

St. Germain, Dante

From: Thomas Lynn <tomandjoy1@gmail.com>
Sent: Thursday, November 07, 2019 11:24 AM
To: St. Germain, Dante
Subject: Keep stone Bluff safe

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Hello,

I am writing to say that as a resident of the Stone Bluff neighborhood in Fern Creek, we are very much against not having an access road built to the new apartment complex.

We have three children ourselves and there are many children on this street. I would love to preserve as many trees we can in our neighborhood, and also to keep more traffic from coming through.

Please reconsider, as I trust that you care about all these families living in this area.

Thank you!

Joy Lynn

St. Germain, Dante

From: Flood, Madonna
Sent: Thursday, November 07, 2019 9:05 AM
To: St. Germain, Dante
Subject: FW: Stonebluff

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

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

From: Schum, Renae M. <Renae.Schum@nortonhealthcare.org>
Sent: Wednesday, November 6, 2019 10:55 PM
To: nwright@mindelscott.com
Cc: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Stonebluff

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To whom it may concern My name is Renae Schum and I live in the Stonebluff subdivision I am emailing you today in regards to the letters that went out to my subdivision.

I have lived in Stonebluff for 30 years and have never had to worry about the safety of myself or my property. Suddenly that is a real thing worry!

I am writing to tell you how wrong this is to open a quiet subdivision to thur traffic, While I am sure that you feel this is the best way to take care of the new Apartment's that are being built I can tell you it is not. There are other ways to have an entrance for the apartments that are being built. For 1 why does it have to be 200 why not stay below 200 hundred so that it is a win win for both sides. Or option 2 Cut through the Rock wall off of Hurstbourne lane it was done to build our subdivision.

I don't think you understand that hardship that this zoning change will cause the subdivision, or maybe it's just about the money that you will save by causing the hard ship on the family's that call Stonebluff home?

We have very little problem's with break-ins or vandalism in Stonebluff our streets are safe for our children to play in and we all watch out for each other. If you open Ridge Creek Road it will open us up to all kinds of traffic and garbage in our clean streets, our streets will start to look like South Watterson Trail which in it's self is a big mess.

At the meeting in the summer you talked about putting a safety gate up well that would not have worked to keep unwanted visitors out so now you trying to just open the road!?! This makes no since I was always raised that my voice was important and I have raised my children the same way. I sure do not feel that my voice or any other voice has been heard other than those who stand to gain something from upsetting our quite subdivision.

I will be at that meeting and I am bring a lot of my friends with me. This is not right if the apartment's need another entrance than cut through the ROCK!

Our Subdivision Doesn't need another exit or entrance to it. We are great just the way we are!

Thank you,
Renae Schum

St. Germain, Dante

From: Nathan Wright <nwright@mindelscott.com>
Sent: Wednesday, November 06, 2019 10:54 AM
To: Renae Schum
Cc: Kent Gootee; Kathy Linares; St. Germain, Dante
Subject: RE: Zoning change

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Good morning Renae-

Thanks for reaching out and voicing your concerns. The client is exploring all options with the neighbor concerns, agency comment and development requirements to come up with a design solution that is satisfactory.

I have copied Dante', the Planning & Design Case Manager, on this reply so that your concern can become part of the official record.

If you have any questions regarding the plan or future meetings, please feel free to reach out.

Best-
Nathan

Nathan Wright, PLA, ASLA

Landscape Architect

NWright@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

502-485-1508 | Ext: 123



MINDEL SCOTT

www.MindelScott.com

From: Renae Schum <Rischum@hotmail.com>
Sent: Tuesday, November 5, 2019 5:37 PM
To: Nathan Wright <nwright@mindelscott.com>
Subject: Zoning change

Dear sirs my name is Renae Schum and I live in Stonebluff. Ridge Creek court to be exact. I am really bothered with the idea that my naborhood will no longer be my or family's safe haven. I have lived in stonebluff for 30 years my kids have grown up here they have been able to ride bikes scooters with out the worry of traffic unnecessary traffic on our street. If this road is opened I dont think you understand the damage this will do to a very quiet place we all call home. I am begging you to please look at going through the rock wall from hurstbourne lane. Take the money you are wasting on court fees and meetings and put it in cutting through the rock wall and let us be. We have never had 2 entrances to our subdivision and we still don't.

Thank you
Rena Schum
692-291-1415

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St. Germain, Dante

From: Nathan Wright <nwright@mindelscott.com>
Sent: Monday, November 04, 2019 9:51 AM
To: S Genardi
Cc: Kent Gootee; Kathy Linares; St. Germain, Dante
Subject: RE: Stone Bluff

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Sheri-

Thanks for reaching out and voicing your concerns. We are working with the concerned neighbor comments, the client, and the appropriate agencies in an attempt to come up with a design solution that is satisfactory to all.

I have copied the Case Manager, Dante', on this email so that your concern can be part of the official record.

If you have any questions or would like to see a copy of the plan, please don't hesitate to ask.

Best-
Nathan

Nathan Wright, PLA, ASLA
Landscape Architect
NWright@MindelScott.com
5151 Jefferson Boulevard
Louisville, KY 40219
502-485-1508 | Ext: 123

www.MindelScott.com

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

From: S Genardi <sgenardi106@gmail.com>
Sent: Saturday, November 2, 2019 5:17 PM
To: Nathan Wright <nwright@mindelscott.com>
Subject: Stone Bluff

Mwright

Please take this as mine and my husbands objections to a multi family dwelling and the notion of connecting our neighborhood with any outside street. I've lived here 30 plus years and as of now we have managed to keep our crime low for where we are. I am aging now as are a lot of our neighbors. This is the last thing we need. The idea of a connection or emergency gate is something we all object to.

Sheri Genardi

St. Germain, Dante

From: Nathan Wright <nwright@mindelscott.com>
Sent: Monday, November 04, 2019 9:48 AM
To: Shannon Whitaker
Cc: Kent Gootee; Kathy Linares; St. Germain, Dante
Subject: RE: 19ZONE1029
Attachments: 3587-DDDP-2019-10-31.pdf

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Shannon-

Thanks for reaching out with your concerns. As far as changes since you last seen the plan:

- The Road alignment has changed slightly, eliminating the round-about.
- The buildings and parking have been reconfigured slightly.
- We are still proposing no connection to Quail Ridge Road.
- We are showing a connection with Ridge Creek Road without and emergency gate.

I understand that you oppose a connection to the subdivision. I have copied Dante' on this email, so that your concerns can be part of the official record.

Please note, we are working with the neighbor concerns, the client, and the appropriate agencies in an attempt to come up with a design solution that is satisfactory for all.

I have attached a copy of the most recent plan for your reference.

If you have any other questions, please feel free to contact me.

Best-
Nathan

Nathan Wright, PLA, ASLA
Landscape Architect
NWright@MindelScott.com
5151 Jefferson Boulevard
Louisville, KY 40219
502-485-1508 | Ext: 123

www.MindelScott.com

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

From: Shannon Whitaker <swhitaker@nafcs.k12.in.us>
Sent: Sunday, November 3, 2019 1:14 PM
To: Nathan Wright <nwright@mindelscott.com>
Subject: 19ZONE1029

Mr. Wright,

I am unable to attend the public meeting scheduled for November 14 at 1:00 PM downtown.

Could you please update me on any changes that have been made to the plan for the development since you met with residents at the Fern Creek Community Center?

I am specifically interested in changes that have been made regarding connectivity to our subdivision (emergency gate that was planned in lieu of an open road connecting), the buffer zone between my property and the development, and the number of units that are now planned for the development.

I registered my concerns with Ms. St. Germaine after the initial meeting. My concerns regarding the development remain unchanged.

Thank you for your assistance,

Shannon Whitaker
6006 Ridge Creek Road
Louisville, KY 40291

Sent from my iPhone

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St. Germain, Dante

From: Matt Pursell <mpursell@NTSDEVCO.COM>
Sent: Thursday, October 31, 2019 3:49 PM
To: 'nwright@mindellscott.com'; St. Germain, Dante
Subject: 19ZONE1029

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Please do not open up the Stone Bluff neighborhood to over 200 additional vehicles. This is one of the reasons my family and I chose this neighborhood. One way in, one way out.

