

Senninger Farms LLC  
11107 Cedar Creek Road  
Louisville, KY 40229

September 06, 2018

Mr. Jay Lockett, Case Manager  
Louisville Metro Planning & Design Services  
444 South Fifth Street, 3rd Floor  
Louisville, KY 40202

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Dear Mr. Lockett,

We are writing to you today to express our concerns about the proposed application and development plan for the Cedar Creek Subdivision at 10803 Cedar Creek Road in Louisville. We are members of the family long residing at the adjacent property, 11107 Cedar Creek Road; the property has always been a home away from home for us and all of our growing family of over 70 people, for almost a century. As we have spent much of our lives as children and adults there, we all truly value the land, its surroundings, and especially its future.

The preservation of this land (or what will be left of it after the subdivision is erected) is absolutely paramount to the conservation of the beauty and authenticity of this area in Louisville that is rapidly being enveloped by subdivisions. We have reviewed the pre-application and formal application proposal for the development of the property, along with the required constituents of a Conservation Subdivision in an R-4 zoning district. The following contains our concerns and requests.

## Neighborhood Meeting

The first issue we would like to raise is that the development plan exhibited at the neighborhood meeting on July 17, 2018 (Please note that the Neighborhood Meeting Summary incorrectly states the date of the meeting as July 9, 2018) **was not adequately illustrated to the neighbors and attendees.** As stated in the reported Neighborhood Meeting Summary, the proposed development was in fact superimposed onto the existing lot, however the overlay was not transparent as shown in Figure A.



Figure A. Development Overlay as shown in the Neighborhood meeting on 07/17/2018.

Because of this, meeting attendees were unable to properly and explicitly see exactly which aspects of the current property landscape and tree mass would be removed to make way for the development. Conversely, we see that in the Site Analysis Plan, which was not shown at the neighborhood meeting, a transparent overlay was employed to display exactly what the proposed development would replace (see Figure B). If the transparent overlay graphic from the Site Analysis Plan had been displayed at the Neighborhood Meeting, then the attendees would have clearly seen the full impact of the development.



**Figure B. Development overlay as shown in the Site Analysis Plan.**

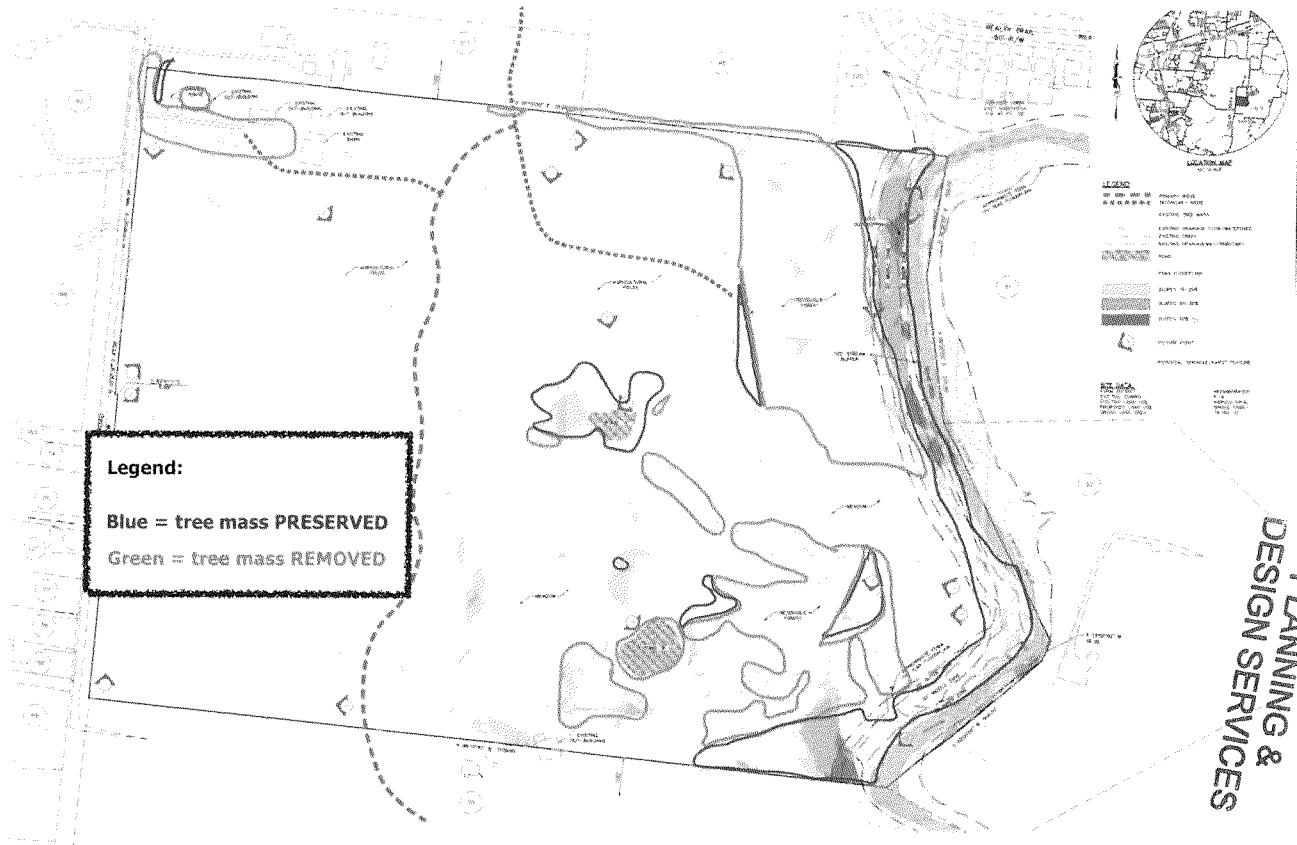
Why wasn't an explicitly clear depiction, like the one shown in Figure B, provided at the Neighborhood Meeting on 07/17/2018? This is critically important considering this is a Conservation Development proposal and the transparent superimposed graphic was already developed and reported as of 6/18/2018. This ploy seems intentionally deceptive so as to create a false perception of the reality of the project and what the development will actually take away from its current state. A transparent overlay would make apparent the development's removal of characteristic features of the property like major sections of the mature tree mass, pond B, and the natural spring (outlined in Figure D). **If the intent of the meeting was to truly inform the community of and make bluntly transparent the efforts and ultimate effects of this proposed development, a graphic with greater explicitness than that shown in Figures A, B, or even Figure C (below) would have been provided and thoroughly explained to the attendees.**

