

St. Germain, Dante

From: Billy Grey <grey_b@bellsouth.net>
Sent: Sunday, February 28, 2021 10:10 AM
To: St. Germain, Dante
Subject: RE: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066/ From Billy Grey

Follow Up Flag: Follow up
Flag Status: Flagged

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When is the next meeting? You gave me today's date which I think is incorrect. I guess that is a way to keep the public silent. I still vote no on this project. If the project does go through, I am voting NO on the extra four feet height they need for the buildings. I am concerned about external obsolescence with my street located next to the project. This project will hurt property values on my street. Once the market flips to a buyers' market. My property and other properties on the street will see a decline in property values. Nobody once to live next to this development and have their properties value to decline. This project DOES NOT conform to this area. This market area south of the Snyder between Preston and Cedar Creek Road have not seen any changes like this in decades. This development will hurt the view of the park area and be overbearing with its 38 foot tall building towering over the park. This development will ruin the park with trash problems, Drug users discarding needles in our park and the overall appearance of the development after neglect from your tenants or the "I don't care I rent here attitude". In 25 years these building will be worn out and in need of repair due to NO Pride of ownership and neglect by your tenants. You need to consider your neighbors instead of your wallets. This project was slipped through the system during a pandemic. In June of 2020 during the first meeting peoples thoughts were in other places concerned about family and work while developers and projects managers rammed this through. Think about it?. Would you want your sons or daughters living next to a 38 foot building looking down into their backyards, kitchens and bedrooms? I think not. It's not about money. It's about people and hurting the people around you due to this out of place, non conforming development. I vote NO on the zoning change.

Billy Grey
9502 Cooper Chase Court

From: St. Germain, Dante [mailto:Dante.St.Germain@louisvilleky.gov]
Sent: Monday, February 22, 2021 7:40 AM
To: Billy Grey
Subject: RE: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066/ From Billy Grey

Mr. Grey,

It is this Thursday the 28th.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: Billy Grey <grey_b@bellsouth.net>
Sent: Monday, February 22, 2021 12:09 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066/ From Billy Grey

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Good morning Dante,
I want to confirm the next meeting. I have written down Tuesday the 23rd. Please confirm the next meeting on the above Case . Thank you.

Billy Grey

From: St. Germain, Dante [<mailto:Dante.St.Germain@louisvilleky.gov>]
Sent: Tuesday, January 19, 2021 11:58 AM
To: Billy Grey
Cc: Davis, Brian
Subject: RE: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066

Mr. Grey,

Thank you for your comments on this case. I will add them to the case file.

We will put you on the list to speak at the January 28th meeting. Please let me know if you have any questions or further concerns.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: Billy Grey <grey_b@bellsouth.net>
Sent: Tuesday, January 19, 2021 11:44 AM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066

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Good morning Mr. St. Germain,

My name is , Billy Grey, and I would like to speak during the meeting on Thursday January 28, 2021 on the zoning change on the property listed above. I have lived in this area since 1974 and I am also a Real Estate Appraiser. I appraise single family property in Jefferson County and the surrounding counties in the Louisville Market area. I think I can give a personal perspective on the area and a market analysis of the impact a development like this would have on the immediate market area. I am concerned about the park and the scenic nature the park currently provides. I think a development like the one that is proposed could impact the park in a negative way due to the large apartment buildings which would tower over the park from all sides, north, south, east and west of the park. This development could increase the crime rate. We just had a shooting in the park over this past weekend. I can recall only a handful of shooting like this in the park since I have lived in this area. The development would increase traffic. I think traffic studies and environmental studies should be completed to see how this type of development will impact the area and especially the

Park. I can tell you that this area does not have a development like this south of the Gene Snyder, east of Preston Highway and west Bardstown Road. The McNeely Lake area to the Cedar Creek area is all single family with scenic parks and pristine rolling terrain. I hope we can keep it that way. I have also been told this stretch of Cooper Chapel Road will be part of The Louisville Loop connecting parks around the Louisville area. In my personal opinion, this development that is proposed does not conform to the neighborhood and poses a problem of external obsolescence for the homes adjacent to the development which will hurt market value for those properties. I will be voting "NO" on the zoning change. Please confirm you received my email. Thank you for your time on this matter. I will see you at the meeting.

