

To the Metro Council,
to Planning and Design,
to anyone who will listen,

Regarding Case 22-MSUB-0001/22-FFO-0002/22-WAIVER-059/22-WAIVER-0103

I request this letter to be part of the record in this case.

My name is Andy Smith, my wife Camille and I live at 9900 Broad Run Rd., down the road from the proposed development slated for 8000 Broad Run Rd. I almost don't know where to start with how grossly out of character it is to stuff over 400 homes into this area. A simple aerial view from LOJIC.org will show the nature of the surrounding properties: homes on large lots (no sewers), surrounded by woods and farmland. Yes, farmland, right here in Jefferson County.

This part of Jefferson County is still quite rural in nature, an area that is home to deer, herons, fox, turkeys, all manner of wildlife. At night you can actually see the stars. The road is very narrow, cars have to pass carefully, trucks pulling hay wagons have to pass VERY carefully, and it is common to see farm machinery running between fields and properties. Why this is seen as an acceptable place to pack in hundreds homes is almost comical if it weren't so devastating to the area.

With ill-advised development comes run-off, water pollution, air pollution from the congested traffic trying to navigate a single lane each way. Please have someone explain to me how you can plant over 400 homes at the top of a hill and not cause flooding? The flooding is barely controlled now, I have pictures and video I'd love to share.

Although we have only lived here for 8 years, the house and property we live in was built in 1910 and still stands today on 6 acres. Flooding hasn't taken it in over a century yet this developer who lives thousands of miles away should be allowed to destroy our home and force us out? If they reap the benefits of selling the land they should be responsible for the impact on the area.

I'm a bit mystified over why such a dense neighborhood is considered in the first place. An obvious choice for the proposed development would be five acre or larger lots, with homes in keeping with the nature of the homes adjacent. This would fit with the area with less increase in traffic, not cause as much flooding, water and air pollution, and not destroy the value of the surrounding properties. Do the future residents of this subdivision realize that there are no stores nearby, no public transportation, narrow roads with farm equipment, and the only two portals to the subdivision will entail navigating a blind turn on a narrow hill and it all leads to a single stop sign where THREE roads come together? Please don't rely on aerial photos or engineering graphics. Drive out and take a look. The proposed "improvement" to this intersection is ludicrous. I do not have access to a detailed traffic study but it doesn't take an engineer to realize that thousands of cars can't efficiently use a single lane and stop sign. The increase in air pollution alone from stalled traffic should stop this development.

If Louisville Metro has a land-use plan aimed at protecting watersheds, the tree canopy, the overall quality of life for humans and nature then someone among our elected officials please explain to me how this dense development furthers those goals. Explain to me how the vehicles from hundreds homes will navigate a narrow road that leads to a single stop sign at the intersection of three roads? A simple five minute tour of the area should be sufficient to realize that it is literally not possible without seizing property, expanding the roads, and putting in traffic controls. The road south becomes even more dangerous as the road narrows, so narrow in fact that it has no lane striping. More farmland exists with the corresponding tractors and equipment, and is quite twisting and winding. Some might say picturesque. What it will become is the scene of frequent accidents. We have a large tractor that we drive between two properties, you can always tell who is new to the area when they approach in wide-eyed panic, or get angry because they are stuck behind you. The farmland was here first.

By allowing this development to continue you will be intentionally creating more traffic accidents, destroy home values, destroy the night sky, lose yet more farmland, create more flooding, and create destruction where there is currently the lives of countless existing homeowners. No one is begrudging someone the right to make money off their purchase, but that right should not come at the expense of hundreds of existing property owners. Please deny this development and ask for another proposal that is in keeping with the nature of the surrounding rural area.

Thank you.

Andy & Camille Smith