## **Preservation**

A second issue we found surrounds the Site Analysis Plan. As stated in Chapter 7 of the LDC's subdivision code, "*conservation subdivisions [are] a form of residential development that allow for reduced lot sizes in exchange for the preservation of natural, historic, and cultural features on-site*

(7.11.3.A).” From the reporting supplied thus far, **it is not apparent that the proposed plan is adequate in preserving these characteristic features of the property.**

The modified Site Analysis Plan overlay shown in Figure C, clearly carves out a majority of the mature tree mass, especially on the eastern half of the property towards the creek.



**Figure C. Site Analysis Plan development with explicit superimposed tree mass definitions.**

**At face value, the Site Analysis Plan does not preserve the mature living forest and therefore does not submit to the rules of a Conservation Subdivision and “preserve in perpetuity: Unique or sensitive natural resources such as groundwater... streams, woodlands, and wildlife corridors and habitat (7.11.3.G.1).”**

According to the Subdivision Regulations, the development of a Conservation Subdivision should “Permit flexibility of design in order to promote environmentally sensitive and efficient use of land” (7.11.3.C) and “in any case, preservation and retention of natural cover is preferable (7.11.7.C.4).” However, the proposed layout of the lots seems to target the unique and naturally wooded areas that provide natural cover and leave the open fields without vegetation or any natural features untouched. Furthermore, the Letter of Explanation states that “the lots have been arranged so as to preserve the pond and trees in the center of the property, with the maximum number of trees preserved to the extent practicable and still provide accessible open space to the lots.” Is there a quantitative analysis to support the claim that the “maximum number of trees” has been preserved?

Removing as much of the mature forest as proposed will have have an adverse effect on the character of this area because it will destroy scenic viewsheds, the beauty of the landscape, as well as the

ecosystem that supports many wildlife habitats such as white tailed deer, bobcats, coyotes, hawks, opossum, raccoon, skunks, and doves.

In addition, the proposed Site Analysis Plan will also cut through a natural spring (shown in Figure D denoted by the dotted red line) that leads into and through Pond B, of which the Letter of Explanation also conveniently fails to mention the destruction of. This also directly contradicts section 7.11.3.G.1 as previously stated, to *“preserve in perpetuity: unique or sensitive natural resources such as... streams.”*

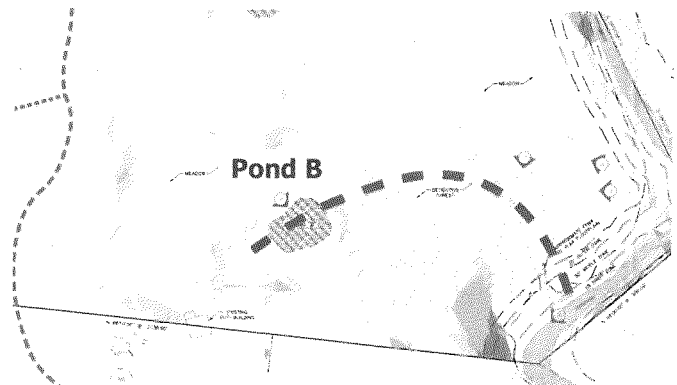


Figure D. Rough approximation of natural spring location.

Lastly, the Site Analysis Plan does not properly showcase vegetative cover conditions on the property. The Subdivision Regulations specifically states that in the Site Analysis Plan *“mature trees which have a caliper measurement, measured at chest height - 4' 6" from ground (10.1.5.F), of at least 12-15 inches for Type A species, 8-12 inches for Type B species, and 6-8 inches for type C species”* (7.11.5.A.1.C) must be distinguished. There is no such distinguishment in the Site Analysis Plan. Why was this analysis omitted?

## Conservation Areas

A third concern is with regards to the preserved conservation area in the proposal. As stated in Chapter 7 Part 11 of the LDC subdivision regulations, *“Conservation areas shall consist of at least thirty percent of the total proposed subdivision acreage for property locating in R-4 zoning (7.11.7).”* Furthermore, farmland and woodlands (both of which define and comprise the entirety of this property) *“shall receive 100% credit when calculating the minimum required Conservation Area for a conservation subdivision (7.11.7.B.1).”* Therefore at a minimum, 30% of the land on this property must be conserved.

