth the neighborhood and lighting visible to neighbors.

Joe Vicars
4115 Dellridge Dr
Louisville Ky 40207

502-500-7962

From: [Heather Waters](#)
To: [Lockett, Jay P](#)
Subject: Ridgeway/Westport Road Opposition
Date: Tuesday, September 6, 2022 6:43:41 PM

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I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Road due to:

- Increased traffic congestion
- Water runoff
- Flooding
- Traffic impacted the train tracks
- Inappropriate height of structures for the neighborhood
- Lighting and noise
- Design not fitting unique St Matthews neighborhood
- Traffic is already horrible with the trains, Trinity high school and people traveling to Westport Road.

Thank You
Heather Waters
4049 Richland Avenue
502-608-0714

From: [Michael Price](#)
To: [Lockett, Jay P](#)
Subject: Proposed development at Ridgeway Avenue and Westport Road
Date: Wednesday, August 31, 2022 11:04:21 AM

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Mr. Lockett:

I am writing to express my opposition to the development proposed by LDG Corporation of an apartment complex at Ridgeway Avenue and Westport Road.

I have lived very near this site for over 70 years. This proposal would destroy the character of the neighborhood, exacerbate traffic problem, cause drainage issues and light pollution. I can assure you that none of my neighbors would welcome such a development.

Please consider the needs of the residents of my neighborhood. This large development would ruin our lives.

Thank you for your consideration.

Sincerely,

William M Price
236 Clover Lane
St. Matthews, KY
502-472-9070cC

Sent from [Mail](#) for Windows

From: [Michael Hines](#)
To: [Lockett, Jay P](#)
Subject: Re: LGD Multifamily development intent to Develop land at Ridgeway Ave & Westport Rd (Gilman's Point)
Date: Sunday, August 28, 2022 1:57:45 PM

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Hello Jay, I took a look at the newest postings this weekend for the Gilman's Points development proposal. As i live on Primrose Drive, and see the traffic use on our street as a cut-through to Ridgeway Ave and onto Massie Ave, I am particularly sensitive to the way data is presented and how it is used for forming opinions about future trends. Oh, and preciseness in what's presented in drawings.

I see that on the Traffic Study, pages 3 & 4 of 70, Primrose Drive is mis-identified as Thierman Lane (north side of that Westport-Thierman intersection). not sure how the observer could have done a thorough job when they failed to realize references to our street were not included in our traffic concerns with cut-through traffic to Holy Trinity and avoiding the Hubbards LN corridor to traverse North to Brownsboro Road.

However on pages 9 & 13, in the data tables, Primrose Drive is identified, however the 2022 traffic data is much higher than in the illustrations on pages 4 & 5, and 11 & 12 respectively. Looking at the page 18 data tables for Westport Road turn traffic and Thierman Lane Northbound cutting across in front of Westport Road Westbound traffic. The PM time of day statistics don't seem to match. Additionally, the peak traffic isn't "end of work day hours here, it's school time pickup at Holy Trinity schools, and the end of day class hours for Trinity High School. I wonder if the surveyor considered those facts instead of "standard work hours".

The hypothesis about Primrose Drive presented on page 14 about needing a southbound approach turn lane seems faulty (as there is already a center lane space for left hand turns Northbound onto Primrose Drive from eastbound Westport Road there). Can you ask about that particular recommendation as it applies to Westport Road corridor widening along the route?

On pages 34-43, these charts also misrepresent Primrose Drive as Thierman Lane. Regarding the intersection of Westport Road and Thierman Lane, the survey fails to recognize that Westport Road has 2 lanes westbound, and one, the right hand turn lane ends at Primrose Drive. Isn't that channelization? Up to that point, Westport Road is 2 lanes as well as the middle lane for southbound turns onto Thierman Lane, and likewise, eastbound Westport Road widens to 2 lanes in the approach to southbound on Thierman Lane, instead of just one. So the diagram misrepresents what the Westport Road westbound and eastbound lane choices are in the intersection. Where the road widens is where the speed picks up, as drivers consistently are trying to make the light at Hubbards Lane, where the limit changes from 35 to 45 MPH. In the 28 years I lived here I've seen many accidents due to Southbound Primrose Drive vehicles trying to cross to Southbound Thierman Lane, as well as pedestrian traffic caught in the middle going back and forth to Target and their parking lot, from East Louisville Pediatrics' office..