Billy Grey
9502 Cooper Chase Court
Louisville, KY 40229.

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St. Germain, Dante

From: Torsky, John N
Sent: Thursday, January 28, 2021 1:28 PM
To: St. Germain, Dante; drsteff@bellsouth.net
Subject: FW: 20-zone-0066

Follow Up Flag: Follow up
Flag Status: Flagged

Please see below, I think Mr. Steff mistyped your email address.

John

*John Torsky
Legislative Assistant
District 23 Metro Councilman James Peden*

*502-574-1123 - Office
502-574-3468 - Direct*

From: David Steff <drsteff@bellsouth.net>
Sent: Thursday, January 28, 2021 12:22 PM
To: dante.stgermain@louisvilleky.gov; Torsky, John N <John.Torsky@louisvilleky.gov>; Peden, James <James.Peden@louisvilleky.gov>; david steff <drsteff@bellsouth.net>
Subject: 20-zone-0066

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My name is David Steff and I am in opposition to 20-zone-0066. The density of this project to our county road of Cooper Chapel and feeder roads like Vaughn Mill and Penn Run will create danger to the public by the volume of traffic. Approximately 576 cars to this site alone with an additional 1026 going to the 8300 Cooper Chapel site (20-zone-0057) that will use Cooper Chapel also to get to their apartments/homes. Also 39 foot tall apartments overlooking and boarding our park of McNealy lake will take away from the beauty of what is becoming decreasing green space.

David Steff 7812 Applevue Ln Louisville, KY 40228 502-239-6974 H 502-592-5248 C



Petition for Evening Public Hearing at Convenient Location

Louisville Metro Planning & Design Services

Date: 1/13/21 Intake Staff: _____

Case Information:

Case #: 20-ZONEPA-0066 Primary Project Address: 6600 and 6702 Cooper Chapel Road

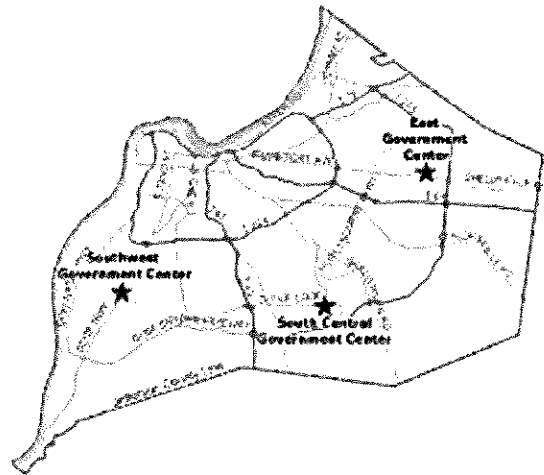
Petitioner Information:

Name: Thomas J. Simmons Address: 6508 Cooper Chapel Road
Primary Phone: 502.852.0569 City: Louisville State: KY Zip: 40229
Alternate Phone: 502.295.1017 Email: tomsimmons@twc.com

Check the preferred location:

(Requires approval by Planning Commission)

- East Government Center
200 Juneau Drive
- South Central Government Center
7201 Outer Loop
- Southwest Government Center
7219 Dixie Highway
- Alternate location proposed by petitioners
Location Name: South Central Government Center
Address: 7201 Outer Loop



Instructions:

1. A petition with original signatures shall be submitted to Planning & Design Services at least 15 days prior to scheduled Public Hearing date.
2. To request a public hearing at 6:00 PM or later at a convenient location requires at least three hundred (300) signatures from property owners living within the affected Metro Council District and/or adjacent Metro Council Districts.
3. Each individual must sign his/her name. Entries such as "Mr. & Mrs. Jones" shall be counted as a single request for an evening hearing.
4. Planning & Design shall verify that at least three hundred (300) signatures are from the affected Metro Council District and/or adjacent Metro Council Districts.
5. Each sheet of the petition shall be checked by Planning & Design Services. Staff verifies that this is a request for a public hearing at 6:00 PM or later at a convenient location. **If "petition for a public hearing at 6:00 PM or later in a convenient location" is not stated on each sheet, then the names on that sheet shall not be counted towards the request.**

