

Williams, Julia

From: Barbara Ashley <bashley@mac.com>
Sent: Sunday, July 30, 2017 11:36 AM
To: Williams, Julia
Subject: NO to Prospect Cove

Dear Miss Williams,

I have recently been made aware of the proposal to build a huge residential structure, Prospect Cove, in Prospect, KY. I have lived here for 20 years and have watched roads and other public amenities become over burdened as new, much smaller structures were put up and the population incrementally grew more dense. There are now traffic snarls, more noise, pollution and dirt than there have ever been before. US 42 cannot handle the traffic on it now and it's a wonder there haven't been more deadly accidents than there have been when we can't even get traffic lights installed at busy intersections. The addition of a massive, densely populated residential structure would add greatly to the nuisance and render Prospect a much less desirable place to live. I do not relish the prospect of the property devaluation that is likely to ensue nor to having daily life made more difficult from a situation that can be avoided. I therefore strongly oppose the construction of the massive Prospect Cove as currently conceived.

I highly recommend that we have some highly publicized meetings in the Prospect area to rethink this project so that it meet the needs of those it's supposed to serve as well needs of current Prospect residents.

Barbara Ashley
5554 Forest Lake Dr.
Prospect, KY

Williams, Julia

From: beam969@gmail.com
Sent: Tuesday, July 25, 2017 8:21 PM
To: Williams, Julia
Subject: Prospect Cove

Ms. Williams,

My family and I are very much against the Prospect Cove development. The renderings reflect a huge building that does not fit in with the rest of Prospect. It will be a permanent eyesore in the community and impact all of the surrounding area. I live in Hunting Creek and will be very disappointed if the building goes through as it is currently planned.

Thank you,

Brian Beam

Williams, Julia

From: Sherri Brindle <sherribrindle@icloud.com>
Sent: Wednesday, July 26, 2017 11:47 AM
To: Williams, Julia
Subject: Please stop this building plan in Prospect.

This doesn't fit with the area. The intersection will be a nightmare and will cause accidents. If this goes forward we will look to move out of here. We moved here for the quite small population.

Sent from my iPhone

Williams, Julia

From: Tami Goodbub <tamigoodbub@gmail.com>
Sent: Wednesday, July 26, 2017 10:18 PM
To: Williams, Julia
Subject: Prospect low income housing

Ms Williams ,

My husband and I have been to the meetings about the proposed building on River Road in Prospect. We are opposed to this building because of the increased traffic ,inability of our town to employ this large group of people and the size and appearance of this building in our quaint little town.

Thank you,
Tami and Hank Goodbub
6706 Wild Fox Lane

Sent from my iPhone

Williams, Julia

From: Leigh Smith <leighsmith10@icloud.com>
Sent: Thursday, July 27, 2017 2:21 PM
To: Williams, Julia
Subject: Prospect Cove

Julie,

I am a Prospect resident in Fox Harbor and we strongly object to any apartment/condo structure like this proposed project. We chose Prospect over other areas of town because we like the small town environment. Build a nice restaurant instead which is much more effective and would be enjoyed by the residents here. I am astounded that the city is allowing this to happen over the voices of the residents and tax payers.

We the people put persons in our government to support, defend and protect us. We're the tax payers, your offices should listen to us.

Leigh Smith
6100 Fox Cove Court
Prospect
641-9275

Sent from my iPad

Williams, Julia

From: rmajor1493@aol.com
Sent: Saturday, July 29, 2017 12:36 PM
To: Williams, Julia
Subject: Prospect housing project

Julia,

I am a resident of Prospect and do Not object to the Prospect Housing Project. Frankly, I disagree with the attitude of "I don't want those kind of people in my neighborhood."

If the developer complies with the required design and green space requirements as set forth by the Lou Planning and Zoning Board, I ask that you Not deny the developers application based solely on the fact that underprivileged tenants will live there.

Disclaimer: I know neither the developer nor the neighboring property owners.

Renee Major
13000 Ridgemoor Drive
Prospect KY 40059

Sent from my iPhone

Williams, Julia

From: Don Graeter <don@graeterwealth.com>
Sent: Thursday, July 27, 2017 12:12 PM
To: Williams, Julia
Subject: Zoning case 16ZONE1056

Dear Ms. Williams,

As a resident of Prospect for more than 25 years, I would like to express my opposition to the rezoning request for the Prospect Cove project.

This proposed development is totally incompatible with the surrounding community. Prospect is a small bedroom community built around two small, one story shopping centers with grocery, cleaners, a few restaurants and very small office buildings. The Prospect Mayor's office estimates the adult population of Prospect at between 3,000 and 3,500 persons. The Prospect Cove proposal anticipates as many as 750 residents. This would mean an overnight increase of 20% to 25% in the Prospect population, all concentrated in a small area at the most congested spot in the community. Daily commuter traffic from Oldham County to downtown Louisville is very heavy on both the River Road and US 42 ends of Timber Ridge Drive. Throwing something of this size right in the middle of this congested area will create a twice a day nightmare during the morning and evening rush hours.

In addition, there is nothing within miles of Prospect which is remotely comparable to the structure proposed with Prospect Cove. There are certainly apartments in Prospect (with lower rents than Prospect Cove would have), but these all contain smaller numbers of units and are diffused in their location. There are no four story buildings in Prospect such as Prospect Cove would have.

Prospect is a small bedroom community of a few subdivisions and a small central area which contains basic retail services for the residents. Prospect Cove is so massive in scale and so incompatible with the community that it will highly disruptive to daily life for the current residents of this small community. This proposal is ill advised, incompatible and totally inappropriate at the proposed location. The zoning request should be denied.

Don Graeter
6300 Innisbrook Drive
Prospect

Williams, Julia

From: Greg Huelsman <greghuel502@gmail.com>
Sent: Thursday, July 27, 2017 9:59 AM
To: Williams, Julia
Subject: Case Number 16ZONE1056

Dear Ms. Williams:

Please pass this on to the LD&T Committee with my sincerest appreciation for their time and consideration and please enter this communication as part of the file pertaining to Case # 16ZONE1056. Thank you.

Dear Ms. Williams and the Land Development and Transportation Committee:

Unfortunately, I am unable to attend the LD&T Committee meeting scheduled for 1 p.m. today.

However, I would like to provide my comments for your consideration - Case # 16ZONE1056.

- The zoning that is being proposed is a dramatic change to existing zoning - it would be a life changing event for citizens who have lived here for generations and made significant contributions to Prospect, Louisville and Kentucky.
- I ask that the Committee consider our (your own fellow citizens) rights first. We are the people who have lived in this area for many years and who live her now and will live her for generations to come. We built their lives around this community. We will be significantly impacted...and negatively impacted by a zoning change that so dramatically increases population density.

- It's our community. The project proposal is from a company that has nothing to do with Louisville, has never existed in Louisville and doesn't even have a Kentucky location. Their wants and financial gains should not be put above the long-term residents who have paid taxes and been great citizens for generations. If you approve the zoning changes to high-density, and should the project go through, which it probably will if you change the zoning, then the company that's proposing this change won't care about our community, won't be a part of it, and yet, they will reap huge financial rewards at our loss for years to come. They won't care...they will be gone....They only want to profit from our community regardless of the impact upon it.
- The Prospect Cove proposal will increase population in Prospect by 25% overnight
- The traffic from this project will empty out onto Timber Ridge, which is just a connector street, not a major street. It's too much traffic to an already over-crowded community. And there are only two ways into and out of Prospect...US 42 and River Road. Adding such a dramatic increase in population is a really bad idea and Prospect and Metro Louisville will pay for it perpetually.
- There are no jobs to speak of in Prospect, only a few and mostly part time. So, there's no where for all of the people who will occupy this high-density apartment complex to work.
- The apartment complex allocated only 200 parking places for a possible 750 people.
- I ask you to view the traffic report that was paid for by the proposed developer with suspicion. Photos were used that depict zero traffic...this is simply and obviously not the case ... just go by there any time of day. I propose to you that the report is prejudiced and woefully in error.

I'd like to also say that:

- I'm not opposed to senior living, but this proposal is not a senior living facility...it's a trick to get high-density apartment complex in an area that is just not suited for it. I'm sure you see through this trickery and understand that this project is really a high-density apartment complex.
- There are ample other locations much more suitable for the type of project being proposed and to its occupants for jobs, safety, transportation and good living.
- We already have a senior living facility here; a new one is just being completed that won't impact the citizens in any significant way
- If the Prospect Cove facility were two stories, and if ample parking were allocated, I would have no objections, but such is not the case - quite the contrary.

Please don't allow a non-Kentucky firm to come in to our fine community, disrupt it so significantly-ruin it actually, disrupt traffic, and change population density so dramatically. Please put our rights first and keep the zoning unchanged.

Thank you for your time and consideration.

Greg Huelsman
7210 Hunters Run Drive
Prospect, KY 40059
502-292-0426
greghuel502@gmail.com

Williams, Julia

From: Dawn Thomas <tande.thomas@gmail.com>
Sent: Wednesday, July 26, 2017 8:05 PM
To: Williams, Julia
Subject: Prospect Cove

I and my husband are home owners who's lot is adjacent to this proposed development. After seeing the plans for this large building, I am disturbed by its size and feel it will be looming over my property on River Road. The building is much larger than any other building in this area of Prospect Village. When we purchased our home on River Road we felt that the area was great because the lots were huge and neighbors were not so close that it felt like they were "on top" of you.