I appreciate your review of my notes, and know I am dwelling on details particular to my street and not others, but I am most familiar with it.

Best regards,
Michael Hines
320 Primrose Drive
Saint Matthews
502-551-6904

On Apr 25, 2022, at 9:20 AM, Lockett, Jay P <Jay.Lockett@louisvilleky.gov> wrote:
Michael,

Thank you for taking the time to express your concerns regarding this proposal. I will add your letter to the file. Feel free to contact me with further questions or concerns.

Regards,

Jay Lockett, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

Sign up to receive email notification of development proposals in your Metro Council District

<https://louisvilleky.gov/government/planning-design>

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

From: Michael Hines <mhines@hitrc.net>

Sent: Monday, April 25, 2022 9:10 AM

To: Lockett, Jay P <Jay.Lockett@louisvilleky.gov>

Subject: I oppose! LDG Development intent to Develop land at Ridgeway Ave & Westport Rd

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Jay Lockett,

I oppose the proposed development. As a long-time resident of Saint Matthews, I am well aware of the inability of other developers to convert this open space into asphalt and concrete.

I have some specific concerns with the proposed development that I want to insure are documented with the Planning and Design Services staff.

As a homeowner on Primrose Drive, backing up to the proposed development, I am equally concerned about storm water run-off onto my property and the appropriate boundary land buffer from my property. How will the State of Kentucky handle use of their easements on Westport Road for utilities, including increasing storm water piping sizes and opening more collection points along the curbing?

There's no doubt that the increase in noise all times of the day and night will be significant over the peace we have here quite often.

We also have been told by the developers that there has to be lighting added to the proposed facilities, in order to assure security. What is now a dark space in our backyards will become an eyesore of light, blocking out an evening sky, and making it lit 24 hours per day.

I also do not look forward to having apartments looking into my backyard, the perspective of being watched by these apartment dwellers simply because they're bored is not comforting.

There will much to be studied regarding the proposed traffic impacts, inserting a Traffic Circle in the intersection at the Railroad Crossing, suitable queue space for vehicles entering the intersection, stranding vehicles on the RR tracks with have Right-Of-Way today, as well as back-ups of traffic in Hubbards Lane and Westport Road traffic-light controlled intersection. Take note, we see how well Westport Road and I-264 traffic lights create back-ups every workday afternoon already. The other traffic concern I'd express is the point where Primrose Drive intersects Westport Road, and that's un-crossable during rush-hour periods. Applying more queued traffic will not only make it unusable to go South, but will push more traffic to use Primrose Drive as a cut-through route Northbound into the adjoining neighborhood and onto Holy Trinity Church and School.

About the proposed design, I'd observe that it looks like something from a raze and redevelopment effort in a downtown location, not one in a suburban bedroom community that was built-out in the 40's, 50's, 60's and 70's.

Lastly, seeing LDG Development's history in Jefferson County-Oldham County development intents, we do not want "bait and switch" financial strategies. I want to express my grave concerns about LDG Development's inability to stick to "one story" on the type of apartments they intend to market here. In-person and media interviews can't seem to consistently maintain a message. Are they planning for "Affordable housing"? Or is it "Market-based pricing"? Or is it instead "low income friendly"? Or perhaps it's going to be the repeat of Prospect in 2017, where they said "income-based" which became "low income" after the property sale? That switch was discovered before the Jefferson County Metro Council denied by vote the requested zoning change.

LDG Development's EVP has repeatedly said on TV interviews (EVP of Christi Lanier-Robinson has twice said "...affordable housing"), that these apartments will be not market-based as purveyed in print articles or at the public meeting.

I appreciate you taking the time to read my note.

Please call me if you have questions.

Thanks

Michael Hines

502-551-6904

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From: [Richard Wunderlin](#)
To: [Lockett, Jay P](#)
Subject: Gilman Point Apartment Proposal
Date: Monday, July 11, 2022 8:15:43 PM

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Mr. Lockett,

I am a longtime resident of Ridgeway Ave. August 15 will mark 34 years that I have lived at 107 Ridgeway Ave. When I first moved in I was one of the younger residents and my 3 young children were some of the few children living on the street. As the years went by, the street changed with older residents relocating and more younger people with children moving in. The street is once again changing. New families are moving in with young children and many of the longtime residents now have grandchildren that often visit. I am very concerned about increased traffic and the safety of young children in the area if this project is allowed to go through.

