

----- Forwarded message -----

From: **Lenora Roberts** <lenrob126@gmail.com>

Date: Wed, Mar 15, 2023 at 12:52 PM

Subject: Re-zoning change

To: <jeff.hudson@louisvilleky.gov>

6709 S.Watterson Trail

Louisville, KY 40291-2484

March 15, 2023

Councilman Jeff Hudson

District 23

Car trouble prevented me from attending last evening's neighborhood meeting regarding the proposed rezoning change from R4 to R5A for 7009 S. Watterson Trail and 7909 Glaser Lane (it's pronounced Glass-er by the way because it was the Glass-er family).

I don't need to tell you that we do not need more large buildings for multiple families in this area. I have lived on S. Watterson since November, 1965, and the five years before that on Glaser. I have seen us go from an area with space around us to houses built less than six feet apart as in downtown Louisville. I lived in the Highlands as a teen and I know the difference.

More importantly, all levels of our schools are already bursting at the seams; we don't need more students to cram in a closet. We don't need more cars on our roads already with broken up, unmaintained pavement (just drive daily on S. Watterson and Ferndale). There are times during the day that I have difficulty getting out of my driveway because of the traffic. (Just drive on Fegenbush Lane, Fern Creek Road, Beulah Church Road, S. Watterson during rush hours; you'd think you were on the Snyder.) The Belmond development is already on S. Watterson and will bring more students and cars that there is no place for.

Can you really imagine the campground turned into something akin to a downtown housing complex? We don't need more development which will lead to more overcrowding of our schools, more traffic on our roads, and under-maintained buildings—look at those on Fegenbush behind Bob Hook. It's my hope and prayer that the Council remember -- just because you can doesn't mean you should.

Go, CREEK!

Lenora Roberts

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LOUISVILLE FORWARD

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Louisville, KY 40202

502-574-5159

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



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



From: Lenora Roberts <lenrob126@gmail.com>

Sent: Wednesday, March 15, 2023 12:57 PM

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

Subject: Fwd: Re-zoning change

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Case #23-ZONEPA-0027, Case Manager: Jay Lockett

Please consider my letter to Councilman Jeff Hudson.

Lenora Roberts

Luckett, Jay

From: Lenora Roberts <lenrob126@gmail.com>
Sent: Thursday, March 16, 2023 2:03 PM
To: Luckett, Jay
Subject: Re: Re-zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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We really do not need another multi-family development in this area; the schools have an enrollment dilemma with overcrowding already that cannot be corrected readily . It's obviously a greed issue for the developer; not as much money can be made from single-family houses. Again, just because you can, doesn't mean you should. Thank you!
Lenora Roberts

On Thu, Mar 16, 2023 at 10:44 AM Luckett, Jay <Jay.Luckett@louisvilleky.gov> wrote:

Lenora,

Thank you for taking the time to express your opinions regarding this proposal. I will add your letter to the record and forward it to the applicant. Please feel free to contact me with further questions or comments.

Regards,

Jay Luckett, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

Luckett, Jay

From: Lenora Roberts <lenrob126@gmail.com>
Sent: Wednesday, March 15, 2023 12:57 PM
To: Luckett, Jay
Subject: Fwd: Re-zoning change

Follow Up Flag: Follow up
Flag Status: Flagged

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Case #23-ZONEPA-0027, Case Manager: Jay Luckett

Please consider my letter to Councilman Jeff Hudson.
Lenora Roberts

----- Forwarded message -----

From: Lenora Roberts <lenrob126@gmail.com>
Date: Wed, Mar 15, 2023 at 12:52 PM
Subject: Re-zoning change
To: <jeff.hudson@louisvilleky.gov>

6709 S. Watterson Trail
Louisville, KY 40291-2484
March 15, 2023

Councilman Jeff Hudson
District 23

Car trouble prevented me from attending last evening's neighborhood meeting regarding the proposed rezoning change from R4 to R5A for 7009 S. Watterson Trail and 7909 Glaser Lane (it's pronounced Glass-er by the way because it was the Glass-er family).

I don't need to tell you that we do not need more large buildings for multiple families in this area. I have lived on S. Watterson since November, 1965, and the five years before that on Glaser. I have seen us go from an area with space around us to houses built less than six feet apart as in downtown Louisville. I lived in the Highlands as a teen and I know the difference.