However, In the Letter of Explanation, part A describes how this *“subdivision is located on 79.19 acres [3,449,516 square feet]”* and that *“the conservation area around the creek on the east side of the property having approximately 208,000 square feet of open space”* and that *“the lots have been arranged with open space in the interior with the maximum number of lots abutting the open space, including interior open space areas totaling approximately 265,000 square feet and 348,000 square feet respectively.”* These numbers equate to approximately 6%, 7.7% and 10.1% respectively which totals to 23.1% and **does not fulfill the required 30%**. Are there other conservation areas that are not being reported in the application? If so, what is the additional square footage? If not, this proposal is in direct violation of the LDC subdivision regulations.

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## Viewshed Analysis

Lastly, The Site Analysis Plan, whether intentionally or not, neglects to identify one entire viewshed that extends for half a mile from the most southern tip of the property down Cedar Creek Road. The LDC regulations state that “a viewshed analysis [shows] the location and extent of views into the property from public roads, public parks, public forests, and other public lands (7.11.5.A.1.F).” However, the viewshed analysis fails to document the property from this vantage point. The view in Figure E for example shows how the viewshed just 350 yards south of the property on Cedar Creek Road will be completely altered and obstructed. This view becomes more and more apparent as you approach the property. By omitting this viewshed, the proposal fails to “preserve in perpetuity” scenic views from this vantage point as required in clause 7.11.3.G.2.



Figure E. Graphics showing viewshed south of property on Cedar Creek Road that will be obstructed.

Per the requirements of the LDC, different techniques should be used to protect scenic viewsheds from being obstructed. In the part B section iii of the Letter of Explanation it explicitly asks to explain how the proposal is “[protecting] views of open land from existing adjacent roadways through practices such as... tucking structures behind tree lines or knolls, or using vegetation as a backdrop to reduce the

*prominence of structures, varying setbacks...*” The response in the Letter of Explanation to this section neglects to speak of the viewshed shown in Figure E, and therefore fails to provide details on the efforts to preserve this viewshed. Even though the line of trees shown in Figure E are actually located on our adjacent property, not the subject property, the viewshed encompasses what is beyond the tree line and the rolling hills that extend into the subject property. The question of the tree’s permanency cannot lend them for use by the developers to forgo their obligation to comply with this viewshed requirement.



**Figure F. Site Analysis Plan graphic with overlay of viewshed obstruction location (denoted in green).**

Wouldn't it be possible to vary the setbacks of the homes from the property line or plant trees/vegetation (in the location highlighted in green of Figure F) to preserve the natural and raw feel of this viewshed as opposed to the current proposed straight line of housing?

### Other Concerns

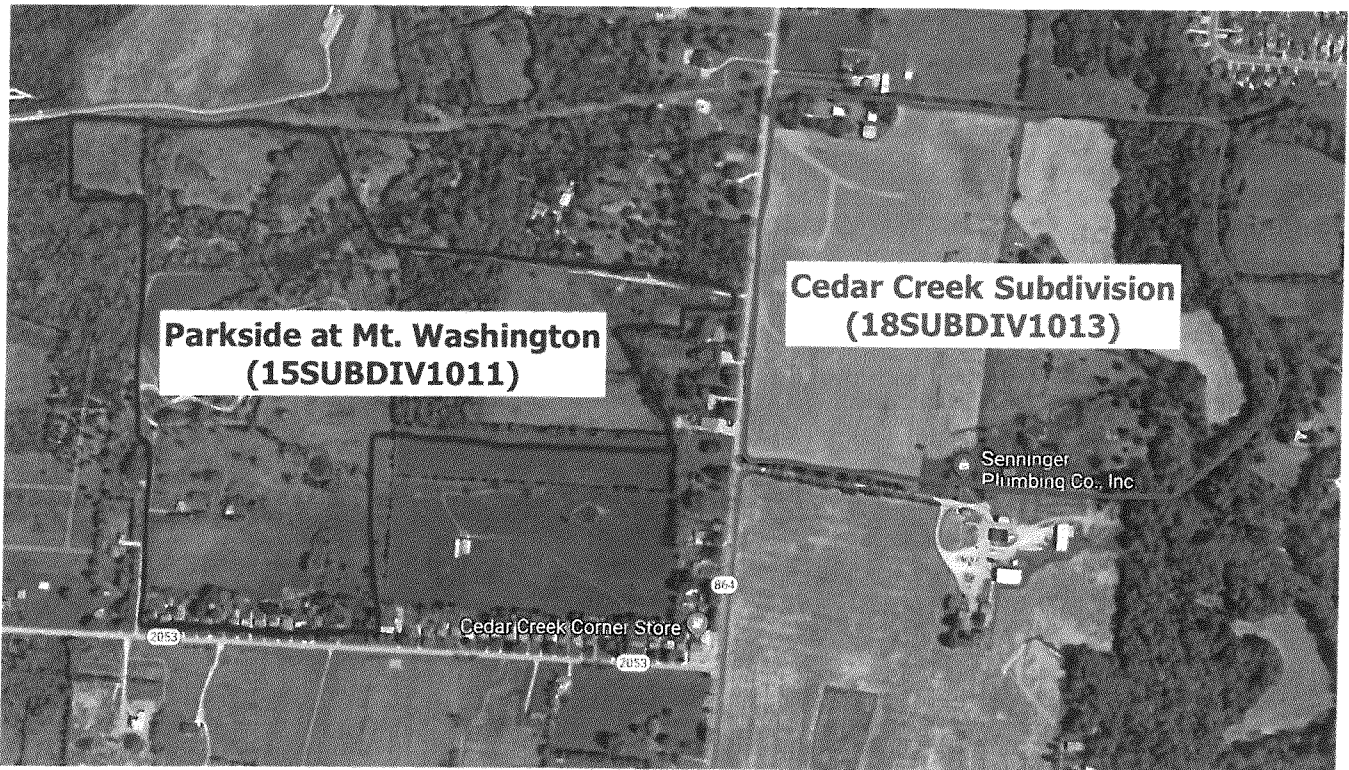
The LDC regulations state that “*technical studies required by other applicable sections of this Land Development Code, including traffic, air quality, wetland analysis, geotechnical studies, and hydro-geologic analysis may be required (7.11.5.B).*” Are such analyses required for this development? If not, can you please provide justification as to why they are not? An addition of 266 single family homes will objectively congest a two-lane (one lane in both directions) road such as Cedar Creek Road.