Thanks,

Matt Pursell | Network Administrator



500 North Hurstbourne Parkway, Suite 400 | Louisville, KY 40222
502.426.4800x185 | Cell 502.457.4782 www.ntsdevelopment.com

St. Germain, Dante

From: Deckard, Amanda [SLS] <Amanda.Deckard@sprint.com>
Sent: Wednesday, October 30, 2019 11:05 AM
To: St. Germain, Dante
Subject: 19ZONE1029

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Dante,

Good morning. I am reaching out to you as a resident of Stone Bluff neighborhood in Fern Creek. We are all strongly opposed to making the neighborhood a thru way for the new apartments.

Other than sending you this email how else can we protest this? The neighborhood is unhappy with the proposal and want to keep our area a one way in and one way out.

Please let me know what else we can do and thank you for your time.

Amanda Deckard

Account Manager-Business Inside Sales Organization
(502)326-6110
(844)323-7695
Amanda.Deckard@sprint.com

Brian Dahl

Inside Sales Retention Manager – Sprint Business
O: 502.326.6011 / M: 502.457.6377
brian.r.dahl@sprint.com

Lee Kiper

General Manager, Business Inside Sales Organization (BISO)
Richard.L.Kiper@sprint.com



St. Germain, Dante

From: alph0@aol.com
Sent: Thursday, July 18, 2019 2:42 AM
To: St. Germain, Dante
Subject: 19ZONE1029

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

Hello,

I am contacting you in reference to the potential re-zoning of the neighborhood that we call HOME. I have lived in this neighborhood since 1993. My family and I enjoy living in this subdivision and the privacy that it has to offer. We do not agree with the potential re-zoning of 7000 Ridge Creek Road nor do we agree with the road connections to Ridge Creek Ct. or to Quail Ridge Road. We feel that the rezoning and the connections to Ridge Creek Road and Quail Ridge Road will adversely affect our neighborhood. We feel these changes will decrease our property values and change the family environment with the increased traffic flow.

Thank you for your time and your considerations.

Concerned Resident,

Kimberly Canada

To Whom It May Concern,

These are a few of the reasons why we are opposed to the rezoning. We have tried to reach out verbally to you in your office but were told to express our views in writing in order for them to count.

Please accept this written letter as my formal opposition to the rezoning of the Ridge Creek Road project from R4 Residential to R6 Residential. We moved into this neighborhood with the idea that we are on a dead end street allowing crime to be at a minimum and traffic to be reduced to mainly residents only. With your proposal, you will be removing the quiet, serene setting.

We are opposed to the 25 foot distance between the proposed apartment complex and the property border of our quiet neighborhood. We do not need the streets of Ridge Creek Road or Quail Ridge Road opened up as a passage way into this apartment complex. This leads to unnecessary traffic on our neighborhood streets and the wear and tear on our blacktop.

The builder of Stone Bluff Subdivision stopped development in the 80's due to the extensive amount of rock and bluffs that would be dealt with had he chose to continue with these two streets. Why now does this seem a reasonable task to the current developer. Our settled homes do not need to be exposed to the blasting this type of excavating will require. Who will be responsible for the damages to our homes?

The decrease in property value is another downfall of this proposal.

Within the past year there have been at least five apartment complexes built within a five mile radius of this subdivision. Are they at capacity? The builder brags that these apartments will be occupied by General Electric employees, somehow I find that hard to believe.

Our subdivision is a very nice place to live. We do not need multi-family dwellings 25 feet away that will turn into low income housing with slum lords overseeing the management in a few years down the road.

We will be available to speak with you concerning this matter if the need arises.

Thank you for your time,

Keith O'Bannon

Tammy Eddington

7106 Ridge Creek Road

St. Germain, Dante

From: Keith Blandford <kablandford@yahoo.com>
Sent: Wednesday, June 05, 2019 10:19 AM
To: St. Germain, Dante
Subject: Rezoning and apartment complex

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Really do not want this development to go thru Added traffic Increased litter in neighborhood and potential increase in crime due to opening up closed subdivision are a few of the reasons. I have lived in this neighborhood for 16 years and the quiet closed environment was the main buying reason . Please stop this development Thanks Keith Blandford 7213 Wood Rock rd Stone Bluff subdivision

Sent from Yahoo Mail on Android

St. Germain, Dante

From: Michael Nagel <michael.nagel56@att.net>
Sent: Thursday, May 30, 2019 12:25 PM
To: St. Germain, Dante; Flood, Madonna; nwright@mindelscott.com
Subject: Proposed development at 7000 Ridge Creek Road / Case #: 19ZONE1029

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Hello,

I am writing to voice my opposition to any connectivity between the proposed development and Ridge Creek Road to include the "Emergency Only Gate" as depicted in the development plan. I am also opposed to any connection to Quail Ridge Road.

I share many of the same concerns already voiced by my neighbors with increased traffic being the main problem if a convenient cut-through to South Watterson Trail is provided to the many residents of this new complex. Most important would be the danger this would pose to the children who ride bikes, walk dogs, and play in their front yards here. Other obvious problems include the increased wear and tear on Ridge Creek Road, Stone Bluff Road, S. Watterson Trail, and the potential for speeders hurrying through our neighborhood.

Also a concern is that an open gateway to our neighborhood would provide the opportunity for an increase in vandalism and burglary which would lead to an increase in insurance rates and the lowered property values that go along with a situation like that.

I don't believe that stopping the rezoning request is in the best interest of the property owners here in Stone Bluff/Quail Run, considering Mindel Scott's thoughtful decision to keep the development under 200 units (which would make a second access road mandatory).

I do strongly oppose any connectivity to our neighborhood and believe that the project can be completed without disrupting the safety and security of the Stone Bluff/Quail Run community.

Thank you for your consideration,

Michael W. Nagel
7124 Quail Ridge Road
Louisville KY 40291
Home 502 495 2240

St. Germain, Dante

From: JAMIE SATTERLY <tjmom8@yahoo.com>
Sent: Friday, May 24, 2019 5:14 PM
To: St. Germain, Dante
Cc: Flood, Madonna
Subject: Hurstbourne Multi-Family Rezoning

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Mr. St. Germaine,

I am writing in regards to a proposal to build a 192 unit apartment complex at 7000 Ridge Creek Road. I intended to be at your meeting on May 8th but my father in law passed away that day so I was obviously unable to attend. While I have no issue with an apartment complex being built, I do however have great opposition to connecting our quiet little neighborhood to said complex. When we bought our home almost 15 years ago, we decided on this neighborhood because it was quiet and out of the way. Since then, Hurstbourne Lane has come through and a church was built on the old farm property that was directly behind our home. We chose this part of the neighborhood because there was no through traffic and felt that our children would be safe playing in our dead end part of Stone Bluff Road. We watch people blow through the stop sign across from our house everyday. This is just normal neighborhood traffic. I cannot imagine what the situation would be if we had traffic from 192 apartments coming in and out through our neighborhood. I can guarantee one thing, it wouldn't be quiet anymore and I am sure it wouldn't help our property value either. I want you to know that I adamantly oppose the connection of this apartment complex to our neighborhood in any shape or form. Please protect our children and homes.

Sincerely,

Jamie M. Sattety

Sent from my iPhone

St. Germain, Dante

From: Tyler Hart <tylerhart130@gmail.com>
Sent: Thursday, May 23, 2019 9:09 AM
To: St. Germain, Dante
Subject: Rezoning for apartments

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Mr. Germain,

I am a resident of Stone Bluff and live on Ridge Creek Rd. I am reaching out to you to address my concerns with the proposed apartment complex and its attachment to Ridge Creek Rd.

As the neighborhood is now, it is very quite and secluded, which is why I purchased the home that I live in. There is no through traffic as this is a single entrance neighborhood.

If the apartments are built we will lose our trees which block a lot of noise and have them replaced with unsightly tall apartment buildings. The traffic in the neighborhood would increase, making going in and out difficult considering the roads are narrow and cars are parked on the street as it is. With such a large increase in population in such a small area, crime is likely to increase as well.