Through the years I have seen an increase in the number of cars using Ridgeway as a cut through between Westport Rd and Shelbyville Rd. Increased commercial development and nearby high schools and elementary schools bring lots of cut through traffic. Not only are there more cars but they also seem to be driving much faster than the posted 25 mph speed limit and routinely ignore the stop sign at Ridgeway and Oechsli Ave. Adding a 296 unit apartment complex with 450 projected parking spots for residents is sure to add a great deal more traffic to what should be a quiet neighborhood street. As already mentioned, I am quite concerned about young children living on the street and many visiting grandchildren might be put at risk from distracted and hurried drivers heading to or from their apartments at the proposed Gilman Point project. Home owners care a great deal more for their property, neighbors, and surroundings than renters and I shudder to think of what this major project will do to the neighborhood.

Traffic is already an issue at Westport and Ridgeway. Trains that pass by this intersection are often several minutes long and have a tendency to back up traffic on many neighborhood roads as well as Westport and Ridgeway. The addition of a proposed roundabout will further complicate the traffic pattern, especially when a train comes by. Target, Kroger, and other retail establishments already create a lot of traffic and 450 additional cars will really add to the traffic logjams already occurring.

I am also concerned about drainage issues, noise issues, trash issues, lighting issues, and security issues for my neighbors that own property near the proposed apartments. This particular area of St. Matthews is made up of homes built primarily in the 1930's and 1940's. An apartment complex of this size and density does not fit in with the character of the neighborhood and it is sure to bring in many issues that will not benefit the character and security of the neighborhood. Five stories is way out of character for the neighborhood. To my knowledge, the only buildings in St. Matthews taller than 3 stories are the hospital buildings and they are not in close proximity to residential areas as this project would be. In 2017 the St. Matthews City council rejected a plan for a proposed 8-story apartment and retail project at

the former Tafel Motors site located at 4156 Shelbyville Rd. This project would have been 276 units and would have necessitated redoing some neighborhood roads. The Gilman Point proposal is very similar to this denied project for many of the same reasons, primarily the height and size of the project as well as increased traffic and redoing of existing streets and roadways. I included some links to media coverage of the denied project from 2017. A quick search of the St. Matthews area found 2673 apartment units in 6 nearby complexes. I'm not sure an additional 296 units are necessary, particularly at this location.

In closing, I find this proposal very detrimental to the quiet enjoyment of my property. The increase in traffic is definitely unwanted and dangerous to the small children in the area. The size and density of the project and the associated nuisances it will bring does not offer any benefits to the area. Please forward my concerns to the zoning board and encourage the board not to approve this project for the sake of our currently quiet and peaceful neighborhood.

Thank you.

Richard Wunderlin
107 Ridgeway Ave.
502-777-2253

https://www.wdrb.com/news/st-matthews-city-council-denies-request-for-mixed-use-apartment-building-on-shelbyville-road/article_994c8b02-d760-56d1-8366-aal1cb4921ca.html

<https://www.courier-journal.com/story/news/local/2017/09/13/st-matthews-shelbyville-road-apartments/660964001/>

From: [Anita Wunderlin](#)
To: [Lockett, Jay P](#)
Subject: Gilman Point Apartment project
Date: Tuesday, July 12, 2022 1:05:05 PM

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I have lived on Ridgeway Ave for 29 plus years and I would like to voice my concerns about the project at Ridgeway Ave and Westport Road. These apartment buildings are way out of character of the residential homes near or nearby neighboring streets. The traffic will increase and the proposed roundabout will create confusion and traffic congestion when a train passes through. The increased traffic on the 2 lane roads will certainly bring a lot of concern. Speeding, not to mention disrespecting the property owners. The lack of patience in people will certainly be heightened as they encounter a roundabout while waiting to cross over the tracks. The current traffic during school opening, school dismissal and about 5:00 pm Monday through Friday on Ridgeway Ave is terrible with speeding cars, no stopping at the stop sign. This pertains to Trinity alone! You add Holy Trinity, Holy Spirit, Sacred Heart and the other nearby schools is jaw-opening what is witnessed on Ridgeway Ave! There are families with young children, grandchildren who live on Ridgeway Ave that this poses a real concern. The lighting for the proposed project, will be far more than just for the tenants of the rental property. It will be seen by all the neighboring properties. In St Matthews, the only structures over 2 stories are the hospitals and their offices. Nothing of this magnitude in a residential setting! The water runoff after a heavy rain or a rain that has lasted for hours is especially concerning. There is standing water, water sewers that just can't handle the excess. What will this be like with these heightened structures? Would you be ok with and or tolerate a property development of this size, in your neighborhood? Right down the street from your residence? Please reconsider this project!!