If this development happens, I will see the building from my front deck, as well as my back yard decks. Vice versa, I assume the people living there will be able to watch everything I do in my yard - - my privacy gone.

We also enjoy the wildlife that reside on our property and visit our property located on a Kentucky Scenic Byway. This development will only harm their environment.

I do not approve of the zoning change being proposed to allow this development to proceed.

Dawn A. Thomas
7207 River Road
40059

7/26/17 5:20 Phillip Kimmel

Opposes rezoning

- doesn't fit character of other developments

- traffic & parking issues raised at Public hearing have not been resolved

- tenants could not walk to amenities in area because there are not many sidewalks

- limited mass transit options

proposal should be denied

Williams, Julia

From: PHILIP KIMMEL <pwkimmel@bellsouth.net>
Sent: Thursday, July 27, 2017 1:31 PM
To: Williams, Julia; PHILIP KIMMEL
Subject: Prospect Cove

Case Number: 16ZONE1056

Dear Ms. Williams,

It is a shame that Prospect, KY must deal with shabby developers who use any means they can to come in and put up UNSIGHTLY and INCOMPATABLE high density housing. Will their next stop be Anchorage? It is truly a shame that this can happen to people in small outlying communities that work so very hard to keep their area as natural and beautiful as it should be.

High density apartments do not fit in with the footprint of Prospect. The façade and height of the building would stick out and look ugly, unappealing and loom over everything else. Businesses and residences alike would take a huge hit in value. Parking and traffic would be an absolute mess.

All of this is highly unfair to the residents of Prospect.

Please consider this very carefully. The residents of Prospect are united in their opposition to this horrible project.

Sincerely,

Linda Kimmel

Williams, Julia

From: Philip Kimmel <pwkimmel@outlook.com>
Sent: Thursday, July 27, 2017 1:47 PM
To: Williams, Julia
Subject: Prospect Cove/Case #16ZONE1056

Hello Julia,

I am a resident of Prospect, KY and am opposed to the zoning changes required to approve the Prospect Cove development for the following reasons:

1. The proposed development does not fit with the character of/and other developments in Prospect.
2. The traffic and parking issues have been not been satisfactorily clarified.
3. While the developers talked about the ability for the tenants to walk from Prospect Cove to conveniences in Prospect there are not many sidewalks in Prospect. They could go to the Kroger plaza or to Walgreen's but beside that they would not be able to walk any where on sidewalks.
4. There are limited mass transit options from Prospect to Louisville.

We will attend the hearing on Thursday but strongly request that the request for rezoning be denied. Thanks for your consideration.

Philip Kimmel ---

Sent from Mail for Windows 10

Williams, Julia

From: Grace Esposito <graceesp@bellsouth.net>
Sent: Thursday, July 27, 2017 1:45 PM
To: Williams, Julia
Subject: Apartments

Hello Mrs Williams, I am against the current plans for the senior/low income development a builder plans to build across from Kroger in Prospect. I believe the building as proposed is too tall for the space, and that too many apartments are planned. This type of development would be better in an area where there are already like buildings. Has anyone approached the builder who did the condos across the street from this site? The condos are attractive, and all appear to be lived in. This type of construction would be better for the prospect area.

Thank you, Grace Esposito

Sent from my iPhone

Williams, Julia

From: John Bishop <John@Bishop597.com>
Sent: Monday, July 31, 2017 11:47 AM
To: Williams, Julia
Subject: Prospect Point Development

Ms. Williams, I sincerely hope the Land and Development Committee are serious when reviewing the potential development called Prospect Cove 16ZONE1056. My concern is the safety of residents including those who may inhabit this project. The traffic situation in Prospect has become serious with many accidents with the eventual fatality. Adding additional residents in a dense area with access to HWY 42 or River Rd. will just accelerate the potential for serious injuries. If the targets are older people or elderly has there been consideration on where they will walk safely. There are many considerations that need to be considered and my fear is non-residents will view this as an effort to preserve home values. This is a concern but needs to be overshadowed by the obvious unsafe situation the development will create.

Thank You for your consideration.

John Bishop
502 296 3556
John@Bishop597.com

Williams, Julia

From: Endre <ebujtas@bellsouth.net>
Sent: Saturday, July 29, 2017 10:23 AM
To: Williams, Julia
Subject: Case Number 16ZONE1056

Dear Julia Williams,

Regarding the 4-story 198 unit apartment building being planned on the property across from the Kroger gas station off Timber Ridge Drive in Prospect, as a resident of Prospect, I do not think the location for this complex is a good idea for the following reasons:

1. I am not against such housing, but I, and probably most of the residents of Prospect, would not appreciate a 4-story structure looming over the city. If the unit could be limited to 2-stories, then the complex would be more acceptable in my opinion.
2. I moved to Prospect to get away from all the Louisville traffic. With a 198 unit apartment, which could accommodate 300 individuals (and possibly more), the traffic situation in Prospect will spike, especially in the area around Timber Ridge Drive. Based on this fact one can easily predict a significant increase in traffic accidents around that area. In addition, the increase in traffic may require significant modifications to the roads and city infrastructure. Such major changes could require a significant increase in property taxes, which will be passed-down to the residents - including those living in or having ownership of the apartment complex.
3. There are a limited number of residential properties surrounding the immediate area of the Kroger shopping complex. If a residential unit were to be placed in direct proximity to the shopping center, then one can envision the children and teenagers living in the complex to walk over to the complex and make Kroger or McDonalds a hang-out, also not to mention that young children may be walking to the complex and crossing Timber Ridge Drive. This could result in traffic accidents involving young children. Not a pleasant thought. If this project were to proceed, I would require that the owner(s)/builder(s) include a fenced-in playground so that young children can have a modicum of safety from traffic.
4. In addition to the possible traffic incidents involving children, the possibility that the Kroger shopping area and/or the Kroger gas station could become a hangout for teenagers, which could result in an increase in crime and an increase in surveillance by the Prospect police. This could put a strain on current police and other emergency services, which could require an increase in such services. This increase would have the result of increasing the property taxes, which will be passed down to the residents - including those living in the apartment complex.

In summary, I do not believe that this apartment complex is a good idea considering the location of it. It would be better to locate it elsewhere where the infrastructure can handle it.

Endre Bujtas
Retired engineer/physicist
Resident of Prospect, KY



Virus-free. www.avast.com

Subject: Prospect Cove
From: PHILIP KIMMEL (pwkimmel@bellsouth.net)
To: Julia.Williams@louisvilleky.gov; pwkimmel@bellsouth.net;
Date: Thursday, July 27, 2017 1:36 PM

Case Number: 16ZONE1056

Dear Ms. Williams,

It is a shame that Prospect, KY must deal with shabby developers who use any means they can to come in and put up UNSIGHTLY and INCOMPATABLE high density housing. Will their next stop be Anchorage? It is truly a shame that this can happen to people in small outlying communities that work so very hard to keep their area as natural and beautiful as it should be.

High density apartments do not fit in with the footprint of Prospect. The façade and height of the building would stick out and look ugly, unappealing and loom over everything else. Businesses and residences alike would take a huge hit in value. Parking and traffic would be an absolute mess.

All of this is highly unfair to the residents of Prospect.

Please consider this very carefully. The residents of Prospect are united in their opposition to this horrible project.

Sincerely,


Linda Kimmel

Williams, Julia

From: fmastro6@twc.com
Sent: Wednesday, July 26, 2017 4:55 PM
To: Williams, Julia
Cc: citydesk@prospectky.com
Subject: Case #16ZONE1056-Opposition to Prospect Cove Dev.

Hello Ms. Williams. I am contacting you in regards to the Prospect Cove Development, CASE # 16ZONE1056, that will be coming in front of you. As a 15 year resident of Prospect, I have never realized that there is no building over two stories in our town until this project began. While the updated rendering of the proposed building is a welcome, change to the horrendous monstrosity that was the original plan, the four-story height of the building still remains an issue. It would loom over the current landscape and will stick out like the proverbial sore thumb. I believe that it would throw off the aesthetic community balance that Metro Louisville has been trying to maintain outside of downtown Louisville.

I am also concerned with the resident/acre figure. One speaker previously had noted that if you were to take away from the ~10 acre site the amount of USABLE land, it ends up closer to less than five acres which in turn drives up the resident/acre statistic to where it is incompatible with the project.

I appreciate your time and effort in managing this case as I express my opposition to any zoning change to allow this project to go forward without a DRASTIC reduction in it's size and scope.

Thank you.

Fran Mastropaolo
7502 Wycliffe Ct.
Prospect, KY 40059

"Live justly, love tenderly,
walk humbly with your God"

"Become the saint you are called to be."

Williams, Julia

From: James Nicolaus <outlook_B38F4F3149A24FFC@outlook.com>
Sent: Wednesday, July 26, 2017 3:32 PM
To: Williams, Julia
Cc: citydesk@prospectky.com
Subject: CASE NO. 16ZONE1056

Dear Julia,

As a long term resident of Prospect I have two significant issues with the Prospect Cove development, one which will significantly affect the occupants of the development and another which will significantly affect the current residents of Prospect.