6. A letter of acknowledgement, regarding the receipt of the petition, shall be written by Planning & Design Services and given to the person who submits the petition. The letter does not verify the accuracy of the petition, but only serves as acknowledgement that the petition was filed with Planning & Design Services.

Petition for a Public Hearing at 6:00 PM or later at convenient location

We, the undersigned, hereby petition the Planning Commission to hold a public hearing at 6:00 PM or later at a convenient location for Case # 20-ZONEPA-0066, a rezoning to R7 to allow a
(Case #) (Proposed Zoning District)
12 apartment buildings and 288 Units at 6600 to 6702 Cooper Chapel Road
(Proposed Use) (Address)

	Print Name	Signature	Address w/ Zip Code
1.	Thomas Simmons	<i>[Signature]</i>	4508 Cooper Chapel Rd
2.	Brandon Poe	<i>[Signature]</i>	6513 Cooper Chapel Road
3.	Mary Spann	Mary Spann	6511 COOPER Chapel Rd.
4.	CHARLIE	<i>[Signature]</i>	6505 Cooper chapel
5.	Ashley Dehner	<i>[Signature]</i>	6805 Cooper Chapel Rd
6.	Todd Benson	<i>[Signature]</i>	9501 Cooper Chase Ct
7.	Regena Bennett	<i>[Signature]</i>	9503 Cooper Chase
8.	Billy J. Gray Jr.	<i>[Signature]</i>	9502 Cooper Chase Ct
9.	Juan Hernandez	<i>[Signature]</i>	9506 Cooper chapel - 40224
10.	Sarah McArthur	<i>[Signature]</i>	9507 cooper chase CT
11.	Andy Dendinger	<i>[Signature]</i>	9515 Cooper Chase Ct.
12.	Rebekah Nolen	<i>[Signature]</i>	9514 Cooper Chase CT.
13.	Sandy Kinkle	<i>[Signature]</i>	9516 Cooper chase ct
14.	Darynell Kinkle	<i>[Signature]</i>	9516 Cooper Chase Ct
15.	Kenny Lynn	<i>[Signature]</i>	9522 Cooper Chase Ct.
16.	JEFF BASHAM	<i>[Signature]</i>	9523 COOPER CHASE CT
17.	Robert Smith	<i>[Signature]</i>	9519 Cooper Chase ct
18.	Taylor Collins	<i>[Signature]</i>	6506 Cooper Chapel Rd
19.	<i>[Signature]</i>	<i>[Signature]</i>	6512 Cooper Chapel Rd
20.	<i>[Signature]</i>	<i>[Signature]</i>	9317 Lakemore Dr

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(Case #) (Proposed Zoning District)
12 apartment buildings and 288 Units at 6600 to 6702 Cooper Chapel Road
(Proposed Use) (Address)

	Print Name	Signature	Address w/ Zip Code
2	Michelle Chatterton	Michelle Chatterton	9315 Lantana Drive 40229
2	Shelonda Parker	Shelonda Parker	9311 Lantana Dr "
2	JIN THOMAS	JIN THOMAS	7570 Cedar Hill Ct 40229
2	Jessy Thompson	Jessy Thompson	6514 Fivehorn Way
2	Joshua Kelly	Joshua Kelly	11721 N. W. Seneca Court 40245
9	John Williams	John Williams	5207 Lantana Dr 40229
2	Gary Bacon	Gary Bacon	9305 Lantana Dr. 40229
2	Robin Temple	Robin Temple	9305 Lantana Dr. 40229
2	Austin Philpot	Austin Philpot	9309 Lantana Dr. 40229
2	J.L. Fehring	J.L. Fehring	6514 Fivehorn Way
2	Bonnie Gordon	Bonnie Gordon	9310 Lantana Dr 40229
2	LEWIS STEPHEN	LEWIS STEPHEN	6607 COOPER CHAPEL RD 40229
2	RM Tobbe	RM Tobbe	6609 COOPER CHAPEL 40229
2	DR Cash	DAVID CASH	6708 COOPER CHAPEL 40229
2	AMY TITUS	AMY TITUS	6712 Cooper Chapel Rd
2	AMY A. TITUS	AMY A. TITUS	6712 Cooper Chapel Rd
2	Larry Lauder	Larry Lauder	6801 Cooper Chapel rd. 40229
2	Karen Lauder	Karen R Lauder	" " "
2			
2			