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At a minimum, a traffic and air quality analysis seems extremely important as it will directly impact the community of homes in the area near Cedar Creek Road.

Through the years, there have been multiple subdivision developments in the area surrounding this property. Primrose Meadows for example, which sits right across Cedar Creek (the actual creek), contains *empty* lots and homes listed on the market. Heritage Creek Subdivision, created for the airport relocation program in the late 90s, less than a mile up Cedar Creek, has also failed to fill all of its lots and homes. From the onset, when Minor Lane Heights homeowners were offered houses in Heritage Creek at no cost, the subdivision maintained vacancies. In the last few years these houses were offered to the public, and still there are vacancies. In addition, the Parkside at Mt. Washington Subdivision (2015), which will incorporate 254 homes into a 74.7 acre plot sits less than a mile down the road and essentially right across the street from this proposed subdivision as shown in Figure G.



**Figure G. Overview of Parkside at Mt. Washington and Cedar Creek Subdivision proximity.**

If subdivisions like Primrose Meadows and Heritage Creek persistently contain open lots and vacant houses, and a subdivision directly across the street will be introducing 254 homes, where is the demand for a new 266 lot subdivision within a 2 mile radius of the existing subdivisions?

Furthermore, as direct neighbors to this property we are also very concerned with the value, protection, and security of our property. Stuffing 266 "smaller lots" into the property will ultimately have an adverse effect on the current value and appreciation of our adjacent property along with that of everyone else in the community. Beyond the perspective of preserving our property value and scenic views, our safety and security as property owners are at risk. A buffer and divider between the two properties is essential to preserve these basic necessities; however, there has been no mention of any of this in the filings.

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What is the extent as to which the property line between the development lots and the 11107 Cedar Creek Property will be defined and established?

## Closing Remarks

As members of the community and immediate neighbors to the proposed development site, we are deeply concerned with the lasting effects of such a development and the current procedures that have been employed in the development of this proposal. The Neighborhood Meeting was evasive in showcasing the lack of preservation on the property to the forty or so members who showed up to represent their community. Furthermore, on our account, **the proposal is in direct violation of the LDC regulation** in five sizeable instances:

First, by means of removing the natural spring and major mature tree masses throughout the property, instead of preserving in perpetuity unique or sensitive natural resources, and promoting environmentally sensitive and efficient use of land.

Second, by failing to meet the conservation standards for an R4 zoning district at 30% conserved land with 100% credit.

Third, by neglecting to properly document all viewsheds and therefore excluding how previously mentioned missing viewshed will be preserved via the techniques outlined in the LDC.

Fourth, the formal report omits any true quantitative analysis of tree mass preservation, including caliper measurements of Types A-C mature trees throughout the property.

Fifth, the formal report also omits any analysis of the possible traffic impact on the communities that regularly access Cedar Creek Road.

This property is classified as an R4 zoning district for a reason, and protecting it in such a way is why Conservations Subdivisions are defined and established in Louisville's Land Development Code. To circumvent the code and deceive the affected community is unjust, and will ultimately destroy the authenticity of a unique landscape in Louisville. That being said here are our requests:

1. Preservation of the natural spring shown in Figure D.
2. Preservation of the majority of the mature tree mass and an explanation as to how the proposal is "[*maximizing the*] number of trees preserved (*Letter of Explanation*)," to "[*preserve*] and [*retain*] natural cover (7.11.7.C.4)."
3. Identification and distinguishment of all mature trees that lie within their class at the stated caliper measurements in section 7.11.5.A.1.C.
4. Changes to the development proposal to permit a minimum of 30% land conservation.
5. Proper documentation of the missing viewshed and a modification of the plan showing how the viewshed will be preserved via the available techniques outlined in the LDC.
6. Technical traffic and air quality studies with respect to the effect of an additional 266 homes where the only access is from Cedar Creek Road.
7. Actual quantitative proof that there is an overwhelming demand for 266 additional lots when directly across the street, Parkside at Mt. Washington will develop 254 lots, and many other

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existing subdivisions such as Heritage Creek and Primrose Meadows (within a 2 mile radius) have vacancies.