Thank you for your time and I hope that you can take these concerns into consideration and not rezone the land that is connected to Stone Bluff/ Ridge Creek Rd.

Tyler Hart

Sent from my iPhone

St. Germain, Dante

From: Shannon Whitaker <swhitaker@nafcs.k12.in.us>
Sent: Saturday, May 18, 2019 3:19 PM
To: St. Germain, Dante
Subject: Hurstbourne Multi-Family Project (edited)

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Case#: 19ZONE1029

I sent this email again, editing the date as I made a typo on the date of our home ownership. We have significant equity in our home (living here seventeen years). We are invested in this property and take great interest in what happens around it.

Ms. St. Germain,

I am writing to express concerns regarding the construction of apartments behind our property located at 6006 Ridge Creek Court. I attended the meeting held on May 8th at the Fern Creek Community Association & Chamber of Commerce along with other concerned residents of our neighborhood. Mr. Wright provided a summary of the meeting which I feel is an adequate representation of the concerns expressed the evening I attended.

To start out, the residents do not want the complex built. However, given the information our Metro Council representative shared I believe that it is inevitable that it will be built behind the neighborhood. I do not have the skills/time to look through the community plan and find any discrepancy between your plan and the community plan. Given that the project looks to move forward, I hope that you understand I am concerned about falling property value and several other issues.

My husband and I have lived in this neighborhood since 2002 and have felt very safe in the community. Mr. Gootee (I apologize if I do not have his name correct) shared that crime typically is not a problem when apartments are built adjacent to existing neighborhoods, but could not produce any documentation of this fact. Looking at the plan developed, a parking lot will back up to our home with a mere 25 foot buffer. Mr. Gootee suggested there will not be a fence to separate the complex from our neighborhood. I have concerns that those with less noble intentions could move from the parking lot to our properties and then have easy access to leave. I would ask you to consider extending the buffer and leaving as many trees and natural vegetation as possible. You cannot guarantee who will access the parking lot of your complex- it may not be residents, but those who are looking for access to homes.

My husband and I would like to also confirm that we do not want Ridge Creek Road opened to the complex. The only option we would support is an emergency access gate. The neighborhood has only one entrance/exit and I do not feel it could support the extra traffic of the complex. Watterson Trail is dangerous at best and adding additional traffic at the only entrance/exit will increase the likelihood of an accident. The road is in atrocious condition. Ms. Madonna Flood, our Metro Council representative, could not give us a clear answer as to who is responsible for repairing the road so there is not a clear timeline as to when this situation will be rectified. Additional traffic added to the road will only cause it to deteriorate faster.

Children need to feel safe riding their bikes and residents need to feel safe walking in the neighborhood. If we have people who do not live in our neighborhood driving through they may not obey speed limits and decrease the safety in

the neighborhood. Also, take a drive down Watterson Trail. Look at the trash along the side. In our neighborhood, we do not throw out trash. I don't want the same thing occurring in our neighborhood from those who do not live here using it as a cut through on their way to somewhere else.

Thank you for your time and I hope you take my concerns into consideration. My husband and I have built a home in this community and worry about the loss of value we have built over the years. I am hopeful that you will listen to our concerns and will work with the residents that your project will impact.

Respectfully,

Shannon and Greg Whitaker
6006 Ridge Creek Court

*Shannon Whitaker M.S., CCC-SLP
Speech-Language Pathologist
New Albany-Floyd County Schools*

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St. Germain, Dante

From: Gladys Tyler <gmtyle53@hotmail.com>
Sent: Thursday, May 16, 2019 2:07 PM
To: Flood, Madonna
Cc: St. Germain, Dante
Subject: Rezoning for Hurstbourne Apts.

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Dear Madam/Sirs,

I am a resident of the Quail Run neighborhood and I am requesting that you all would reconsider the access through our neighborhood. I have no objection to the building of the apartment complexes, but I have lived here since 1994 and this neighborhood has remained comfortable for child rearing and safe traffic commutes. I would like very much for it to remain that way. I am now a widow facing many crucial decisions to make regarding my private residence and other personal factors. Please take my concerns to heart.

Thanks,
Gladys Tyler

Sent from my iPad

St. Germain, Dante

From: Renae Schum <Rischum@hotmail.com>
Sent: Tuesday, May 14, 2019 4:44 PM
To: St. Germain, Dante
Subject: Re: Zoning

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I am writing again to just remind you of how unsafe our neighborhood will be if it is opened up to a new traffic pattern. I worry about our kids that play in the streets. I also worry about the safety of all who live and care about Stonebluff. We all take pride in our property. I am very sure our values will drop as well the welfare of our neighborhood

Thank you
Renae Schum

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From: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Tuesday, May 14, 2019 8:21:24 AM
To: Renae Schum
Subject: RE: Zoning

Ms. Schum,

Thank you for your comments. I will add them to the case file.

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>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



From: Renae Schum [mailto:Rischum@hotmail.com]
Sent: Monday, May 13, 2019 10:35 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Zoning

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Dear sirs after living in stonebluff for 25 years with 1 way in and 1 way out we all feel pretty safe up here. We know when someone is in the neighborhood that dosnt belong. Our streets stay clean. If you open the dead ends we will end up with a raceway. If this happens it's only a matter of time before a child is hit and killed or seriously hurt.
Please dont rezone our neighborhood for the safety of our kids and our property

Thank you
Renae Schum

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St. Germain, Dante

From: Lori Nagel <lori.nagel@att.net>
Sent: Tuesday, May 14, 2019 1:09 PM
To: St. Germain, Dante; Flood, Madonna
Subject: Fw: Hurstbourne Multi-Family Rezoning | Neighborhood Meeting Summary
Attachments: 3587-Neighborhood Meeting Summary.pdf; 3587-DDDP-2019-05-13-FILED.pdf

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Per these plans, it looks like emergency access at Ridge Creek Road has been suggested, and this was strongly contested at the neighborhood meeting on May 7. It was our understanding that development under 200 units DOES NOT REQUIRE CONNECTION.

I am completely against any access. It's an invitation for our neighborhood to be opened up to non-residents and unwanted activity.

Thank you,

Lori Nagel
7124 Quail Ridge Road
Lot 306

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

From: Nathan Wright <nwright@mindelscott.com>
Sent: Monday, May 13, 2019, 4:48:49 PM EDT
Subject: FW: Hurstbourne Multi-Family Rezoning | Neighborhood Meeting Summary

Good afternoon-

Attached, along with the previously sent summary, please find the plan that was formally filed with Planning & Design Services today.

Again, the best way to get your concerns noted is to send them directly to the case manager:

- Project Name: Hurstbourne Multi-Family Rezoning
- Project Address: 7000 Ridge Creek Road & 6601 Sunny Hill Road
- Project Case #: 19ZONE1029
- Planning & Design Case Manager: Dante St. Germain, 502-574-4388, Dante.St.Germain@louisvilleky.gov

Best-
Nathan

Nathan Wright, PLA, ASLA

Landscape Architect

NWright@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

502-485-1508 | Ext: 123



MINDEL SCOTT

www.MindelScott.com

From: Nathan Wright
Sent: Monday, May 13, 2019 3:06 PM
Subject: Hurstbourne Multi-Family Rezoning | Neighborhood Meeting Summary

Good afternoon-

Attached, please find the summary of the neighborhood meeting that was submitted with the plan and required paperwork for the Formal Filing of the Hurstbourne Multi-Family Rezoning. As stated during our meetings, this is a short summary of the main areas of concern and discussion.

Feel free to forward this to anyone in your neighborhood that would like a copy. Not everyone who signed in gave an email.