Petition for a Public Hearing at 6:00 PM or later at convenient location

We, the undersigned, hereby petition the Planning Commission to hold a public hearing at 6:00 PM or later at a convenient location for Case # 20-ZONE/PA 066, a rezoning to R-7 to allow a
(Case #) (Proposed Zoning District)
 _____ at _____
(Proposed Use) (Address)

	Print Name	Signature	Address w/ Zip Code
1.	HARVEY MAYNARD	Harvey Maynard	9603 McNEELY LAKE DR 40229
2.	KATHY REID	Kathy Reid	9705 McNeely Lake Dr 40229
3.	Bryan Reid	Bryan Reid	9705 McNeely Lake Dr 40229
4.	Storo Metzmeier	Storo Metzmeier	9707 McNeely Lake 40229
5.	Blanca Metzmeier	Blanca Metzmeier	9707 McNeely Lake Dr 40229
6.	Richard Steatman	Richard Steatman	9714 McNeely Lake Dr. 40229
7.	Betty Wilkins	Betty Wilkins	6507 Park Chase Ct 40229
8.	Richard Wilkins	Richard Wilkins	6507 PARK CHASE Ct 40229
9.	Alyce F Hyde	Alyce F Hyde	9703 McNeely Lake Dr. 40229
10.	John W Hyde	John W Hyde	9703 McNeely Lake Dr. 40229
11.	SNARON EPPERLY	Snaron Epperly	9804 McNeely Lake 40229
12.	DOMA BLANKS	Doma Blanks	9806 McNeely Lake Drive 40229
13.	Bill Hayenga	Bill Hayenga	9814 McNeely Lake Drive 40229
14.	WILLIAM F. RHEA	William F Rhea	9602 McNEELY Lake Dr 40229
15.	Delores Rhea	Delores Rhea	9602 McNeely Lake Dr 40229
16.	Shirley Malone	Shirley Malone	9807 McNeely Lake Dr, 40229
17.	NANCY AMES	Nancy Ames	9616 McNeely Lake Dr 40229
18.	Lawrence Martin	Lawrence Martin	6508 Park Club Circle 40229
19.	Anita Martin	Anita Martin	6508 Park Club Cir 40229
20.	D. KOZAROVICH	D. Kozarovich	6502 PARK CHASE Ct 40229

Petition for a Public Hearing at 6:00 PM or later at convenient location

We, the undersigned, hereby petition the Planning Commission to hold a public hearing at 6:00 PM or later at a convenient location for Case # 20-ZON-0066, rezoning to _____ to allow a _____ at _____.

(Case #) (Proposed Zoning District)

(Proposed Use) (Address)

	Print Name	Signature	Address w/ Zip Code
1.	ELIZABETH ALLGEIER	<i>Elizabeth Allgeier</i>	6500 Park Chase Ct 40229
2.	Gilbert Allgeier	<i>Gilbert Allgeier</i>	1611 _____ 40229
3.	Laverne Skinned	<i>Laverne Skinned</i>	6503 Park Chase Ct 40229
4.	Barbara Willette	<i>Barbara Willette</i>	6505 Park Club Dr. 40229
5.	HARRY WILLETTE	<i>Harry Willette</i>	6505 Park Club 40229
6.	Ken MITCHELL	<i>Ken Mitchell</i>	9811 McNewy Lake Dr. 40229
7.			
8.			
9.			
10.			
11.			
12.			
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15.			
16.			
17.			
18.			
19.			
20.			

