

Williams, Julia

From: Janie Dobbins <dobbins_@bellsouth.net>
Sent: Tuesday, May 23, 2017 11:51 PM
To: Williams, Julia; Markert, Tammy O; (MarvBDG@aol.com); kgootee@mindelscott.com; clifford.ashburner@dinsmore.com
Cc: Janie Dobbins
Subject: Parker Hollow LLC Concerns

Ms. Williams,

I would like to first off clarify my earlier emails. We are NOT Opposed to the Avoca Road Apartments 16ZONE1074. We do however, have a couple of issues that we are very concerned about that we would like to address here and also at the upcoming LD&T Committee meeting and the subsequent Public Hearing. Our primary concerns are two-fold; first is the Access Easement on our property being proposed as access to North English Station Road; and second, the alignment and widening of Avoca Road.

Access Easement. We are very concerned about the safety of tenants in our Industrial Building that access the side of the building next to the easement. The building is less than 5 ft. from the access easement at the front corner of the building. That alone concerns us greatly for the safety of the tenants walking along the walkway to their vehicles in front of the building. We are also concerned about people using the remainder of our property (to exit south) to access Old Henry Road instead of waiting to get onto North English Station Road from the access easement. The geometry and amount of semi-truck traffic on our site makes that maneuver unsafe, not to mention the number of children that attend the sport practice facility in that same building.

In addition, to build the access road will require the removal of trees that serve as a natural buffer between us and the Middletown Fire Department practice facility and with the proposed Apartment project. If the trees are going to go anyway to build this access road, then why not move the road next to the Fire Department property line, and away from the Parker Hollow building, and then fence between the edge of the access road and the Parker Hollow building parking/storage/sidewalk area? This will protect the warehouse/office employees and pedestrians at the north end of the Parker Hollow LLC property, and keep the apartment traffic from traveling through the commercial property to the south exit of Parker Hollow property.

Avoca Road. We met with Kent Gootee and Cliff Ashburner on site and think we have developed an option that would widen Avoca Road to an acceptable pavement width, provide the additional Right-of-Way (40 ft. from centerline), but not disturb the existing stand of trees along the North side of existing Avoca Road pavement. We are in agreement with Kent and Cliff on this alignment and pavement widening and can discuss it in further detail with Ms. Markert. We think it is a win-win for all of us as it saves trees and provides for the additional pavement width for Metro Public Works.

We look forward to addressing these concerns with staff and the LD&T Committee this Thursday afternoon. Thank you for your consideration.

Jane and Innes W Dobbins III
Managers
Parker Hollow LLC

Williams, Julia

From: Janie Dobbins <dobbins_@bellsouth.net>
Sent: Thursday, December 29, 2016 3:24 PM
To: Williams, Julia
Cc: Janie Dobbins
Subject: RE: 12201 and 12207 Avoca Road, Lville Multi family apartment development

One thing we didn't mention is that we are very concerned this might be low income housing or government subsidized housing, and that is a big concern for us as we think it will reduce our property values and the ability to rent/lease our office warehouse buildings which are right alongside the project property.

Thanks, Janie Dobbins for Parker Hollow LLC

From: Williams, Julia [mailto:Julia.Williams@louisvilleky.gov]
Sent: Thursday, December 29, 2016 3:20 PM
To: Janie Dobbins
Subject: RE: 12201 and 12207 Avoca Road, Lville Multi family apartment development

Thank you for letting me know your concerns regarding the change in zoning. Your letter will be made part of the record for the case. Your letter will either be summarized or included in its entirety in the staff reports prepared for the case.

Please let me know if you have any further concerns or questions regarding this case.

Thanks

Julia

From: Janie Dobbins [mailto:dobbins_@bellsouth.net]
Sent: Tuesday, December 27, 2016 2:05 PM
To: Williams, Julia; Janie Dobbins
Subject: 12201 and 12207 Avoca Road, Lville Multi family apartment development

From: Janie Dobbins
Sent: Tuesday, December 27, 2016 12:59 PM

Subject: 12201 and 12207 Avoca Road, Lville Multi family apartment development

Julia Williams,

From:
Parker Hollow LLC
Jane E Dobbins, Owner
Innes W. Dobbins III, Owner
PO Box 230
Scottsburg, IN 47170

Parker Hollow LLC is the following Louisville, KY addresses:

1525-1535 Parker Hollow Road
1520 Parker Hollow Road
1540 Parker Hollow Road
1300-1302 N. English Station Road
1304-1306-1308 N. English Station Road

RE: 12201 and 12207 Avoca Road Multi-family apartment development by LDG Multifamily, LLC

We attended the meeting of LDG Multifamily, LLC to discuss the development they are planning for 12201 and 12207 Avoca Road properties, on Monday, December 19, 2016. We have several concerns that we want on record. We do not feel that notes or recording of concerns, of those in attendance, were recorded.

We have three major concerns about the 408 unit apartment complex that they are wanting to be developed at the above Avoca Road address.

1. The exercising of the Easement across the north end of our property next to our building at 1314 N. English Station Road is our first concern.

That easement was acquired from the previous owner of the property. When he built the two north buildings 1304 and 1310 N. English Station Road, the location of the buildings made that easement for the road very narrow. There is a mandatory green space between the Middletown Fire Department Training Center and our north buildings which makes the easement for the road within several feet of the building's north wall. This means any person walking out of the walk through doors or using the overhead doors will be struck by a vehicle driving through the easement.

