

St Germain, Dante

From: Lori Paas <lpaas@att.net>
Sent: Thursday, March 9, 2023 11:25 PM
To: St Germain, Dante
Subject: 22-MSUB-0004 1614 Johnson Road

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 have great concerns about the approval of this development for the following reasons:

(1) The impact this development (along with other approved developments in this area) will have on Floyds Fork. There are many “guidelines” in the Land Development Code that provide for the protection of Floyds Fork one of them from Chapter 3 of the LDC, *New construction along designated scenic corridors should preserve the area's rural appearance*. I don't see how 117 new homes & 112 apartments (along with multiple others) will preserve the rural appearance. While I don't reject the idea of progress and growth, I'd like to see it done in a way that protects FF.

Also from the LDC,

1. "Structures, impervious surfaces, septic systems and associated fill slopes should not be located within the floodplain"(LDC Ch 3, FF DRO Guidelines, 1. e).

It is my understanding this project is in the DRO in the floodplain.

There are many other guidelines in the LDC that would provide for the protections of FF but as they are only “guidelines” they are not being followed, and, I fear FF will be negatively impacted, possibly irreparably, before these guidelines can become requirements & a committee can be approved to oversee protections for FF. I have seen increased flooding from recent significant rain events near my property along Long Run Road that flows into FF. I can only imagine what the impact will be of additional homes approved in the DRO.

Please protect FF before it's too late!

(2) I have been unable to obtain updated traffic incident reports, but accidents reported on Shelbyville Rd through the Eastwood Corridor (Valhalla View Drive to Locust Creek Blvd) have increased as follows:

| | |
|---------------------|--------------|
| Nov 2017 - Oct 2018 | 46 accidents |
| Nov 2018 - Oct 2019 | 70 accidents |
| (Obtaining updates) | |

The traffic coming from this proposed development along with multiple ones that have already been approved and those that are up for consideration will generate increased traffic in the Eastwood corridor where there isn't adequate infrastructure to support it. Many of the roads are "scenic" roads and Shelbyville Road doesn't have the appropriate speed limits, intersections, stoplights, etc... to provide for safe travel of additional cars generated from these proposed and already approved developments. While we continue to work with KYTC to improve the already failing intersection at the Eastwood Cutoff Rd., that improvement is a long ways off. There will also be increased traffic through this dangerous intersection to reach the new middle school on Echo Trail.

Please protect the citizens who will be traveling these roads.

Thank you for your consideration.

Lori Paas
Eastwood resident

St Germain, Dante

From: Teresa Bachman <teresabachman@gmail.com>
Sent: Thursday, March 9, 2023 9:12 PM
To: St Germain, Dante
Subject: 22-MSUB-0004

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As a land owner on the other side of Floyd's Fork, I am writing to oppose the entire development that is being proposed at 1614 Johnson Road.

We purchased our property with the understanding that there is a protective DRO that has been in place and was put in place to protect Floyd's Fork and the wildlife within the entire length of it. Part of our land is in the flood plain and already is pressured when there are heavy rains. We have followed the current DRO rules as we have built our homes and so should anyone else who chooses to build along the Fork!

This proposal encroaches Floyd's Fork and will put pressure all along its banks if this project is approved. With out prior approval the developers have already removed trees!! Unbelievable that they could do this especially in this day and time of environmental awareness!

Our understanding is that they plan to put a sewage pump in the existing floodplain.

There are other issues that should be considered such as new heavy traffic along the narrow and already dangerous Johnson Rd that would be created by the proposal.

We request that the Planning Commission follows the existing FF DRO to protect this precious natural resource for future generations and therefore, rejects the proposed development.

Sincerely,
Teresa Bachman
Concerned citizen
Property owner on Piercy Mill Trace

St Germain, Dante

From: Brenda Spivak <bspivak7@gmail.com>
Sent: Thursday, March 9, 2023 5:01 PM
To: St Germain, Dante
Subject: 22-MSUB-0004

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Dear Mr. St.Germaine,

I am writing in opposition to 22-MSUB-004 for three reasons. Although they are very distinct reasons, they all overlap in many ways. They are as follows:

1.) Physical dangers to civilians, 2.) Environmental, and 3.) Religion and politics.

I have been reporting for many years and through many Councilman's offices about the dangers of the traffic flow on Johnson Road, the curb, and the use of it as a cut through to Aiken Road and interstate 265. I have spoken to, Mr. Miller's Office, Ms. J Denton's office and our current Councilman Pietrentoni. Multiple times per month, drivers coming from Aiken Road to Shelbyville Road hit the curb near my home. This sits on a blind curve. When driving around the curve the drivers are surprised to see a car coming towards them. Both cars are on a narrow road and have no place to go but into the curb, and many times landing IN MY YARD. (See attached photo). In the last 5 years I have almost been struck twice by cars careening into my yard to avoid a collision. My children play there. Young drivers have ended up laying sideways in my neighbors yard, my driveway is often blocked by persons changing their tire or waiting for a tow truck to come so their car can be fixed. Truckers in semis, often use this road to get to 265 and avoid the traffic at Shelbyville Road 265 interchange. One day I counted 33 semis coming down this narrow road. I was struck by one. Tore of my mirrors and sideswiped my car. He just kept going. I had no recourse because I couldn't turn around and get his license number. My feeling is, As long as the City Council is willing to take financial (and other) responsibility for the damage to the cars, trucks, and real estate the increased traffic will cause, I say build away. I have been compiling the names of person that this has danger has effected.

In 2020 Louisville saw one of the most dramatic temperature increases in the last 10 years. Higher than any other city in America. This is because the builders come in and tear out a canopy of 200 trees and replace them with 20-30 twigs. We need the tree canopy to keep temperatures down. Heard of "global warming"? The area under scrutiny today is home to Bald Eagles, a federally protected species. It is a stop over for Sandhill Cranes during the trans-continental migration. Also, a federally protected species. This area is home to foxes, weasels, alligator snapping turtles, scores of wild turkeys, coyotes, pileated woodpeckers and red tail hawks nest there (see video). I mention all these animals because these are the ones I have PERSONALLY seen in the area under discussion. What is to become of them? This is the last vestige of sanctuary for this wildlife. Parks, although beautiful are NOT the same thing. These animals need areas with very little human traffic and interference.

My third and final concern is a more personal one. In Judaism, (I am a Jew), we are taught it is our responsibility to care for and maintain the sanctity of our world. Not only the people, but the land. Tikkun Olam is a teaching that we repair the world. Ironically, the man wanting to build this subdivision is a Jew. He wants to make money. He cares not what he is destroying. If I could speak to him personally, I would remind him of his mistake.

Most Jews are affiliated with the Democratic Party, because it espouses its commitment to the environment. Our Councilman are primarily from this party. I would like to see them stand by their principles. Money isn't everything. Sometime you have to just do the RIGHT thing. Don't destroy the homes and environment of all that live there.

Respectfully submitted

Brenda Spivak
1201 Johnson Road
Louisville, Ky. 40245
502-523-0511



Tire tracks from a car that careened into my yard. See how narrow the road is... it cannot be widened any further.

Sent from my iPad



Copperhead on my driveway. Being close to a waterway, families can expect to meet these creatures. Or at least until we kill them all off.

St Germain, Dante

From: Bob Federico <Bob.Federico@intechdirect.com>
Sent: Thursday, March 9, 2023 5:03 PM
To: St Germain, Dante
Cc: lkfrazier01@gmail.com; 'Chuck Melander'
Subject: EVC Response 1614 Johnson
Attachments: EVC 1614 Johnson Rd response .docx

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Hello Dante,

Please include this writeup for review and for the record,

Thanks
Bob Federico, Chairman Eastwood Village Council



Eastwood Village Council

P.O. Box 92
Eastwood, Ky 40018-0092

The Eastwood Village Council (EVC) formally opposes the development at 1614 Johnson Road (Case 22-MSUB-0004). The proposed plan for 1614 Johnson Rd has 2 major issues which the EVC would like to address: its effect on Floyds Fork and road safety/traffic.

Effect on Floyds Fork

Forty-one percent (41%) of the 31 miles of Floyds Fork flowing through Jefferson County cuts through Eastwood; thus EVC has a large interest in the developments along its banks. According to Chapter 3 of the LDC, the Metro Louisville Planning Commission is the acting oversight committee responsible for protecting Floyds Fork and its banks. We have a shared interest.

The development proposal on Johnson Road plans major alterations to the floodplain and floodway. These alterations affect water flow and water quality. The developer has proposed filling in the existing floodplains, which will cause the water of Floyds Fork to flow higher, faster, and stronger. The plans also include combining flood retention and detention basins to offset their filling of the floodplain and to retain storm water runoff.

As seen in neighboring developments, flood retention basins lose their effectiveness when they are filled with storm water runoff from roofs and driveways—leaving no area for Floyds Fork's floodwaters to go. Water that used to naturally fill floodplains, effectively slowing the river speed and thus reducing erosion, no longer has a natural place to spill once the floodplain has been filled. These basins, while designed to protect the homeowners of the developed property during the 100-year flooding event cause new, damaging events for downstream neighbors and businesses during 2-, 10-, 50-, and 99-year flooding events.

This property, 3 river miles from the Jefferson County northern border, will thus be affecting *all* property owners and businesses for the 28 miles downstream. Additionally, due to the abutting property's cliffs and removal of the floodplain, flooding events will encounter a pinch point at this location causing undue harm to upstream Eastwood neighbors.

This property is 55% floodplain with the remaining majority consisting of steep slopes, many greater 30%. Filling in the floodplain in an already environmentally-sensitive area will cause amplified erosion

and siltation, and add pollution to this waterway. As was recently seen in neighboring developments (Redwood off Bardstown Rd), water quality basins lose *all* effectiveness when Floyds Fork's floodwaters rush over the banks, combine with the water in the basins, and wash all the pollutants into the waterway.