SHEET TOTAL: _____

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Petition for a Public Hearing at 6:00 PM or later at convenient location

We, the undersigned, hereby petition the Planning Commission to hold a public hearing at 6:00 PM or later at a convenient location for Case # 20-ZONEPA-0066, a rezoning to R7 to allow a
(Case #) (Proposed Zoning District)
12 apartment buildings and 288 Units at 6600 to 6702 Cooper Chapel Road
(Proposed Use) (Address)

	Print Name	Signature	Address w/ Zip Code
21	Michelle Cheatham	Michelle Cheatham	9315 Lantana Drive 40229
22	Shelanda Parker	Shelanda Parker	9311 Lantana Dr "
23	JAN THOMAS	JAN THOMAS	7510 Cooper Chapel Rd 40229
24	Jeremy Thomas	Jeremy Thomas	6514 Five Thorn Way
25	Jessha Kelly	Jessha Kelly	11721 Newsump Court 40245
26	John Williams	John Williams	5707 Lantana Dr 40229
27	Gary Isaacs	Mary Isaacs	9305 Lantana Dr. 40229
28	Robin Tennant	Robin Tennant	9305 Lantana Dr. 40229
29	Austin Phillet	Austin Phillet	9309 Lantana Dr. 40229
30	J.L. Fehring	J.L. Fehring	6514 Five Thorn Way
31	Bonnie Gordon	Bonnie Gordon	9311 Lantana Dr 40229
32	LENN SKIFF	LENN SKIFF	6607 COOPER CHAPEL 40229
33	RM Tobbe	RM Tobbe	6609 COOPER CHAPEL 40229
34	DR Cash	DAVID CASH	6708 COOPER CHAPEL 40229
35	AMY TITUS	AMY TITUS	6712 Cooper Chapel Rd
36	GARY A-TITUS	GARY A-TITUS	6712 Cooper Chapel Rd
37	Larry Lauder	Larry Lauder	6801 Cooper Chapel rd. 40229
38	Karen Lauder	Karen R Lauder	" " "
39	Judith Vittito	Judith Vittito	9808 McNeely Lake Dr 40229
40	Mary L. O'Byrne	Mary L. O'Byrne	9808 McNeely Lake Dr 40229

St. Germain, Dante

From: Kim Parker <dialonerepc@ymail.com>
Sent: Wednesday, January 27, 2021 3:28 PM
To: St. Germain, Dante
Subject: Case Number 20-Zone-0066

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Regarding the change in Zoning for the subject property at 6600 & 6702 Cooper Chapel Rd. I live at the corner of Lantana Drive and Cooper Chapel Rd. and I oppose the planned change in Zoning to allow the number of Apartment units proposed for this property. There is not at this time the Road system or sewer system, to support this increase in housing to this area. The park is already bound on the south by a large number of apartments, there is another apartment project planed within a quarter of a mile of this location on Smyrna Pkwy. which is going to add to the pressure on this area that I'm aware of and perhaps others I don't know about. I'm not against growth but I am against to much growth in a small area. I was going to try and speak at this meeting but unable to with work requirements during the middle of the day. I have spoken to a number of other area residents and there seems to be great rejection to this construction as outlined. I look forward to hearing what the recommendation the committee make on this issue and will get with the other residents to see where we proceed from here. Thank You for your time.
Larry Churchman

St. Germain, Dante

From: Billy Grey <grey_b@bellsouth.net>
Sent: Tuesday, January 19, 2021 11:44 AM
To: St. Germain, Dante
Subject: 6600 & 6702 Cooper Chase Rd/ Case # 20-Zone-0066

Follow Up Flag: Follow up
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Good morning Mr. St. Germain,