Our entranceway for the our parking lot, which will become a road if the easement is used is very steep and has a strange curve before the exit/entrance onto North English Station Road.

On the west side of the easement, at our west property line, going onto the project property, there is a creek in a deep gully which is about 40 feet below the ground level, which will make it necessary to build a bridge or some sort of elevation to get across the creek through that easement. That is going to be very expensive to build.

With 408 apartment units, assuming that each apartment has two vehicles, there will be the possible traffic flow of 816 vehicles, or more over that road, the easement, several times a day.

We think the best entrance/exit for the apartments would be better placed on Heafer Road, where there is no creek to cross or buildings other than their own apartment buildings.

2. Our second concern is Avoca Road. Avoca Road is currently closed where it crosses the railroad tracks just west of North English Station Road and only serves one residence at this time and they have offered to buy that property. As the first property owner along Avoca we are going to be required to widen Avoca Road and build a sidewalk across our property, which will necessitate a large amount of fill along Avoca which is the south end of our Parker Hollow LLC property. More than anything with the Jefferson County concern about the tree canopy, we will have to remove a large number of old growth trees in order to widen the road. With the current plan for the apartment development, they will turn into the approximate driveway from the only house on Avoca Road, which they are purchasing. The road continues a long distance past that driveway to the west to the road closure.

Avoca road going west becomes very narrow and is impossible for a semi, a large truck or even an SUV to turn around where the road is dead end. The road closed sign is very far into the Avoca entrance so vehicles are already committed to needing to turn around upon entering the road. Many need to back out of the road onto N. English Station Road and North English Station road is heavily traveled with vehicles. The solution to this would be to make a cul-de-sac west of the apartment entrance on Avoca Road and the remainder of Avoca torn up and removed.

To widen Avoca Road on the railroad side would eliminate the need to remove a great many old growth trees and eliminate the need for excessive fill on the north side of Avoca Road.

My concern is that we are going to have to pay for the Avoca road widening and sidewalk for a project that we have nothing to do with and is going to increase the vehicle and foot traffic on all sides of our property. We are opposed to paying to widen Avoca Road and installing a side walk for their project through no fault of our own.

3. With 408 apartments planned for their project and the lengthy joint west property line we are concerned that there could be as many as 1000 to 1200 plus people living in this project that a short cut to English Station Road or Old Henry Road would be across our property and through our commercial buildings and parking lots creating traffic and security issues for our tenants . We would like to require a fence built along our common property line from the north end to the south end at their expense. A large portion of this property line is already fenced by us.

We are concerned about the vehicle traffic through a possible entrance/exit road across the easement at the north end of our property, will make our building virtually impossible to rent and an extreme safety hazard by the

apartment complex using that easement. Currently our building is fully leased by an electrical contractor/HVAC company with van trucks entering and exiting the building on the north end to restock their trucks, and also an exercise/baseball practice facility with many children and families coming and going seven days a week.

Our requirement to pay to widen Avoca Road as a result of no change of the usage of our property is extremely expensive for no benefit to us.

This whole apartment project appears to be going to inflict a great financial burden on Parker Hollow LLC.

Sincerely,

Parker Hollow LLC
Owners:
Jane E Dobbins
Innes W Dobbins III
PO Box 230
Scottsburg, Indiana 47170
1-812-752-6820

Williams, Julia

From: Dennis Bryan <dennyb310@gmail.com>
Sent: Thursday, December 01, 2016 4:15 PM
To: Williams, Julia
Subject: 480 unit apartments on Avaco Road

Follow Up Flag: Follow up
Flag Status: Flagged

As a resident of Lake Forest Legacy Villas for the past 13 years I would like to strongly recommend that you deny zoning change for this project.

The current roads int this area can not handle more traffic.

The Thornton Headquarters is nearing completion and will add many many cars to the area.

Just across the road from us is the new retirement community that will have 130 units plus administration and other buildings.

There are still many lots to be developed in Eastpoint Industrial Park.

North English Station Road that connects with Old Henry Road is probably **one of the worst and most overused roads in Metro Louisville.**

A new apartment project is nearing completion just off of North English Station Road behind the Yamaha dealership.

Uncle Louie's Recreation Park (?) on North English Station is nearing completion.

A new indoor gun range is nearing completion on North English Station.

The Rogers Group Quarry on Old Henry generates a huge amount of heavy truck traffic every day. In addition they blast dynamite almost daily at about 5pm.

The new retirement project has been having enormous blasts almost every day.

New traffic signals (probably two) need to be placed on Old Henry near I-265.

The potential traffic that would be using North English Station would increase dramatically because that is where they have to go to get groceries, food, pharmacy, etc.

It is my educated guess that North English Station road would have to be widened and improved greatly to handle more traffic.

And that is no easy job. There is NO ROOM to widen or improve.

I-265 Southbound entrance ramp and Northbound exit ramps are at snails pace at the usual times of day. There are times when it is better for me to turn around and go home rather than try to get out of my neighborhood.

Life should not be this way. Should it?

Please take a deep breath and think about what a zoning change would do to this part of the county.

Please reject the developers request to add more gridlock to our area.

Thanks for reading,

Dennis Bryan
14913 Tradition Drive
40245