- The senior residents of the development will be essentially confined to a remote location with no public transportation to many essential and desired needs such as jobs, medical, entertainment, visiting friends and shopping (eg. malls, Walmart, Target and other stores). With senior parents of my own, they would find this location as a significant confinement to function and enjoy life.
- The current citizens of Prospect have invested there to enjoy the small town effect, especially in Prospect Center where all buildings conform to a standard of 2-stories with a similar design. The 4-story building proposed is a major aberration to the city center whereas a 2-story building would be in keeping with the surroundings and would be acceptable.

Therefore, because of these two concerns, I oppose the construction of the Prospect Cove Development at its planned location and current size.

Respectfully submitted,

James Nicolaus and Family
6502 Turnbridge Place
Prospect, KY 40059

Sent from Mail for Windows 10

Williams, Julia

From: Donna Haag <dhaagbearit@yahoo.com>
Sent: Wednesday, July 26, 2017 3:45 PM
To: Williams, Julia
Subject: Prospect Cove

Good afternoon Ms. Williams:

I am writing to voice my opinion & opposition to the huge development of housing in the Prospect area. The area they are wanting to supposedly put senior housing is such a small area for such a large housing unit.

I have lived in Prospect for only 6 mos. and I am shocked by the amount of traffic on Hwy. 42. Can you imagine what 400 cars will add to the congestion? Why is it so easy to get zones changed? They were put in place for a reason and then some company comes along with money and they bully their way in to change the rules for their profit. Forget the green space, forget how it affects pollution in the area, forget the congestion of traffic and the total effect of such a complex being crammed in such a small area in a very small community.

Have you wondered why they are willing to pay so much for the property? They are offering more then they did before. They see dollar signs and they could care less about the impact it would have on Prospect. If you haven't already, please read about their other projects and how they maintain and manage them. Not a very good track record!

Please keep big corporations and big housing complexes out of small communities and areas that were not zoned for that in the first place. Please do not change the zoning to allow this to happen to Prospect or any other small community. People don't need to be crammed in such a small space to live. Senior citizens today are raising their grandkids! So, it could double the amount of people living in such a small place.

I am asking the board to do the right thing and vote NO to re zone that small piece of property for a housing complex. Please do not give them the right to misuse and abuse the zoning as it is now.

Thank you so much for your understanding of our situation.

Donna Haag
5556 Forest Lake Dr
Prospect Ky 40059

Sent from my iPhone

Williams, Julia

From: Patrick Moeller <patrick.moeller@att.net>
Sent: Wednesday, July 26, 2017 2:08 PM
To: Williams, Julia
Subject: case number 16zone1056

Dear Julia -

I am writing to voice my concern about the proposed low-income housing project at Prospect Cove in hopes that the Zoning commission will step up and stop this development. I do not oppose low-income housing, in fact I applaud it. However, I do feel this particular project and location are detrimental to the very people that the developer claims to want to help. We, the Louisville community, need to consider the rights of low-income seniors and be willing to understand what will help them and provide a good quality of life. The proposed Prospect Cove 4-story project is not it.

The proposed project goes against all that we have learned about low-income senior housing. It is too many people, in too small a space, with not enough resources for support. Urban planners, social scientists, architects, and self-appointed advocates for the poor agree that high-rise buildings are unsuitable places for poor families.

- Kroger is the only shopping nearby and it is expensive compared to other retail grocers.
- Bus service to and from the area is very limited.
- There are no senior centers or activity places for seniors to go nearby.
- There are no health and affordable restaurant options nearby.
- There is no hospital or 24 x 7 healthcare nearby.
- River Road is a dangerous corridor to ride your bike or walk along. Unfortunately, people have been hit by cars here. To put elderly people along this road would be dangerous and irresponsible.

While the well being of the seniors is my greatest concern, I also wonder why Metro Louisville would want to change the look and feel of one of its showcase communities by permitting a high rise to be built. With the money and beautification work that has been done nearby by Metro Louisville, MSD, and Prospect, it would seem that the current Planning and Zoning Commission would want to applaud and support their efforts and not adversely affect their positive efforts.

- There is a nature preserve just across River Road.
- MSD just completed a project to stop all the flooding in the neighborhood across the street. How will this large scale project affect their work.
- Metro Louisville has invested in a beautiful park just down River Road. Currently there is nothing in the sky to block your view.
- The Federal Government just completed repaving Timberidge Drive - the street adjacent to the proposed property. Brining in large trucks for the construction of a high rise would damage the road and cause further repairs to be needed. Who will pay for this?

I am a supporter of proper housing for elderly and low income in Metro Louisville. If this developer cares so much about helping elderly and low income families why are they willing to spend so much over and above the asking rate for this property? And, why in the world would our tax dollars go

toward helping them to do this? It is an irresponsible use of our money. If the developer has \$3 Million Dollars they are willing to spend, let's help them to find a good use for their money that will actually help our senior and low-income citizens. Encourage them to do smaller projects in greater numbers. Encourage them to work with housing and senior specialists to find locations that provide the support these individuals need to thrive.

It is always wonderful to have people who say they are willing to spend lots of money on the very people who need it most, but we, as a community, need to be wary of their true purpose and guide them toward making investments that truly help our community and not just put money in their individual pocket.

If there is anything I can do to help seniors find proper low-income housing, please let me know.

Sincerely,

Patrick Moeller
6830 Windham Pkwy.
Prospect, KY 40059

Williams, Julia

From: Gregory A. Coyle <gac1002@hotmail.com>
Sent: Sunday, July 23, 2017 5:13 PM
To: Williams, Julia
Subject: Give Low Income Housing a Chance in Prospect

Dear Ms. Williams,

Thanks for taking time to read this correspondence. This letter represents the first time that I have voiced my opinion about the pending development known as "*Prospect Cove*". Many of my neighbors have sent me copies of their correspondence to various city, state and congressional officials in stern opposition to low income residents living amongst us (for various reasons) and I have remained silent until now with this one and only letter to you.

I have been a citizen of this wonderful and practically crime-free community called Prospect for over 11 years and during that time, have seen subtle changes to both the demographics and volume of large estate homes that dot the hills of this beautiful municipality. I was born and raised in a small, rural town in Boone County Kentucky in 1955. My parents raised three boys while holding down multiple jobs in order to raise enough money to keep a roof over our heads and clothes on our back. After High School, I left town to work and returned to Kentucky over three decades later to see and remember my small poor little town that has changed very little from the 1960's and 70's.

While I left my humble roots, I never forgot them and wound up working jobs in New York, San Francisco, Kansas City, Dallas, Atlanta, San Juan, PR and a few dozen other small cities in the United States and eventually, around the world. I have done very, very well in life and am quite comfortable financially and retired in my 50's. As I look back on my life, my career and the many blessings that I have received, I believe that the main driver of my success wasn't my hard work, my desire to be successful or my intelligence. It was the fact that I WAS ABLE TO BE WITH AND LEARN FROM THOSE WHO WERE AFFLUENT, EDUCATED AND WERE CONSIDERABLY DIFFERENT FROM ME IN CONTRAST TO MY HUMBLE UPBRINGING.

Over time, I've learned that the affluent act differently, raise their children to think differently about money, teach them the value of saving and investing and encourage them to prepare for a bright future. The common denominator between most rich and poor parents is LOVE. Beyond that, what I have discovered is that the differences are stark.

In other words, many people in Prospect say that they are not against low income people living here but THEY ARE. They say that the proposed architectural design is not compatible with the buildings in the immediate area but IT IS. They say that the density of the building is far too great for the area BUT IT'S NOT. They say that the protest against low income housing has nothing to do with the fact that section 8 housing residents are more than twice as likely to commit a crime - BUT IT'S ON THE MIND OF MANY PROSPECT CITIZENS.

My personal belief is that the young children and grandchildren of parents and grandparents age 55 and over who will reside at Prospect Cove (and there will be many in time) will be better served in life to live here in this rich community than to not live here. They will be around people who think differently, look differently, dress differently and I suspect many in this community will be role models to these kids and their parents/grandparents alike. Let me assure you that there are MORE people in Prospect who think like me than

who oppose the Prospect Cove development. We just stay quiet until it no longer serves the greater good for us to remain silent.

I hope that you will have the courage to say YES and support this development and to give Prospect citizens the opportunity to learn a lesson. That our white community will be richer with diversity, not poorer because of it; that the opportunity to give back and help integrate the low income residents is actually a blessing to those of us who reside here. That everyone, no matter if they are rich or poor will have the same opportunity to succeed. HOWEVER, in order for that to happen, there are people like YOU and your colleagues that have the responsibility to make sure the playing field is level and that black/white, rich or poor, everyone has a chance to succeed in life. Integration of socio-economic classes and races will help our city, state and country to realize its full potential, not to detract from it. I wish more of my neighbors understood that premise - we would all be better off.

Thanks for your time.

Sincerely,

Gregory A. Coyle
Prospect, KY

502-292-1195

Subject: Sutherland Block Watch/Notification of Meeting regarding proposed Prospect Cove Development from Councilperson Sandra Leonard

Subject: Notification of Meeting regarding proposed Prospect Cove Development from Councilperson Sandra Leonard

Prospect Cove Development Update

4-story, 198 Apartment Building Across From Kroger Gas Station
Case No. 16ZONE1056

Interested parties may attend a **public meeting** of the subcommittee of the Louisville Planning and Zoning Commission where the meeting in front of the whole Commission will be scheduled, hopefully at night and in a location nearby that can accommodate 300 people. The Case Number referenced above is 6th on the LD&T agenda.