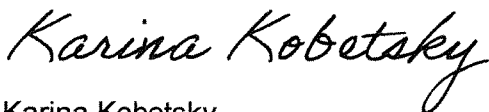
8. A 15 yard buffer between the development and the adjacent 11107 Cedar Creek Road property extending from Cedar Creek Road all the way down the property line to the actual creek.
9. Compensation for the loss of our barn which lies on the property line.
10. A defining and a physical barrier between the development and the adjacent property (11107 Cedar Creek Road), specifically a solid fence at a minimum of 8 feet high with a double-row of staggered (10' on-center) 8' tall evergreens along the boundary line. This barrier should extend from Cedar Creek Road all the way down the property line to the actual creek. The reason for the barrier request is to prevent trespassing, protect our assets on our property, and preserve the scenic viewshed.

Thank you for your consideration.

Sincerely,



Kenneth Kobetsky



Karina Kobetsky



Kyle Kobetsky

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Thank you for your consideration.

Sincerely, 9/27/18

*Gene Leda, Partner of Lanning Leda LLC*

*1481 N. 750E*

*Whitestown, IN 46075*

*317-250-3778*

*My priorities are point 10, 8, and 9*

*Thank you for your consideration*

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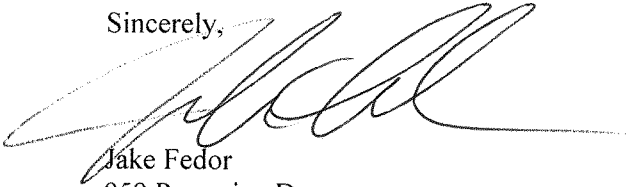
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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jake Fedor', with a long horizontal flourish extending to the right.

Jake Fedor  
959 Peregrine Dr.  
Columbus, IN 47203  
jakefedor@icloud.com

September 26, 2018

Mr. Jay Luckett  
Case Manager  
Louisville Metro Planning & Design Services  
444 S. Fifth Street, 3rd Floor  
Louisville, KY 40202

Mr. Luckett,

I am writing to you regarding case # 18SUBDIV1013, and respectfully ask that you share my comments with the Planning Commission. It was with great disappointment that we learned of the proposed subdivision of this property, 10803 and 10809 Cedar Creek Road, adjacent to our family homestead.

I have carefully reviewed the PDF of the presentation that was given at the neighborhood meeting on July 17, as well as the latest plan, submitted earlier this month. I have also spent time reviewing the Louisville Land Development Code, Chapter 7, Section 11, as well as other relevant information pertaining to this matter. I have serious doubts that the proposal at hand satisfies the aforementioned code, and serious concerns about the specifics of the proposal and the associated adverse effects. Common sense tells us that the destruction of wooded areas and mature trees, and the creation of 266 lots and eventual individual building structures on less than 80 acres of historically rural property does not a Conservation Area make.

In fact, if this plan were to move forward without significant adjustments, the authentic, historic, rural character of this Kentucky farmland will be replaced with a phony facsimile. How wonderful it would be for this special piece of property to be shared with others looking for this quintessential Southern way of life, a glorious place imbedded in the rich history of Kentucky farmland- a place of fields and ponds, meadows, woods, and streams. This is the character of the Cedar Creek Road community, and the proposed subdivision is inappropriate for this property and its surrounding community.

I wonder about the “environmentally sensitive and efficient use of land”, and the “preservation of natural, historic and cultural features”. How does this plan and it’s “clustering of dwelling units...minimize disturbance” to the surrounding environment? How is “vegetation (used) as a backdrop to reduce prominence of structures” if the vegetation is being destroyed and marginally replaced with young trees? Why destroy so many mature trees and wooded areas? What about the wildlife that call these ponds and trees their home? What about the impact on the air quality? The water quality of Cedar Creek? The loss of dark skies at night? The impact on road safety and traffic? The character of the existing community?

How are 266 lots compatible with what already exists adjacent to this property? This is certainly not a “balance between...residential development, *meaningful* (emphasis mine) open space conservation, and natural resource protection”? The imbalance is clearly in maximizing the number of lots to the detriment of the land itself, as well as the wildlife, existing *and* future

## Luckett, Jay P

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**From:** John T. Cox <vampire77@gmail.com>  
**Sent:** Friday, July 20, 2018 11:26 AM  
**To:** Luckett, Jay P  
**Subject:** 18SUBDIV1013

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Luckett,

I am deeply concerned about the traffic impact that subdivision application <http://portal.louisvilleky.gov/codesandregs/permit/detail?type=SUBDIV&id=18SUBDIV1013> will have. The area already has significant congestion during rush hour and people in this city have had a decreasing regard for other drivers over the years. Many of the residents in the proposed subdivision would use Cooper Chapel Rd and Mt Washing Rd to gain access to major thoroughfares. At least two large retail developments are in progress At Preston Hwy and Cooper Chapel. The intersection at Cooper Chapel and Lowes is already dangerous due to confusion and people trying to cut-off people from the lane that ends in that intersection. Mt Washington Rd is narrow and over capacity. These developments are going to increase traffic on Cooper Chapel Rd. My Washington Rd and the Smyrna Rd roundabout when they are already over capacity. I have not seen any efforts to address the existing traffic concerns which will only get much worse in the near future.