My name is , Billy Grey, and I would like to speak during the meeting on Thursday January 28, 2021 on the zoning change on the property listed above. I have lived in this area since 1974 and I am also a Real Estate Appraiser. I appraise single family property in Jefferson County and the surrounding counties in the Louisville Market area. I think I can give a personal perspective on the area and a market analysis of the impact a development like this would have on the immediate market area. I am concerned about the park and the scenic nature the park currently provides. I think a development like the one that is proposed could impact the park in a negative way due to the large apartment buildings which would tower over the park from all sides, north, south, east and west of the park. This development could increase the crime rate. We just had a shooting in the park over this past weekend. I can recall only a handful of shooting like this in the park since I have lived in this area. The development would increase traffic. I think traffic studies and environmental studies should be completed to see how this type of development will impact the area and especially the Park. I can tell you that this area does not have a development like this south of the Gene Snyder, east of Preston Highway and west Bardstown Road. The McNeely Lake area to the Cedar Creek area is all single family with scenic parks and pristine rolling terrain. I hope we can keep it that way. I have also been told this stretch of Cooper Chapel Road will be part of The Louisville Loop connecting parks around the Louisville area. In my personal opinion, this development that is proposed does not conform to the neighborhood and poses a problem of external obsolescence for the homes adjacent to the development which will hurt market value for those properties. I will be voting "NO" on the zoning change. Please confirm you received my email. Thank you for your time on this matter. I will see you at the meeting.

Billy Grey
9502 Cooper Chase Court
Louisville, KY 40229.

St. Germain, Dante

From: Dock, Joel
Sent: Friday, July 10, 2020 11:13 AM
To: St. Germain, Dante
Subject: FW: Case No. 20-ZONEPA-0033

Joel P. Dock, AICP
Planner II
Planning & Design Services
502-574-5860

From: dorsey2@twc.com <dorsey2@twc.com>
Sent: Thursday, July 9, 2020 7:35 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: Case No. 20-ZONEPA-0033

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Mr. Dock,

I attended the neighborhood meeting on this project last month and am disappointed to find out about these plans. Currently, I live in the single story patio homes directly behind this development. My privacy will be lost with a number of three story buildings being able to look into my home. This is definitely unfair to the senior citizens that make up our community. Additionally, the development will be open to the park, great for apartment, but it will also be open to our area as well. Again, unfair to senior citizens.

There will be two hundred apartments and probably that many more cars on Cooper Chapel daily. A traffic study should be done immediately. There is a hill or slight grade at the entrance to the development, it's already difficult to see cars coming over the hill in either direction.

Quiet and privacy is at a premium in the city and we will loose it with this apartment development. Please keep me advised of any further issues.

Dorsey Kozarovich
6502 Park Chase Court
Louisville 40229

St. Germain, Dante

From: D Konermann <Konermannr@bellsouth.net>
Sent: Thursday, July 9, 2020 3:18 PM
To: St. Germain, Dante
Subject: Cooper Chapel Rd Apartments

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Dear Ms St. Germaine

First of all I apologize for the previous email with no content, I was interrupted.

I attended the webinar concerning the apartments that are proposed and many of the issues that I am concerned about were addressed. Consequently, I wanted to express again the issue with high volume traffic on Cooper Chapel. It is a small narrow road and can not process the multitude of cars that will traverse it daily with the addition of so many apartment units. It is dangerous to walk to the park with the current traffic load, additional traffic will make it impossible. I am afraid that someone will be seriously injured on the road due to the volume of traffic.

We have lived on Fern Bluff lane for over 30 years and we chose this location due to the rural feel of the area, homes with space, and a tight community with less people; Our way of life will be directly affected by this complex. We realize things change over the years but the size and location of the proposed complex, with three stories, will not blend in with the natural environment that currently exists.

Are you aware that within 5 miles of this location there are well over 5,000 apartment units with comparative rental rates. Do we really need more? I want on record just how much this will impact the area of life for most of the people within the general proximity. I would also like all information on additional hearings or zoning meetings that will come up in the future so that fellow homeowners and myself can effect a change in this proposal.