Land Development and Transportation Committee
Thursday, July 27, 2017
1:00 PM
514 W. Liberty Street 40202

Express or amend your opinions to the Case Manager, Julia Williams, by email, snail mail or telephone.

Julia.Williams@louisvilleky.gov
502 574-6942

444 S. 5th Street, 3rd Floor, Louisville, KY 40202

It is **important to include the case number, 16ZONE1056**, so your communication can be filed correctly. Your contact will become part of the public record. There are more than 100 letters to date. If you email, you will get a robo-response indicating receipt.

The primary concerns of the City of Prospect are the incompatibility of the proposal with the surrounding community in such areas as density, height, footprint, parking, or facade. No one is against subsidized or affordable housing

The case file is located on the Louisville Metro website - Louisvilleky.gov. Then click on, in the following order: Government, See All city departments, Planning and Design, Find all Planning and Design applications, Search case info (bottom left). Add "16ZONE1056" in the case number box.

If you wish to share your communication with Prospect City Hall, please forward your email to citydesk@prospectky.com or mail it to 9200 US Highway 42.

Question about City Hall's position may be directed to Sandra Leonard at (502) 228-6657

Williams, Julia

From: AUGUSTUS CHICK <dhc6902@bellsouth.net>
Sent: Wednesday, July 26, 2017 11:51 AM
To: Williams, Julia
Subject: RE:Case No. 16 Zone 1056/Proposed LDG High-Density Senior Housing Complex in Prospect

Dear Ms . Williams, Hi

I am told you are the case manager for above mentioned project that is a short walk from my home in The Landings Subdivision. After much hard work we were able to purchase our home, twenty five years ago, in this quite neighborhood. We have put up with dust, noise and hundreds of truck loads of rock etc, from the MSD and East End Bridge projects for several years .Now this housing project is being thrown at us against our wishes. Enough is enough. We do not want any congestion to this small plot of land with a plan such as this that is total over load for this area.

This seems to be a political (price being paid for the land) project that stinks.

So, I being a Senior and still working two jobs to live here strongly oppose this project in any form.

Thank you
Auggie Chick

Williams, Julia

From: Linda Knox <linda29knox@gmail.com>
Sent: Wednesday, July 26, 2017 9:48 AM
To: Williams, Julia
Subject: Case No. 16ZONE1056

Dear Ms. Williams:

Having lived in Prospect for several years and having watched growth in the city, but also, more significantly in nearby Oldham County, I am concerned. Traffic is much more congested than in the past, and I regularly have to wait to access key roads like 42 or River Road (and have to pull out quickly and get honked at after waiting and waiting). There are also times that I give up and turn in the opposite direction, turn, then turn around in order to safely access the directed needed. I am very concerned that the additional traffic with a large, concentrated number of new residents, their visitors and service providers will further complicate matters and create added risk. Getting onto Timber Ridge can already also be challenging, especially the access by the gas station and Gustavos restaurant.

I also question that the parking will be adequate for the development and wonder how it will affect the nearby shopping area that seems to stay pretty busy with multiple restaurants, gym and Kroger.

I do not support this development.

Thank you for your consideration.

Linda Knox
6606 Deep Creek Drive
Prospect, KY 40059

Williams, Julia

From: Chris Johnson <OK3CJ@AOL.COM>
Sent: Tuesday, July 25, 2017 8:12 PM
To: Williams, Julia
Subject: Prospect Cove

Sent from my iPhone

I am writing to express my concerns/objections to Prospect Cove. I have been a resident of Prospect for 20 years. I moved here to raise my family in a neighborhood with single family homes. Prospect has been designed and developed with this in mind. Families live here for this reason. Prospect can not support this addition. There is no other room for another grocery store. The parking designed for this apartment complex is inadequate which means overflow into Krogers lot. The exterior design does not meet current design. And most importantly, this proposed addition is not wanted by our families or residents. This is a political experiment by the mayor. Our little city should be able to decide our expansion or not.

Please take these into consideration and allow the local residents the ability to determine their growth rate and desires.

Thank You
Chris Johnson
7253 Fox Harbor rd

Williams, Julia

From: Gloria Hoffmann <maxglo123@msn.com>
Sent: Tuesday, July 25, 2017 7:23 PM
To: Williams, Julia
Subject: Case no. 16 zone 1056/proposed LDG high-density senior housing complex in prospect

Ms. Williams,

Good afternoon. It is my understanding that you are the case manager for the propose low income/senior living/high-density housing development in prospect. I originally thought that this was a very good idea but with further investigation I have changed my mind and I wanted to let you know why.

I along with many of the residents of Prospect, are adamantly opposed to this development at that proposed location across from the Kroger gas station. This parcel of land being considered is more ideally suited for a park or small scale shopping/restaurant venue. The proposed high density apartment complex is way too large for this area. It does not even have ample parking.

What is being proposed is out of scope and character with our community-a small town with a greater metropolitan area. This project seems to basically be a bedroom community. We are not located on a TARC transit route; we don't have an industry or an abundance of businesses that require workers and we don't have any buildings higher than 2 stories. This seems an illogical setting for the High density development being proposed. Timber Ridge Drive is a quiet pass-through Street connecting River Road and US 42. There's not even a traffic light at River Road and we would like to keep it that way. In short, there is not infrastructure to support such a development at this location. As an area business owner(for the last 24 years in the prospect area) I feel the development being proposed is incompatible with the setting, and if allowed to proceed, it will have a profoundly negative affect on our community.

It is unfortunate that this parcel of land is not within the city limits of Prospect, and is instead under the jurisdiction of metro Louisville. The citizens of Prospect, including the Mayor and the City Council, have united in our opposition of this development. I would hope that Mayor Fisher, the metro council and members of the planning and zoning commission would respect the voices of the people who actually live in this community of Prospect, and not allow LDG to move forward with the development at this location.

Thank you for your time and consideration from this concerned prospect resident and business owner, Gloria Hoffmann
A Polished Image Nail Salon
9207 US Hwy 42 (14yrs)

Sent from my iPhone

Williams, Julia

From: Anne Scholtz <apscholtz@yahoo.com>
Sent: Tuesday, July 25, 2017 7:51 PM
To: Williams, Julia
Subject: Prospect Cove Development 16ZONE1056

Dear Ms. Williams,

I am a Prospect resident writing to express my objection to the currently proposed Prospect Cove development. I have lived in Prospect for 18 years. While it may be surprising to someone who does not live here, one of the best things about Prospect is its economic and ethnic diversity. However, the Prospect Cove development as currently proposed is FAR too dense for this property. Re-zoning would double the density from its current zoning, which is a surprising fact in itself. In addition, the parking would be inadequate, the adjacent shopping center is frequently 75% full of parked cars, and the bus service out here is minimal. Please urge the decisionmakers not to approve the rezoning application because this project is wildly out of scale with the surrounding neighborhood and the site itself.

Thank you,

Anne Scholtz
apscholtz@yahoo.com
(502) 396-9811

Williams, Julia

From: Jamie <jamiewriter@gmail.com>
Sent: Tuesday, July 25, 2017 7:30 PM
To: Williams, Julia
Subject: Prospect Timber ridge development

This development is too large for our quaint community.

Please do not allow this development. You are going to triple the population without providing infrastructure. Plus we like it small / quaint.

Also, the design does not fit the aesthetics here.

Thank you!

Jamie Hignite
Prospect resident

Sent from my iPhone

Williams, Julia

From: Kathy Scheibel <jks8197@icloud.com>
Sent: Wednesday, June 28, 2017 2:29 PM
To: Williams, Julia
Subject: Case #16zone1056

Dear Ms. Williams,

I'm writing on behalf of my husband and myself regarding the proposed LDG project referenced above.

We are very concerned about the density quotient which will create a surge in traffic flow on River Road and US 42. River Road is a heavily traveled artery by commuters and now, cyclists; US 42 is even worse. These routes simply cannot accept an increase in traffic without hazardous consequences.

A lesser problem but nonetheless significant, is the incongruent architecture with the existing landscape. The area is far better suited for low profile office or retail shops. The current LDG rendering looks like a prison complex and is aesthetically inappropriate for this area. Whatever bucolic appeal remains, the implementation of the proposal would further diminish it.

With all due respect, we urge the Council to please DENY the zoning for this project in consideration of the aforementioned concerns.

Very truly yours,

John and Kathy Scheibel

Sent from my iPad

Williams, Julia

From: E RIGGS <salzburg@prodigy.net>
Sent: Tuesday, July 25, 2017 11:56 AM
To: Williams, Julia
Subject: Case No. 16zone1056

Dear Ms. Williams:

I am not opposed to affordable or senior housing in the Prospect area. What I am opposed to, is the density of this project. 198 apartments in a four story building. I have walked this property and the developer does not provide sufficient useable green space for their residents. Most of the area floods after a rain. Staff was rather vague in their responses to historical sites, future development and other issues. Provisions for a safe and efficient vehicular and pedestrian transportation has not been provided as far as I could determine. Furthermore, I am very interested how LDG plans to finance this venture.