Thank you

Anita Wunderlin
107 Ridgeway Ave
Louisville, KY 40207

--

Anita

From: [Abigail Varner](#)
To: [Lockett, Jay P](#)
Subject: NOT-in-support of Gilman Point apartment project at Westport and Ridgeway
Date: Tuesday, July 12, 2022 12:07:06 PM

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Hello,

I am writing as the homeowner of 113 Ridgeway Ave (40207). I would like to be on-record as having significant objections to the Gilman Point apartment project at Westport Road and Ridgeway. My concerns include the traffic impact, the enormous size and scope of the project not being consistent with the area, and what will be major inconveniences to all properties near the actual site.

Thank you,
Abigail Varner

From: [Ethridge, Kyle](#)
To: [Vennie Brotzge](#)
Cc: [Lockett, Jay P](#)
Subject: RE: 4101 Westport Road - proposed change in zoning
Date: Monday, May 2, 2022 11:31:16 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

Ms. Brotzge,

I've copied the case manager on this email, so he may respond regarding the history of this property.

Thank you,
Kyle

Ms. Kyle Ethridge | Legislative Assistant
Office of Councilman Bill Hollander
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the bi-weekly District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

From: Vennie Brotzge <bootzge2@gmail.com>
Sent: Monday, May 2, 2022 11:27 AM
To: Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>
Subject: Re: 4101 Westport Road - proposed change in zoning

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Thank you for the prompt response. I did attend the March 30th meeting and am receiving the 9th district newsletter on another email address. I have also voiced my concerns to St Matthews. Would you please pass on my objection to making zoning changes based on one company proposal. Also, would you be able to tell me if there have been other zoning change requests made for this property in the past?

Vennie Brotzge

On Mon, May 2, 2022 at 11:20 AM Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov> wrote:

Ms. Brotzge,

Thank you for contacting Councilman Hollander's office regarding the proposed change in zoning for 4101 Westport Road. The case number is 22-ZONEPA-0020. The Planning & Design case manager is Jay Lockett (Jay.Lockett@louisvilleky.gov).

Here's an update on this proposal:

- The applicant hosted a neighborhood meeting on March 30. If you would like an update from that meeting, please contact Clifford Ashburner (representing attorney) at 540-2382 or email clifford.ashburner@dinsmore.com.
- After the neighborhood meeting, the applicant can then file a formal application with Planning & Design. Once a formal application has been filed, Metro will review the proposal and set a formal public meeting. A notice of that meeting will be posted in the District 9 eNews. *As of today, they have not filed a formal application with Planning & Design.*
- Then the case will be sent to the City of St. Matthews, which will have final review of the proposal.

I would also suggest you contact the City of St. Matthews directly with your comments on zoning changes for the community.

I have signed you up for the bi-weekly District 9 eNews.

If you have additional questions, you can reach out to the applicant, or the case manager.

Thank you,
Kyle

Ms. Kyle Ethridge | Legislative Assistant
Office of Councilman Bill Hollander
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the bi-weekly District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

From: Councilman Bill Hollander <no-reply@wufoo.com>

Sent: Monday, May 2, 2022 11:07 AM

To: Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>; Hollander, Bill H. <Bill.Hollander@louisvilleky.gov>

Subject: Contact Councilman Bill Hollander [#4975]

Name * Vennie Brotzge
Address
3919 Elmwood Ave
Louisville, KY 40207
United States
Phone Number * (502) 295-1897
Email * bootzge2@gmail.com

