

St. Germain, Dante

From: Townes, Jared M.
Sent: Wednesday, August 4, 2021 5:14 PM
To: St. Germain, Dante
Cc: Engel, Robin; kevin bratcher; Robert Thompson
Subject: Planning Commission Meeting 8_5_21 21-RSUB-0007 8000 Dobson Lane
Attachments: Ltr to PC 8000 Dobson Lane.pdf

Follow Up Flag: Follow up
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Dante,

Thank you for speaking with me earlier today on the phone.

As discussed Councilman Engel will want to speak to item # 8 (21-RSUB-0007) on tomorrow's Planning Commission Agenda. The attached letter addresses his concerns, will you please make sure each member of the Planning Commission receives a copy of this letter to review before tomorrow's meeting.

Regards,



Jared M. Townes

Legislative Assistant to
Councilman Robin Engel
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov



Louisville Metro Council

Robin J. Engel
District 22 Councilman

Jared M. Townes
Legislative Assistant

August 4th, 2021

Louisville Metro Planning Commission
444 S. 5th Street
Louisville, KY 40202

Subject: 8000 Dobson Lane

Dear members of the Planning Commission,

I am writing to you today requesting that you re-examine the use of Dobson Lane as a connection to proposed development 21-RSUB-0007 (8000 Dobson Lane). To be clear I am asking that the Planning Commission require the use of Dobson Lane for construction and its eventual utilization as a connection to Brentlinger Lane. I have examined this case and listened to the input of residents neighboring this development. This connection would bring many benefits to the area.

Additional connection on Dobson Lane would improve traffic connectivity in the region enabling new residents to utilize both Bardstown Road and Billtown Road to travel North. The Glenmary Neighborhood is a large neighborhood with around 900 homes. This neighborhood has three major connections, to Bardstown Road, which is already struggling to accommodate its currently traffic volume. Adding 103 new homes brings this number to 1,000. I would think adding the Dobson connection to Brentlinger Lane would help to divert traffic.

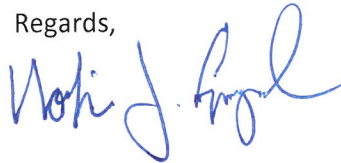
We would just need 6 feet and many of the properties along Dobson lane are large properties of several acres. Widening Dobson Lane should be achievable option. We would need to acquire land along the street to widen the road. Presently, Dobson Lane is 12 feet in width, this is not up to code, the code requires 18 feet in width. If construction traffic is routed through Blacksmith Lane, hundreds of residents will be impacted by the daily construction traffic traveling from Colonel Hancock to Blacksmith Lane (1.3 mil) to enter this site in comparison to around 20 properties along Dobson Lane (.5 mil).

I am connecting State Representative Kevin Bratcher to this letter. In case the state may have funds that could be used to assist Metro in widening Dobson Lane. I would like to explore on this and all other opportunities before closing the door on a Dobson Lane connection.

Dobson Lane is currently going to be used as a fire emergency entrance, with a gate installed to only permit access to the Fire Department. I would ask if Dobson Lane is able to accommodate an emergency vehicle can it also accommodate construction equipment. Even if it was only for one-way entrance or exit. I would also recommend that bringing Dobson Lane up to code and connecting it to the new subdivision would enable faster emergency responses than asking the fire department to open and close a gate.

In closing, I thank you for hearing my concerns, I ask that you please consider using Dobson Lane as a construction entrance and a future connection for these neighborhoods. So that this development can help to improve the area and support our focus on better infrastructure rather than contributing to a worsening of conditions.

Regards,



Robin J. Engel
Councilman District 22

Attachments

CC:

Dante St. Germaine, Case Manager
444 S. 5th Street
Louisville, KY 40202

Kevin Bratcher, Kentucky State Representative
702 Capital Ave.
Annex Room 402
Frankfort, KY 40601

Robert Thompson, Glenmary HOA President
10303 Colonel Hancock Dr.
Louisville, KY 40291

St. Germain, Dante

From: Engel, Robin
Sent: Monday, August 2, 2021 4:13 PM
To: Jennifer Decker
Cc: Decker Rick (GE Appliances Haier); St. Germain, Dante; Townes, Jared M.
Subject: RE: District 22: 8000 Dobson Lane: Planning Commission Meeting Aug 5th.