KRS 100.281 clearly states: Subdivision regulations **shall be based on the comprehensive plan**, in those counties which have adopted a comprehensive plan.

The Metro Louisville Comprehensive Plan 2040 states Goal 1.21 of Livability is to "Mitigate negative development impacts to the integrity of the regulatory floodplain by encouraging development patterns that minimize disturbance and consider the increased risk of more frequent flooding events." Filling in dozens of acres of floodplain is not minimizing floodplain disturbance.

Road Safety/Traffic

Overwhelming, dangerous traffic will be directly added to Johnson Rd. In 2017, The Overlook, a 323-dwelling major subdivision on Johnson Rd., was approved. During that Planning Commission meeting, the Commissioners asked how long it would take to turn off Johnson Rd to get onto Shelbyville Rd after complete build out and the answer was 24 minutes. The Commissioner asked how that works operationally and the traffic engineer's answer was "It doesn't." The Overlook is 30% built out and our residents are already, at times, waiting 20 minutes to turn onto Shelbyville Rd. Since 2017, the Planning Commission has approved an additional 860 houses across from Johnson on Aiken Rd and another 175 houses at the corner of Johnson and Aiken. The new Echo Trail Middle School will be opening in a few months and a new full-size Publix grocery in Eastwood will be built. Adding an additional 256 dwelling units to this traffic pattern traveling down Johnson Rd will cause undue burden to current residents.

KRS 100.281 clearly states: Subdivision regulations **shall be based on the comprehensive plan**, in those counties which have adopted a comprehensive plan.

The Metro Louisville Plan 2040 Goal 3.5, .9, & .11 of Mobility state that "developments [are to be evaluated for their impact on the transportation network]" and that "the Planning Commission may require the developer to [make improvements to eliminate *present inadequacies*. Such improvements include shoulder improvements and the addition of acceleration and deceleration lanes]."

Our Eastwood neighbors traveling Johnson Rd have present inadequacies and this development on Johnson Rd would violate the Plan 2040 Mobility 2.5 which requires the city to "Provide sight distances consistent with probable traffic speed, terrain, alignments and climatic extremes in road design." This development puts entrances on blind curves and blind hills. The addition of acceleration and deceleration lanes "would be the only means (regarding traffic) by which the development would be considered appropriate at the proposed location" (Mobility 3.9).

The EVC continually advocates for KYTC Project 05-8952-00 as the growth within Eastwood has grown exponentially and will double over the next 5-10 years based off what has already been approved by the

Planning Commission. This development will only exacerbate an already dangerous present inadequacy for the area, one that will be involving school children attending the new school.

According to Article 2 of the Planning Commission Bylaws: The purpose of the Planning Commission SHALL be to direct economic growth and physical development of Jefferson County and the communities therein, and to guide such development in such a manner as to assure the prosperity, health, SAFETY, morals and general welfare of the county and its communities.

Since this proposal would be in violation of Plan 2040 and thus KRS 100.281 as well as the Planning Commission Bylaws, we the EVC object to this proposal and request the Planning Commission deny it. The developer must remove dwelling units out of the floodplain and agree to acceleration and deceleration lanes on Johnson Rd. The Planning Commission is fully within its legal right to protect Floyds Fork and the current and future residents within Eastwood who travel Johnson Road.

Thank you,

Bob Federico, Eastwood Village Council Chairman

St Germain, Dante

From: davehance <davehance@bellsouth.net>
Sent: Thursday, March 9, 2023 5:01 PM
To: St Germain, Dante
Subject: 22-msub-0004

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Mr. St. Germain,

I moved to the Eastwood Area in 1980 and you had to have 5 acres or more to build on. Then county government changed that so they could get more tax dollars. They did not, nor do they now care about the neighbors as well as the developers do not care, they only care about the money. You may not live in the Eastwood, Flat Rock Road, Aiken Road, Bush Farm Road, or Johnson Road Area but you should appreciate what you are allowing to be built at 1614 Johnson Road. I have lived in the area for 43 years and there have been 12 subdivisions installed the surrounding area. Nothing has been done to improve the infrastructure. I have a hard time getting out of my driveway at certain times of the day. With all of these subdivisions being built at an ongoing basis there are always pot holes all over the roads, so with additional trucks being added to Johnson Road this will only worsen the problem. You all are also not taking into consideration the amount of trees that will be taken out, this will take oxygen out of the air and affect the wildlife. What about the wildlife, where are they supposed to go? I know allowing only 10 feet between houses allows more houses to be put an acre of land. If this development is allowed to happen it will affect an already crowed road system that will significantly increased. We do not need anymore development in this area.

David Hance
District 19 Resident

St Germain, Dante

From: Charles W. Price <cwprice@CapitalNowFunding.com>
Sent: Thursday, March 9, 2023 2:00 PM
To: St Germain, Dante
Subject: OPPOSITION - 22-msub-0004

Importance: High

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Dante,

I am writing to oppose the proposed development at 1614 Johnson Rd. Below are several of the reasons I believe the proposed development is illegal and does not follow the intent of the Floyds Fork DRO guidelines

- Incredibly erosive pressure on Floyds Fork (FF)
- Continued disregard of FF DRO, the premier wildlife corridor of Louisville
- ~54% of property is in floodway/floodplain; plans include filling in floodway/floodplain. Filling in the floodway / floodplain may get the current area out of the floodplain but it exacerbates problems downstream for others.
- Remaining land contains >30% steep slopes and 20-30% steep slopes; land slopes into FF
- Placement of sewage pump station in current floodplain. This is a really bad idea and creates the potential for sewage to be released into our waterways.
- Storm-water retention: digging/trenching floodway & floodplain; berms created for basins channel FF water; when FF floods, water quality basins' function is nullified; who's checking MSD's plans/numbers?
- Removal of over 11 acres of existing mature tree canopy in FF DRO. This creates additional runoff and flooding issues.
- 1st-time ever 3 & 4-story apartments are being constructed with large amounts of parking lots in the FF DRO
- 10 ft between houses in FF DRO
- Additional ~1970 vehicle trips/day (per ITE) to Johnson Rd

Thank you for reviewing this information and considering it. This is a really bad development idea for eastern Jefferson County.

Thanks,
Charles Price
15830 Piercy Mill Rd



Charles W. Price
Chief Executive Officer

cwprice@capitalnowfunding.com

Office: (502) 709-9000

Mobile: (502) 774-0577

**** Please note our new mailing address for payments ****

Capital Now Funding
119 Evergreen Rd

PO Box 43130
Louisville, KY 40253

St Germain, Dante

From: Keith Reese <kreese@valhallagolfclub.com>
Sent: Tuesday, March 7, 2023 3:47 PM
To: St Germain, Dante
Cc: Jimmy Kirchdorfer; Bridgefood@aol.com; Novak, David; Chester Musselman
Subject: Case #22-MSUB-0004

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Case Manager: Dante St. Germain

Louisville Planning Commission

I am writing on behalf of Valhalla Golf Club and its owners, Jimmy Kirchdorfer, Junior Bridgeman, David Novak, and Ches Musselman, to express concern regarding the proposed development at 1614 Johnson Road. This and further development along the Floyds Fork Watershed are sure to negatively impact properties along Floyds Fork and its tributaries such as Brush Run Creek.

My 33-year tenure at Valhalla Golf Club has allowed me to witness numerous high-water events associated with Floyds Fork and adjoining tributaries. Through my observations over the past five to ten years, the number of flooding events and the volume of water traversing through the Valhalla property has increased substantially.

Ours is not the view from a homeowner's perspective, but from the perspective of a golf club that has and will continue to bring significant positive impact to the community through hosting some of golf's major championships. These championships put a spotlight on this wonderful community and bring a significant economic impact of over \$100,000,000 into the community. Valhalla will host its fourth PGA Championship in May of 2024. Our concern is the following:

- Increased high water events and flooding along Floyds Fork and its tributary, Brush Run Creek, will continue to become more frequent and invasive to the point where portions of the golf course could be severely damaged or destroyed. If this were to happen in the months or weeks leading up to a major Championship, rendering all or portions of golf holes unplayable, it would likely force the event to be moved to another venue erasing the economic impact on the community. We believe that future development upstream on Floyds Fork and Brush Run will exacerbate the high-water problems and elevate the risk of major damage to the course and loss of future major golf events coming to Louisville.

Please keep in mind this is not about a course closure interrupting regular play for a few days per year due to high water and flooding but a concern that intensified high-water events increasing the likelihood of significant course damage could render Valhalla no longer a viable site for golf's major events. While the 2024 PGA Championship is a little over one year away, the Valhalla ownership group is working to secure future major golf events, continue the championship history, and positively impact the community.

Sincerely,

Keith Reese, PGA
General Manager

Below are several images to give you an idea of the potential impact of these high-water events:



2015 Brush Run Flooding (July 14, 2015)
Hole #13



2018 Floyds Fork Flooding (February 25, 2018)
Hole #8





2020 Flooding Brush Run Creek (Sept 3, 2020)
Hole #15



[To view the flooding on Hole #15 as a video, please click here.](#)



2022 Floyds Fork Flooding (January 2, 2022)
Hole #6





Keith Reese, PGA

General Manager

Kreese@valhallagolfclub.com

502-245-1238

Valhalla Golf Club

15503 Shelbyville Rd

Louisville, KY 40245



St Germain, Dante

From: Ann C Davis <anncdavis@me.com>
Sent: Monday, March 6, 2023 9:13 PM
To: St Germain, Dante
Subject: 22-MSUB-0004

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I live at 16240 Eastwood Cut-Off Rd on the J & A Davis Farm, LLC, which abuts Long Run Creek, a tributary of Floyds Fork. I am writing to oppose the project at 1614 Johnson Rd because over the last several years my creek side property has already experienced significant degradation and erosion due to large amounts of water, sometimes carrying trees and other large debris, and is almost unrecognizable from its previous meandering self already.

