

Gabbard, Lacey A

From: carl page <carl.page2008@gmail.com>
Sent: Monday, December 16, 2019 7:33 PM
To: Gabbard, Lacey A
Subject: Record # 19-DDP-0056

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Dear Ms. Gabbard,

I am a resident of Surrey Place Condominiums at 3922 Massie Avenue, which is adjacent to the above-referenced project. (I own Unit #2.) I plan to be at the hearing on December 18 to voice my objections to the proposed change by the developer from 12 to 16 units. For the record, here is a summary of my objections:

- Cramming 16 units into this small space will leave virtually no green space in the project.
- Construction of 16 units will leave minimal to no buffering from adjacent property owners, whose units will be only a few feet from the walls of the new condominiums. Such over-crowding may be suitable to urban environments such as New York or San Francisco, but I submit that it is not appropriate for St. Matthews, Kentucky.
- The increased number of units will only worsen the already challenging draining issues in our area.
- The close proximity to Surrey Place will allow inadequate room for water run-off.
- Adding 12 spaces on this small lot was already at the extreme end of what should be allowed, especially as far as increased traffic is concerned. Adding four more units—a one-third increase in density—will only worsen traffic and pollution in this already congested neighborhood, which is only a few hundred yards from Shelbyville Road and the busiest, most congested intersection in St. Matthews. It is not good planning to exacerbate the congestion of our community.
- There is very little in the record to judge the aesthetics of the design and the landscaping of the proposed project, but they can only be diminished by this overuse of the space into a “bowling-alley” type design.
- Garbage cans lined up on Massie Ave already are a concern; 16 more at the narrow entrance to this development will cause garbage can cluster—they may have to stack them in order to find room. The garbage trucks will have inadequate room to turn around in the bowling alley, so all 16 garbage cans (not to mention recycle and yard waste cans) will have to be lined up at the entrance: There is the potential for 36 cans/containers to be lined up on the odd-weeks when recycling is picked up. Where are these going to go? If there is no room, then approval of this plan will only discourage residents from recycling, which surely is not in the public interest.

This development has been planned and discussed for many months. I fail to understand why the developer was compelled to increase the density of the development by 33.3% at this late date. A cynic might wonder at the timing of such a change—during the busy holiday season when most people are occupied with other matters—after all these many months. Had the original project called for 16 units, it would almost certainly have produced more outcries from area residents and, I would hope, the planning authorities. This last-minute, dramatic change to the proposal reeks of a kind of bait-and-switch approach, motivated, not by the concerns of area residents and the overall good of St. Matthews, but purely by profit for the developer. It begs the question

of just why the developer has decided to propose this last-minute change. What is his justification? In what way could such a change possibly improve the plan already approved? I propose that the planning commission put these questions directly to the developer. I also propose that he be asked why this change is being proposed at this late date. It would be interesting to hear his responses.

Respectfully submitted,

Carl R. Page
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