I have been a resident of Prospect since 1969 and would implore you, to view this project from our point of view. We love our village atmosphere and a four story building does not fit the character or the concept.

Sincerely,

Elisabeth Riggs

Sent from my iPad

Williams, Julia

From: Robert Brand <bikerbob1947@aol.com>
Sent: Tuesday, July 25, 2017 12:53 PM
To: Williams, Julia
Subject: Case No. 16ZONE1056 - Prospect Cove Development

Ms. Williams:

I am a resident of Prospect in Jefferson County and would appreciate your taking note of my opposition to the development currently proposed in Case No. 16ZONE1056. As proposed the development is too tall, too dense and not visually compatible with the surrounding neighborhoods.

Thank you for noting my position on this matter.

Bob Brand
7401 Haddingtin Court
Prospect KY 40059

Williams, Julia

From: Margie Kommor <MKommor@aol.com>
Sent: Monday, July 24, 2017 8:28 PM
To: Williams, Julia
Subject: 16ZONE1056

I want to express my opinion that the prospect cove development is WAY TOO LARGE for this area. I am fine with affordable housing in Prospect, but not a building which would increase the already increasing traffic. Oldham county keeps building and all their traffic comes past Prospect. There are only 2 ways to get into town-River Road and Hwy 42 -and both are becoming more crowded. Also, the density and height do not seem comparable to this area.

I appreciate your consideration to downsize this project.

Thank you.
Margie Kommor

Williams, Julia

From: don kohler <dfkgolf@twc.com>
Sent: Tuesday, July 25, 2017 6:43 AM
To: Williams, Julia
Subject: Zoning Case 16ZONE1056

Dear Ms. Williams:

Please accept this as my notice to you of my opposition to the request for Change in Zoning in the above case #16ZONE1056. I am opposed because the proposed building is a dramatic departure from the density of the surrounding area, is an eye sore given the proposed architecture, and adds increased stress on the already-unmanageable traffic and other public services in the Prospect area.

I plan to attend the meeting and hope you will provide for a meeting room sufficient in size to handle the size of crowd we all expect will attend.

Thank you.

Donald F. Kohler, Jr.
7204 Edmonson Place
Louisville, KY 40059

Williams, Julia

From: Pete Heesemann <peteheesemann@gmail.com>
Sent: Monday, July 24, 2017 10:59 AM
To: Williams, Julia
Subject: Prospect Cove project

As a Prospect resident, I am writing to voice my opposition to the proposal for the Prospect Cove development. I think this project is ill conceived on many levels. The density and traffic are incompatible with the surrounding neighborhoods. The nature of the development will certainly not benefit existing residents, nor, in my opinion, benefit potential residents. Were it not for the availability of numerous tax credits and building subsidies, there's little chance this project would proceed based on its own merits. Please vote to reject this project.

Carl P. Heesemann

Williams, Julia

From: Susan Czerwonka <czerwonka777@gmail.com>
Sent: Monday, July 24, 2017 5:23 PM
To: Williams, Julia
Subject: Case Number 16ZONE1056

Dear Ms. Williams,

We are writing in opposition to the proposed Prospect Cove Development Case No. 16ZONE1056. Our family moved to Prospect over 2 years ago due to the wonderful community/neighborhood feel and sprawling terrain. The Prospect Cove Development goes against the concepts of single family living and "small town" feel that Prospect exudes, thus making it incompatible with Prospect on all levels. A development such as Prospect Cove does not belong in Prospect.

Thank you for forwarding our concerns to the appropriate parties.

Sincerely,

Susan and John Czerwonka
6904 Cabot Court
Prospect, Ky 40059

Williams, Julia

From: Barry Weinschenker <bweinshe@yahoo.com>
Sent: Monday, July 24, 2017 5:00 PM
To: Williams, Julia
Subject: Re: Prospect Cove Senior Living Plan

Thanks. Not to be too facetious, but the building drawing looks like one of the extended stay hotels off Hurstbourne lane or Blankenbaker in Jefferstown.

Barry

On Monday, July 24, 2017 3:07 PM, "Williams, Julia" <Julia.Williams@louisvilleky.gov> wrote:

Let me know if you need anything else.
Thanks
Julia

Julia Williams, RLA, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502.574.6942

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



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Useful Links:

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Sign up to receive notices of developments in your Metro Council District:


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

Review staff reports and supporting documents for a case:

<https://louisville.legistar.com/Calendar.aspx>

Look up case specific information by case number:

<http://portal.louisvilleky.gov/codesandregs/mainsearch>

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Williams, Julia

From: Mike Lindsay <MLindsay@Jeffnat.com>
Sent: Monday, July 24, 2017 3:36 PM
To: Williams, Julia
Subject: prospect cove

Julia –

I oppose Prospect Cove in its' current state.

One, I believe this would be the largest building in the city perhaps? The design and size contradicts the city's charm.

This charm is what prompted my family's recent move to Prospect.

Two, it seems like a train is being built ahead of the train tracks. What are the plans to handle the population surge?

Between lack of business access roads, lack of separate turn lanes from 42 (often making it a one lane road during rush hour), Prospect is already suffering from inadequate infrastructure.

Plopping 800 folks down in the middle of that should at minimum come with completed infrastructure enhancements before it breaks ground.

Is that in the works? If so, is there somewhere I can review them?

Michael Lindsay

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Williams, Julia

From: Hma508@aol.com
Sent: Monday, July 24, 2017 11:31 AM
To: Williams, Julia
Cc: citydesk@prospectky.com
Subject: 16ZONE1056

I am writing in opposition to the proposed apartment project located at Prospect Cove.

The density of this project, approximately 200 units, is not appropriate for this location. My understanding is that there is proposed only 204 parking spaces. Where will service personnel, security personnel, guests, etc. park? If, as the developers maintain, not all of the residents will have automobiles so the proposed number of parking spaces will be sufficient. If that is true, how will these people get to where they need to go (jobs, doctors) since there is extremely limited public transportation. The addition of even one hundred vehicles to the already crowded Timber Ridge Drive will be overwhelming. Traffic has significantly increased since the opening of the Kroger fueling station.

Regardless of the number of autos, pedestrian traffic between the project and the shopping center will also rise dramatically, necessitating a crosswalk somewhere in the vicinity of the entrance to the project. This will further interrupt the traffic flow on Timber Ridge Drive.

The size and scope of this project is totally inappropriate for this location.

Barbara and Henry Altman
7519 Smithfield Greene Lane
Prospect KY 40059

Williams, Julia

From: Susan Glazer <susan30855@yahoo.com>
Sent: Monday, July 24, 2017 3:16 PM
To: Williams, Julia
Subject: Prospect Cove

Dear Ms. Williams,

We have been following the Prospect Cove development proposal for months, and have many concerns about the project. First and foremost is the scope of the project and the proposed area for it.

Prospect, Kentucky is a suburban community. The main transportation artery is U.S. Hwy. 42, once used as the "old road" to Cincinnati. If you travel along this highway from the Watterson Expressway east, you will see that it is now a suburban byway, lined with subdivisions, and east of Prospect, you are in the "country."

There is no housing larger than the Glenview Apartment building within miles. To put a high density housing development in the proposed area is lunacy for several reasons:

1. Timber Ridge Drive will not safely support an increase in vehicular traffic.
2. Prospect Cove has no plan for 24-hour security.
3. Disabled persons will not be able to exit the building safely in the event of a fire or power outage that will shut down the elevators.
4. The project is simply too big for the land it proposes to occupy.
5. Both public transportation and medical care are very limited in the area -- not a good choice for large numbers of seniors.
6. We have heard that there is a law that prevents senior housing being constructed within a certain distance of underground fuel tanks. The Kroger fuel station is right across the street from the proposed project.

National studies have proven that high density housing does not work. There is a trend away from this, with smaller complexes being built around the country.

Why can't the out-of-state developer build a smaller complex?

Sincerely,
Mark and Susan Glazer
8310 Star Point Court
Prospect, KY. 40059
Sent from my iPad

Williams, Julia

From: Katey Holtgrave <kateyholtgrave@yahoo.com>
Sent: Monday, July 24, 2017 2:02 PM
To: Williams, Julia
Subject: Prospect Cove

Julia,

My family and I live in The Landings. We have been here since 1999. I am writing to make my opposition known regarding the proposed zoning change to build Prospect Cove.

There are too many reasons to list, but a few of the issues I see with building this housing are as follows:

- 1) The traffic is backed up to Elmcroft during the week beginning at 4:15.
 - 2) The proposed facade is not in line with our current Prospect Village. The drawings I saw looked institutional.
 - 3) There is not sufficient parking proposed which means overflow will end up in the overcrowded Kroger parking lot. I appreciate your consideration to build this elsewhere.
- Has the Major considered building this near his residence?

Thank you,
Katey Holtgrave

Sent from my iPhone

Williams, Julia

From: Jacqueline Willmot <jackie@xleratehealth.com>
Sent: Monday, July 24, 2017 12:57 PM
To: Williams, Julia
Subject: Prospect Case No 16 Zone 1056

This email is in regard to the Prospect Case No 16 Zone 1056.