I shudder to think of the catastrophic damage that will be caused by the overflow likely from both the overdevelopment of Johnson Road and the inadequate planning to contain the run-off from the amount of asphalt because of the planned subdivisions.

The Floyds Fork Development Review Overlay, hereafter referred to as the FF DRO, was, as I understand it, originally created to protect Floyds Fork.

In my opinion, the 1614 Johnson Road will not be compliant with the intent of the FF DRO, and should not be permitted. "Filling and excavation should not be permitted in the floodplain" (LDC Ch 3, FF DRO Guidelines 1.f). "Areas with slopes of 20% or greater generally should not be disturbed" (LDC Ch 3, FF DRO Guidelines 4.b). "All cuts and fills should be minimized, such as terracing hills in order to provide additional building sites" (LDC Ch 3, FF DRO Guidelines 4.d).

"A buffer strip should be maintained a minimum of 100 feet wide on each side of Floyds Fork and a 50 foot wide strip on each side along tributaries. Steep slopes extending beyond the minimum buffer strip may necessitate a wider buffer." (LDC Ch 3, FF DRO Guidelines, 1.a) Structures and impervious surfaces should be located at least 200 feet from each bank along Floyds Fork." (LDC Ch 3, FF DRO Guidelines 1. b).

"Measures to avoid stream bank erosion are desirable." (LDC Ch 3, FF DRO Guidelines 1.f). "Existing wooded areas should be retained wherever possible." (LDC Ch 3, FF DRO Guidelines 2. a)

I can go on and on with the wise recommendations in the FF DRO. The point is that they are not being adhered to with the number of homes being proposed in this development, and the lack of accommodation to water run-off. This will impact not only the residents of Johnson Road but all of the landowners along the tributaries and Floyds Fork. My property will be grossly adversely affected from the engorged run-off.

It is the job of the Planning and Zoning Board to protect the overall welfare of all residents affected by this proposed development. History will judge your decisions. Please make your decisions as if you were a landowner yourself.

Sincerely yours,
Ann Crosby Davis
Registered Agent for J & A Davis Farm, LLC

March 6, 2023

Sent from my iPad

St Germain, Dante

From: Bowman, Caitlin <Caitlin.Bowman@nortonhealthcare.org>
Sent: Monday, March 6, 2023 2:23 PM
To: St Germain, Dante
Subject: 22-msub-0004 opposition

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Dear Planning Commission,

I live on Brush Run which feeds into Floyd's Fork, I pass Floyd's Fork daily, I drive on Johnson Road. I am seeing with my own eyes how much Floyd's Fork is changing and being damaged over the past 5 years with direct correlation to new developments. I am not opposed to developments but I am opposed to developments in the DRO, as the purpose of the DRO is to PROTECT Floyd's Fork, but it is continually being DISREGARDED, which is a disgrace.

I am hopeful that the authority you have been given as a public servant would be used to PROTECT Floyd's Fork, a precious and environmentally-sensitive area that is under assault by land-moving and development in the DRO.

I am opposed to the 1614 Johnson Road development (22-msub-0004), for multiple reasons. This is an incredibly terrible idea to plan to fill in the flood plain and build ON Floyd's Fork. There is already flooding and erosion after nearly every small rainfall and this will be DETRIMENTAL to this area. Please consider that YOU have the potential to make a POSITIVE impact on land/wildlife/nature/beauty that will OUTLAST our generation. If you allow this development to proceed, it will certainly be a NEGATIVE impact on the environment and the protection and sustaining of Floyd's Fork, that will affect future generations.

Please don't make the logical, business-oriented choice. Please make the ethically, morally right choice, something that you can be proud of and tell future generations, that you are playing a role in protecting Floyd's Fork, not damaging.

Also from a safety standpoint, which will also affect not only our generation but future generations, building high density development including apartments on Johnson Road is a terrible idea. Please drive Johnson Road and try to pull out onto Shelbyville Road during rush hour, it is incredibly dangerous and narrow road. To have addition neighborhoods on Johnson Road certainly needs to have a stoplight at Johnson and Shelbyville Road.

Thank you for your consideration. Please OPPOSE this development.

Respectfully,

Caitlin Bowman, M.D.

St Germain, Dante

From: Jim Ross <jpjross23@gmail.com>
Sent: Wednesday, March 1, 2023 9:52 AM
To: St Germain, Dante
Subject: 22-MSUB-0004
Attachments: IMG-1079.JPG; IMG-1081.JPG; IMG-1078.JPG; IMG-1080.JPG; IMG_2754.jpg; IMG-1077.JPG; IMG-1076.JPG

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I am writing to submit my strong opposition to the proposed development at 1614 Johnson Rd. There are several reasons as listed below.

1. The character of the area is being damaged as a result of poor planning and the addition of developments that barely meet the most basic restrictions. This will be the second development on Johnson Rd in which both will sit in the middle of an area that contains houses with 5 acres or more on the almost 3 mile stretch of it. The current development is adding 300 homes and this new one will add 150 plus 4 apartment buildings. That will add ten times the number of houses 5 years ago. This will add ten times the traffic on a substandard "state road" and there is no current plan to improve it. It will cost a fortune to make it right and the state has much higher priorities.
2. The entrances will be located in unsafe parts of the road surely to cause needless accidents.
3. Much of this development is in the DRO that strongly recommends that strict restrictions be adhered to in order to protect the quality and sustainability of Floyd's Fork. This is one of our last remaining decent and safe water resources that people use for recreational activities and an abundance of wildlife use to survive.
4. The excessive runoff from all the roofs and asphalt will cause more water to be fed into Floyd's Fork. And, despite efforts to build detention/retention ponds, my property on Piercy Mill Rd just a mile downstream WILL flood. I'm attaching pictures from two different storms BEFORE any recent developments to show what has occurred on my property with just slightly above normal rainfall and without all of the runoff that will be added from this and other developments. I was in Eastern KY this fall where I volunteered after their catastrophic rains last fall. It was so sad to rip out everything from these houses including all flooring, drywall, personal items, cabinets etc. They lost everything and so will I.
5. I've lived in my house for 37 years and developments like this destroy the character of an area because all developers want are short term profits. They don't care that the area will be a mess in 5 years. His company is Canadian. They build houses that all look the same, have no character or charm. Anchorage has charm. If

someone with land tried to use R-4 zoning for his land, it would never pass the Planning Commission. They probably already have it in their city plans as restricted. WHY? Because they want to preserve the community they have. So do we. They don't just build houses to build houses. Why are their property values so high? They have planned for the future.

6. With 600 homes going on the Curry Farm at the corner of Johnson Rd and Aiken and 450 houses going in on Johnson, that could add up to 2000 trips a day on Johnson Rd. Trying to turn left onto Shelbyville Rd at any time of the day is difficult now because of all the reckless development east of Johnson Rd on U.S.60. No light is planned there. Ever!

In closing, three studies were done of the Floyds Fork area by two former mayors and a county judge that all recommended that we "should " protect the area and the waterway of Floyd's Fork. They do not use the word "shall " and the lawyers and developers have used that to ruin the area and overdevelop anyway. We must stop this development or modify it greatly and others that will rob this wonderful area of its beauty and character forever for the sake of a few more houses to collect property taxes. Do the right thing and deny this development.

Sincerely,

Jim Ross
15710 Piercy Mill Rd
Louisville, KY 40245
502-403-9836

Sent from my iPhone















St Germain, Dante

From: Chuck <chuck@traffickmedia.com>
Sent: Friday, March 3, 2023 2:29 PM
To: St Germain, Dante
Subject: Opposition to Case Number 22-MSUB-0004

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Chuck Melander
18919 Long Grove Way
Louisville, KY 40245

I am writing in opposition to the proposed development at 1614 Johnson Road, Case Number 22-MSUB-0004. This proposed development is in the Floyd's Fork DRO and does not meet the criteria for an appropriate usage of this land according to the DRO guidelines and restrictions.

I would first like to address statements that were made in the filing submitted in the case record "MRDI-FFDRO statement", Record ID 22-FFO-0003. The following is a quote from this submission:

The FFRDO Regulations attempt to accomplish these purposes by reviewing development applications against certain "guidelines" which contain such word choices as "desirable", "preferred", "recommended", "discouraged", "encouraged", "intended", "where possible", "may" and "would". Indeed, there are 62 different times the word "should" is used in the FFDRO Guidelines, with only a single use of the word "shall". This is why the FFDRO review is conducted against mere "guidelines", not detailed, objective "standards", like the rest of the LDC.

As such, in each case a FFDRO review is conducted by the Planning Commission to determine a proposed development's "impact on environmental characteristics." To aid the Planning Commission in doing so, the FFDRO Regulations state that the applicant must "provide adequate information to allow the Commission to determine impacts of the proposal and compliance with the [established] guidelines." LDC 3.1.B.3. If the Planning Commission determines there to be negative impacts, the next question for the Planning Commission is to determine if those impacts "can be overcome" and "mitigated to a substantial degree" through "incorporation of any necessary mitigation measure" — defined by the FFDRO as Conditions of Approval (COA). In such case, "approval of the development . . . will be given", contingent of course upon compliance with other LDC regulations. LDC 3.1.B.8.

It appears that the developer and the attorney representing the developer interpret the lack of the word "shall" to basically make all of the other language in the FFDRO irrelevant. I do not believe that the tremendous amount of work that was put into this document and the adoption by Metro was intended to be interpreted as not allowing the Planning Commission discretion to accomplish the purposes of the FFDRO.