Regards,

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John T. Cox  
e-mail [vampire77@gmail.com](mailto:vampire77@gmail.com)

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October 12, 2018

Mr. Jay Lockett  
Case Manager  
Louisville Metro Planning & Design Services  
444 S. Fifth Street, 3rd Floor  
Louisville, KY 40202

Mr. Lockett,

By now, I am sure that you are very familiar with the issue about which I am writing to you- the proposed development on Cedar Creek Road, Docket No. **18SUBDIV1013**. In reaching out to you it is my hope that you take pause to consider the problematic planning of this project before aiding in its continuance as currently planned. Approval of the proposal as is will directly and negatively impact the very essence of the surrounding community, the wildlife and deciduous forest, and the beautiful character of the land that has been thriving for centuries. I know that the land is to be developed into a subdivision. *This I know I cannot change*. What I am hoping that you will consider, however, is a better way to ease the new development into the community without totally destroying what makes it a unique place to live. Surely there must be a way to preserve more of the character of the land as it lives today- and it is very much a living land, Mr. Lockett. I know firsthand.

Please allow me to introduce myself. I am the great granddaughter of Florence Senninger who purchased the land to be developed and its adjoining property (11107 Cedar Creek Road) almost a century ago. I have spent much time throughout my life visiting here with family, and now that my parents reside on the adjoining farm, I watch my own son and daughter learn and play on this land. If there were ever coordinates on this earth that were truly loved and home for the hearts of countless people, they would be right here on Cedar Creek Road. This land has practically defined the culture of my family for decades. Season after season the land has been turned and tended to, farmed, enjoyed. Anyone that knows my family knows this land and loves this special place. It has been a source of life in every sense providing food, shelter, a source of income, inspiration, peace and sanctuary, and pure, clean fresh air that is so hard to find these days. It has been a giving and generous land. It has seen many happy memories of celebrations and merriment and has comforted four generations of family through life changing events and loss- an anchor, a constant, a haven. The souls of my family reside *here*.

I may have deep and personal feelings about this project as it is taking over land that once belonged to my family, but my objection is not with development of the property. What I do not understand is the plan itself- and I am not alone. Of the family, neighbors, friends, and professionals who have seen and studied it- not one has made positive comments about this inconsiderate design. This plan shows a shocking and blatant lack of creativity, care, and consideration. There is an overabundance of lots needlessly wedged together in what seems like an effort to create an intentionally claustrophobic space (a minimum of only a three foot sideyard is outrageous). Furthermore, the straight roads are uninteresting, encourage speeding, and unnecessarily wipe out healthy trees that would otherwise offer value to the neighborhood setting.

Besides the increased traffic and reduction in safety and quality of life issues that this neighborhood of 266+ people and cars will bring to Cedar Creek Road, it will be an eyesore that will be loathed by the community in which it is to be built if some changes are not made. Nothing about the unique existing community and heritage is reflected or preserved: not the scenic views, not the trees, not the creek, not the animals. It is a disregard for a large ecosystem. The development as is now does not give the land purpose or protection. Concrete may as well be poured over the entire plot. The lush, mature tree canopy could have been thoughtfully accommodated into the arrangement, but it is instead obliterated. I know that you have probably been out to walk the property and have seen what the plan details. But, if you apply the plan to the land then you will see that a conservation subdivision it is surely not.

What exactly is being conserved here? Even if the technical requirements for a "conservation subdivision" were truthfully being met (and after comparing the plan details to Chapter 7 of the LDC Subdivision Regulations, I do **not** believe they are in accordance), in no way does this plan actually attempt to respect and conserve anything. In fact, a decent developer of almost any subdivision *not* planning for conservation could have drafted a more logical plan. I am sure that this developer is more than capable- it is then the misguided intention and farcical nature behind this entire project that is most insulting.

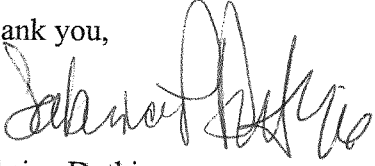
Let us touch on the "conservation" that is being parodied by the developers: the plan notes that the existing tree canopy is **22%** of the land, but it also notes that only **9%** is to be preserved. This is the type of "mistake" you find later and wonder how it got past so many levels of approval. Who is in charge here? How is it that not only has not anyone "caught" this travesty, but that it was intentional? Who is supposed to hold accountability for such things? And that phrase, "tree canopy" - by any definition of the word, biological or ecological, or even as defined in the LDC, I find it extremely hard to swallow that "tree canopy" to be planted (**8%**) remotely resembles the true tree life being destroyed (**13%**) (see Fig. A). At the neighborhood meeting in July 2018, the project engineer falsely declared that the land would end up with more trees than what is there now. He also failed to present overlay of subdivision plans on top of current resources so that neighbors could see the extent of land massacre to take place.