More importantly, all levels of our schools are already bursting at the seams; we don't need more students to cram in a closet. We don't need more cars on our roads already with broken up, unmaintained pavement (just drive daily on S. Watterson and Ferndale). There are times during the day that I have difficulty getting out of my driveway because of the traffic. (Just drive on Fegenbush Lane, Fern Creek Road, Beulah Church Road, S. Watterson during rush hours; you'd

think you were on the Snyder.) The Belmont development is already on S. Watterson and will bring more students and cars that there is no place for.

Can you really imagine the campground turned into something akin to a downtown housing complex? We don't need more development which will lead to more overcrowding of our schools, more traffic on our roads, and under-maintained buildings—look at those on Fegenbush behind Bob Hook. It's my hope and prayer that the Council remember -- just because you can doesn't mean you should.

Go, CREEK!

Lenora Roberts

Luckett, Jay

From: aebersoldbk@twc.com
Sent: Tuesday, July 25, 2023 10:11 AM
To: Luckett, Jay
Subject: Case Number: 23-ZONE-0063

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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

Mr. Luckett,

We would like to voice our opposition to the subject property: 7009 S Watterson Trl and 7909 Glaser Ln. The economic impact would be disastrous for this community due to the following reasons:

- 1) The environmental impact. Less trees and green space along with the drain on the electrical grid and additional gas usage.
- 2) The traffic on S Watterson Trl is already over extended for the size of the road and no possibility for expansion of the roadway. It is already hard to get out of the subdivisions and cross roads. Several times during the day traffic is so bad it can take 10-15 minutes to get through the traffic lights. Been several accidents in these areas.
- 3) Building apartment complex will not keep in line with the single family home environment that surrounds this proposed property change. Too vertical for such a small space. Basically, would stick out like a sore thumb. This will devalue the subdivisions surrounding them.
- 4) Noise would be a major issue due to more cars. Also, the building of the complex itself would bring detrimental effects on the surrounding homes in the area. Foundations could be in danger of severe damage.
- 5) Crime and fire potentially could increase due to this complex.

Thank you for your time in considering our request on this matter.

Sincerely,

Charles and Beth Aebersold

Luckett, Jay

From: Elizabeth Miller <heidiebetty@gmail.com>
Sent: Tuesday, July 25, 2023 4:24 PM
To: Luckett, Jay
Subject: Houseing

Follow Up Flag: Follow up
Flag Status: Flagged

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I've been living in the Brynwood sub division for more than 50 years and would like to complain about putting apartments in the old church grounds we have more traffic on South Watterson Trail then the road can handle also apartments are being built at the end of watterson trail at Hurstbourne It's a residential neighborhood Elizabeth Miller on Broadhale Dr Sent from my iPhone

Luckett, Jay

From: ally.sulzer <ally.sulzer@gmail.com>
Sent: Tuesday, July 25, 2023 7:57 PM
To: Luckett, Jay
Subject: Zoning for 7900 south Watterson trail

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Jay,

I am contacting you about a new zoning and development at 7900 south Watterson trail. This type of development will negatively impact this community and will adversely impact property values. This development is out of character with the surrounding neighborhoods including Brynwood and will increase traffic and safety concerns. Please help us in opposing this new zoning. Our neighborhood and young family would greatly appreciate it.

Thank you for your time,
Ally Morgan

Sent from my T-Mobile 4G LTE Device

Luckett, Jay

From: Torsky, John
Sent: Wednesday, July 26, 2023 10:50 AM
To: harold40291@gmail.com; Hudson, Jeff
Cc: Luckett, Jay; Dock, Joel
Subject: RE: 7009 S. Watterson Trail.

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Davis,

Thanks for your email. I've copied the case managers Jay Luckett and Joel Dock on this so they can make your comments part of the record which is reviewed by the Planning Commission and Metro Council.