From the FFDRO, it states:

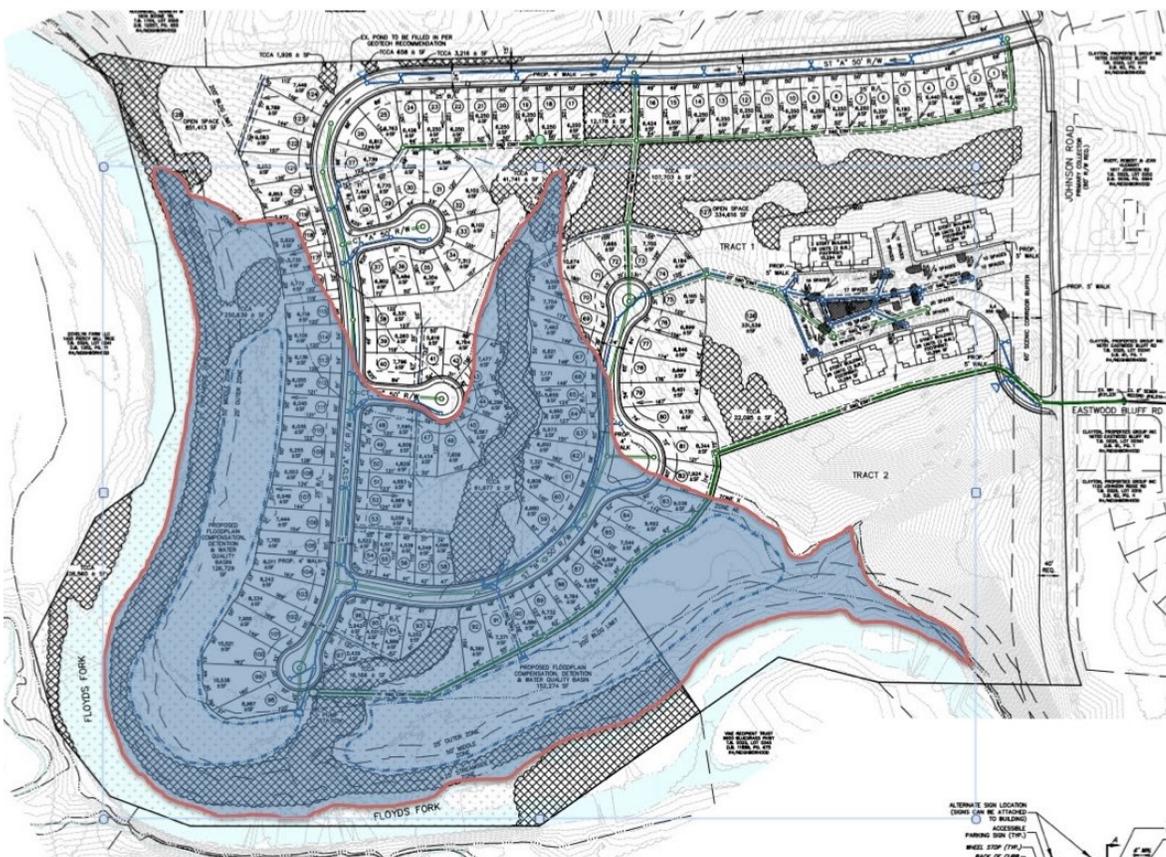
- "The purpose of the [FF DRO] is to protect the quality of the natural environment" (LDC Ch 3, DRO District, A. 1. b).
- "The [FF DRO] is to protect the public and property owners from blighting influences which might occur under conventional land use regulations"(LDC Ch 3, DRO District, A. 1. b. i), "from significant damage or destruction of

prominent hillsides or valleys caused by improper development" (LDC Ch 3, DRO District, A. 1. b. iii), "from soil erosion and stream siltation" (LDC Ch 3, DRO District, A. 1. b. v), "from the destruction of mature and/or valuable trees and other vegetation and wildlife habitat" (LDC Ch 3, DRO District, A. 1. b. vi), from loss of high quality visual character" (LDC Ch 3, DRO District, A. 1. b. vii).

It is offensive for a developer and/or attorney to imply that since the word "shall" is only used once in the documents that the rest of the document has no meaning. The Planning Commission has the ability and the obligation to enforce the intent of the FFDRO, and the FFDRO is written to allow them to utilize their discretion. The FFDRO needs our appointed officials, who represent the citizens, to stand up for the purpose and intent of the document.

Regarding this specific project, the project is not appropriate for the FFDRO. Since the Floyds Fork Special District was set aside to remain agricultural and recreational, the average lot size per residence is currently 9.4 acres. This developer is proposing 0.2 acres.

The project should be denied based on one factor alone: approximate 80 houses of the 125 proposed require the flood plain to be filled. LDC Ch 3, FF DRO Guidelines, 1. e states "Structures, impervious surfaces, septic systems and associated fill slopes should not be located within the floodplain". Below is a picture of the proposed plan. The red outlines what is currently the flood plain and flood way.



In addition, the Land Development Code states that the developer is not to alter this blue line stream, yet their plan is to berm the river. Currently, increased erosion is evident along the banks due to upstream development and the impact of smaller flood events being channeled and no longer going into previous flood plain (storage) areas. Referencing the blue shaded area in the picture above, this blue shaded area is currently all flood plain. Currently, the land is a flood storage area which is utilized with any 2+ inch rain event. This proposed development in the flood plain will have a major impact on Floyds Fork. Floyds Fork is currently being degraded at an accelerated rate and the FFDRO was put in place to stop this. The FFDRO needs to be used as it was intended to stop any future degradation of this important area.

Additionally, since these houses would be below the street level, a sewage pump would be required. The developer has proposed to put the pump in what is currently the edge of the flood way. The danger to nature as well as humans is enormous if the pump were to flood. And given the very hard rains this area has been experiencing and the effects of past development in the FFDRO reducing the holding ability of the natural landscape to hold this water and thus it is pouring into Floyd's Fork, the chances are much greater now than before of disaster with this pumping station.

This development does not fit most if not all of the guidelines in the FFDRO listed below.

1. "Structures, impervious surfaces, septic systems and associated fill slopes should not be located within the floodplain"(LDC Ch 3, FF DRO Guidelines, 1. e).
2. "Filling and excavation should not be permitted in the floodplain"(LDC Ch 3, FF DRO Guidelines, 1. f).
3. "Areas with slopes of 20% or greater generally should not be disturbed"(LDC Ch 3, FF DRO Guidelines, 4. b).
4. "Minimize cuts and fills. Minimize the practice of terracing hillsides in order to provide additional building sites"(LDC Ch 3, FF DRO Guidelines, 4. d).
5. "A buffer strip should be maintained a minimum of 100 feet wide on each side of Floyds Fork and a 50-foot-wide strip on each side along tributaries. Steep slopes extending beyond the minimum buffer strip may necessitate a wider buffer" (LDC Ch 3, FF DRO Guidelines, 1. a). "Structures and impervious surfaces should be located at least 200 feet from each bank along Floyds Fork"(LDC Ch 3, FF DRO Guidelines, 1. b).
6. "Measures to avoid stream bank erosion are especially desirable" (LDC Ch 3, FF DRO Guidelines, 1. c).
7. "Existing wooded areas should be retained wherever possible. Hillside vegetation in particular should be preserved"(LDC Ch 3, FF DRO Guidelines, 2. a).
8. "The visual impact of new structures proposed for prominent hillsides visible from scenic corridors and the stream itself should be minimized"(LDC Ch 3, FF DRO Guidelines, 7. n).
9. "Design subdivisions and locate structures to preserve the natural character of the land to the greatest extent possible"(LDC Ch 3, FF DRO Guidelines, 4. a).
10. "New construction along designated scenic corridors should preserve the area's rural appearance. Outside wooded areas, new development should provide a substantial setback from the roadway (400 feet minimum) with plantings to partially screen buildings" or "create a 60-foot buffer thickly planted with fast growing native trees and shrubs"(LDC Ch 3, FF DRO Guidelines, 7. a).
11. "Buildings should be planned and designed and vegetation should be managed to preserve and enhance scenic vistas along roadways"(LDC Ch 3, FF DRO Guidelines, 7. m).
12. "To avoid soil loss, property damage, pollution and cleanup costs, an erosion and sediment control plan should be submitted for developments with potentially significant water quality impacts" (LDC Ch 3, FF DRO Guidelines, 3. c).
13. "Creation of new driveways from designated scenic corridors should be minimized; common driveways and shared access points are encouraged"(LDC Ch 3, FF DRO Guidelines, 7. c).

MRDI – MRDI's purpose is to provide more affordable housing within Metro. However, it appears that the intent of this developer is to use MRDI as an incentive to get the project approved. If the developer were truly wanting to provide more affordable housing, they would not have a very low 5%, which equates to only 6 apartments out of 112, to meet the guidelines.

The project should be denied just based on the factors listed above. Additional factors such as Johnson Roads ability to handle additional traffic based on this and other developments and the dangerous intersection at Johnson Road and Shelbyville Road have not even been addressed in this opposition letter.

In summary, this development should be denied. The land and the project do not meet the intent nor the guidelines of the FFDRO. The project will cause irreparable harm to Floyds Fork. MRDI should never be used as a reason to not enforce the FFDRO. I encourage a no vote on this project.

St Germain, Dante

From: la la <laklein10702@gmail.com>
Sent: Friday, March 3, 2023 4:38 PM
To: St Germain, Dante

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 grant no revised or change in zoning for new developments around Floyd's Fork. Enough is enough! Please consider the vital impact any developments if able to proceed will have on our environment. As I ask, what good is zoning if no one sticks to the provisions outlined for that area?

What are all the revisions and changes granted if zoning is in place!

This has definitely reached a frustrating point. What I speak of is the greed and arrogance of developers submitting changes to zoning constantly!

I'm going to submit changes for zoning for my property on Easum Rd revised and other if it is that doable!

Please consider this email sincere.

.. Lisa Klein

St Germain, Dante

From: Bruce Zoeller <bzoeller@thechristianadvantage.com>
Sent: Friday, March 3, 2023 5:12 PM
To: St Germain, Dante
Subject: 22-msub-0004

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.

Dante,

The only appropriate times to provide exceptions to the codes is when there is a significant benefit to the community. In this case, there are no significant benefits to the community. This development is in a rural area. The infrastructure is not adequate to handle development already approved.