Why is the precious feature of this property being eliminated while a relatively small portion of open field deemed "conservation space?" Why not the reverse? Why not work around more of the existing landscape to leave a beautiful park or nature preserve? Why is the exact opposite of conservation occurring here? This "most we can squeeze out" plan is obviously in the better interests of the developers than of keeping to the true spirit of a conservation subdivision. One can only assume it is so that the developers can sell the lumber from the trees to make more profit. Whatever the reason, it is an irreversible act of greed. I can practically hear the cries of the land as these grand and longstanding trees will be annihilated. What a devastating shame. How utterly senseless and unnecessary.

Mr. Luckett, there is still time for change. There *is* a better way. There are undoubtedly pressures of moving this project along in a timely and profitable manner, but once this is approved there is no turning back. Please take the appropriate time now to allow for the positive, mutually beneficial changes that this plan plainly needs. The old saying, "haste makes waste" could not be more fitting. I implore you to consider assisting with the following:

Please, Mr. Lockett, help us preserve for prosperity what has been passed on to us with care. Help us to keep our Kentucky the land of tomorrow.

Thank you,

A handwritten signature in black ink, appearing to read "Sabrina Duthie". The signature is written in a cursive, flowing style with some loops and flourishes.

Sabrina Duthie

Fig. A







Fig. B

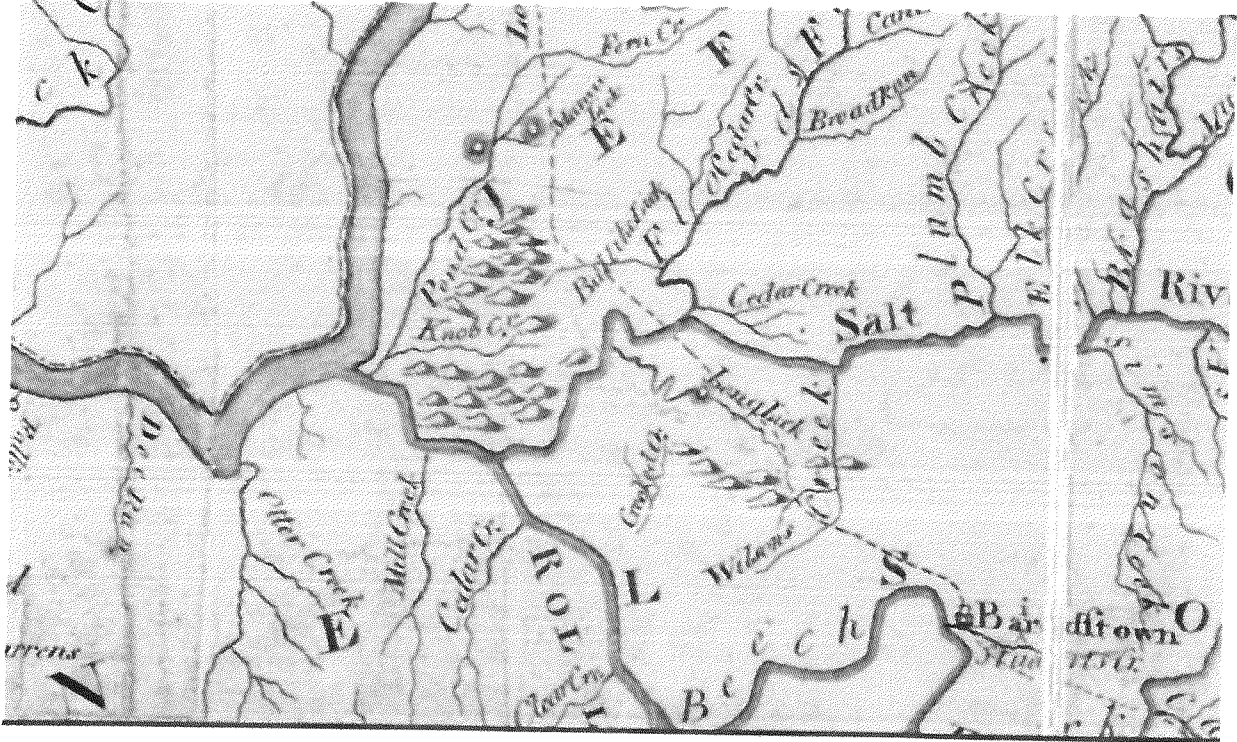


Figure C

Home - Ky Imagery 2016

Modify Map | Sign In

Details | BaseMap

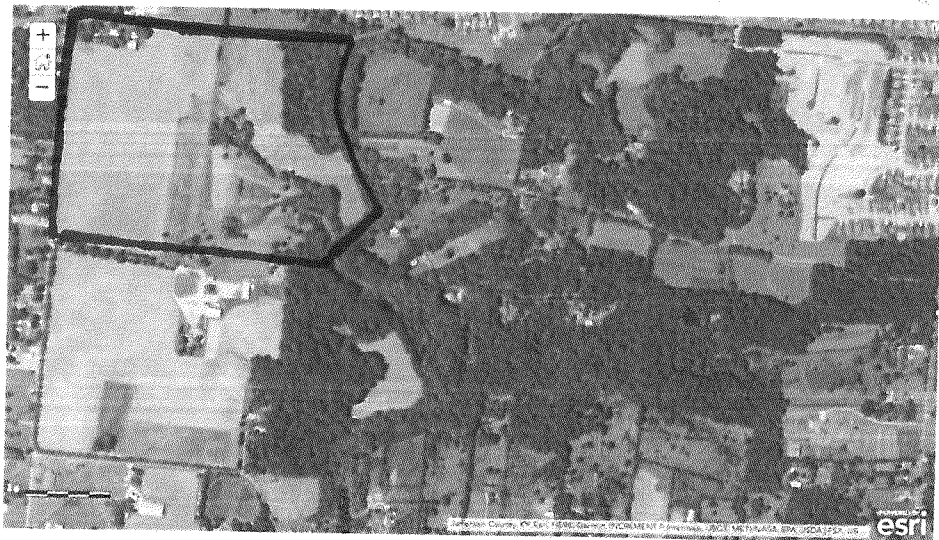
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Contents