Comments

Good Morning,

I am writing you to find out what the next step is for the 4101 Westport Rd apartment proposal? (22-ZonePA-0020) Although I would love to see the C-1 zoning removed, but I don't believe the zoning should be changed due to one companies desire to get their project approved. I would rather see St. Matthews initiate a zoning change to protect our community. I strongly oppose this new apartment proposal especially one developed by a company known for housing developments financed primarily via Low-Income Housing Tax Credits. Over 200 apartments and 400 parking spaces does not help St. Matthews. I have lived within 1 mile of this intersection for 42 years. The traffic can already be challenging in our very commercial but little city. Although there are various examples of apartment buildings mixed in or near single family home subdivisions we need to stop somewhere. This project is not good for St Matthews. I want St Matthews to continue to be a nice place to live. Louisville and/or St Matthews needs to purchase this property to be made into a park. We need more green space, not less. Do the right thing and stop adding more brick and mortar! Offer the property owner a good price for the property and save Plant Kingdom a longtime St Matthews business. Please protect our city from unnecessary growth and make it a beautiful and comfortable place to live. Please let me know what the next steps are for this project.

Thank you
Vennie Brotzge

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From: Vickie
To: [Lockett, Jay P](#)
Subject: LDG Development of Ridgeway Ave & Westport Rd property
Date: Monday, May 2, 2022 8:30:05 AM

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Dear Mr. Lockett,

I am a long time resident of Primrose Drive and a life time resident of St Mathews. I am **opposed** to the LDG development on the corner of Westport Road and Ridgeway Avenue. The field on which the development is proposed is literally my backyard. I have great concern about the height of the buildings as they would eliminate any and all privacy we have in our backyard. The safety lighting on the buildings would be a consent nighttime nuisance. The water run off from the undeveloped field into our backyard after a heavy rain creates a running stream through our yard onto Primrose Drive. I can only imagine how much worse the water run-off will become once the field is covered in concrete. And finally, the traffic concerns the local residents voiced at the in-person meeting held on March 30th, 2022 are legetiament. Primrose Drive and Delridge Avenue are currently used as a cut-through by people trying to avoid the stop signs at Westport and Ridgeway.

Having attended the Mar. 30th it was quite obvious LDG was not ready for the push back they received from the residents as they did not have any answers to the multitude concerns we locals voiced.

I urge you to oppose this development.

Sincerely,
Victoria Cool-Hines
320 Primrose Drive
502-592-5344

Sent from [Mail](#) for Windows

From: [Michael Hines](#)
To: [Lockett, Jay P](#)
Subject: I oppose! LDG Development intent to Develop land at Ridgeway Ave & Westport Rd
Date: Monday, April 25, 2022 9:11:57 AM

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Jay Lockett,

I oppose the proposed development. As a long-time resident of Saint Matthews, I am well aware of the inability of other developers to convert this open space into asphalt and concrete.

I have some specific concerns with the proposed development that I want to insure are documented with the Planning and Design Services staff.

As a homeowner on Primrose Drive, backing up to the proposed development, I am equally concerned about storm water run-off onto my property and the appropriate boundary land buffer from my property. How will the State of Kentucky handle use of their easements on Westport Road for utilities, including increasing storm water piping sizes and opening more collection points along the curbing?

There's no doubt that the increase in noise all times of the day and night will be significant over the peace we have here quite often.

We also have been told by the developers that there has to be lighting added to the proposed facilities, in order to assure security. What is now a dark space in our backyards will become an eyesore of light, blocking out an evening sky, and making it lit 24 hours per day.

I also do not look forward to having apartments looking into my backyard, the perspective of being watched by these apartment dwellers simply because they're bored is not comforting.

There will much to be studied regarding the proposed traffic impacts, inserting a Traffic Circle in the intersection at the Railroad Crossing, suitable queue space for vehicles entering the intersection, stranding vehicles on the RR tracks with have Right-Of-Way today, as well as back-ups of traffic in Hubbards Lane and Westport Road traffic-light controlled intersection. Take note, we see how well Westport Road and I-264 traffic lights create back-ups every workday afternoon already. The other traffic concern I'd express is the point where Primrose Drive intersects Westport Road, and that's un-crossable during rush-hour periods. Applying more queued traffic will not only make it unusable to go South, but will push more traffic to use Primrose Drive as a cut-through route Northbound into the adjoining neighborhood and onto Holy Trinity Church and School.

About the proposed design, I'd observe that it looks like something from a raze and redevelopment effort in a downtown location, not one in a suburban bedroom community that was built-out in the 40's, 50's, 60's and 70's.