Follow Up Flag: Follow up
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Mr. and Mrs. Decker,

Thank you for reaching out to my office.

My Legislative Assistant Jared Townes will be attending this meeting on my behalf, as I will be attending a Budget Committee hearing around the same time on Thursday.

I am connecting this message to Dante St. Germain, she is the case manager for this project and will be able to place your concerns about a separate construction entrance, additional traffic volume, quality of housing, and emergency response on the official record.

Members of the planning staff will review each of the concerns placed on the official record for this development.

Regards,



Robin J. Engel

Councilman
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-1122
Email: Robin.Engel@louisvilleky.gov

From: Jennifer Decker <rjmdecker@yahoo.com>
Sent: Tuesday, July 27, 2021 11:52 AM
To: Engel, Robin <Robin.Engel@louisvilleky.gov>
Cc: Decker Rick (GE Appliances Haier) <rick.decker@geappliances.com>
Subject: Public Hearing

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Mr. Engel

Since you are our council representative, I wanted to see if someone from your office will be attending the Public Hearing regarding the development of Dodson Lane on Thursday August 5.

Let me first state we are not against development but we have concerns we would like you to be aware of.

We live at 10905 Blacksmith Road which will be directly impacted by this development.

Here are our major concerns.

1. There is not a separate construction entrance. We are not happy that all of the construction vehicles will be going in and out via our road, pieces of debris possibly getting dropped onto the road, plus possible damage to the road. So thereby possible damage to our vehicles like tire punctures. I don't know of any other subdivision that has been tacked onto a current subdivision that did not have a separate construction entrance. We feel that these vehicles should be required to use Dodson Lane. The sanitation vehicles currently use this road to get to the current homes there, so why can't construction vehicles use Dodson Lane also?

2. We are also not happy that our street, Blacksmith Road, is going to be the only entrance and exit to the new development. The entrance to this subdivision should be an expanded Dodson Lane and we should be the emergency or secondary entrance/exit. Preferably not an entrance/exit at all. I know it will be costly to develop Dodson Lane but adding an extra 200 cars to the Glenmary traffic flow and adding to the congestion to Colonel Hancock intersection at Bardstown Road does not seem logical to us. Especially early morning as folks are trying to get to work and their kids to school. It's a nightmare now trying to get out onto Bardstown Road given the north bound traffic from other surrounding subdivisions and folks that live in Mount Washington and use Bardstown Road as their major access to the Snyder.

3. The home standards should be on the same level of quality, workmanship and materials as Glenmary. Ball Homes is widely known for doing just the minimum required by code, and they are mostly vinyl sided homes which is what we will be seeing from our street. Plus they typically do not do basements. This lower level of quality by Ball Homes will adversely affect the Glenmary home values.

4. It's a 4-5 minute drive from the Colonel Hancock entrance to Glenmary to get to our home. So you would need to tack on additional time to reach a home in this new development by any ambulances, police and fire trucks. When time is critical during an emergency, even a couple of extra minutes can make a huge difference. So a Dodson Lane entrance/exit seems like a small price to pay for added ease of accessibility for emergency vehicles.

Thanks for taking the time to read this

Rick and Jennifer Decker

St. Germain, Dante

From: Jennifer Decker <rjmdecker@yahoo.com>
Sent: Tuesday, July 27, 2021 11:45 AM
To: St. Germain, Dante
Subject: Case Number 21-RSUB-0007

Follow Up Flag: Follow up
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Thank you for speaking with me yesterday regarding the development on Dodson Lane.

As I stated we live at 10905 Blacksmith Road which will be directly impacted by this development.

Here are our major concerns.

1. There is not a separate construction entrance. We are not happy that all of the construction vehicles will be going in and out via our road, pieces of debris possibly getting dropped onto the road, plus possible damage to the road. So thereby possible damage to our vehicles like tire punctures. I don't know of any other subdivision that has been tacked onto a current subdivision that did not have a separate construction entrance. We feel that these vehicles should be required to use Dodson Lane. The sanitation vehicles currently use this road to get to the current homes there, so why can't construction vehicles use Dodson Lane also?