Ky Reference Overlay WGS84WM

Ky Imagery 2016

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Works Cited:

“Origin of ‘Kentucky’.” *State Symbols USA*. October 8, 2007, <https://statesymbolsusa.org/symbol-official-item/kentucky/state-name-origin/origin-kentucky>. Accessed October 5, 2018.

Fig. B Barker, Elihu, and Mathew Carey. *A map of Kentucky from actual survey*. [Philadelphia; Engraved for & sold by Mathew Carey, 1793] Map. Retrieved from the Library of Congress, <[www.loc.gov/item/gm71000976/](http://www.loc.gov/item/gm71000976/)>.

Fig. C “Kentucky Imagery 2016.” *KYGeoNet*. USDA-FSA-NAIP, September 1, 2017, <http://kygeonet.maps.arcgis.com/home/webmap/viewer.html?webmap=bd1e6480ab6a4c9c806abb23d480efcf>. Accessed October 5, 2018.

October 9, 2018

Mr. Lockett,

Conservation is defined as “a careful preservation and protection of something; *especially* : planned management of a natural resource to prevent exploitation, destruction, or neglect”. I write to you today in the hopes that you would take a mere few moments of your time to *sincerely* consider those words.

As I ponder those words myself, I cannot help but be overcome by a sense of disturbance and apprehension. Why should such words, intended to inspire thoughts of natural beauty, pure and protected, instead cause a sense of overwhelming distress? For me and for many others, the reason for this is the *serious* misapplication of the word “conservation” in association with projects such as the subdivision proposed by case #18SUBDIV1013. In fact, the words “exploitation, destruction, and neglect” seem much more appropriately aligned with this proposal.

As a member of the family long residing at 11107 Cedar Creek Road, adjacent to the property affected by this proposal, I am deeply troubled. I have had the privilege to call this property my one and only *true* home. Though I have lived both near and far, it has been a constant source of deeply resounding peace to be able to return time and time again to this land. I have spent every summer here, enjoying what others only dream of having - an idyllic place, untouched by urban and suburban bustle, enveloped by the astounding beauty of wildlife, open pastures, and clear night skies. In the past year, I have had the opportunity to return here to Louisville, residing more permanently on this property alongside other family members. I have spent my nights listening to the distinctly calming sounds of gently flowing streams, crickets calling, and an evening breeze passing through the longstanding trees. I have spent my mornings gazing out at the rolling Kentucky hills with their many shades of green, breathing in the clean, rural air. This will soon be lost. I am utterly devastated, to say the least.

Reasonably, I recognize that these are passionate reactions to undesired change in a place that has an enduring family history; however, please do not misunderstand, these are matters of fact.

To be clear, I have researched and analyzed the details of this proposal from a data-driven perspective. It is clear and irrefutable that the proposal directly violates several aspects of the LDC regulation. As others have done, I ask you now to consider these violations: the removal of major tree masses and natural springs, a clear disregard for the provision of evidential support in regards to a supposed preservation of current viewsheds, a complete failure to meet the standards of what an “R4 Zone” was intended to be in the name of supposed conservation, and a refusal to protect and preserve the natural habitats and wildlife that exist. If this proposal were to move forward as is, it would undoubtedly cause devastation to the natural character of this land, in addition to the sense of innate peace and safety of such a rural area. **How is this possibly - in any sense of the word - an act of conservation?**

I attended the neighborhood meeting on July 17, 2018 in regards to this proposal, have spent time reading and reviewing the Louisville Land Development Code (Chapter 7, Section 11), and pored over other pertinent documents and articles. It seems irrational and unfounded to build 266 lots on this land instead of developing a plan which would allow this property to be divided into a minimal number of land plots, to be used by those seeking such a lifestyle as the one our community has traditionally enjoyed - one of a quiet, country life unaffected by the din of dense suburban and urban areas.

If nothing else, I will leave you with my burdens. It tears me apart to think that I have only a handful of moments to capture these special, heavenly scenic vistas that are about to be destroyed. I am heartbroken that I haven't had the chance for my own future children to enjoy what I have enjoyed on our historic family property, just as my own parents and grandparents did.

I am distraught by the destruction of countless wildlife populations: the yellow canaries, the white-tailed deer, the frogs and crawdads, even the katydids that call through the night. It is devastating to fathom that the dark night skies, filled with millions of stars, will be literally wiped away.

Most of all, I lament that a place of truly transcendent beauty is about to be torn away, never again to be experienced and enjoyed.

I ask you to consider my concerns, along with the concerns of others, before allowing this proposal to move forward.

I greatly appreciate your time and am grateful to have had the opportunity to comment on this situation.

Sincerely,  
  
Elena Puentes