The DRO needs to be protected to keep from destroying the attraction for development in the appropriate surrounding areas.

Thus no waivers, no zoning changes should be allowed.

Bruce Zoeller
The Christian Advantage
502-419-8248
www.TheChristianAdvantage.com

St Germain, Dante

From: Mary Stottman <marystottman44@gmail.com>
Sent: Saturday, March 4, 2023 8:20 AM
To: St Germain, Dante
Cc: stop1614johnson@gmail.com; Mary Stottman
Subject: Floyd's Fork Decimation

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.

Floyd's Fork Creek is dying. The present MSD plant load is filtering sewage that has destroyed over half the mussel population. With continued construction, this critical water source will be eradicated.

I walk the Parklands every day. I see and smell the waste water!

The Parklands was a magnificent gift for generations to come.

Floyd's Fork is crucial to the Parklands.

I hope my great grandchildren will be able to experience ALL of this sanctuary.

Mary Stottman

321 Rockcrest View Court

Louisville 40245

St Germain, Dante

From: Sherrie Morgan <smorgan@morganky.com>
Sent: Saturday, March 4, 2023 8:06 PM
To: St Germain, Dante
Subject: RE: Case # 22-MSUB-0004
Attachments: The FF DRO statement.docx

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 include the attached document in the case file. Thank you.
Sherrie Morgan

To: Case Manager: **Dante St. Germain** dante.st.germain@louisvilleky.gov

RE: Case # **22-MSUB-0004**

The Floyds Fork Development Review Overlay (FF DRO) was written as a guide for future development in order to protect the quality of the natural environment, as well as “protect the public and property owners from blighting influences which may occur under conventional land use regulations”. (*DC Ch 3, DRO District, A. 1. b. i*) It is within the purview of the Planning Commission to consider these guidelines when evaluating proposals that are submitted for approval.

The property at 1614 Johnson Rd is in the (FF DRO), detailed in Chapter 3 of Louisville's Land Development Code (LDC).

There are several elements of the proposal for 1614 Johnson Rd that are in conflict with the recommendations of the (FF DRO) and of great concern to us as nearby property owners.

- More than half of this property is in the flood way/flood plain, an area in which the (FF DRO) states filling and excavation should not be permitted, yet this proposal includes excavating and filling in this area. (*LDC Ch 3, FF DRO Guidelines, 1.f*)
- The (FF DRO) also states that structures, impervious surfaces, and associated fill slopes should not be located within the floodplain, yet this proposal ignores this recommendation as it slopes steeply toward Floyds Fork. (*LDC Ch 3, FF DRO Guidelines, 1. e*) (*LDC Ch 3, FF DRO Guidelines, 4. a*)
- The (FF DRO) states “Hillside vegetation in particular should be preserved”. As proposed, this development will result in the destruction of significant vegetation, especially along steep hills where vegetation should not be disturbed. We are concerned about the damage to hillsides along Floyds Fork, soil erosion, and the resulting stream siltation that will negatively impact ecosystems. (*LDC Ch 3, FF DRO Guidelines, 4. b*) (*LDC Ch 3, FF DRO Guidelines, 4. D*) (*LDC Ch 3, FF DRO Guidelines, 1. c*) (*LDC Ch 3, FF DRO Guidelines, 2. a*)
- According to the (FF DRO), new construction along designated scenic corridors should preserve the area's rural appearance with substantial setbacks or buffers from the roadway. The plan’s design is inadequate. (*LDC Ch 3, FF DRO Guidelines, 1. b*) (*LDC Ch 3, FF DRO Guidelines, 7. m*)
- The density of the proposed development is of great concern. If approved this would be the 1st-time ever 3- &/or 4-story apartments and corresponding parking lots are approved in FF DRO. Houses will also be as little as 10 feet from each other. In addition to the erosive pressure placed on Floyds Fork, the significant increase in traffic on a rural road creates an increasingly unsafe situation.

A less dense proposal that respects the recommendations of the (FF DRO) and the safety and character of the area would be more in alignment with the purpose and intent of the DRO.”

The Planning Commission has the opportunity to ensure that future development serves to protect and preserve the quality of land and water resources along the Floyds Fork Corridor and complement the natural landscape by referring to the guidelines established in the (FF DRO). Rejecting the proposal for 1614 Johnson Rd as it is presented is a chance to do just that. Continued disregard of (FF DRO) recommendations will lead to problems for both current residents and future generations. Let’s not miss an opportunity to protect this premier corridor in Jefferson County today!

Respectfully,

Sherrie and John Morgan
1920 Johnson Rd.

St Germain, Dante

From: kacey <kaceydf@fastmail.com>
Sent: Thursday, February 23, 2023 4:07 PM
To: Stuber, Beth; St Germain, Dante
Cc: jeff.brown@louisvilleky.gov
Subject: 22-msub-0004
Attachments: image0.jpeg; ATT00001.txt

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blob:<https://msg.schoolmessenger.com/efedf2da-7b1c-4394-a9f6-569cb3c667dd>

TO: PARENTS WITH STUDENTS UTILIZING **BUS 1170 INTO EASTERN HIGH SCHOOL**

FROM: JENNIFER MOSBY, AREA 1 COORDINATOR

DATE: FEBRUARY 22, 2023

RE: TIME CHANGE

In order to better serve students who, use Bus #**1170** from the below-listed stops going into Eastern High School, the following stop time changes will go into effect on Monday February 27, 2023

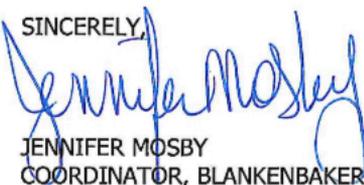
BUS 1170

NEW TIME

| | | | |
|-------------------|---|-------------------|------|
| FLAT ROCK RD | @ | KILCOTT WAY | 6:15 |
| MALLET HILL DR | @ | COWDREY PARK LN | 6:20 |
| MALLET HILL DR | @ | POLO CLUB CT | 6:21 |
| BOWLINE VIEW TL | @ | SUMMIT VISTA WAY | 6:23 |
| CURRY BRANCH RD N | @ | MALLET HILL DR | 6:24 |
| CURRY BRANCH RD N | @ | CROSTIMBERS DR E | 6:25 |
| CURRY BRANCH RD | @ | BOSTWICK LN | 6:27 |
| CROSTIMBERS DR | @ | POLO FIELDS LN | 6:29 |
| POLO FIELDS LN | @ | TIDWORTH CT | 6:31 |
| FLAT ROCK RD | @ | STALLION WAY | 6:34 |
| FLAT ROCK RD | @ | 2223 | 6:35 |
| JOHNSON RD | @ | BOONE TRAIL | 6:37 |
| JOHNSON RD | @ | EASTWOOD BLUFF RD | 6:38 |
| JOHNSON RD | @ | PIERCY MILL RD | 6:39 |
| JOHNSON RD | @ | 906 | 6:40 |
| SHELBYVILLE RD | @ | 15215 | 6:57 |

If you have any questions, please call Blankenbaker Bus Compound at 485-3162 between the hours of 8:00am and 5:00pm. Thank you for your cooperation in this matter.

SINCERELY,



JENNIFER MOSBY
COORDINATOR, BLANKENBAKER BUS COMPOUND

Cc: ROBERT NEWTON, MANAGER OF OPERATIONS

St Germain, Dante

From: Kara Beth Thompson <kara_beth@usa.net>
Sent: Tuesday, February 21, 2023 7:23 PM
To: St Germain, Dante
Subject: MSUB-0004

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.

To Whom It May Concern:

I strongly urge the Louisville Metro Planning Commission to deny approval of the proposed development at 1614 Johnson Road, which is entirely within the Floyds Fork DRO. As stated in the Land Development Code, the intent of the DRO is to "ensure that new development within the Floyds Fork Corridor is designed to aid in restoring and maintaining excellent quality for land and water resources of the Floyds Fork Corridor. The design guidelines are also intended to complement the natural landscape in order to obtain an aesthetically pleasing, rural atmosphere"(LDC Ch 3, FF DRO Guidelines). This development will impede the quality of land and water resources along Floyds Fork. Adding hundreds of homes into the floodplain and floodway will contribute to erosion along Floyds Fork and alteration to the water quality. To believe otherwise is foolhardy. Hundreds of homes, along with their roads, sidewalks and sewage systems are guaranteed to change the character of the river. In no way will this development complement the rural atmosphere of the area. The waterway cannot withstand this insult.

Please consider the guidelines that have been carefully set forth by your predecessors in the Floyds Fork DRO. Stop the environmental assault on Floyds Fork. The current residents along its corridor must be considered. And the future of Jefferson County's most beautiful waterway is worth preserving.

Regards,
Kara Beth Thompson
Resident of Eastwood, along Floyds Fork

St Germain, Dante

From: Kris Zoeller <bezboone@aol.com>
Sent: Saturday, February 18, 2023 1:32 PM
To: St Germain, Dante
Subject: 22-MSUB-004 1614 Johnson Road

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Dante, I want to be sure to receive notification of any planning committee meetings regarding 1614 Johnson Road.

I am very concerned about the plan for several reasons:

- The main concern is Floyd's Fork. I have seen the results of filling in flood plains at Twin Lakes. The river can no longer spread out naturally like before. It's like the river now must go through a funnel and the devastation downstream results in trees up-rooting and falling into the river as well as eroding the natural river bank. There is a DRO in place to avoid disasters like this. This proposal calls for massive filling in the flood plain.
- Johnson Road is a scenic by-way. There needs to be a natural buffer between the road and the development.
- The two proposed entrances to the development are on hills or blind curves allowing dangerous traffic situations.

I would like to see the developer address these issues.

Thank you.