Please feel free to let me know if you have any questions. As mentioned during our meetings, the best way to make sure that your individual concerns are heard and on the official record is to email the case manager. If you misplaced the slip with her contact information it is:

- Project Name: Hurstbourne Multi-Family Rezoning
- Project Address: 7000 Ridge Creek Road & 6601 Sunny Hill Road

- Project Case #: 19ZONE1029
- Planning & Design Case Manager: Dante St. Germain, 502-574-4388, Dante.St.Germain@louisvilleky.gov

Best-

Nathan

Nathan Wright, PLA, ASLA

Landscape Architect

NWright@MindelScott.com

5151 Jefferson Boulevard

Louisville, KY 40219

502-485-1508 | Ext: 123



MINDEL SCOTT

www.MindelScott.com

St. Germain, Dante

From: Jim Schum <jcschum@live.com>
Sent: Tuesday, May 14, 2019 10:55 AM
To: St. Germain, Dante
Subject: Proposed apartment complex next to Stone Bluff neighborhood

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I, along with my neighbors, am alarmed with the proposal to open a dead end street to through traffic in the subdivision. The issues of child safety, increased crime, decreased property values, etc. are extreme concerns. Along with these issues is one that deals with the access of the proposed development to Hurstbourne Lane. I understand that two access routes are required for this complex, thus the proposal to connect to the Stone Bluff road for one of them. Why? We were told the reason was "connectivity"??? Why not two access points onto Hurstbourne? The reason we were given for not doing that was that the developer would have to cut through a rock wall for one of them. The developer of Stone Bluff created our entry/exit by doing that very thing. Sounds like the apartment complex developer is trying to save money at the expense of destroying our quality of life. Let's not let that happen.

Sent my iPhoneX

St. Germain, Dante

From: Renae Schum <Rischum@hotmail.com>
Sent: Monday, May 13, 2019 10:30 PM
To: St. Germain, Dante
Subject: Zoning

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Please note that opening the dead ends in our neighborhood would cause a lot of problems. Our safe neighborhood is now no longer safe for our kids to play and ride bikes in the street due to the traffic pattern that will be set up.

Thank you
Renae Schum

Get [Outlook for Android](#)

St. Germain, Dante

From: Renae Schum <Rischum@hotmail.com>
Sent: Monday, May 13, 2019 10:35 PM
To: St. Germain, Dante
Subject: Zoning

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Dear sirs after living in stonebluff for 25 years with 1 way in and 1 way out we all feel pretty safe up here. We know when someone is in the neighborhood that dosnt belong. Our streets stay clean. If you open the dead ends we will end up with a raceway. If this happens it's only a matter of time before a child is hit and killed or seriously hurt.

Please dont rezone our neighborhood for the safety of our kids and our property

Thank you
Renae Schum

Get [Outlook for Android](#)

St. Germain, Dante

From: Meadows, Jennifer R. <jennifer.meadows@jefferson.kyschools.us>
Sent: Monday, May 13, 2019 8:10 AM
To: St. Germain, Dante
Subject: Fw: 7000 Ridge Creek Rd

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Thank You
Jennifer Meadows
Records Clerk for Highland Middle School
1700 Norris Place
Louisville Ky, 40205
502-485-8266

From: Meadows, Jennifer R.
Sent: Monday, May 13, 2019 8:09 AM
To: Madonna.Flood@louisvilleky.gov
Subject: 7000 Ridge Creek Rd

I am Emailing you to beg you to not allow the rezoning of 7000 Ridge Creek Rd. We own Our first home ever at 7116 Ridge Creek Rd which is 5 houses away from where they plan to build apartments and open our neighborhood to Hurstbourne lane. This a huge problem for us for many reasons but the most important reason is that our youngest child is special needs. That for us means right now we live on a dead end (which we choose for a reason for her) as of now she can go out and play safely. The last house on the left is her best friends house she can now walk there by herself because there is minimal traffic and we know all the people that live down there. They look out for her. If they open up the street to access Hurstbourne Lane there will be so much traffic she will no longer be able to go out to play safely. We have a large amount of children that all play in the neighborhood together as of now there is only one way and one way out so traffic is hardly any. None of us that live in the neighborhood want hundreds of new people having access to our children, giving chances for sex offenders and drug users around our children a bigger chance for break in's and burglary. The apartments would lower the value of our homes causing us to loose value that we have all worked hard to pay on and to update our homes. I truly don't feel like the safety of our children and our homes should be jeopardized, we should not loose the value in our homes or be forced to up root our families for their safety. Please please please vote no please keep us safe and keep it so that my special needs child still gets to be a kid and go out side to play .

Thank You
Jennifer Meadows
Records Clerk for Highland Middle School

St. Germain, Dante

From: Laura A. Szafranski <lszafranski@FHCLOUISVILLE.ORG>
Sent: Friday, May 10, 2019 11:34 AM
To: St. Germain, Dante
Cc: John Szafranski (Jola1958@hotmail.com)
Subject: FW: Hurstbourne Multi-Family Rezoning

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Good Afternoon,

I am reaching out to you to let you know my concerns about the Hurstbourne Multi-Family Rezoning Project-
Project Case #: 19ZONE1029

My husband and I were present at the recent meeting conducted at the Ferncreek Commerce Building this week.

The gentlemen who facilitated the meeting, suggested all concerns be directed to you.

First, my address is 5806 Stone Bluff Rd. I, along with many of my neighbors, have lived in the Stone Bluff Community for over 25 years. There has always been just one entrance/exit to our subdivision. To my knowledge there has never been an issue or concern with this. My understanding is that the proposal for the Hurstbourne Multi-Family rezoning project would include an opening through our community with the opening up of Ridge Creek Road and Sunny Hill Road. This action alone, would invite an unwelcomed increase in traffic cutting through our neighborhood. Other reasons that I am opposed to the rezoning project are:

1. Too many rental properties in a neighborhood of single-family homes can cause property values to stagnate or decrease.
2. Home sales could be negatively impacted, due to a prospective buyer not wanting to buy near an apartment complex.
3. Unless these are luxury apartments, lower end apartments open the community to lower income singles and families which often bring a turnover and more transient group of neighbors. Unfortunately, these are neighbors who are not as invested in the property because they rent and do not own their property.
4. Building an apartment complex adjacent to our subdivision takes away from the low density designs of single family homes which preserve space and promote a rural hometown community.
5. More apartment communities in our area only serves to promote more traffic congestion and noise.
6. Currently, South Watterson Trail between Bardstown Road and Hurstbourne Lane is a dangerous winding section of road and having an opening traversing through Stone Bluff Subdivision would encourage a diversion of traffic to avoid this section of road.
7. Any development along Hurstbourne Lane should have their own entrance/exits to and from Hurstbourne without exposing the bordering neighborhoods to an increase in traffic, traffic noise, and safety concerns by opening up their subdivisions as an entrance and exit point.

Many neighbors who attended this meeting never received notification of the first meeting and were upset of the lack of responsibility shown to ensure those most affected by this project receives appropriate and timely notices of all meetings to ensure all concerns are addressed.

Respectfully,

Laura Szafranski

St. Germain, Dante

From: Lori Nagel <lori.nagel@att.net>
Sent: Thursday, May 09, 2019 5:25 PM
To: St. Germain, Dante; Flood, Madonna
Subject: Proposed development at 7000 Ridge Creek Road

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Hello,

As a resident of Stone Bluff/Quail Run, I want to voice my opinion **against** connecting our neighborhood to the proposed apartment complex off Hurstbourne Lane via Ridge Creek Road or Quail Ridge Road.

We appreciate that the developers at Mindell Scott have designed a complex that is less than 200 units (which would have made connectivity automatic). But because it is only 192 units, I understand that neighborhood residents have a say in the decision to connect to or allow access between the neighborhood and the complex even though connectivity may be desired by the city.

We are very happy with our quiet neighborhood and have no wish to encourage cut-through traffic or speeders. There are many families here with young children who play outdoors. We also had our roads repaved a few years ago and see additional traffic as having a negative impact on our streets. Increased access to our neighborhood could potentially invite opportunity for vandalism or burglary that doesn't exist now due to our being isolated from connecting traffic.

In short, people who don't live in Stone Bluff/Quail Run shouldn't be allowed to drive through here on their way to somewhere else simply because the opportunity to do so is provided. It's not logical to think that only apartment residents would be using our neighborhood as a shortcut or alternate route.

I am not in favor of any kind of access or connection using either Ridge Creek Road or Quail Ridge Road. Dead-end streets are perfect for kids who want to play outside and neighbors who like to chat or walk, and I'd like to keep it that way.