Sincerely,

Dona Konermann
9323 Fern Bluff Lane
Louisville, Ky 40229

St. Germain, Dante

From: Leslie Weller <lawpanda6@yahoo.com>
Sent: Monday, July 6, 2020 12:36 PM
To: St. Germain, Dante
Subject: 6600-6702 Cooper Chapel Rd

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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

This email is in reference to :
Case # 20-ZONEPA-0033
Address 6600 and 6702 Cooper Chapel Rd
Zoning Request: PRD and R-4 to R7

There is a Highview Plan approved by LD & T that states in LU7 "Limit Multifamily Residential to within or immediately adjacent to the town center and neighborhood activity centers/nodes." The second statement that would refer to this build is CF3 states "New multi-family development should be designed to a scale (both height and mass) to be cohesively integrated into the surrounding existing development." Either one of these statements validate neighbors concerns and do not allow for this project in this location.

It was in my memory when this plan was written that there is a limit of 2-stories on any residential or other project. I can't find that wording at this time, but I will try to locate it and send it to you. Within the plan is a statement concerning the future improvements to Cooper Chapel Rd. At some point, there was supposed to be a widening of Cooper Chapel from Smyrna Rd to, I believe, Beulah Church.

Concerns that were discussed at the meeting on June 23, 2020 were:
The location of this project is at a point where Cooper Chapel is only 2 lanes and very narrow. The additional traffic will be a detriment to the condition of Cooper Chapel. There is a small incline in that same area which deters viewing oncoming traffic right at the second entrance/exit from this project. The first entrance/exit directly across from Lantana Dr will cause traffic jams and accidents due to the already high traffic area. There is a habit of drivers coming from the area of McNeely Lake, Quail Chase Golf Course and beyond in that direction going toward Smyrna Rd that dangerously speed thru there. This is concerning to residents with the additional traffic of 288 units planned.

Additionally, there is great concern over the height of this project. This project is in the middle of a one story, single family home neighborhood. No one who spoke is happy about the project. The height of these buildings is an invasion of everyone's privacy. Anyone above the first floor will be able to look down into every neighbors back yards and/or windows. Another concern is this project

will continue to deplete our tree canopy. There are many deer that live in those woods and travel between those woods and the park and beyond. There is also concern about neighboring peoples property values. The attorney for LDG Development tried to tell the neighbors that it would not affect their property values, however, a caller at the meeting who has been a realtor for over 20 years stated that, yes, they will lower everyone's property value. The next discussion was about avoiding this project becoming Section 8 housing. Nobody wants that in their neighborhood. This project is just too big for this neighborhood and Cooper Chapel Rd.

John Torsky suggested I send this information to you so that it can be part of the record.

Thank you!!

Leslie Weller
502-644-7158
lawpanda6@yahoo.com

St. Germain, Dante

From: Dock, Joel
Sent: Wednesday, June 24, 2020 3:30 PM
To: St. Germain, Dante
Cc: Williams, Julia
Subject: Fwd: CASE 20-ZONEPA-0033

Can we request a corrected letter/courtesy to recognize Dante as the case manager? My name was listed with all the neighborhood meeting material and this one appears controversial. It might be best to ensure and correct case manager info.

Thoughts? I know it's unusual but might be a good idea....especially if they start calling me.

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From: Amy Cash <amytitus@bellsouth.net>
Sent: Wednesday, June 24, 2020 2:43:05 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: CASE 20-ZONEPA-0033

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RE: 6600 and 6702 Cooper Chapel Rd.

Mr. Dock,

I live at 6712 Cooper Chapel Rd and my elderly parents live next door at 6708 Cooper Chapel Rd (directly nextdoor to the proposed Apartment complex).. We were unable to attend the online webex meeting. Is it possible to get a transcript?

I am extremely concerned about how Cooper Chapel Rd can handle anymore traffic. It is a very narrow, 2 lane road with absolutely no shoulder whatsoever. We have to cross the road to get to our mailboxes and take our lives in our hands by doing so every day. Pulling out of our driveways is also a major concern. The traffic is terrible and people speed at excessive speeds. There is also a lot of traffic from McNeely Lake Park right next door.