While I support affordable housing for seniors and the disadvantage I do not support the Prospect Cove development for the following reasons:

- **Density:** The proposed 4 story building with 198 apartments (178 2-bedroom and 20 1-bedroom) has a maximum capacity of 752 people. With a potential increase in population in an area that already feels max'd out relative to cars on the road and parking -- this will surely cause a number of problems including parking, increased traffic and increased motor vehicle accidents.
- **Traffic:** Traffic will definitely be impacted with backups through the TimberRidge drive corridor affecting both Brownsboro Road and River Road traffic.
- **Structure:** The proposed 4-story structure is out of character and would be the only 4-story building in the area. Prospect was developed to feel like a Village. The proposed structure doesn't fit this Village form (height and design). The River Road Corridor/scenic view would also be negatively impacted.
- **Parking:** The proposed structure has allocated only 207 parking spaces.
 - Overflow parking from Prospect Cove (eg.: second cars per apartment, family and visitors) will result in spillover to the Kroger lot.
 - I am in the Kroger lot every day (sometimes 3 times a day) and the lot is already at about 3/4 capacity at some times of the day. Given there is no street parking or extra spaces in the proposed Prospect Cove development - the Kroger lot and its customers will definitely be impacted.

For the reasons noted above, I oppose the Prospect Cove development as it has been proposed and therefore urge the council to vote no for the rezoning of this land for development by LDG.

Thanks for your consideration to the above, Jackie

Jackie Willmot
Fox Harbor Road
Resident since 2002

Williams, Julia

From: Karen Mason <lularoemason@gmail.com>
Sent: Monday, July 24, 2017 12:44 PM
To: Williams, Julia
Subject: Prospect Cove

This does not fit our community!!! Please stop it.
Karen Mason

Sent from my iPad, please forgive any spelling errors.

Williams, Julia

From: Phyllis Hartlage <pahartlagemk@insightbb.com>
Sent: Monday, July 24, 2017 12:00 PM
To: Williams, Julia
Subject: Prospect Cove

Dear Ms. Williams, My husband and I are very concerned about the size of the proposed Prospect Cove development. We don't believe you have allowed for adequate parking for the number of units that are projected. The traffic on highway 42 is already terrible. With lots of other development on out Hwy 42 in Oldham County, it is only going to get worse. Prospect is a small quaint little town, this large development will change the character considerably and cause the air quality in our area to continue to get worse. The proposed assumption that each apartment will only have 1/2 car is ridiculous. My husband and I are in our middle 70's and we have two cars. Please reconsider the impact on our community's environment. Thank you for your consideration in this issue, Charles and Phyllis Hartlage

7201 Deer Ridge Rd.

Prospect, Ky. 40059 Sent from my iPad

Williams, Julia

From: Kim Shearer <kshear1017@gmail.com>
Sent: Monday, July 24, 2017 12:05 PM
To: Williams, Julia
Subject: Prospect Cove

Ms Williams

We moved to this area of tow 24 years ago after much sacrifice on our part to do so. My husband and I both worked 2 jobs while raising two daughters in order to save enough money for our home.

Over the past 5 to 10 years the continued expansion, development and traffic have left us less than happy. But that is progress and you deal with it.

If I wanted to live where there were low income high rises, I would not have moved to Prospect. I guarantee you if this goes through, more than one tax paying family will leave the area. I will give it less than 10 years to be trashed and crime ridden.

I will leave the area for sure before the property I worked so hard for looses it's value.

I agree people deserve nice places to live. But history has proven tl'm and again all that this type of development does is ruin the nice area for everyone.

Stop the project.
Kim Shearer

Williams, Julia

From: TEDBDD@aol.com
Sent: Wednesday, July 19, 2017 3:03 PM
To: Williams, Julia
Subject: Zoning Change in Prospect...Vote No!

Ms Williams...I have been living in Prospect for a number of years and am concerned about the development slated to be constructed in our community. Case No.16 Zone 1056.

The structure is not compatible with other buildings in the area....it is too tall and will not have the amenities needed for residents over 50. It will also tax the traffic situation in the area.

Please vote no on the zoning request because it is in the best interests of our community.

Thank you!

Tom Dunham

Williams, Julia

From: Lawrence Eckert <lr.eckert@att.net>
Sent: Friday, July 21, 2017 10:37 AM
To: Williams, Julia
Cc: LeonardSandra@msn.com
Subject: Subject: Case number 16ZONE1056

Julia Williams:

I am writing to you to express my concerns with the potential development of Prospect Cove Development. There are a couple of items that I feel the Commission needs to look at while considering the plan.

1. The first deals with storm run off. With the removal of vegetation and the replacement with hard surface parking lots to the extent that will be necessary, has a study been done to see if the storm system is capable of handling such a large influx of run off.
2. Has a study been done on the sewer system to see if it is capable of handling the addition of 198 units to be constructed.
3. This last point is most likely the most important and has the most impact to this area. Traffic flow has been reported to be 6 to 8 thousand vehicles (cars and trucks) per day in and out of the commercial plaza and businesses. Such as: Republic Bank, McDonalds, Walgreens, and the Kroger plaza development. With these businesses alone the traffic to and from Timber Ridge off of 42 can be very congested. One of the major problem areas will be the proposed entrance and exit to the complex which will be shared with the Kroger Fueling Station. This coupled with the traffic from the plaza at Gastuvo's will make this 4 way intersection difficult to maneuver.

If we can greatly reduce the size of this *apartment complex we can make it easier to manage traffic.*

Thank you for your consideration of this mtter,

Lawrence R. Eckert, P.E.

Sent from Mail for Windows 10

Williams, Julia

From: Jo ann Mccord <joann.mccord@icloud.com>
Sent: Thursday, July 20, 2017 4:46 PM
To: Williams, Julia
Subject: Case no. 16ZONE1056

Dear Julia,

Am very concerned about the zoning change close to Prospect, Ky. I understand that they are considering building a four story building in that area. It does not seem to be compatible with the other buildings in that part of the county. I have lived in Prospect most of my life, and I know they have tried to keep the buildings and signage at a low level. Please review this case with this in mind. Also, the traffic has gotten so heavy, we certainly do not need a four story building in that area. Thank you for reading my letter.

Sincerely, Jo Ann Mccord

Sent from my iPad

Williams, Julia

From: lisa Nalley <nalleylisa@gmail.com>
Sent: Thursday, July 20, 2017 3:04 PM
To: Williams, Julia
Subject: Prospect Cove Development

Ms Williams,

I am strongly opposed to the zoning change to accommodate the multi family housing proposed on Timber Ridge Drive. I live at 7205 River Rd., which is directly behind where the new proposed housing would be built.

I recently moved to the area in June 2016, I love the small town feel with city conveniences. We have lots of wildlife in this area, it's very common to see a mother deer and her fawns grazing in this area. I particular love feeding the little raccoons in our backyard. Since I've been here I've actually seen a pleated woodpecker for the very first time. I actually took up bird watching. I bought a huge book and binoculars so I can see them. They are amazing. We have 6 different varieties of woodpeckers right out in my backyard. I now see why the cyclist love to ride River Road. All of this wonderful wildlife lives in and around our backyard between us and this new proposed housing.

A 198 unit apartment complex just does not fit this area. Traffic is already heavy, deer and other wildlife are regularly being struck by automobiles. It's difficult turning off Timber Ridge onto River Road...and getting out my own driveway! Adding more traffic to this will make the roadways more dangerous.

The buildings architecture just does not match the area. It's rare to see a building more than two stories tall in Prospect, A four-story building would stand out like a sore thumb, like a skyscraper in the middle of Mayberry. Please vote no to the proposed zoning changes.

I'm attaching a picture, please take a look, it's in my backyard. 😊



Regards,
Mrs Lisa Nalley

Sent from my iPhone

Williams, Julia

From: Kevin Nalley <kevinnalley@gmail.com>
Sent: Thursday, July 20, 2017 2:48 PM
To: Williams, Julia
Subject: Proposed Zoning Changes
Attachments: IMG_4033.JPG; IMG_4634.JPG

Ms Williams,

I am strongly opposed to the zoning change to accommodate the multi family housing proposed on Timber Ridge Drive. I live at 7205 River Rd., which is directly behind where the new proposed housing would be built.

I recently moved to the area in June 2016, I love the small town feel with city conveniences. We have lots of wildlife in this area, it's very common to see a mother deer and her fawns grazing in this area. My wife particular loves feeling the little raccoons in our backyard. Since I've been here I've actually seen a pleated woodpecker for the very first time. I now see why the cyclist love to ride River Road. All of this wonderful wildlife lives in and around our backyard between us and this new proposed housing.

A 198 unit apartment complex just does not fit this area. Traffic is already heavy, deer and other wildlife are regularly being struck by automobiles. It's difficult turning off Timber Ridge onto River Road. Adding more traffic to this will make the roadways more dangerous.

The buildings architecture just does not match the area. It's rare to see a building more than two stories tall in Prospect, A four-story building would stand out like a sore thumb, like a skyscraper in the middle of Mayberry. Please vote no to the proposed zoning changes.