Lastly, seeing LDG Development's history in Jefferson County-Oldham County development intents, we do not want "bait and switch" financial strategies. I want to express my grave concerns about LDG Development's inability to stick to "one story" on the type of apartments they intend to market here. In-person and media interviews can't seem to consistently maintain a message. Are they planning for "Affordable housing"? Or is it "Market-based pricing"? Or is it instead "low income friendly"? Or perhaps it's going to be the repeat of Prospect in 2017, where they said "income-based" which became "low income" after the property sale? That switch was discovered before the Jefferson County Metro Council denied by vote the requested zoning change.

LDG Development's EVP has repeatedly said on TV interviews (EVP of Christi Lanier-Robinson has twice said "...affordable housing"), that these apartments will be not market-based as purveyed in print articles or at the public meeting.

I appreciate you taking the time to read my note.

Please call me if you have questions.

Thanks

Michael Hines

502-551-6904

From: [Katherine Roy](#)
To: [Lockett, Jay P](#)
Subject: LDG Apartment Development
Date: Saturday, April 23, 2022 12:16:55 PM

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Hello,

I am opposed to the proposed LDG apartment development at Ridgeway Avenue and Westport Rd due to increased traffic. 600 (at least) more people in an area that is already always congested is concerning to us, as we live off of Ridgeway. The area already has traffic issues (especially due to trains) and we are certain this development would make the problem significantly worse. We also think that 5 stories is completely unreasonable for the area, as almost every house in St. Matthews is small and no taller than 2 stories. That's part of what makes St. Matthews a cute, homey place to live! We believe the apartment complex as it stands would take away from the culture St. Matthews has created. The complex would look completely out place and draw way too many people to an area that is already crowded. Please consider not allowing this to happen, or at least limiting the design to something much smaller as would fit the area.

Thank you,

Katherine & David Cornett
4110 Dellridge Dr
502-523-1847/502-791-4988

From: [Mark Steiner](#)
To: [Lockett, Jay P](#)
Subject: Proposed Westport Road/Ridgeway Development
Date: Thursday, April 21, 2022 8:27:43 PM

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Dear Mr Lockett,

I am writing to express my initial concerns about the proposed development at Westport Road and Ridgeway by LDG Development known as Gilman's Point.

As a nearby neighbor and longtime St Matthews homeowner, I have a variety of concerns about this project.

This includes the general design and the structure's planned 5 story height which are both unprecedented for the area, all the additional noise and light pollution, impact on an already very difficult traffic spot, adequate parking, and the loss of mature trees and rare green space.

Also of great personal concern is drainage. Those of us on this side of Primrose Drive are located downhill from this site and are already seeing strains on the recently completed Primrose drainage project. Recent extreme rain events have turned our driveways into creeks. How current is the data being used to determine their drainage capacity requirements? The frequency of extreme rain events have increased dramatically just in the last 10 years.

Any development would need to be handled most carefully in order to not cause serious problems for me and my neighbors and ultimately undo the benefits of those drainage improvements.

I trust your office will handle this proposal with great consideration and look forward to participating in any upcoming zoning hearings, plan presentations, negotiations, etc.

Sincerely,

Mark Steiner
318 Primrose Dr 40207
msteiner318@gmail.com
502-645-6652

From: [Constance Keegan](#)
To: [Lockett, Jay P](#)
Subject: Trains at site of proposed Ridgeway & Westport Road
Date: Wednesday, April 20, 2022 2:53:11 PM

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I live on the circle on Primrose Drive. There are many reasons this is not a good idea (completely out of character with the neighborhood). There are some times when I can't turn right onto Westport because the cars are backed up due to the train crossing.

But I want to specifically address the railroad crossing. My son worked for the railroad full time several years ago. He says now there are more and longer trains which use that crossing. Is that fact taken into consideration in what is called the "traffic study"?

He is going to try to validate this with the railroad...I also heard on the news in the last few days that because of higher gas prices, more XYZ materials are now being shipped by train. Is this taken into consideration in what is called the "traffic study"?

I hope you can let me know about the railroad by email or letter. Also, if you would like me to call you...let me know.

Best regards, I am Constance Keegan at 329 Primrose Drive. 40207.