Thank you,
John Torsky

*John Torsky
Legislative Assistant
District 23 Metro Councilman Jeff Hudson*

*502-574-1123 - Office
502-574-3468 - Direct*

From: Councilman Jeff Hudson <no-reply@wufoo.com>
Sent: Tuesday, July 25, 2023 6:45 PM
To: Hudson, Jeff <Jeff.Hudson@louisvilleky.gov>; Torsky, John <John.Torsky@louisvilleky.gov>
Subject: Contact Councilman Jeff Hudson [#2479]

Name Harold Davis

Address 
7909 Avanti Way
Louisville, KY 40291
United States

Phone (502) 231-1809
Number

Email harold40291@gmail.com

Comments

I am sad to hear about the proposal to change 7009 Watterson Trail from Single Family to Multifamily. It definitely does not suit that area and should remain R-5. Also I've been here 35 years and seen Watterson trail degrade between Outer Loop and Hurstbourne Lane with the Bridge Area at Fernview being the biggest danger to motorists with many friends commenting about it. More homes continue to overcrowd tiny watterson trail and it is in serious need of an upgrade. The other area in need of an upgrade is between Watterson Trail/Outerloop and the right turn onto Beulah Church Road. Fern Creek is growing like I've never seen before and we need road funds from the state or from the Infrastructure law that was passed to fix our issues. Hope you can help out! Thanks

Luckett, Jay

From: Torsky, John
Sent: Wednesday, July 26, 2023 10:52 AM
To: ally.sulzer@gmail.com; Hudson, Jeff
Cc: Luckett, Jay; Dock, Joel
Subject: RE: 7900 S. Watterson Trail

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Morgan,


Thanks for your email. I've copied case managers Jay Luckett and Joel Dock on this so they can make your comments part of the record which is reviewed by the Planning Commission and Metro Council.

Thank you,
John Torsky

*John Torsky
Legislative Assistant
District 23 Metro Councilman Jeff Hudson*

*502-574-1123 - Office
502-574-3468 - Direct*

From: Councilman Jeff Hudson <no-reply@wufoo.com>
Sent: Tuesday, July 25, 2023 7:53 PM
To: Hudson, Jeff <Jeff.Hudson@louisvilleky.gov>; Torsky, John <John.Torsky@louisvilleky.gov>
Subject: Contact Councilman Jeff Hudson [#2480]

Name	ALLYSON MORGAN
Address	 6703 FERNVIEW RD LOUISVILLE, Kentucky 40291 United States
Phone Number	(502) 876-9991
Email	ally.sulzer@gmail.com
Comments	I am contacting you about a new zoning and development at 7900 south Watterson trail. This type of development will negatively impact this community and will adversely impact property values. This

development is out of character with the surrounding neighborhoods including Brynwood and will increase traffic and safety concerns. Please help us in opposing this new zoning

Luckett, Jay

From: Torsky, John
Sent: Wednesday, July 26, 2023 10:53 AM
To: morgan.allan93@gmail.com; Hudson, Jeff
Cc: Luckett, Jay; Dock, Joel
Subject: RE: 7900 S. Watterson Trail.

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Morgan


Thanks for your email. I've copied case managers Jay Luckett and Joel Dock on this so they can make your comments part of the record which is reviewed by the Planning Commission and Metro Council.

Thank you,
John Torsky

*John Torsky
Legislative Assistant
District 23 Metro Councilman Jeff Hudson*

*502-574-1123 - Office
502-574-3468 - Direct*

From: Councilman Jeff Hudson <no-reply@wufoo.com>
Sent: Tuesday, July 25, 2023 7:54 PM
To: Hudson, Jeff <Jeff.Hudson@louisvilleky.gov>; Torsky, John <John.Torsky@louisvilleky.gov>
Subject: Contact Councilman Jeff Hudson [#2481]

Name	Allan Morgan
Address	 6703 Fernview Rd Louisville, KY 40291 United States
Phone Number	(256) 653-6403
Email	morgan.allan93@gmail.com
Comments	I am contacting you about a new zoning and development at 7900 south Watterson trail. This type of development will negatively impact this community and will adversely impact property values. This

development is out of character with the surrounding neighborhoods including Brynwood and will increase traffic and safety concerns. Please help us in opposing this new zoning

Luckett, Jay

From: Mary A Summers <maryannsummers@icloud.com>
Sent: Wednesday, July 26, 2023 7:23 PM
To: Luckett, Jay
Subject: Land development

Follow Up Flag: Follow up
Flag Status: Flagged

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Please stop the building of 87 units by Watterson gardens on South Watterson Trail the road is only two lanes and we don't need any more traffic also we don't need the noise from all the cars and people it should only be used for one family homes thanks for your help in this matter Mary Ann Summers living in Brynwood

Sent from my iPhone

From: [Lenora Roberts](#)
To: [Lockett, Jay](#); [Hudson, Jeff](#); [kevin bratcher](#); [Engel, Robin](#)
Subject: Case Number: 23-ZONE-0063
Date: Monday, September 25, 2023 1:12:12 PM
Attachments: [Hudson Jeff 3-2023.docx](#)
[rezoning case mgr 9-2023.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.