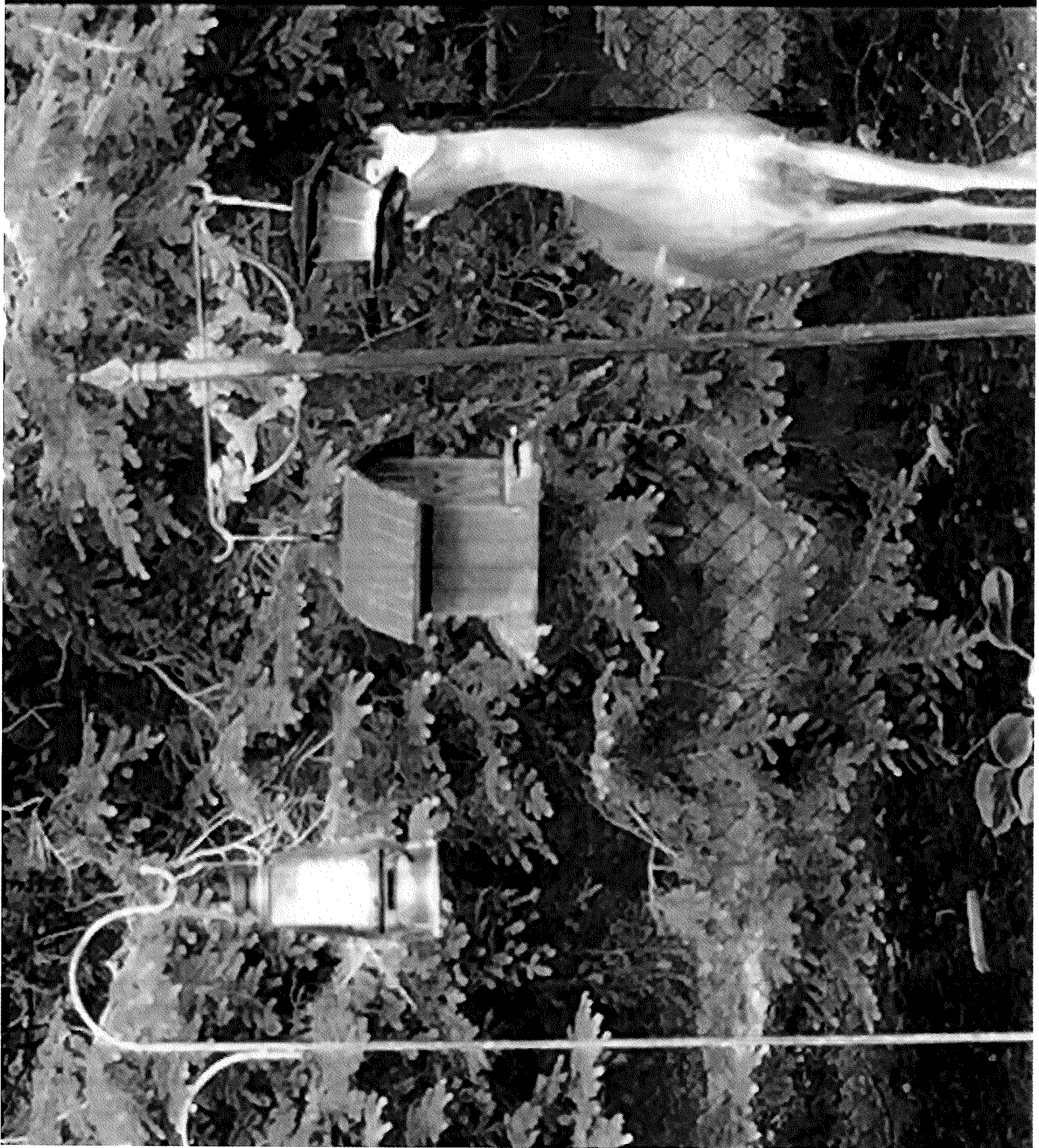
I'm attaching two pictures for your enjoyment, please take a look, it's in my backyard.

--

Regards,

Kevin Nalley
7205 River Road
Prospect, KY 40059





Williams, Julia

From: Doug Tzanetos <dtzanetos@hotmail.com>
Sent: Thursday, July 20, 2017 11:50 AM
To: Williams, Julia
Subject: Case No. 16zone1056

Ms. Williams,

Please add my concerns regarding the proposed Prospect Cove development to the record on file regarding Case No. 16zone1056

Please see below.

Thank you.

Sincerely,
Doug Tzanetos

I would like the following concerns included in the report:

Douglas Tzanetos

7302 Blakemore Court

Prospect, Kentucky 40059

July 20, 2017

Re: Proposed Prospect Cove Development by LDG, Inc.

Attention: Ms. Julia Williams

Rezoning committee and city council members:

I am writing this letter to respectfully ask that you and the city council revoke support for LDG's proposed Prospect Cove development in Prospect, Kentucky. I and the vast majority of citizens of Prospect, Kentucky

are wholeheartedly opposed to this development on several grounds. I, and the residents of Prospect, will greatly appreciate your consideration of the following points.

First, Prospect has had a stable population of approximately 4000 that has grown at a slow rate. A development of 198 units could easily add up to 800 new individuals to the Prospect community. Even a more modest estimate of 400 would represent a sudden 10% increase in the population! Traffic congestion on river road and timber ridge drive is surely likely to suffer from such a huge increase regardless of the putative conclusions of LDG's traffic study. Parking is likely to be insufficient with the proposed models of parking which will also add to congestion. In short, such a rapid addition to the local population will exceed the infrastructure in place. Second, the proposed development has been described as senior housing, and the development has been touted as a way to "meet the needs of an aging demographic in Jefferson County." However, this is misleading. The only requirement that I can ascertain is that one occupant in each apartment be 55 years of age or older. Furthermore, Prospect has a brand new senior housing facility that has nearly been completed which should be able to fulfill the needs of the local community.

Third, when my family and I moved to Prospect, Kentucky in 2013, we did so in part because it was a small, quiet community with impeccable safety records. It has among the lowest rates of crime in Kentucky and indeed even in the United States. I have not seen LDG address any concerns regarding safety and crime rates regarding their past developments including the Cambridge Station Apartments in Indianapolis. This development caused surges in crime including violent crime in the neighborhood where it was placed. As I am sure that you are aware, the Indianapolis Housing Agency ended up demanding hundreds of thousands of dollars from LDG due to substandard housing conditions. Furthermore, at this one development alone there were over 800 reported crimes in a 3 year period as well as nearly 100 health and housing violations. In Louisville alone, over 350 units owned by LDG have a lien on them *because the property was not adequately maintained*.

Finally, a founding principle of democracy from the largest to lowest reaches is the right to self-governance (autonomy). Please keep in mind that this development will affect the local residents of Prospect who are overwhelmingly against this development (including the local Prospect government). We do realize that the land in question is out of the jurisdiction of Prospect, of course, so we respectfully ask that you would respect our autonomy and not vote to approve zoning changes that will directly go against the wishes of the local residents. If despite the several considerations that I have tried to briefly summarize above, the decision is nevertheless made to approve this

project, then I would strongly urge you to consider the following conditions be in place prior to approval of zoning changes:

1. In keeping with LDG's emphasis on this development as senior housing, there should be a condition that *most (the majority) of the tenants in each unit be above age 65*.
2. Decrease both the height of the building and the number of units by a substantial amount (e.g., not simply decreasing from 198 to 180 units; this would not be a substantially different proposal). A 50% reduction in size would of course be considered substantial. This would help to limit the "footprint" of such a development in the city of Prospect and decrease demands on infrastructure (parking, traffic, etc.).
3. Impose the strictest of screening of potential applicants for the apartments in Prospect Cove in regards to criminal history. Exclude any applicant with a felony or with repeated misdemeanors without exception. Make a requirement for **immediate eviction** of any resident of Prospect Cove should that resident commit a felony or repeated misdemeanors.

In conclusion, I respectfully ask you and everyone who has the authority to weigh in on the approval for rezoning of the property to allow LDG to build the proposed Prospect Cove to please consider my above concerns. Thank you again for your time and attention to this

important matter.

Respectfully,

Douglas Tzanetos

Williams, Julia

From: Janice Dunbar <jdunbar@guardianhealthcare.com>
Sent: Monday, July 24, 2017 9:33 AM
To: Williams, Julia
Subject: Prospect Cove

Hi Ms Williams,

The development that you are considering building on the small piece of land on River Road is simply too large for such a small space. We, the citizens of Prospect, are not oppose to a structure, but the rendering that you are proposing are aesthetically in opposition of the buildings around it. I hope the City of Louisville will take the desires of Prospect citizens into consideration.

Janice

Janice Dunbar, Manager
Guardian Healthcare Providers, Inc.
O: 502-429-8003, ext. 100
M: 502-974-1995
F: 615-537-4610



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Williams, Julia

From: jeanine fell <jleahfell@yahoo.com>
Sent: Monday, July 24, 2017 8:38 AM
To: Williams, Julia

I oppose this housing proposal due to increased traffic, aesthetics of our city and Reduction of property value. I hope this project is reconsidered for a most suitable location.

Thank you,
Jeanine Fell

Sent from my iPhone

Williams, Julia

From: Judith Lyle <Judylyle@hotmail.com>
Sent: Saturday, July 22, 2017 7:01 PM
To: Williams, Julia
Subject: Case No. 16ZONE1056

Dear Madam,

My husband and I are extremely disturbed and upset regarding the proposed re zoning of the property on Timber Ridge Drive! We have never been opposed to affordable or subsidized housing however, the incompatibility and size of the proposed community will be totally out of place in the city of Prospect or the surrounding areas where many, many people have lived for years and made a huge impact on keeping the area beautiful!

