

**From:** [Michael Jones](#)  
**To:** [Lockett, Jay P](#)  
**Subject:** Case # 20-DDP-0017 The Vinings at Claribourne Phase II  
**Date:** Thursday, May 7, 2020 11:05:22 AM

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Dear Mr. Lockett

My mother Edna Jones is the property owner (13504 Factory Lane) adjacent to the above referenced development. We have reviewed the site plan and she has several concerns.

- 1) There does not appear to be any screening along the property line. As with the other apartment property on the opposite side of her property, the developers were required to put in a earthen berm and trees for screening. At minimum a 12' tall fence is required. A 5' sidewalk encroaches the 15' landscape buffer behind building 3 effectively reducing the buffer to 10'.
- 2) There is a 200 year old ash tree that is on my mothers property and in the tree line along the property boundary. She wants that tree protected with no excavation to occur underneath the canopy of the tree which means moving or eliminating several parking spaces.
- 3) We are concerned that the entrance to the project is too close to my mothers driveway. She already has a very tough time getting out of her driveway with current traffic doing 50+ mph and popping over the small hill before her driveway. She has attempted to get a "hidden entrance" sign for years with no success. With this project it will likely be time to install a traffic light or the projects entrance might need to be moved further down the road or eliminated as it already has an entrance on Terra Crossing. Additionally, we have intent to develop this property sometime in the next few years. We want to be assured that the placement of any entrances on this adjoining property is not going to interfere with our intent to develop in the future as we will also require an entrance to serve for what will likely be 60 to 100 units.
- 4) Lastly she is concerned about the lighting from this project and the height of the adjacent buildings (building 2 and 3) being 4 stories (based on the renderings). Building 2 indicates there will be garages on the end. She would like these reduced in height to 3 stories (a note on the site plan indicates the buildings are 3 stories but this does not align with the renderings) or moved further away from her property.

If you have any questions please feel free to call to discuss OR we require a public meeting at the end of the COVID-19 pandemic so that my mother can attend.

Sincerely

Michael S. Jones on behalf of Edna Jones

859-227-0075