

From: [Lin Bell](#)
To: [Lockett, Jay P](#)
Subject: Fwd: Concerns from Valencia Villas at Landis Lakes
Date: Sunday, January 2, 2022 3:38:36 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

The initial email I sent, I typed in a wrong email address for you. See below and let me know you received this email.

Regards

Lin Bell
502-592-1919
lbell1049@gmail.com

Begin forwarded message:

From: lbell1049@gmail.com
Date: December 29, 2021 at 8:22:03 AM EST
To: jay.lockett@louisville.gov, mts@mpmfirm.com
Cc: jerryl1953@gmail.com, Ken Hayes <kentonrhayes@gmail.com>, Lin Bell <lbell1049@gmail.com>, linda smith <lindabishopsmith@hotmail.com>, ray.sandbek@gmail.com, sartaine.jeff1410@gmail.com, Terry Windhorst <terwind@bellsouth.net>
Subject: FW: Concerns from Valencia Villas at Landis Lakes

Good morning Jay, my name is Lin Bell and I am a board member of Valencia Villas at Landis Lakes located on the east side of S. English Station Road south of Shelbyville Road. As a community we have some concerns about the proposed new development plan filed by Sunshine Builders, LLC for 400 Shelby Station Drive. We have had communications with Thurman Senn, a resident of Copperfield and attorney representing their HOA. Valencia Villas has several properties that abut the proposed development and listed below are concerns our residents have raised. Please include me in any future communications and if you have any questions please contact me.

Regards

Lin Bell
502-592-1919
lbell1049@gmail.com

From: M. Thurman Senn <mts@mpmfirm.com>
Sent: Tuesday, December 28, 2021 11:10 AM
To: lbell1049@gmail.com; president@copperfieldky.com
Subject: RE: Concerns from Valencia Villas at Landis Lakes

Lin:

I suggest that you communicate those concerns directly to Jay Lockett at Office of Planning & Design Services [jay.lockett@louisvilleky.gov; 502.574.5159].

Thurman

From: lbell1049@gmail.com <lbell1049@gmail.com>
Sent: Tuesday, December 28, 2021 8:49 AM
To: president@copperfieldky.com; M. Thurman Senn <mts@mpmfirm.com>
Subject: Concerns from Valencia Villas at Landis Lakes

[Caution: External email]

Gentlemen, below are the concerns from Valencia Villas regarding the proposed apartments on S. Beckley Station Road. Each of the homeowners that are adjacent to the development had an opportunity to voice their concerns and below is a summary of those concerns. The board of Valencia Villas has also reviewed and given their input. If you have any questions give me a call.

Below is a list of the concerns from the residents of Valencia Villas (VV) at Landis Lakes about the proposed apartment development adjacent to the east property line of our property.

1. Density, total number of units to be built
2. Height of the three-story buildings
3. Security along the east property line of VV, fencing, additional plantings
4. Traffic and noise
5. Topographic survey, at what elevation level will the buildings be constructed. Future status of current berm.
6. Drainage, moving dirt and taking away grassy areas with buildings, driveways and parking lots will impact the natural flow of surface water.
7. Explanation of the preserve tree area, additional plantings and future maintenance.
8. Location of pickleball courts and what noise abatement will be used to for their use.
9. Exterior lighting

Regards

Lin Bell
Valencia Villas
Board Member
502-592-1919
lbell1049@gmail.com

M. Thurman Senn | Morgan Pottinger McGarvey

401 South Fourth Street, Suite 1200

Louisville, KY 40202

Tel. 502.560.6750 | **Fax** 502.585.3498

<http://www.mpmfirm.com>

This message and attachments (if any) contain confidential information and may be protected from disclosure by attorney-client privilege. If you are not an intended recipient of this message, please notify the sender promptly by return email and delete this message. Unauthorized use, dissemination, or reproduction of this message or any attachment in whole or part is strictly prohibited.