You are invited to attend a review for a Change in Zoning from R-5 single family residential to R-5A multifamily with a Revised Detailed Development Plan for 86 dwelling units with variance, s, and Binding Elements, Subject Property: 7009 S. Watterson Trl and 7909 Glaser Ln, Case Number: 23-ZONE-0063, Case Manager: Jay Lockett, The Planning Commission Meeting will be held:, Thursday, October 5, In-Person option: 514 West Liberty Street, 2023 at 1:00pm

Mr. Lockett,

My email turned out to be too long, so please read my letter of issues that is attached. Thank you for the Commission's consideration of my concerns.

Lenora Roberts

6709 S.Watterson Trail
Louisville, KY 40291-2484
March 15, 2023

Councilman Jeff Hudson
District 23

Car trouble prevented me from attending last evening's neighborhood meeting regarding the proposed rezoning change from R4 to R5A for 7009 S. Watterson Trail and 7909 Glaser Lane (it's pronounced 'Glass-er' by the way because it was the 'Glass-er' family).

I don't need to tell you that we do not need more large buildings for multiple families in this area. I have lived on S. Watterson since November, 1965, and the five years before that on Glaser. I have seen us go from an area with space around us to houses built less than six feet apart as in downtown Louisville. I lived in the Highlands as a teen and I know the difference.

More importantly, all levels of our schools are already busting at the seams; we don't need more students to cram in a closet. We don't need more cars on our roads already with broken up, unmaintained pavement (just drive daily on S. Watterson and Ferndale). There are times during the day that I have difficulty getting out of my driveway because of the traffic. (Just drive on Fegenbush Lane, Fern Creek Road, Beulah Church Road, S. Watterson during rush hours; you'd think you were on the Snyder.) The Belmont development is already on S. Watterson and will bring more students and cars that there is no place for.

Can you really imagine the campground turned into something akin to a downtown housing complex? We don't need more development which will lead to more overcrowding of our schools, more traffic on our roads, and under-maintained buildings—look at those on Fegenbush behind Bob Hook. It's my hope and prayer that the Council remember -- just because you can doesn't mean you should.

Go, CREEK!

Lenora Roberts

From: [Torsky, John](#)
To: russlyndavis@att.net
Cc: [Lockett, Jay](#); [Hudson, Jeff](#)
Subject: RE: case #23-ZONE-0063
Date: Monday, August 14, 2023 3:00:53 PM

Ms. Davis,

I've copied the case manager, Jay Lockett on this so he can make your comments part of the record which is reviewed by the Planning Commission and Metro Council. The case is scheduled to be heard by the Planning Commission on September 7.

Thank you,
John Torsky

*John Torsky
Legislative Assistant
District 23 Metro Councilman Jeff Hudson*

*502-574-1123 - Office
502-574-3468 - Direct*

From: Councilman Jeff Hudson <no-reply@wufoo.com>
Sent: Sunday, August 13, 2023 6:12 PM
To: Hudson, Jeff <Jeff.Hudson@louisvilleky.gov>; Torsky, John <John.Torsky@louisvilleky.gov>
Subject: Contact Councilman Jeff Hudson [#2513]

Name	Lynn Davis
Address	<input type="checkbox"/> 8008 Perchwood Ct Louisville, KY 40291-2423 United States
Phone Number	(502) 593-1651
Email	russlyndavis@att.net

Comments

RE: case # 23-ZONE-0063
Subject: 7009 S Watterson Trl. & 7909 Glaser Ln.

Mr. Hudson, my family & I have lived in BRYNWOOD SUBDIVISION for the past 50 years. In that time we have seen more & more growth in this area where the citizens who live out here & the COUNTRY type roads have not been considered on what is being approved. It takes longer & longer for us to get out of our subdivision onto S Watterson Trl. Between the volume of traffic & the type of drivers that are using S Watterson Trl, we are faced with longer & longer waits. With JCPS buses using these country roads, students are in peril daily going through here.