Kris Zoeller
1844 Boone Trail
Louisville, KY 40245
502-419-4236

St Germain, Dante

From: Smith, Emily
Sent: Wednesday, February 15, 2023 10:17 AM
To: Piagentini, Anthony; Paul Burch; Stop1614Johnson/Louisville Keep Your Fork
Cc: St Germain, Dante
Subject: RE: Johnson Road 22-MSUB-0004

Good Morning,

I have copied the case manager onto this email.

Dante, would you please add this email to the official case file? I truly appreciate it.



*Chanelle Smith | Legislative Assistant
Office of Councilman Anthony Piagentini
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501*

From: Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>
Sent: Wednesday, February 15, 2023 10:15 AM
To: Paul Burch <phburch@msn.com>; Stop1614Johnson/Louisville Keep Your Fork <info@louisvillekeepyourfork.org>
Cc: Smith, Emily <Chanelle.Smith@louisvilleky.gov>
Subject: Re: Johnson Road 22-MSUB-0004

Chanelle,

Can you get this to the appropriate Case Manager for this case?

Thanks!
AP

From: Paul Burch <phburch@msn.com>
Sent: Wednesday, February 15, 2023 10:09 AM
To: Stop1614Johnson/Louisville Keep Your Fork <info@louisvillekeepyourfork.org>; Piagentini, Anthony <Anthony.Piagentini@louisvilleky.gov>
Subject: Johnson Road 22-MSUB-0004

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 Mr. Piagentini,

This property has sloping contours and will require retaining walls. Over the years the rain will cause erosion and detrimentally impact Floyd's Fork.

Currently, heavy equipment used in developing across the street has caused potholes on Johnson Road. Your constituent vehicles alignment, tires, and wheels are impacted.

An upcoming hearing is coming for case number 22-MSUB-0004. We do not have an agenda date at this time but will notify once we do. This case is for property, 1614 Johnson Rd, 40245.

Project Description:

Johnson Road Subdivision
MRDI Subdivision for 117 lots and 112-unit multifamily apartment community

Please consider additional traffic and erosion issues at 1645 Johnson Road proposed development.

Thanks,

Paul Burch
(502) 767 0200

St Germain, Dante

From: Stuber, Beth
Sent: Tuesday, February 14, 2023 11:26 AM
To: Kris Zoeller
Cc: St Germain, Dante
Subject: RE: Traffic Study regarding 22-msub-004

Kris,

Thank you for your email. We will add it to the record.

Beth Stuber, PE
Transportation Engineering Supervisor

From: Kris Zoeller <bezboone@aol.com>
Sent: Tuesday, February 14, 2023 11:08 AM
To: Stuber, Beth <Elizabeth.Stuber@louisvilleky.gov>
Subject: Traffic Study regarding 22-msub-004

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.

Dear Beth,

I have been reviewing the proposed plans for the 1614 Johnson Road subdivision and understand that there is a traffic study being done.

I hope the study points out that Johnson Road is a scenic corridor and we would like it to stay that way. There would need to be substantial buffers. If there is not a turn lane required from the start, then a more substantial buffer will be needed for future widening of Johnson Road which will be inevitable with all the new houses being planned.

The plan shows two entrances for the proposed subdivision. One is on the blind and steep curve and the other on a hill. This is a major concern for all traffic on Johnson Road. Acceleration and deceleration lanes or turn lanes.

It has come to my attention that the Traffic Impact Study submitted by Diane Zimmerman only adds 1% growth to the 2022 count numbers. This subdivision alone is much greater than 1% growth on Johnson Road. There is another subdivision (The Overlook at Eastwood) adding hundreds more homes. I'm not a math genius but adding hundreds of homes on once rural Johnson Road is well over 1%. Also need to mention that the entire Eastwood area is experiencing unprecedented growth. Whatever numbers they have been using are no longer accurate.

Finally, insist that the entire length of Johnson Road be measured to assure the road is the law required minimum of 18 feet. I would not be surprised at all if there are some areas that do not meet this requirement.

Thank you for your attention to this matter. We all want safe and responsible growth in our area.

Kris Zoeller
1844 Boone Trail
Louisville, KY 40245

St Germain, Dante

From: Sherry Berry <sherryberry@yahoo.com>
Sent: Thursday, November 3, 2022 7:17 PM
To: St Germain, Dante
Subject: 22-MSUB-0004

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

I am strongly opposed to the proposed development at 1614 Johnson Rd for the following reasons:

- Even though Chapter 3 of the LDC states that the Floyds Fork DRO should not be subdivided, this proposal plans to disregard the spirit of the FF DRO and subdivide the land into 130 lots with 130 driveways & rooftops.
- Even though Chapter 3 of the LDC states no building should be higher than 35 feet, this proposal plans to disregard the spirit of the FF DRO and add 112 units in 3- and 4-story apartment buildings--an audacious FIRST for the FF DRO.
- Even though flood events (200-yr, 500-yr, 1000-yr events) are increasing in our state and country, this proposal plans to add dirt to the current floodplain, placing approximately 61 houses on the current floodplain, "protecting" them for only the 100-year flood. These residents, including those in "affordable houses," would have no flood insurance. This shows a lack of regard for the people who will potentially buy homes in this proposed subdivision.
- Even though flood events are increasing in our state and country, this proposal plans to add dirt to the current floodplain; this eliminates the area where water used to overflow and fill in naturally. The water is thus channeled and affects EVERY business, home, family, and building downstream of this proposed site--disregarding the lives and businesses for approximately 27 miles of Floyds Fork's banks in Jefferson County alone. On Floyds Fork, this proposed site is opposite of steep cliffs. Water WILL be forced downstream at higher, faster, and stronger rates as the natural water basin will be nullified when dirt is added to this site.
- Contrary to the wisdom and desires of Jeff O'Brien (Develop Louisville) and David Johnson (Chief Engineer, MSD), this proposal plans to place a sewage pump station WITHIN the current floodplain, closely located to the current floodway. When mechanicals fail, human waste will flow into Floyds Fork--showing a total disregard for others by poisoning the water, wildlife, and humans who use/enjoy its resources for the remaining ~27 miles through Jefferson County.
- Even though regulations prohibit development IN Floyds Fork and on its banks, the developer plans to receive credit for tree canopy preservation for trees on its banks (which they CANNOT REMOVE), and trees IN the water.
- Even though Chapter 3 of the LDC states not more than 5k square feet of trees should be cut in the Floyds Fork DRO, the land at 1614 Johnson Rd has done so without permission. This further demonstrates the lack of regard for our city's laws and regulations.

I ask that the Planning Commission use their discretion given to them in this case by Ch 3 of the LDC (Floyds Fork DRO) to deny this MRDI subdivision proposal.

Sent from my iPhone

St Germain, Dante

From: Fran Sherwood <fsherwood62@gmail.com>
Sent: Thursday, November 3, 2022 5:48 PM
To: St Germain, Dante
Subject: 22-MSUB-0004

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

I am strongly opposed to the proposed development at 1614 Johnson Rd for the following reasons:

- Even though Chapter 3 of the LDC states that the Floyds Fork DRO should not be subdivided, this proposal plans to disregard the spirit of the FF DRO and subdivide the land into 130 lots with 130 driveways & rooftops.
- Even though Chapter 3 of the LDC states no building should be higher than 35 feet, this proposal plans to disregard the spirit of the FF DRO and add 112 units in 3- and 4-story apartment buildings--an audacious FIRST for the FF DRO.
- Even though flood events (200-yr, 500-yr, 1000-yr events) are increasing in our state and country, this proposal plans to add dirt to the current floodplain, placing approximately 61 houses on the current floodplain, "protecting" them for only the 100-year flood. These residents, including those in "affordable houses," would have no flood insurance. This shows a lack of regard for the people who will potentially buy homes in this proposed subdivision.
- Even though flood events are increasing in our state and country, this proposal plans to add dirt to the current floodplain; this eliminates the area where water used to overflow and fill in naturally. The water is thus channeled and affects EVERY business, home, family, and building downstream of this proposed site--disregarding the lives and businesses for approximately 27 miles of Floyds Fork's banks in Jefferson County alone. On Floyds Fork, this proposed site is opposite of steep cliffs. Water WILL be forced downstream at higher, faster, and stronger rates as the natural water basin will be nullified when dirt is added to this site.
- Contrary to the wisdom and desires of Jeff O'Brien (Develop Louisville) and David Johnson (Chief Engineer, MSD), this proposal plans to place a sewage pump station WITHIN the current floodplain, closely located to the current floodway. When mechanicals fail, human waste will flow into Floyds Fork--showing a total disregard for others by poisoning the water, wildlife, and humans who use/enjoy its resources for the remaining ~27 miles through Jefferson County.
- Even though regulations prohibit development IN Floyds Fork and on its banks, the developer plans to receive credit for tree canopy preservation for trees on its banks (which they CANNOT REMOVE), and trees IN the water.
- Even though Chapter 3 of the LDC states not more than 5k square feet of trees should be cut in the Floyds Fork DRO, the land at 1614 Johnson Rd has done so without permission. This further demonstrates the lack of regard for our city's laws and regulations.

I ask that the Planning Commission use their discretion given to them in this case by Ch 3 of the LDC (Floyds Fork DRO) to deny this MRDI subdivision proposal.

Sent from my iPhone

St Germain, Dante

From: Piagentini, Anthony
Sent: Thursday, November 3, 2022 5:03 PM
To: lkfrazier01@gmail.com; Stuber, Beth; Benson, Stuart; Smith, Emily; Kramer, Kevin; Brown, Jeffrey
Cc: St Germain, Dante
Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

Hi Beth,

I have not seen a response to Lucas' questions. Can you address them with your thoughts so we have all the information on the table please?

Thank you,
AP



Anthony Piagentini | Metro Councilman
Louisville Metro Council District 19
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1119 f: (502) 574-4501

From: lkfrazier01@gmail.com <lkfrazier01@gmail.com>
Sent: Tuesday, September 6, 2022 10:50 AM
To: Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>; Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood
Importance: High

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Ms. Stuber,

I appreciate that it is still under review with no agreed-upon conclusions.