Also, there are no tenant amenities available , parking or bus services, therefore it would be extremely difficult for tenants of the proposed buildings to gain access to other areas if they do not own a vehicle which also brings attention to the inadequate number of parking spaces allotted to the proposed development!!

And last but not least, the rezoning of the said property will totally destroy what we have been working for over the years! We plead with you to rethink the destroying of our area!!

Thank you for your consideration, Judith & John Lyle.

Williams, Julia

From: Elizabeth Buehler <gaje@twc.com>
Sent: Saturday, July 22, 2017 4:43 PM
To: Williams, Julia
Subject: Prospect Cove Development

Ms Williams, I am writing in opposition to the Prospect Cove Development, 16zone1056. This project is definitely foreign to others in Prospect. Its height is problematic, totally out of character with the surrounding buildings. Additionally, the density of population within that building is very worrisome. "Spillover" parking into the Kroger lot will cause unforeseen problems to date.

Please reconsider any prior approval of 16zone1056 and vote against it on July 27, 2017.

Thank you,
Elizabeth Buehler

Williams, Julia

From: Jeffrey Goldberg <jmgold365@gmail.com>
Sent: Monday, July 24, 2017 11:25 AM
To: Williams, Julia
Subject: Prospect Cove Development File # 16ZONE1056

Ms. Williams:

I want to register my opposition to the proposed Prospect Cove development adjacent to River Road and Timber Ridge Drive, at least in its current form.

I believe that the vast majority of Prospect residents support the availability of affordable housing for both senior citizens as well as residents with modest incomes. However, there is a strong opposition to the proposed development because of the size, appearance and other factors. Specifically:

1. Relative to surrounding residences and businesses, the proposed Prospect Cove development would have the appearance of an enormous monstrosity designed to “warehouse” the occupants it is meant to serve. With abundant data demonstrating the negative impact on social outcomes when large buildings are used for public housing, and given the appropriate national trend of using smaller, lower height and less dense housing in public projects, the proposed design for this massive structure goes against evidence-based urban planning.
2. There is no practical access to regular public transportation. The limited commuter service to downtown would not meet typical daily needs for shopping, transportation to physician offices or other services. The developer suggested at a public zoning hearing that Tarc3 could meet these needs. Reliance on Tarc3 would be impractical given the size of the building and the limited resources of Tarc3.
3. There are no social services, special activities, support for physical fitness or any other beneficial activities planned for this dense, high capacity building. One of the few redeeming benefits of a high-density structure is the ability to concentrate availability of such services for at-risk populations. Without plans for these services, a high-density facility would have no benefits, and many negatives.
4. There is already affordable housing available in Prospect that is both less expensive and more attractive than the proposed development. Based on the comments at public forums regarding this development, i believe that most Prospect residents would embrace additional subsidized housing for low-income seniors. However, there is agreement that such housing should be scattered amongst our neighborhoods, attractive, and low-density, so that residents will feel integrated into the existing community.

Thank you for your attention to this matter. Should you have any questions or require any clarification of the positions outlined above, please do not hesitate to contact me.

Sincerely,

Jeffrey M. Goldberg, M.D., M.S.
7405 Wycliffe Dr.
Prospect, KY 40059

Williams, Julia

From: Debb & Ronn Hauss <rdhauss@gmail.com>
Sent: Monday, July 24, 2017 10:50 AM
To: Williams, Julia
Subject: Case No. 16ZONE1056

As residents of Prospect my husband and I urge you to reject the large apartment complex proposed for a small piece of property in Prospect, KY. The design does not comply with our city ordinances. There is limited parking space included in the design and Prospect has extremely limited bus service to the rest of Metro Louisville.

Sincerely, Deborah and Ronald Hauss
6214 Walnut Ridge Trail
Prospect, KY. 40059

Williams, Julia

From: monohan mARILYN <monohanm@yahoo.com>
Sent: Monday, July 24, 2017 10:37 AM
To: Williams, Julia
Subject: Prospect Cove

Dear Ms. Williams, I am not able to be present at this meeting, but would like it known that I am still dissatisfied with the new approach. It looks huge and not at all fitting into our community.

Thank you.. Marilyn Monohan 5548 Forest Lake Drive Prospect Ky Sent from my iPhone

Williams, Julia

From: joyce1116 <joyce1116@aol.com>
Sent: Tuesday, July 18, 2017 2:53 PM
To: Williams, Julia
Subject: Prospect Cove

Dear Julia,

Once again I am petitioning you to refrain from rezoning the land at Prospect Cove into residential property. It needs to be emphasized once again that there are 10 acres being bought, only 4.4 of which are buildable. The other 6.6 acres cannot be used for anything but a park, but right now it is just a wet, tree covered marshland. Other builders who would have bought this property and kept it as currently zoned had plans to help develop this 6.6 acres into a usable green space.

LDG is planning on building a 4 story high complex in a tiny space, 4.4 acres, which will house close to 900 people. This is unconscionable. No one should be allowed to squeeze that many people into such a tiny area for their financial gain. They have no plans to develop this remaining 6 acres into any sort of a park, it will remain an unusable thicket of water, ravines and mud.

They plan to have 200 parking spaces since that is legally what they need to have in a 55 and older community. As I've said many times before, 55 is not old, it's young and the majority of these people will or should be working. If they are working there are no buses out here. How will they get anywhere? The zoning and planning commission needs to look at the bus schedule from this area, it takes hours to get anyplace. If people do have cars they will have to park in the lot in the shopping center which is always filled. People frequent the restaurants, the Kroger and the other establishments in the shopping center and they need the parking spaces. It is conceivable that an overflow of 400 cars could be parked in this shopping center.

People from the zoning and planning commission need to come out here and walk the area. There is no place for people to walk except across a heavily trafficked road to the Kroger store. There is no ability to walk anywhere in this area. It is so dangerous to have people walk across this road since there is constant traffic in and out of the Kroger gas station. I cannot understand why the zoning and planning commission would allow any builder to place people in harms and without easy access to affordable shopping.

I could go on and on about how this is not an area for residential use as I have written to you in three other letters and as I have written to Mayor Fisher's office, but I doubt that anyone actually reads these letters.

I would welcome the opportunity to meet anyone from the zoning and planning commission out here and walk them around this area. I cannot believe after being out here, walking the area seeing the space where LDG wants to construct a four story

200 unit complex, seeing how physically small this space is, noting the distance that is address is from work or health facilities, etc. that any person of good conscience would think that this is a viable space for such high density, especially for people of scarce financial means.

Truly, it's building a project in another place. This is wrong.

Joyce Goldstein

Williams, Julia

From: Bill hardy <billhardy31@gmail.com>
Sent: Monday, July 17, 2017 3:59 PM
To: Williams, Julia
Subject: "Prospect Cove" -- Change in zoning

Julia ----- I'm sure you are getting covered up with E-mails in opposition to the Prospect Cove proposal. I would venture that the majority of those against the project are more concerned about how the proposed structure will fit in the neighborhood, than what it would be used for. Not to say there aren't those with the "not in my backyard" position on the concept, but even those would adjust if the project kept the same building size, construction materials and features of the Kroger complex and the office space nearby.

I would encourage you to visit Prospect, if you haven't, and travel from US 42 over to River Road on Timber Ridge Drive to get a feel for the area. It will be obvious that the building proposed in the first zoning hearing, which I attended, would be an eye sore, and not close to fitting in the surrounds. I'm sure DVG will make money on the project whether it is in Prospect or somewhere else, but if it is to be Prospect, it needs to fit in! -----

Thanks for your consideration! ----- billhardy ----- Smithfield Greene



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Williams, Julia

From: Diane Ferguson <dcferguson19@gmail.com>
Sent: Saturday, July 15, 2017 4:30 PM
To: Williams, Julia
Subject: Fwd: case 16zone1056

Begin forwarded message:

From: Diane Ferguson <dcferguson19@gmail.com>
Subject: case 16zone1056
Date: July 15, 2017 at 4:27:47 PM EDT
To: www.JuliaWilliams@louisvilleky.gov

Hi I am sure this note will do no good ,however I am registering my complaint as a neighbor concerning this project . We cannot handle the traffic etc . I live on a court ,turned into a cut through street (illegally,)beside 8 acres of old growth trees (within feet of Prospect -a tree city)which were cut down this winter and all 8 acres leveled -not even a blade of grass—so I see what developers can do despite not having the proper zoning.Kroger parking lot was allowed to build on our nice little street of several small homes despite the zoning regulations -so I see how effective the zoning situation is . Thus no surprise when you let these developers do what ever they want .Shame on you and the zoning joke of amending and revising to help the greedy make their money despite neighborhood protest .

diane ferguson 6811 carslaw ct prospect ky 40059

Williams, Julia

From: Kehlbeck@aol.com
Sent: Thursday, July 13, 2017 6:04 PM
To: Williams, Julia
Subject: 198 apartment senior living in Prospect

Julia,

Thank you for including my letter. Prospect is a nice little town but because of the JCS problems, people moving into the area prefer to move to Oldham County. It is hard to sell a higher priced home in Prospect. I live in the Estates of Hunting Creek and homes are not selling in the \$500,000 to \$950,000 price range. Only two sold at a discounted price in 2016.

Joe

Kehlbeck@aol.com
502-228-8838 (T)
502-593-0819 (C)