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4. It's a 4-5 minute drive from the Colonel Hancock entrance to Glenmary to get to our home. So you would need to tack on additional time to reach a home in this new development by any ambulances, police and fire trucks. When time is critical during an emergency, even a couple of extra minutes can

make a huge difference. So a Dodson Lane entrance/exit seems like a small price to pay for added ease of accessibility for emergency vehicles.

Rick and Jennifer Decker

St. Germain, Dante

From: dennis obert <dennisobert@att.net>
Sent: Friday, July 23, 2021 4:21 PM
To: St. Germain, Dante
Subject: Fw: Proposed subdivision at 8000 Dobson Lane

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My name is Dennis Obert! I would like to add these comments to Case number 21-RSUB-0007 , 8000 & 8001 Dobson Lane & Parcel ID 005700790000.

There were concerns regarding traffic through Glenmary subdivision for the proposed new subdivision. Bardstown Road has so much traffic and we should be looking at ways to divert traffic to other roads. The proposed 103 home subdivision going in at 8000 Dobson lane would only add to the traffic. One option would be to spend millions to upgrade Dobson lane and see only half of the 103 homes in proposed subdivisions use it. Or option two, extend Kendrick Crossing drive 600 ft to Brentlinger Road. See picture below in Robin Engel's thread. 250 Glenmary and 103 proposed homes could use this access. Emergency equipment (ambulances and fire trucks) would have quicker access to this area. Plus a lot of people would take Brentlinger over to Billtown road, (less traffic on Bardstown Road) Construction traffic could use this entrance and not tear up Colonel Hancock drive! This new extension could line up with the new Fern Creek library road across brentlinger rd going in next year! Hopefully Brentlinger Road will be upgraded in next 2 years!

Thanks

Dennis Obert

----- Forwarded Message -----

From: Engel, Robin <robin.engel@louisvilleky.gov>
To: dennis obert <dennisobert@att.net>
Cc: Davis, Brian <brian.davis@louisvilleky.gov>; Townes, Jared M. <jared.townes@louisvilleky.gov>
Sent: Thursday, May 6, 2021, 10:04:11 AM EDT
Subject: RE: Proposed subdivision at 8000 Dobson Lane

Mr. Obert,

Thank you for reaching out, Jared updated me this morning on last night's meeting.

I am attaching a picture below of the path that I think you are suggesting. I am not sure if this would be a plausible option as we would need to cross three different properties. All of which are not currently owned by Metro.

I am connecting Brian Davis who is the case manager for this project with Louisville Planning and Design. He can have this reviewed as it goes to LD&T.

Brian,

Can you review Mr. Obert's request for an extension of Kendrick Crossing Lane to Brentlinger to create another route for the project at 8000 Dobson Lane.



Regards,



Robin J. Engel

Councilman

District 22

Louisville Metro Council

City Hall – 2nd Floor

601 W. Jefferson St.

Louisville, KY 40202

Phone: (502) 574-1122

Email: Robin.Engel@louisvilleky.gov

From: dennis obert <dennisobert@att.net>

Sent: Thursday, May 6, 2021 8:56 AM

To: Engel, Robin <Robin.Engel@louisvilleky.gov>

Subject: Proposed subdivision at 8000 Dobson Lane

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Robin Engel

The neighborhood meeting last night with Ball Homes brought up concerns regarding traffic through Glenmary subdivision. Bardstown Road has so much traffic and we should be looking at ways to divert traffic to other roads. The proposed 103 home subdivision going in at 8000 Dobson lane would only add to the traffic. One option would be to spend millions to upgrade Dobson lane and see only half of the 103 homes in proposed subdivisions use it. Or option two, extend Kendrick Crossing drive 600 ft to Brentlinger Road. 250 Glenmary and 103 proposed homes could use this access. Emergency equipment (ambulances and fire trucks) would have quicker access to this area. Plus a lot of people would take Brentlinger over to Billtown road, (less traffic on Bardstown Road) Construction traffic could use this entrance and not tear up Colonel Hancock drive! The property on Brentlinger is currently for sale, where the extended road would go. Maybe Ball Homes or county could buy it and put in road and resale home on property! Do you think this could be a possible option to solve problem?

Thanks

Dennis Obert

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