Thank you for your consideration,

Lori Nagel
7124 Quail Ridge Road
Lot 306
502-495-2240 (landline)

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 2:11 PM
To: St. Germain, Dante; Gividen, Mark A
Subject: FW: Concerned Citizen

Your concerns have been forwarded to the Project Manager, Dante St. Germain.

From: Gividen, Mark A <mark.gividen@jefferson.kyschools.us>
Sent: Thursday, May 9, 2019 1:49 PM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Fwd: Concerned Citizen

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Good Morning,

I am a homeowner in the Stonebluff subdivision, located off Watterson Trail. It has been brought to my attention that the land plot across from Ridge Creek Rd. is being petitioned for rezoning by a developer to build an apartment complex. First, I would like to mention that I teach Human Geography and a large part of our curriculum deals with urban land use and urban patterns. Having said that, I have a decent understanding involved in the importance and purpose zoning serves to a city's development. This importance and purpose is the exact reason our subdivision is currently zoned r4.

I would like to express the displeasure that is shared by exactly every resident in the subdivision. Obviously, I am going to assume that you know and even expect this response from us. I could discuss the reasons involved, such as crime rates, traffic incidents, loitering etc. but I know that we both know that these statistics have a positive correlation to the proximity of an apartment complex and these statistics are undesirable to any homeowner. I am also going to assume that you understand the negative correlation that distance to an apartment complex has on property value for a homeowner and skip the discussion on the thousands of dollars EACH homeowner would lose.

I would like to discuss the logistics, however. Our subdivision has but one entrance. In fact, this was one of the major attractions to the property that lured my fiancé and two children to purchase here. How would an apartment complex, especially one the size of the proposal, function with traffic flow? Does the developer plan to send them all through our subdivision? Is Metro Council going to vote to put traffic lights in our subdivision (one that does not even have street lamps)? Making the assumption that they are not (because that would be absurd), this means an entrance off Hurstbourne Lane. This area is already known for congestion and accidents. Poor site lines play a tremendous role in this. I have not surveyed the land nor do I know the specific plans but I know that a second traffic light (first being the off Waterson Trail) would likely be needed. When does this traffic light get put in to place? After the first fatal accident? The second? Does this alternative seem conducive to citizen safety? If not, the third option

would be to have both, an entrance in from both sides. Does this really solve either of the first two issues? Or just combine both?

Lastly, I am one voice that represents the many concerns of every citizen in the Stonebluff neighborhood. For ample reasons alongside those mentioned above, this is not a place that wants or needs an apartment complex. However, you may want to direct the developers attention to the shopping center at Bardstown Road and Watterson Trail. This area has traffic lights already installed for traffic flow, has consistent flow for potential consumers, and could be a prominent location for any service with the right developer.

Concerned Stonebluff Resident,

Mark Gividen

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:21 AM
To: St. Germain, Dante
Subject: FW: 7000 Ridge Creek Road - 192 Unit Apartment Complex

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:17 AM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: Shelly Schabel <sschabel@hardecs.com>
Subject: FW: 7000 Ridge Creek Road - 192 Unit Apartment Complex

Andrea –

Please send to Dante at Planning and Design

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: Shelly Schabel <sschabel@hardecs.com>
Sent: Wednesday, May 8, 2019 1:39 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>; dante.st.germain@louisvilleky.com
Subject: 7000 Ridge Creek Road - 192 Unit Apartment Complex

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I own a home at 7203 Ridge Creek Road. We have a lot of small children in our neighborhood. We DO NOT want 7000 Ridge Creek Road to be re-zoned and we DO NOT want road connections to Ridge Creek Road, or to Quail Ridge Road.

I feel that this would prove VERY dangerous to the CHILDREN and RESIDENTS of Stonebluff and Quail Ridge Road residents !!!!!!!!!!!!!!!!!!!!!!!

Thank you.

Sincerely,

Lynn M. Schabel

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St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:21 AM
To: St. Germain, Dante
Subject: FW: Apartment complex at 7000 ridge creek rd

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:16 AM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: Rausch, Brittany <Brittany.Rausch@louisvilleky.gov>
Subject: FW: Apartment complex at 7000 ridge creek rd

Andrea –

Please send to Dante at Planning and Design

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: Rausch, Brittany <Brittany.Rausch@louisvilleky.gov>
Sent: Wednesday, May 8, 2019 1:55 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Apartment complex at 7000 ridge creek rd

Hello CW Flood,

I am a new homeowner in the Stone Bluff neighborhood located off of Watterson Trail. I am writing you this letter to ask please do NOT vote to allow this land to be re-zoned to build an apartment complex at 7000 Ridge Creek Rd. One of the many draws to this secluded neighborhood is the quietness and peacefulness that it has. I know all too well the issues/problems that a 192 unit apartment complex will bring to this subdivision and it saddens me. I never would've purchased a home in this neighborhood had I known that these were the plans for 7000 Ridge Creek Rd. Please vote against this and keep my neighborhood the wonderful place that it currently is for me and my family and for my neighbors as well who strongly agree with me.

Brittany Rausch

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:21 AM
To: St. Germain, Dante
Subject: FW: Ridge creek/stonebluff

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:16 AM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: bbbailey05 <bbbailey05@att.net>
Subject: FW: Ridge creek/stonebluff

Andrea –

Please send to Dante at Planning and Design

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: bbbailey05 <bbbailey05@att.net>
Sent: Wednesday, May 8, 2019 5:32 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Ridge creek/stonebluff

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Dear Madonna,

My name is Robert. I live in Stonebluff neighborhood on Hurtsview Rd and i reject the proposal of multifamily units near our house and reject an access road as well. Could you please be a voice for our neighborhood to keep this development from happening.

Thank you, Robert Bailey 718-2018

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:20 AM
To: St. Germain, Dante
Subject: FW: Not to approve the re-zoning of 7000 Ridge Creek Road

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:15 AM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: littlecheetah@juno.com
Subject: FW: Not to approve the re-zoning of 7000 Ridge Creek Road

Andrea –

Please send to Dante at Planning and Design

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: littlecheetah@juno.com <littlecheetah@juno.com>
Sent: Wednesday, May 8, 2019 6:03 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Not to approve the re-zoning of 7000 Ridge Creek Road

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Madonna Flood,

Sorry not able to attend this evening' s meeting regarding :
the re-zoning of the apartment complex to be built at the end
of 7000 Ridge Creek Road.

I do not approve of the re-zoning, per the news flyer in my mailbox
the other day.

As a concerned homeowner of the Quail Ridge/Stone Bluff neighborhood, I DO NOT want this, especially not the traffic to have access to our quiet streets.

Thanks
Sheila Whitworth
6008 Hurstview Road

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:20 AM
To: St. Germain, Dante
Subject: FW: Proposal at 7000 Ridge creek

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:14 AM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: joysanchez417@gmail.com
Subject: FW: Proposal at 7000 Ridge creek

Andrea –

Please send to Dante at Planning and Design.

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: joysanchez417@gmail.com <joysanchez417@gmail.com>
Sent: Wednesday, May 8, 2019 6:54 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Proposal at 7000 Ridge creek

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Representative Madonna Flood,

I am writing to make known my strong protest for the proposal to build an apartment complex at 7000 Ridge Creek Road, near Hustbourne Lane. My family and I live at 7120 Quail Ridge Road and we are strongly opposed to such a development. We are concerned that it might lower property values and increase volume in our otherwise quiet neighborhood. In fact, it would dramatically reverse the quiet atmosphere of our neighborhood that we currently enjoy. We hear bull frogs and other wild life at night in the near by woods. We see deer and turkey often. My opposition also includes the possibility of making further road connections for the same reasons stated.

I understand that for this to take place the land would have to be rezoned from R4 residential to R6 residential. I am asking that you please reject such a proposal if it is in your power. Other residents in our subdivision likewise plan to attend to make our voices heard and oppose this proposal. Thank you for your time.