I can't imagine how at least 285+ more cars can be put on this road daily.

With regards to the mailboxes, we asked the post office a few years ago to move them across the street to our side, but they refused. It is very dangerous, especially for my 90 year old parents (6708 Cooper Chapel).

This is definitely not an appropriate setting for 285 apartments and the road can not handle it. Thank you for listening to my concerns, please let me know if I can be of any assistance.

Thank You,
Amy Cash Titus
D. R. Cash Inc.
Tel: 502-366-0407
Fax: 866-927-9034
amytitus@bellsouth.net

St. Germain, Dante

From: Dock, Joel
Sent: Friday, June 12, 2020 3:44 PM
To: St. Germain, Dante
Subject: Fwd: Case #20-ZONEPA-0033

Follow Up Flag: Flag for follow up
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This one is yours...
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From: Brooks, Kelley (GE Appliances, Haier) <Kelley.Brooks@geappliances.com>
Sent: Thursday, June 11, 2020 5:22 PM
To: Dock, Joel
Subject: Case #20-ZONEPA-0033

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Case #20-ZONEPA-0033
Address 6600 and 6702 Cooper Chapel Rd
Zoning Request: PRD and R-4 to R-7
Joel

I am writing to express my concerns for the rezoning of the address above, being requested by LDG Development, LLC. We listened to their presentation last night. They were clearly checking the box of requirements and were not interested in anything beyond their development. The roads and infrastructure are not able to handle the traffic an additional 288 apartments. There are neighborhoods going up all around which do not include this high level of people density despite the inability for the road system to handle it. The lights at Buelah Church Road and Fegenbush Road are often 4-5 cycles to get through at rush hour. I work at GE, my kids attend Whitefield Academy so we go through that intersection daily..it will not support the additional traffic.

Secondly, My understanding is they are going to have an entrance into this development through my subdivision, Heritage Creek. It was never intended to be an entrance to an apartment complex, let alone one that is outside of the city limits of our class 6 city. There are children that play in the area and that entrance will be begging for a tragedy.

Thirdly, as part of our class 6 city, they intend to have our police force respond to crime and make calls to the complex despite there being no tax dollars paid by anyone who lives there. In addition, any amenities they have such as the pool, dog park, etc.. will be fenced for their residence use only. So I pay taxes to Heritage Creek for a police for they plan to utilize, lessening coverage for my home, while they pay nothing but receive the benefit. Completely unfair.

I would expect such a development to be in close proximity to a large place of employment like the complexes recently build near GE on Old Shepherdsville road, with access to a bus line, which this will not have. Nor will it be able to have with the narrow roads that lead back it.

I understand the need for high density housing in an urban setting. This is NOT an urban setting. It does not have the infrastructure nor the carrying capacity for such a development. It does not fit with this area.

Kelley Brooks

GE Appliances

Director - AME

T 502 452 4885

C 502 718 0628

E kelly.brooks@geappliances.com

www.geappliances.com

Appliance Park

AP1-2N

Louisville, KY 40225, USA

St. Germain, Dante

From: Leslie Weller <lawpanda6@yahoo.com>
Sent: Wednesday, April 15, 2020 2:15 PM
To: St. Germain, Dante
Subject: 6600 Cooper Chapel

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I am reaching out to you, per John Torsky in James Peden's office, concerning the plans for 6600-6702 Cooper Chapel. I saw that the plans are for 3-story buildings on this property. I believe the property is in Highview. Several years ago, James Peden created a goup, which I was a part of, and we wrote a Highview building plan for any undeveloped property at the time in Highview. Our plan was presented and approved by the Planning Commission at that time. That plan restricted development in Highview to no higher than 2-story. I wanted to make sure you were aware of this restriction before this plan went any further. I am requesting for you to check on this plan and make sure the developer is aware of it before this plan goes any further. It is much too large for the area in the middle of a one story homes neighborhood.

Thank You,

Leslie Weller
lawpanda6@yahoo.com
502-644-7158