I have attached some of the concerns I have with this study. Please refer to the attachment as well; I submitted it to Ms. St. Germain last Friday.

The primary concern is that this study is clearly not comprehensive as was requested. It does not incorporate the Inverness Homes (The Overlook) study which showed Johnson Rd Southbound to and entering Shelbyville Rd. In 2017, this study showed the Shelbyville Rd approach was forecasted to be at 1,431 seconds ("F") at the complete buildout of

The Overlook (year: 2025). The Overlook is currently at 19.8% complete and Johnson Rd is already experiencing these 2025 forecasted numbers. During the Planning Commission approval of The Overlook, Commissioner Brown asked Ms. Zimmerman "Operationally, how does that work?" (Referring to the 1,431 seconds). She replied, "It doesn't." This most recent study does not even consider this Southbound approach to Shelbyville Rd.

Additionally, this most recent study does not account for the JCPS Middle School which Perfection (866+ homes), The Overlook (323 homes), the 1614 Johnson Rd development (242 homes), and all the existing homes (West side of the Polo Fields) will travel down Johnson Rd to attend.

Also, of concern is the fact that, according to this traffic study, the 112 apartments will generate only 35 and 31 vehicles during the AM and PM "Peak Hour," respectively, for Johnson Rd. However, according to the Institute of Transportation Engineers (ITE), these apartments will create 717 Average Daily Trips. If these vehicles trips were uniformly distributed throughout 24 hours the apartments would create 30 ADT/hour. Obviously the true "Peak Hour" would be higher than the 35 and 31 shown in this study. I would like to point out that residents will ONLY be able to drive out of this subdivision as there is no public transit, bike paths, or sidewalks. It is absolutely unsafe, and practically impossible, to bike or walk Johnson Rd.

Not only is a *true* comprehensive study needed, as was completed in 2017 for The Overlook, but this study does not represent true ITE ADTs. Additionally, it does not consider/mention the numerous blind curves creating line-of-sight dangers which this proposal *introduces* to the traffic flow of this road. Acceleration and deceleration lanes would be required to account for the additional volume and dangers being *added* to the west side of Johnson Road by this development.

Thank you for your thorough evaluation of this roadway. Please insist a true comprehensive study is performed.

Thank you
Lucas Frazier
15700 Piercy Mill Rd

From: Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>
Sent: Tuesday, September 6, 2022 9:37 AM
To: Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>; 'Lucas Frazier' <lkfrazier01@gmail.com>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>
Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

CM Piagentini,

Please see attached the traffic study submitted for the proposed development at 1614 Johnson Rd. This study is still under review by the State and Metro and we have not yet agreed with any conclusions in the study.

Beth Stuber, PE
Transportation Engineering Supervisor

From: Stuber, Elizabeth W.
Sent: Friday, March 25, 2022 9:05 AM
To: Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>; Lucas Frazier <lkfrazier01@gmail.com>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin

<Kevin.Kramer@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>

Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

Yes sir, it may be months before we get the study in.

Beth Stuber, PE

Transportation Engineering Supervisor

From: Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>

Sent: Thursday, March 24, 2022 5:55 PM

To: Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>; Lucas Frazier <lkfrazier01@gmail.com>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>

Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

Thank you to everyone. Ms. Frazier did a great job summarizing why this is needed. I am unaware of the timing of any significant improvements to Johnson Road given North English Station Road was funded over a decade ago and there isn't a shovel in the ground. We have to assume we will not see any improvement to Johnson Road for at least a decade and, to Ms. Frazier's point, there isn't just one development coming...there are may and amount to thousands of new daily trips inside of that decade without any significant road improvement.

Ms. Stuber,

Can you please keep my office abreast of that traffic study?

Thank you,

AP



Anthony Piagentini | Metro Councilman
Louisville Metro Council District 19
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1119 f: (502) 574-4501

From: Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>

Sent: Wednesday, March 23, 2022 11:31 AM

To: Benson, Stuart <Stuart.Benson@louisvilleky.gov>; Lucas Frazier <lkfrazier01@gmail.com>; Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>

Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

Angela,

We have required the developer to provide a traffic study and will be working closely with the State to determine the scope and any required mitigation.

Beth Stuber, PE

Transportation Engineering Supervisor

From: Benson, Stuart <Stuart.Benson@louisvilleky.gov>

Sent: Wednesday, March 23, 2022 11:13 AM

To: Lucas Frazier <lkfrazier01@gmail.com>; Benson, Stuart <Stuart.Benson@louisvilleky.gov>; Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Stuber, Elizabeth W. <Elizabeth.Stuber@louisvilleky.gov>; Brown, Jeffrey E <Jeffrey.Brown@louisvilleky.gov>

Cc: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Subject: RE: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

Elizabeth,

Please let us know what your intentions are for the type of traffic study that will be requested for (22-MSUB-0004).

The state legislature is working very hard to fund the improvements at Johnson Road/Shelbyville Road in order to handle the growing traffic issues but this development will certainly have a massive impact in making an already horrible traffic situation worse.

Councilman Benson would support a full traffic study.

Angela Webster

From: Lucas Frazier <lkfrazier01@gmail.com>

Sent: Wednesday, March 23, 2022 9:42 AM

To: Benson, Stuart <Stuart.Benson@louisvilleky.gov>; Piagentini, Anthony B. <Anthony.Piagentini@louisvilleky.gov>; Smith, Chanelle Emily <Chanelle.Smith@louisvilleky.gov>; Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>

Subject: Traffic Study due to Eastwood Developments, new Echo Trail school, redesigned intersection in Eastwood

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Councilman Piagentini, Councilman Benson, Councilman Kramer,

Thank you for your service to such huge areas and a vast array of needs.

I want to let you know that I submit a request for Staff to recommend a Full development traffic condition study to be completed on 22-MSUB-0004 due to the overwhelming growth.

The details are below, but I ask that you support the request for Transportation Planner Beth Stuber to require a **full study** including existing traffic, expected natural growth, approved development projects, and expected site generated traffic to estimate future traffic conditions once the project is completed (LDC Appendix 6E III A.3).

Thank you for your support.

Lucas Frazier
15700 Piercy Mill Rd.

Begin forwarded message:

From: <lkfrazier01@gmail.com>

Subject: 22-MSUB-0004

Date: March 23, 2022 at 9:29:55 AM EDT

To: "St. Germain, Dante" <Dante.St.Germain@louisvilleky.gov>, "Stuber, Elizabeth W." <Elizabeth.Stuber@louisvilleky.gov>

Transportation Planner Stuber, Case Manager St. Germain,

According to LDC Appendix 6E II WARRANTS FOR REQUIRING AN IMPACT STUDY “the need for a traffic impact study will be determined on a case-by-case basis.” Additionally, it says, “The final decision to require a traffic impact study will be determined by the Director of Public Works, based on staff recommendations.”

The criteria used by the PW&T staff in its recommendations of need for a traffic impact study may be requested if any of the following conditions are present:

1. Significantly Sized Project: two hundred (200) or more peak hour trips according to the...Institute of Transportation Engineers (ITE)
2. Nearby Congestion: The proposed development, of any size, is located near roadways, intersections or set of intersections which have been identified by the Director of Public Works as being already heavily congested.
3. Modification to Roadway: When the proposed development is located near a roadway segment identified by the Director of Public Works as within a problem area, needing to be widened or improved.

Utilizing the criteria above, I believe this is a case that demonstrates a need for a “Full development traffic condition” impact study.

Based on ITE calculations, the 22-MSUB-0004 development will add 1,967 ADT to Johnson Rd. This will be in addition to 3,300 ADT being added by 20-RSUB-004 (The Overlook), the 1,750 ADT added by 20-MPLAT-055 (Curry Farms), and the potentially 8,000+ ADT being planned at 21-ZONE-0001. There is a new school being added on Echo Trail, a new full-size grocery being planned for Flat Rock Rd. and Shelbyville Rd., a new hardware store planned for Beckley Station and Shelbyville Rd., and a marketplace being planned for Johnson and Shelbyville Rd. The traffic for all these new subdivisions listed will primarily travel down Johnson Rd. (especially all school traffic).

This is nearly 15,000 **additional** ADT on the most dangerous road in District 19, and arguably the most dangerous in all of Jefferson County. JCPS train their school bus drivers on Johnson Rd as it has *all* the dangers and pinch points a driver will encounter in a single location (Railroad crossings without crossing gates, tight turns, steep ascents and descents, blind hills and blind curves, cliffs, curbs, guard rails and the road narrows to 20’ width in several locations).

Since Johnson Rd. is a state road, I have spoken with our state representative regarding possible updates, expansions, or funding planned for Johnson Rd. He explained that Johnson Rd. is not in the budget that recently passed and will not receive any updates for over 10-15 years—with no expectation of any changes *ever* between the railroad tracks and the Polo Fields (a span that includes where 22-MSUB-0004 will be located).

Additionally, with the new middle school being built on Echo Trail, the intersection of Gilliland Rd., Eastwood Cutoff Rd., and Shelbyville Rd. is being redesigned to incorporate a traffic light. Since a light will be added to this redesigned intersection, there will **never** be a traffic light added to Johnson Rd. and Shelbyville Rd. as it is only .17 miles away from the new traffic light. All traffic coming down Johnson Rd. turning onto Shelbyville Rd. will remain a dangerous uphill turn from a stop sign—with left turns having to cross two lanes of oncoming traffic without a middle turning lane.

The load being planned for Johnson Rd. (even without 22-MSUB-0004) is already “a problem area needing [expansion]” and leads directly to “a heavily congested” intersection.

Thus, according to LDC Appendix 6E II and based on Johnson Rd. meeting the criteria required, I ask the Staff to recommend that the Director of Public Works require a “Full development traffic condition (including existing traffic, expected natural growth, approved development projects, and expected site generated traffic), to estimate future traffic conditions once the project is completed” (LDC Appendix 6E III A.3).