Sincerely,
Joy Sanchez, RN

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:19 AM
To: St. Germain, Dante
Subject: FW: Rezoning

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:11 AM
To: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Cc: mindy hudgins <m.l.hudgins@hotmail.com>
Subject: FW: Rezoning

Andrea –

Please send to Dante at Planning and Design

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: mindy hudgins <m.l.hudgins@hotmail.com>
Sent: Wednesday, May 8, 2019 7:38 PM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Rezoning

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We do not want 7000 Ridge Creek Road to be rezoned! We also do not want road connections to Ridge Creek Road or Quail Ridge Road. This is a nice quiet neighborhood and we would like to keep it that way.

Sent from my Verizon Motorola Smartphone

St. Germain, Dante

From: Derouen, Andrea
Sent: Thursday, May 09, 2019 8:19 AM
To: St. Germain, Dante
Subject: FW: Development at 7000 Ridge Creek Road - Case # 19ZONE1029

From: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Sent: Thursday, May 9, 2019 8:10 AM
To: Benjamin Wilborn <benjaminwilborn@gmail.com>
Cc: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Subject: RE: Development at 7000 Ridge Creek Road - Case # 19ZONE1029

Andrea –

Please send to Dante at Planning and Design

Respectfully,

Madonna Flood
Councilwoman
District 24
502-574-1124

From: Benjamin Wilborn <benjaminwilborn@gmail.com>
Sent: Wednesday, May 8, 2019 9:55 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: Development at 7000 Ridge Creek Road - Case # 19ZONE1029

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Dante,

I recently attended a neighborhood meeting where a development at 7000 Ridge Creek Road was discussed (Case # 19ZONE1029) and your contact information was given out at that meeting. I have copied my Metro Councilwoman, Madonna Flood on this email, as she represents me and my neighborhood. I spoke with Kent Gootee, who works with Mindel Scott & Associates. He explained to the people at the meeting that they are proposing a 192 unit apartment complex on the land at 7000 Ridge Creek Court, with a road connection through the apartment complex through Hurstbourne Lane to Ridge Creek Road. The land is currently zoned R4, and it is proposed to be re-zoned to R6 to allow for this apartment complex to be built.

Myself and a number of my neighbors are against this re-zoning, and the road connection that is proposed to be made at the end of Ridge Creek Road. We are concerned that building an apartment complex would lower our property values, and open our neighborhood to more traffic created by the apartment complex, and through traffic coming from Hurstbourne Lane to cut through our neighborhood to Watterson Trail. Many of my neighbors bought homes in our neighborhood because it's quiet and secluded, less traffic on the streets, and a safe place for our children and grand children to play outside on the streets. If this development goes through and new traffic is generated, people will be speeding through our neighborhood creating more traffic and endangering children.

We are also concerned about noise and light pollution from the apartment complex. We are concerned that lighting from the 192 complex would bleed over into our streets, and that noise would as well. I've lived in houses that neighbored apartment complexes before. I had constant problems with people from the apartment complex coming home late at night and blaring their car stereos. It was not a pleasant experience, and the 25' that is proposed to separate the development from the neighborhood just isn't enough of a barrier to stop that noise pollution.

Another concern is that Kent is not recommending installing a fence or a wall between the the apartment complex and our neighborhood. If this development proceeds, we would like a wall in place between the apartments and the neighborhood. This would help keep our neighborhood somewhat secluded and prevent the people from the apartment complex cutting through our yards. Again, this is another problem that I have had in the past when living in a house that was next to an apartment complex. Even though that apartment complex had a fence, the residents had cut a hole in the fence and went through the hole, that is why a wall would be better.

I am writing to let you know that myself and a number of neighbors are against this re-zoning, and would request that the re-zoning not proceed and that a road connection to Ridge Creek Court not be made. I would like this email to go on record and be included in the file that accompanies this development at any future committee meetings.

Thank you,
-Ben Wilborn

St. Germain, Dante

From: Benjamin Wilborn <benjaminwilborn@gmail.com>
Sent: Wednesday, May 08, 2019 9:55 PM
To: St. Germain, Dante
Cc: Flood, Madonna
Subject: Development at 7000 Ridge Creek Road - Case # 19ZONE1029

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Dante,

I recently attended a neighborhood meeting where a development at 7000 Ridge Creek Road was discussed (Case # 19ZONE1029) and your contact information was given out at that meeting. I have copied my Metro Councilwoman, Madonna Flood on this email, as she represents me and my neighborhood. I spoke with Kent Gootee, who works with Mindel Scott & Associates. He explained to the people at the meeting that they are proposing a 192 unit apartment complex on the land at 7000 Ridge Creek Court, with a road connection through the apartment complex through Hurstbourne Lane to Ridge Creek Road. The land is currently zoned R4, and it is proposed to be re-zoned to R6 to allow for this apartment complex to be built.

Myself and a number of my neighbors are against this re-zoning, and the road connection that is proposed to be made at the end of Ridge Creek Road. We are concerned that building an apartment complex would lower our property values, and open our neighborhood to more traffic created by the apartment complex, and through traffic coming from Hurstbourne Lane to cut through our neighborhood to Watterson Trail. Many of my neighbors bought homes in our neighborhood because it's quiet and secluded, less traffic on the streets, and a safe place for our children and grand children to play outside on the streets. If this development goes through and new traffic is generated, people will be speeding through our neighborhood creating more traffic and endangering children.

We are also concerned about noise and light pollution from the apartment complex. We are concerned that lighting from the 192 complex would bleed over into our streets, and that noise would as well. I've lived in houses that neighbored apartment complexes before. I had constant problems with people from the apartment complex coming home late at night and blaring their car stereos. It was not a pleasant experience, and the 25' that is proposed to separate the development from the neighborhood just isn't enough of a barrier to stop that noise pollution.

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I am writing to let you know that myself and a number of neighbors are against this re-zoning, and would request that the re-zoning not proceed and that a road connection to Ridge Creek Court not be made. I would like this email to go on record and be included in the file that accompanies this development at any future committee meetings.

Thank you,
-Ben Wilborn

St. Germain, Dante

From: mindy hudgins <m.l.hudgins@hotmail.com>
Sent: Wednesday, May 08, 2019 7:34 PM
To: St. Germain, Dante
Subject: Rezoning

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We do not want 7000 Ridge Creek Road to be rezoned as R6 residential!

Sent from my Verizon Motorola Smartphone

St. Germain, Dante

From: Herman, Ann <AHerman@bgdlegal.com>
Sent: Wednesday, May 08, 2019 12:22 PM
To: St. Germain, Dante
Subject: RE: Multi-family development on Hurstbourne Lane - Case Number 19ZONE1029

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Thank you. I realized my mistake with Madonna Flood's email and resent.

Ann S. Herman
Legal Administrative Assistant
Bingham Greenebaum Doll LLP
Direct: 502-587-3593

From: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Wednesday, May 08, 2019 12:21 PM
To: Herman, Ann <AHerman@bgdlegal.com>
Cc: 'anneisenmenger@att.net' <anneisenmenger@att.net>; Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: RE: Multi-family development on Hurstbourne Lane - Case Number 19ZONE1029

Ms. Herman,

Thank you for your comments. I will add them to the case file.

To sign up for electronic notice of development, please visit the following link:

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

If you have questions on how to use the Gov Delivery link, please let me know and I will try to assist.

You misspelled Councilwoman Flood's email address. I have corrected it for you.

Please let me know if you have any additional comments or concerns.

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>



**DEVELOP
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From: Herman, Ann [<mailto:AHerman@bgdlegal.com>]
Sent: Wednesday, May 08, 2019 12:16 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: 'anneisenmenger@att.net' <anneisenmenger@att.net>; madonna.flood@louisvilleky.gov
Subject: Multi-family development on Hurstbourne Lane - Case Number 19ZONE1029

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Thank you so much for taking the time to speak with me today. The information you gave has made me feel much more informed about what is going on with this proposed development. I would appreciate it if you would add my home email address to any future email alerts regarding this or any other project near my home. It is anneisenmenger@att.net.

I have multiple concerns about the proposed multi-family project.