Please, tell Planning & Zoning that this change is perilous to students & citizens in this area.
Thank you,
Lynn Davis

From: [Rondalyn Shelby](#)
To: [Luckett, Jay](#)
Subject: Re: CASE NUMBER 23-ZONE-0063
Date: Thursday, July 27, 2023 10:51:47 AM
Attachments: [image001.png](#)

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You are more than welcome!

On Thu, Jul 27, 2023 at 10:22 AM Luckett, Jay <Jay.Luckett@louisvilleky.gov> wrote:

Rondalyn,

Thank you for taking the time to express your opinions regarding this proposal. I will add your letter to the record and forward it to the applicant. Please feel free to contact me with further questions or comments.

Regards,

Jay Luckett, AICP

Planner II

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5159



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From: Rondalyn Shelby <rondalyn.shelby@gmail.com>
Sent: Thursday, July 27, 2023 10:17 AM
To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>
Subject: CASE NUMBER 23-ZONE-0063

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.

Jay,

Good morning. I apologize for the late response, but I wanted to share this.

I do not think that the zoning should be changed from R-5A multifamily with a revised detailed district development plan for 86 dwelling units. The reason for this is because traffic will be a problem as there are already apartments that are in the process of being built on Watterson Trail. There will probably be an increase of crime and theft if they are low income and lastly, my biggest issue is the possibility of the decrease in market value of the existing homes in the area. I have worked hard as a single mother to keep my home. So this is a question that I would like raised to the developer, "Are you going to compensate the adjoining neighbors for the decrease in market value of their home?" The reason I ask for this is because I plan on asking all neighbors to have a new or hold on to their recent appraisal so that it can be supporting evidence for a CLASS ACTION LAWSUIT should our property decrease in value 4-5 years from now. I am in favor of middle class residential homes, but not the R-5A multifamily for 86 dwelling units.

--

Sincerely,

Rondalyn Shelby, MPA, MPSL, BA

(502) 314-5728

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--

Sincerely,

Rondalyn Shelby, MPA, MPSL, BA

(502) 314-5728

6709 S. Watterson Trail
Louisville, KY 40291-2484

September 22, 2023

Mr. Jay Lockett, Case Manager
Louisville Planning Commission

Case Number: 23-ZONE-0063 (R-5 single family to R-5A multifamily)

I had planned to attend the virtual meeting on October 5, but find that I now have to be out of town. This is a follow-up to my previous letter to Jeff Hudson, March 15, 2023 (copy attached) which I believe was forwarded to you.

On Wednesday, September 20, for the *third* time in about *five/six weeks*, I suddenly found myself with no water. Called the Louisville Water Company and was told that once again there was a water main break on South Watterson. (Each time I was fortunate enough to have the water turned back on before I ran out of bathrooms--water is needed for sanitary/health reasons....) Later that evening, a water company employee once again dug a hole in my yard to find the underground water valve (because I'm 'the last house on the main') so that he could hook up a hose (see attached) and start water running to 'clear out the pipe.' The water ran all night, until sometime mid-morning on Thursday. He said that the 'pipe is in really bad shape.' To my knowledge, the main has not been improved since we built our house in 1965, but many, many, many houses have been added on—examples, the large development across the street from me and the *three* new houses built next to me (which replaced the *one* house that was on that property), other single family houses on South Watterson and Glaser, the Brynwood subdivision, and maybe the Cedar Creek subdivision.

The first break on South Watterson was close to the entrance to Highview Baptist Church. The second break on South Watterson was near the entrance to the *proposed multi-family development* at the former campground! I'm not actually sure where the third break occurred, but based on the flashing lights at that location down the road I suspect it was approximately at the same location as the second.

And a greedy developer wants to add more multi-family houses to the already stressed water main. Would that developer actually move into our neighborhood or into one of these houses? Single family houses might be better but 86 dwelling units is unthinkable, and overkill for this neighborhood.

I'm requesting that the Planning Commission consider the dire issues that are already in this area-- narrow, under-maintained, overcrowded roads; over-populated schools; water main that needs to be improved/replaced--and not approve the re-zoning of this property to multi-family housing.

LJR
Lenora J. Roberts
502-905-2141



EWC 509-2806