April 15, 2022

Mr. Jay Lockett, AICP
Planning and Design Services
Department of Develop Louisville
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

RE: Proposed Zoning Change
#22-ZONEPA-0020

Mr. Lockett,

I received a letter saying that LDG Multifamily, LLC has filed to rezone the property at 4101 Westport Road to allow for a 296-unit apartment complex. I find this proposal to be completely out-of-character with the city of St Matthews as well as aggravating an existing and difficult traffic situation.


A traffic quandary already exists at the corner of Westport Road and Ridgeway Avenue. This intersection is the convergence of three streets: Westport Road, Ridgeway Avenue, and Lyndon Way along with the entrance/exit to a 100+ car parking lot for a local retail business. This is all exacerbated by the railroad crossing that runs through the middle of the intersection. This is total of six possible approaches by automobile to enter or exit the intersection. The awkward manner in which these entities converge makes for a very dangerous situation. I personally avoid the intersection whenever I can due to people persistently cutting in front of me.

This awkward traffic pattern is intensified at the morning rush hour and at mid-afternoon by automobiles moving to/from Trinity High School that can stop traffic on Westport Road for half-a-mile. Additionally, the St. Matthews Fire and Rescue station is within 50 yards of this intersection. The addition of almost 300 new cars to this area would push a dangerous intersection into turmoil.

The overflow of traffic will motivate many to find cut-throughs to get in and out of their residences. Richard Avenue, located one block from the intersection, will be one such cut-through. This is a street where mothers and grandmothers push baby strollers, children walk to and from school, adults and children walk their dogs, older adults walk for exercise, etc., all in the street.

Lastly, the building is entirely out-of-character with the city of St Matthews. Nowhere can a structure of this size, scope and impact on the environment be found in St Matthews. For example, the apartment complex that would be adjacent to this complex is a two-floor, twelve-unit apartment complex. St. Matthews is not the place for a complex of this designation.

Regards,


William Stanley Conrad
4062 Richland Avenue
Louisville, Kentucky 40207

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APR 18 2022

PLANNING & DESIGN
SERVICES

From: [Arlegrande](#)
To: [Lockett, Jay P](#)
Subject: St Matthew's LDG proposal
Date: Monday, April 18, 2022 8:53:05 AM

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I attended the meeting at St Matthew's Episcopal. I am opposed to the LDG apartment development at Ridgeway Avenue and Westport Road due to increased traffic congestion, overall design not fitting the neighborhood, size of the structure, noise, taking away from the quaint feel St Matthew's residents enjoy and appreciate, potential for declining property values of surrounding homes, and many other reasons.

Ashley LeGrande Voor
4111 Dellridge Drive
502.314.4747

Sent from my iPhone

From: [Ben Voor](#)
To: [Lockett, Jay P](#)
Subject: St. Matthews LDG Development
Date: Sunday, April 17, 2022 6:57:42 PM

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I attended the meeting at St Matthew's Episcopal. I am opposed to the LDG apartment development at Ridgeway Avenue and Westport Road due to increased traffic congestion, overall design not fitting the neighborhood, size of the structure, noise, taking away from the quaint feel St Matthew's residents enjoy and appreciate, potential for declining property values of surrounding homes, and many other reasons.

Ben Voor
4111 Dellridge Drive
615-336-8567

From: [Brian Garcia](#)
To: [Lockett, Jay P](#)
Subject: LDG Apartment development
Date: Friday, April 15, 2022 7:39:44 PM

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As a homeowner on Dellridge Drive, I am OPPOSED to the LDG apartment development at Ridgeway and Westport rd in St. Matthews. The plan in it's current form is completely out of place for the character of St. Matthews. Traffic is already stressed, and the proposal does not adequately address this major issue in a practical way. I urge you to reconsider strongly the viability of such a massive complex in an area that was designed for small shops and single family homes. If plans are approved in it's present form, I anticipate multiple lawsuits by not only neighbors but by the city of St. Matthews. There is a reason the current zoning isn't designed for this type of development and changing it would go against many of the good reasons why it is zoned the way it is. I urge you to keep it that way. This design is not congruent and does not comport to the area it is being built in. It would drastically change the look of that area of St. Matthews, traffic, property values, storm water runoff and a whole host of other legitimate and practical reasons, most not being good for the community at large. Please, do not approve this.

Thanks

Brian Garcia
4114 Dellridge Drive