- The additional traffic that would inevitably happen with a connection of the multi-family development to Ridge Creek Road is a huge concern. My neighborhood has many families with children and animals. I have a 4 year old grandson who visits every other weekend. Their safety would certainly be compromised with more traffic.
- Emergency services are already very thin in our city. Another multi-family dwelling will only stretch emergency services just that much more in their coverage. This would include, without limitation, police, fire, and ambulance services.
- At present there is one way in and one way out of our neighborhood. Consequently, the only people driving through are those that live there or are visiting somebody that lives there. That is one reason I decided to build my home there 30 years ago. If Ridge Creek Road is connected to this new development, drivers will be using Ridge Creek to cut through to South Watterson Trail for easy access to Bardstown Road and other parts of Hurstbourne Lane. South Watterson Trail is already overused now since people use it to cut through from Hurstbourne Lane to Bardstown Road.
- More people in an area equals more crime. We have already had some issues with crime in my neighborhood. A multi-family development would only increase that statistic.
- The value of my house will inevitably go down. The value of my house now is good because of the quiet neighborhood. Also, I just finished an addition to my house to add even more value. The last thing I want to

happen is for the value of my nome to decrease. Again, that would be inevitable with the building of this multi-family development.

I am happy to speak to you in person again regarding this development if you have any questions.

Ann Eisenmenger Herman
502-593-1414
anneisenmenger@att.net

Ann S. Herman
Legal Administrative Assistant
Bingham Greenebaum Doll LLP
3500 PNC Tower | 101 South Fifth Street | Louisville, KY 40202
Direct: 502-587-3593 | Fax: 502-540-2109 | Cell: 502-491-3804
Email: AHerman@bgdlegal.com | <http://www.bgdlegal.com>
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St. Germain, Dante

From: Musanovic,Samir <samir.musanovic@louisville.edu>
Sent: Tuesday, May 07, 2019 5:16 PM
To: St. Germain, Dante
Subject: Case Number: 19ZONE1029

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Good afternoon Dante,

My name is Samir Musanovic and i live in the neighborhood of Stone Bluff. I am sending you this email to let you know that the neighborhood of Stone Bluff and its residents do NOT want 7000 Ridge Creek Road to be re-zoned, and we do NOT want road connections to Ridge Creek Road or to Quail Ridge Road. We enjoy the peace and quiet that this neighborhood has and we don't want that to change some apartment complex.

Thank you

Samir Musanovic

St. Germain, Dante

From: R.D. Jennette <racheljennette@gmail.com>
Sent: Tuesday, May 07, 2019 4:45 PM
To: St. Germain, Dante; Flood, Madonna
Subject: Plan and development at 7000 Ridge Creek Rd (Case 19ZONE1029)

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Hi Dante,

We were told you are the city planner for this proposed development (192 unit apartment building on Ridge Creek Rd). We live in the Stone Bluff neighborhood and just wanted to write you and let you know we'd like to request that the new development not be connected to Ridge Creek Rd, and therefore, not connected to our neighborhood.

My husband and I aren't able to make the information meetings, but I called Kent Gootee with Mindel Scott, and he was very helpful, gave me great info and sent me the plan. We're fine with the proposed development, just not the connection to our neighborhood. We have kids and really appreciate the peace and safety of this neighborhood, and are worried a connecting "pass through" road would interfere with that.

I'm sure you're very busy, so I am copying Madonna Flood too, to hopefully save a step in the communication train. Please let me know if you need anything else from us. And thank you so much for your time, we truly appreciate it!

--

Thanks,
Rachel & Tim Jennette
5907 Woodhaven Ridge Ct, 40291

St. Germain, Dante

From: Paul Sanchez <paulsanchez408@gmail.com>
Sent: Tuesday, May 07, 2019 1:05 PM
To: St. Germain, Dante
Subject: Proposal for 7000 Ridge Creek Road

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Case Manager Dante St. Germain,

I am writing to make known my protest for the proposal to build an apartment complex at 7000 Ridge Creek Road, near Hustbourne Lane. My family and I live at 7120 Quail Ridge Road and we are strongly opposed to such a development. We are concerned that it might lower property values and increase volume in our otherwise quiet neighborhood. In fact, it would dramatically reverse the quiet atmosphere of our neighborhood that we currently enjoy. My opposition also includes the possibility of making further road connections for the same reasons stated.

I understand that for this to take place the land would have to be rezoned from R4 Residential to R6 residential. I am asking that you reject such a proposal if it is in your power. I plan to attend the next meeting at the Fern Creek Community Association on May 8 to voice my protest. Other residents in our subdivision likewise plan to attend to make our voices heard and oppose this proposal.

Sincerely,

Paul A. Sanchez, Th.M.
Doctor of Philosophy Candidate in Church History
Southern Baptist Theological Seminary, Louisville, KY
Follow me on Twitter @paulsanchez408

St. Germain, Dante

From: Williams, Julia
Sent: Tuesday, May 07, 2019 11:08 AM
To: St. Germain, Dante
Subject: FW: No Re-zone at 7000 Ridge Creek Road
Attachments: Mindel Letter May 8th.PNG

From: Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>
Sent: Tuesday, May 7, 2019 10:40 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>; jonlili8704@aol.com
Subject: No Re-zone at 7000 Ridge Creek Road

Thank you for your recent letter expressing your concern regarding the zoning change for property located at 7000 Ridge Creek Road and 6601 Sunnyhill Road. The Planning Commission will hold a public hearing(s) to consider zoning change requests after notifying adjoining property owners. **This hearing has not been scheduled yet. You may place your name on a list to receive zoning notices for District 24 at louisvilleky.gov or you may contact the Planning Commission staff at 574-6230.** This hearing is the citizens' principal opportunity to express their concerns.

There is a Neighborhood Meeting planned for Wednesday, May 8th at 6pm in the membership room of the annex of the Fern Creek Community Association and Chamber of Commerce, 6104 Bardstown Road, Louisville, KY 40291. This is a chance for you to see the proposal and voice your concerns.

Since you have provided written documentation, I will forward your letter to the Jefferson County Planning Commission, 444 South 5th Street, Louisville, KY 40202. After the Planning Commission hearing, its recommendations are forwarded to Metro Council members. Julia Williams is the Case Manager for this Proposal.

According to Kentucky Law, Councilmembers are required to make their decisions based solely on the record from Planning and Design, unless the Council holds its own public hearing on the matter. Thus, for the councilmembers to discuss the case or read other comments that have not been submitted to the official administrative record for this matter would potentially violate the due process rights of others and potentially disqualify councilmembers from legally voting on the matter. Therefore, I will forward your letter to their attention to be made part of the official record.

We encourage everyone with an interest to participate in the zoning public hearings, if at all possible. Thank you for your interest in participating in the zoning process.

Respectfully,

Andrea Derouen
Legislative Aide
District 24
(502) 574-1124

From: Lili <jonlili8704@aol.com>
Sent: Tuesday, May 7, 2019 9:26 AM
To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>
Subject: No Re-zone at 7000 Ridge Creek Road

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Dear Mrs. Flood:

Regarding the re-zone at 7000 Ridge Creek Road I, as a resident of Ridge Creek Ct., am completely against that action. The opening of the streets will increase traffic, decrease freedom of our children to safely play, raising the risk of more accidents, some even fatal. The complex apartment will diminished all that we worked for. The value of our property will drop drastically!! Not only that. The privacy that we have will be destroyed by the numbers of residents that would live on the apt. complex. That area can be developed as a R4. We are not trying to stop progress and development. The development of that area may exist as they can build houses. We are worried for the security and safety of our neighborhood and the quality of life that it would bring to our environment should you approve a change like this. Please do take consideration as if one of your own would be on the same situation as we are right now.

We would appreciate your understanding and consideration.

With kind regards and blessings,

Liliane F. Miller
ph. 502.727.1577

"But seek first the kingdom of God and His righteousness, and all these things shall be added to you." Mathew [6:33](#)

St. Germain, Dante

From: Lili <jonlili8704@aol.com>
Sent: Tuesday, May 07, 2019 9:24 AM
To: St. Germain, Dante
Subject: PLEASE, No re-zone at 7000 Ridge Creek Road

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Dear Mr. Dante

Regarding the re-zone at 7000 Ridge Creek Road I, as a resident of Ridge Creek Ct., am completely against that action. The opening of the streets will increase traffic, decrease freedom of our children to safely play, raising the risk of more accidents, some even fatal. The complex apartment will diminished all that we worked for. The value of our property will drop drastically!! Not only that. The privacy that we have will be destroyed by the numbers of residents that would live on the appt. complex. That area can be developed as a R4. We are not trying to stop progress and development. The development of that area may exist as they can build houses. We are worried for the security and safety of our neighborhood and the quality of life that it would bring to our environment should you approve a change like this. Please do take consideration as if one of your own would be on the same situation as we are right now.