Thank you very much for your consideration,

Lucas Frazier
District 19

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St Germain, Dante

From: connie fowler <cmfowler1@msn.com>
Sent: Wednesday, October 26, 2022 5:55 PM
To: St Germain, Dante
Subject: 22-MSUB-0004

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

I am strongly opposed to the proposed development at 1614 Johnson Rd for the following reasons:

- Even though Chapter 3 of the LDC states that the Floyds Fork DRO should not be subdivided, this proposal plans to disregard the spirit of the FF DRO and subdivide the land into 130 lots with 130 driveways & rooftops.
- Even though Chapter 3 of the LDC states no building should be higher than 35 feet, this proposal plans to disregard the spirit of the FF DRO and add 112 units in 3- and 4-story apartment buildings--an audacious FIRST for the FF DRO.
- Even though flood events (200-yr, 500-yr, 1000-yr events) are increasing in our state and country, this proposal plans to add dirt to the current floodplain, placing approximately 61 houses on the current floodplain, "protecting" them for only the 100-year flood. These residents, including those in "affordable houses," would have no flood insurance. This shows a lack of regard for the people who will potentially buy homes in this proposed subdivision.
- Even though flood events are increasing in our state and country, this proposal plans to add dirt to the current floodplain; this eliminates the area where water used to overflow and fill in naturally. The water is thus channeled and affects EVERY business, home, family, and building downstream of this proposed site--disregarding the lives and businesses for approximately 27 miles of Floyds Fork's banks in Jefferson County alone. On Floyds Fork, this proposed site is opposite of steep cliffs. Water WILL be forced downstream at higher, faster, and stronger rates as the natural water basin will be nullified when dirt is added to this site.
- Contrary to the wisdom and desires of Jeff O'Brien (Develop Louisville) and David Johnson (Chief Engineer, MSD), this proposal plans to place a sewage pump station WITHIN the current floodplain, closely located to the current floodway. When mechanicals fail, human waste will flow into Floyds Fork--showing a total disregard for others by poisoning the water, wildlife, and humans who use/enjoy its resources for the remaining ~27 miles through Jefferson County.
- Even though regulations prohibit development IN Floyds Fork and on its banks, the developer plans to receive credit for tree canopy preservation for trees on its banks (which they CANNOT REMOVE), and trees IN the water.
- Even though Chapter 3 of the LDC states not more than 5k square feet of trees should be cut in the Floyds Fork DRO, the land at 1614 Johnson Rd has done so without permission. This further demonstrates the lack of regard for our city's laws and regulations.

I ask that the Planning Commission use their discretion given to them in this case by Ch 3 of the LDC (Floyds Fork DRO) to deny this MRDI subdivision proposal.

Have any LD & T staff ever been to the Johnson Rd site?

Do any LD & T or Planning and Zoning realize/understand all the environmental impacts to Floyd's Fork and the multi million dollar Parklands?

Ridiculous and in

Sent from my iPad

St. Germain, Dante

From: Kris Zoeller <bezboone@aol.com>
Sent: Thursday, September 15, 2022 3:15 PM
To: St. Germain, Dante
Subject: 22-MSUB-0004

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Dante,

I live on Johnson Road and are very concerned about the proposed development at 1614 Johnson Road. The revised plans now call for greater density and filling in the floor plains with total disregard to the Floyd's Fork DRO. Please pass on the message to PROTECT FLOYDS FORK. It is a community treasure that is under assault. Keep developments at least 150+ yards from the river banks.

I am strongly opposed to the proposed development at 1614 Johnson Rd for the following reasons:

- Even though Chapter 3 of the LDC states that the Floyds Fork DRO should not be subdivided, this proposal plans to disregard the spirit of the FF DRO and subdivide the land into 130 lots with 130 driveways & rooftops.
- Even though Chapter 3 of the LDC states no building should be higher than 35 feet, this proposal plans to disregard the spirit of the FF DRO and add 112 units in 3- and 4-story apartment buildings--an audacious FIRST for the FF DRO.
- Even though flood events (200-yr, 500-yr, 1000-yr events) are increasing in our state and country, this proposal plans to add dirt to the current floodplain, placing approximately 61 houses on the current floodplain, "protecting" them for only the 100-year flood. These residents, including those in "affordable houses," would have no flood insurance. This shows a lack of regard for the people who will potentially buy homes in this proposed subdivision.
- Even though flood events are increasing in our state and country, this proposal plans to add dirt to the current floodplain; this eliminates the area where water used to overflow and fill in naturally. The water is thus channeled and affects EVERY business, home, family, and building downstream of this proposed site--disregarding the lives and businesses for approximately 27 miles of Floyds Fork's banks in Jefferson County alone. On Floyds Fork, this proposed site is opposite of steep cliffs. Water WILL be forced downstream at higher, faster, and stronger rates as the natural water basin will be nullified when dirt is added to this site.
- Contrary to the wisdom and desires of Jeff O'Brien (Develop Louisville) and David Johnson (Chief Engineer, MSD), this proposal plans to place a sewage pump station WITHIN the current floodplain, closely located to the current floodway. When mechanicals fail, human waste will flow into Floyds Fork--showing a total disregard for others by poisoning the water, wildlife, and humans who use/enjoy its resources for the remaining ~27 miles through Jefferson County.
- Even though regulations prohibit development IN Floyds Fork and on its banks, the developer plans to receive credit for tree canopy preservation for trees on its banks (which they CANNOT REMOVE), and trees IN the water.
- Even though Chapter 3 of the LDC states not more than 5k square feet of trees should be cut in the Floyds Fork DRO, the land at 1614 Johnson Rd has done so without permission. This further demonstrates the lack of regard for our city's laws and regulations.

I ask that the Planning Commission use their discretion given to them in this case by Ch 3 of the LDC (Floyds Fork DRO) to deny this MRDI subdivision proposal.

Kris Zoeller
1844 Boone Trail
Louisville, KY 40245
502-419-4236

St. Germain, Dante

From: connie fowler <cmfowler1@msn.com>
Sent: Thursday, September 15, 2022 8:41 AM
To: St. Germain, Dante
Subject: Re: 22-MSUB-0004

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My additional comments had to be sent through Google word documents. You may or may not have received them? Four responses were sent.

I see that my direct support of the letter was received by you.

There are too many developments happening all at once in the Shelbyville Rd/Eastwood corridor without concerns for safety and traffic impacts to so many residents!

The Eastwood cutoff already grades an F! This is before the new JCPS middle school opens late 2023! We understand road "improvements" are not due until 2025!!

How many deaths/accidents will happen first???

Sent from my iPad

On Sep 15, 2022, at 8:32 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

I'm sorry to hear that! What do you think would make it easier?

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: connie fowler <cmfowler1@msn.com>
Sent: Thursday, September 15, 2022 8:31 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: 22-MSUB-0004

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Glad you received them! It is not an easy process for the public to respond.

Sent from my iPad

On Sep 15, 2022, at 7:33 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Thank you for your comments on this case. I will add them to the record.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

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

From: connie fowler <cmfowler1@msn.com>
Sent: Wednesday, September 14, 2022 5:32 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: 22-MSUB-0004

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

I am strongly opposed to the proposed development at 1614 Johnson Rd for the following reasons:

- Even though Chapter 3 of the LDC states that the Floyds Fork DRO should not be subdivided, this proposal plans to disregard the spirit of the FF DRO and subdivide the land into 130 lots with 130 driveways & rooftops.
- Even though Chapter 3 of the LDC states no building should be higher than 35 feet, this proposal plans to disregard the spirit of the FF DRO and add 112 units in 3- and 4-story apartment buildings--an audacious FIRST for the FF DRO.
- Even though flood events (200-yr, 500-yr, 1000-yr events) are increasing in our state and country, this proposal plans to add dirt to the current floodplain, placing approximately 61 houses on the current floodplain, "protecting" them for only the 100-year flood. These residents, including those in "affordable houses," would have no flood insurance. This shows a lack of regard for the people who will potentially buy homes in this proposed subdivision.
- Even though flood events are increasing in our state and country, this proposal plans to add dirt to the current floodplain; this eliminates the area where water used to overflow and fill in naturally. The water is thus channeled and affects EVERY business, home, family, and building downstream of this proposed site--disregarding the lives and businesses for approximately 27 miles of Floyds Fork's banks in Jefferson County alone. On Floyds Fork, this proposed site is opposite of steep cliffs. Water WILL be forced downstream at higher, faster, and stronger rates as the natural water basin will be nullified when dirt is added to this site.
- Contrary to the wisdom and desires of Jeff O'Brien (Develop Louisville) and David Johnson (Chief Engineer, MSD), this proposal plans to place a sewage pump station WITHIN the current floodplain, closely located to the current floodway. When mechanicals fail, human waste will flow into Floyds Fork--showing a total disregard for others by poisoning the water, wildlife, and humans who use/enjoy its resources for the remaining ~27 miles through Jefferson County.
- Even though regulations prohibit development IN Floyds Fork and on its banks, the developer plans to receive credit for tree canopy preservation for trees on its banks (which they CANNOT REMOVE), and trees IN the water.
- Even though Chapter 3 of the LDC states not more than 5k square feet of trees should be cut in the Floyds Fork DRO, the land at 1614 Johnson Rd has done so without permission. This further demonstrates the lack of regard for our city's laws and

regulations.

I ask that the Planning Commission use their discretion given to them in this case by Ch 3 of the LDC (Floyds Fork DRO) to deny this MRDI subdivision proposal.

Connie Fowler
Sent from my iPad

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St. Germain, Dante

From: Andrea Tucker <andrea021480@yahoo.com>
Sent: Wednesday, September 14, 2022 7:11 PM
To: St. Germain, Dante
Subject: 22-MSUB-0004

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I ask that the Planning Commission use their discretion given to them in this case by Ch 3 of the LDC (Floyds Fork DRO) to deny this MRDI subdivision proposal.

Sent from my iPhone