We would appreciate your understanding and consideration.

With kind regards and blessings,

Liliane F. Miller
ph. 502.727.1577

"But seek first the kingdom of God and His righteousness, and all these things shall be added to you."
Mathew 6:33

St. Germain, Dante

From: St. Germain, Dante
Sent: Tuesday, May 07, 2019 8:19 AM
To: D3857 Miller
Subject: RE: Crazy talk !

Mrs. Borman,

The case number for that request is 19ZONE1029. I will add your comments to the case file.

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
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**DEVELOP
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From: D3857 Miller [mailto:d3857@icloud.com]
Sent: Tuesday, May 07, 2019 5:45 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Crazy talk !

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Ridge Creek Road subdivision
Mrs Borman

On May 6, 2019, at 8:05 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Ms. Borman,

What case is this regarding? Do you have a case number or address?

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>

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

From: D3857 Miller [<mailto:d3857@icloud.com>]
Sent: Monday, May 06, 2019 6:10 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Crazy talk !

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Please help us, this is why we elected you, so we would have a voice.
I never thought living here all these years that this neighborhood would be affected with this nonsense, We "DO NOT" want or welcome any of these changes, please do not disturb our neighborhood. we bought this house over 26 years ago and was told these changes would never happen.
thank you

Mrs Borman

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St. Germain, Dante

From: Gerena, Jenna M. <jenna.gerena@jefferson.kyschools.us>
Sent: Monday, May 06, 2019 7:20 PM
To: St. Germain, Dante
Subject: Rezoning Ridge Creek

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Good evening Dante St.Germain,

I am emailing you in regards to the rezoning of Ridge Creek from R4 to R6. A little background on who I am- I am a teacher in JCPS and newly relocated to Louisville just 3 years ago. I am a mother of three and married to a veteran. Since moving to Louisville, we have lived in an apartment, a rental, and now our home in Stone Bluff. We looked and looked for homes for months before finding our dream home. Upon touring our house, our realtor mentioned that he had never been back in Stone Bluff. And when we heard that, we **knew** that this neighborhood was exactly what we needed. **It's what our kids needed.** We were 1 of 15 other offers on our house. We were up against cash offers from developers who wanted to buy and rent out the property. But the previous owners **chose us.** They chose us after finding out that we were just a family looking to find a safe and quiet home, after falling in love with their property. The previous owners were here for over 20 years. Honestly, most of the neighborhood has been here for quite some time. We know this because we talk to our neighbors. **We know our neighbors.** Our kids play outside. Our kids feel safe. We all feel safe. Truthfully when I found out that the rezoning was going to be voted on, I started house searching. I knew I didn't want to be so closely connected to an apartment complex. You see, we have lived in rentals and apartment complexes and the sense of safety, and that small town feel in a big city, goes out the window. I spoke with my husband about selling our beautiful, safe home that I pictured us raising our babies in. But, I just can't do it. I love this neighborhood. I love my home. Our neighborhood is a one way in, one way out. We look out for each other. What I am trying to get at is the fact that we, as a neighborhood, need you to vote 'no' on rezoning. We do not want the connectivity to this potential apartment complex. As a whole, we do not want this apartment complex at all. Please think of what this will do to our neighborhood. And if you have made it to the end of this email, I thank you for taking the time to read this and take this all into account.

- Jenna Cisar

St. Germain, Dante

From: Becky Smalley <bodkinns@yahoo.com>
Sent: Monday, May 06, 2019 12:55 AM
To: St. Germain, Dante
Subject: Quail run subdivision fern Creek South Watterson trail

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The whole neighborhood doesn't want any part of our neighborhood connections to any Apartment Development.

My family has lived in our house for 25 1/2 years and raised our family and now our grandchildren. The reason we picked this neighborhood is one road in is the same one to get out. Quite peaceful neighborhood that are children are safe riding bikes playing etc. With this connection would cause a lot of problems, high rate of speeding cars, theft is also a concern with % of section 8 housing. To much traffic to get out on South Watterson trail would be difficult. Blind curvers on both sides would case traffic accidents. Please don't let any type of connection to our neighborhood.

Thanks for your help,
Rebecca & j. Warren Smalley

Sent from Yahoo Mail on Android

St. Germain, Dante

From: Deckard, Amanda [SLS] <Amanda.Deckard@sprint.com>
Sent: Friday, May 03, 2019 12:26 PM
To: St. Germain, Dante
Subject: Hurstborne Mult-Family Rezoning

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Dante,

I strongly oppose to opening up the streets to thru traffic in my neighborhood. I believe the neighborhoods value would decline if it were open to general traffic. Currently there is one way in and one way out of the neighborhood so as a community we feel safe and watch out for one another. If it were to open up then the children in the neighborhood could not play as openly and it would decrease our property values. My vote is no, please keep me in the loop with decisions made.

Thank you,

Regards,

My office hours are Monday through Friday 9am-5pm EST. If you require assistance, please contact Business Care at 800-927-2199 or my Sales Manager listed below.

Amanda Deckard

Account Manager, Business Inside Sales Organization (BISO)
O: 502-326-6110
Amanda.Deckard@Sprint.com

Brian Dahl

Inside Sales Retention Manager – Sprint Business
O: 502.326.6011 / M: 502.457.6377
brian.r.dahl@sprint.com

Lee Kiper

General Manager, Business Inside Sales Organization (BISO)
Richard.L.Kiper@sprint.com



St. Germain, Dante

From: Renae Schum <Rischum@hotmail.com>
Sent: Thursday, May 02, 2019 11:20 AM
To: St. Germain, Dante

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My name is Renae Schum I have lived in Stonebluff for 25 yrs I do not want the connection to Ridge creek road.

Thank you
Renae Schum

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St. Germain, Dante

From: Chris ayers <cma7201@yahoo.com>
Sent: Wednesday, May 01, 2019 8:38 PM
To: St. Germain, Dante
Subject: Hurstbourne multi family rezoning

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Hello

I am contacting you with my views on the opening of Ridge Creek Road to apartment developments.

Ridge Creek Road has traditionally been a quiet place with children playing always. We do already have a problem with cars speeding through and rolling stop signs.

We feel this is already a problem and would only get worse with the streets opening. Along with the added careless traffic that would be added would come crime. There is very little crime in this neighborhood. We feel it is because we are separated with only one entrance and exit. With increased escape routes would come increased crime. We do not approve.

My neighbors and I are fully opposed to this development. There is zero reason any apartment complex should need access to our neighborhood. We also need no access to such apartment complex.

I believe there is no reason the apartment can't be built but without the cut throughs.

It is also ridiculous to see all of the natural boundaries disappear to commercial development. Please respect our wishes and build without access to our neighborhood.

You would be asking for a bigger nightmare with the increased traffic. Is it really worth risking our well being for turn thru to save a few minutes. After all we have been cutoff and driving out of our way to access Hurstbourne Lane for years.

Please leave our traditional neighborhood out of your crosshairs. Zoning and development does not need to compromise our well being.

Sincerely
Christopher Ayers
7201 Ridge Creek Road
(502)608-6142
Sent from my iPhone

St. Germain, Dante

From: DavorrrahBorman <topper973@yahoo.com>
Sent: Wednesday, May 01, 2019 8:35 PM
To: St. Germain, Dante
Subject: Zone change

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I have lived in this new neighborhood on ridge Creek Road for 25 years and I think you SHOULD'N'T connect a 35 year old subdivision or change the zoning ! So I say NO !absolutely not!

I'm very disappointed to hear any of this talk and I do not want another entrance or exit in this neighborhood there's only been one way in and one way out and that's the way it should remain I live in a cul-de-sac I have grandchildren that play outside and do not want the traffic or to see this apartment complex being built thank you!

Mrs Miller